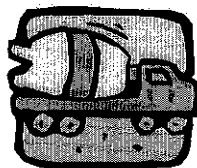


7.4 Urban Land Use

All potentially significant adverse impacts on urban land use that are associated with the CALFED Bay-Delta Program can be mitigated to a less-than-significant level. Urban land uses would benefit from increased flood protection.

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7.4 Urban Land Use

7.4.1 SUMMARY

Population growth in California creates demand for land resources for residential, commercial, and infrastructure uses, which are collectively referred to as urban uses in this section. As population grows, urbanization has the potential to convert substantial amounts of land from agriculture, wetland, open space, and other land use categories to urban uses. CALFED Bay-Delta Program (Program) actions could cause direct and indirect beneficial and adverse impacts on urban land use.

Preferred Program Alternative. Under the Preferred Program Alternative, Urban land uses would benefit from increased flood protection associated with the Ecosystem Restoration, Levee System Integrity, and Storage Programs. Overall, the Program would provide greater flood protection for urban centers than under the No Action Alternative.

Displacement of individuals and utility infrastructure or disruption of established communities could result from Ecosystem Restoration, Levee System Integrity, Storage, and Conveyance Element actions. Water transfers to urban areas, improvements in water quality, and increased reliability of supplies could induce growth in urban areas that currently lack the water supplies to support such growth. Specific locations for habitat development and storage and conveyance structures could be inconsistent with localized general plan land use designations or zoning. Mitigation strategies have been developed which, when implemented, are expected to reduce all potentially significant adverse impacts on urban land uses to less-than-significant levels.

Alternatives 1, 2, and 3. Generally, beneficial and adverse impacts associated with the Program alternatives would be the same as those described for the Preferred Program Alternative. Impacts would differ depending on the magnitude and type of conveyance facilities that are constructed. Under Alternative 3, construction of an isolated conveyance facility primarily would affect agricultural land uses. Constructing the isolated facility could significantly affect urban land uses by displacing residents or conflicting with general plans and zoning; however, these potentially significant impacts can be mitigated to less-than-significant levels.

The following table presents the potentially significant adverse impacts and mitigation strategies associated with the Preferred Program Alternative. Mitigation strategies that correlate to each listed impact are noted in parentheses after the impact.

Population growth in California creates demand for land resources for residential, commercial, and infrastructure uses, which are collectively referred to as urban uses in this section.



**Potentially Significant Adverse Impacts and Mitigation Strategies
Associated with the Preferred Program Alternative**

Potentially Significant Adverse Impacts

Displacement of some existing commercial uses and residents from Program actions located in urban land use areas (1,2,5,6).

Physical disruption or division of established communities (1-10).

Potential conflicts of habitat development and storage and conveyance facilities with general plan land use designations or zoning if located in urban use areas (3,4).

Mitigation Strategies

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Selecting and designing program actions that minimize the displacement of existing residents. 2. Selecting and designing Program actions that do not physically disrupt or divide established communities. 3. Selecting Program actions, to the extent practicable, that are consistent with local and regional land use plans. 4. Notifying all affected persons (for example, residents, property owners, school officials, and business owners) in the project area of the construction plans and schedules. | <ol style="list-style-type: none"> 5. Providing relocation assistance to displaced persons or businesses. 6. Minimizing the amount of permanent easement required for construction of facilities and consulting with property owners to select easement locations that would lessen property disruption and fragmentation, if applicable. 7. Relocating roads and utilities prior to project construction to ensure continued access and utility service through the project area. 8. Preparing a detailed engineering and construction plan as part of the project design plans and specifications, and including procedures for rerouting and excavating, supporting, and filling areas around utility cables and pipes in this plan. 9. Verifying utility locations through consultation with appropriate entities and field surveys (such as probing and pot-holing). 10. Reconnecting disconnected cables and lines promptly. |
|---|--|

No potentially significant unavoidable impacts related to urban land use are associated with the Preferred Program Alternative.

7.4.2 AREAS OF CONTROVERSY

Under CEQA, areas of controversy involve factors that are currently unknown or reflect differing opinions among technical experts. Unknown information can include insufficient scientific data or missing parameters, such as project-specific locations. For example, economic impacts cannot be estimated for particular communities until the sites of specific projects are identified. Even with complete information, the opinions of technical experts can differ, depending on which assumptions or methodology they use.



Below is a brief description of the areas of controversy that relate to urban land use. Given the programmatic nature of this document, many of these areas of controversy cannot be addressed; however, subsequent project-specific environmental analysis will evaluate these topics in more detail.

For urban land use, the primary area of controversy concerns the potential beneficial or significant adverse impacts from the Water Quality and Water Use Efficiency Programs. Specifically, the concerns are whether or not these programs could cause sufficient urban land use changes to induce growth. A closely related concern expressed by both public and CALFED agencies involves the assumptions used or the unavailability of information to determine the cost/benefit economic analysis regarding potential urban land use changes. The economic analysis concerns are outlined in the "Urban Water Supply Economics" impact analysis in Section 7.5.

For urban land use, the primary area of controversy concerns whether the Water Quality and Water Use Efficiency Programs would induce growth.

Other issues regarding the potential effects of Program actions do not meet the CEQA definition of areas of controversy but are the focus of disagreement and concern among interested parties—for example, the financial and environmental burden small urban communities might face if they need to relocate discharge facilities. The significance of this impact cannot be determined at this programmatic level of analysis. This issue is more appropriately addressed in second-tier, project-specific documentation.

7.4.3 AFFECTED ENVIRONMENT/ EXISTING CONDITIONS

7.4.3.1 DELTA REGION

Before 1920, few records were kept of urban land development (urban acreage calculations) in California. Generally, urban development in the Delta Region began in the early 1900s, following construction of the railroads and as the San Francisco Bay and southern California geographic regions were developing into urban centers. Urban development includes residential, industrial, commercial, and other urban uses.

Land use in the Delta shifted dramatically in the 1850s, after the federal Swamp and Overflowed Lands Act was passed. This legislation allowed the Delta wetlands to be reclaimed, which they were, primarily for agricultural use. Between 1920 and 1950, another land use shift began—from agricultural to urban. As in other parts of California, private water development projects by cities and utilities assisted in the urban expansion.

Private water development projects by cities and utilities assisted in the urban expansion.

Urban expansion in the Delta Region continues. For example, between 1976 and 1993, urban land in the Delta increased by approximately 23,000 acres. In 1993, about 44,000 acres of land in the Delta were classified as urban land, and 83,000 acres were classified as native land. Since 1976, approximately 12,000 acres of native land were developed for urban uses.



Approximately 71,000 acres (about 8%) in the Delta Region are urbanized, with most of the development on the periphery of the region in Sacramento, San Joaquin, and Contra Costa Counties. Much of the urbanization in the region is centered in incorporated cities, such as Antioch, Brentwood, Isleton, Pittsburg, Rio Vista, Sacramento, and West Sacramento. Fourteen unincorporated communities also are in the Delta Region: Discovery Bay, Oakley, Bethel, Courtland, Freeport, Hood, Ryde, Walnut Grove, Byron, Terminous, Thornton, Hastings Tract, and Clarksburg.

7.4.3.2 BAY REGION

Prior to the 1940s, the most significant urban area in the Bay Region was the City of San Francisco; most of the other portions of the region were rural. During the last 50 years, however, land uses throughout the region have shifted, becoming progressively more urbanized. Post-World War II urbanization in the metropolitan San Francisco area was the principal catalyst for this development, along with growth in the cities of Oakland and San Jose, which are the other major urban areas in the region. Since the 1970s, the South Bay Region has become a hub for companies that provide high-technology products and services. Suburban sprawl, characterized by low-density residential and light manufacturing land uses, occupies much of the Bay Region outside the San Francisco area.

Suburban sprawl, characterized by low-density residential and light manufacturing land uses, occupies much of the Bay Region outside the San Francisco area.

Land uses in the Bay Region are diverse and include the Napa Valley and Sonoma County wine industry; international business and tourism in San Francisco; technological development and production in the Silicon Valley; and urban, suburban, and rural residential uses. Urban land accounts for about 23% (655,600 acres) of the land area.

7.4.3.3 SACRAMENTO RIVER REGION

Agriculture and open space historically have comprised most of the land use in the Sacramento River Region. Since the 1970s, however, urban land uses in the greater metropolitan Sacramento area have begun to supplant some agricultural uses. Except for Sacramento County, the region generally contains large quantities of parkland, forests, and other open space and has preserved its traditionally rural nature. Urban development accounts for approximately 863,000 acres (about 4%) of total land use in the region.

Land uses in the Sacramento River Region are still principally agricultural and open space, with urban development focused in and around the City of Sacramento. More than half the region's population lives in the greater metropolitan Sacramento area. Other fast-growing communities include Vacaville, Dixon, Redding, Chico, and several Sierra Nevada foothill towns. Urban development along major highway corridors in Placer, El Dorado, Yolo, Solano, and Sutter Counties has taken some irrigated agricultural land out of production. Suburban ranchette homes on relatively large parcels surround many of the urban areas and often include irrigated pastures or small orchards.

Land uses in the Sacramento River Region are still principally agricultural and open space, with urban development focused in and around the City of Sacramento.



7.4.3.4 SAN JOAQUIN RIVER REGION

The Spanish settled the San Joaquin Valley area for cattle ranching in the 1700s. By the mid-1800s, gold mining to the north and east created a demand for agricultural products, and led to the first large irrigation developments in the region. Large areas of wetlands, such as Tulare Lake, were reclaimed for agriculture; and the advent of the railroad expanded agricultural markets to the rest of the nation. Many early irrigation developments were private; but in the 1930s and 1940s, the federal government played a larger role by developing multi-purpose projects on the east side rivers and valley floor.

Although agriculture and food processing are still the region's major industries, expansion from the San Francisco Bay Area and Sacramento over the past 30 years has created major urban centers throughout the San Joaquin River Region. Open space uses—including national forest and parkland, state parks and recreational areas, and U.S. Bureau of Land Management and military properties—historically comprised about one-third of the region.

Land uses in the San Joaquin River Region are predominantly open space in the mountain and foothill areas and agricultural in the San Joaquin Valley area. Urban land usage in 1990 totaled 295,300 acres, or about 2% of the region's area. Urban areas included the cities of Stockton, Modesto, Merced, and Tracy, as well as smaller communities such as Lodi, Galt, Madera, and Manteca. In contrast to the large valley urban centers, separated by flat agricultural fields and linked by freeways, the foothills are sprinkled with small communities that are connected by two-lane roads. The western side of the region, south of Tracy, is sparsely populated. Many small agricultural communities dot the eastern side of the southern San Joaquin Valley, with urban development and anticipated population growth focused in the cities of Fresno, Bakersfield, Visalia, and Tulare.

Expansion from the San Francisco Bay Area and Sacramento over the past 30 years has created major urban centers throughout the San Joaquin River Region.

7.4.3.5 OTHER SWP AND CVP SERVICE AREAS

The Other SWP and CVP Service Areas region includes two distinct, noncontiguous areas: in the north, are the San Felipe Division's CVP service area and the South Bay SWP service area; to the south, are the SWP service areas. The northern section of this region encompasses parts of the central coast counties of Santa Clara, San Benito, Santa Cruz, and Monterey. The southern portion includes parts of Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, and Ventura Counties.

Urban development of the Other SWP and CVP Service Areas has increased steadily since the 1880s. Urban land uses grew quickly during and after World War II, as the combination of major industries (defense, tourism, and entertainment), international trade, and an expanding interstate highway system brought thousands of new residents to the greater Los Angeles and San Diego metropolitan areas. Since the 1970s, suburban sprawl has grown to comprise the majority of coastal and inland valley land uses. Open

Since the 1970s, suburban sprawl has grown to comprise the majority of coastal and inland valley land uses.



space uses, including national forest and parkland, and state parks and recreational areas, historically comprised about one-third of the region.

The Spanish settled the Central and South Coast areas for trade and cattle production. After 1850, the areas grew quickly as agriculture, business, and industry took advantage of the warm Mediterranean-like climate. The rapidly expanding South Coast population soon required water imports from outside the area, and the Los Angeles Aqueduct, Colorado River Aqueduct, San Diego Aqueduct, and SWP were developed to meet this need. The Los Angeles metropolitan area is now the second largest in the nation.

The South Coast is the most urbanized area in California. Of the approximately 7 million acres in the area, about 1.7 million acres (about 12%) are urbanized. Most of the area's coastal plains and valleys are densely populated. The largest cities are Los Angeles, San Diego, Long Beach, Santa Ana, and Anaheim. Areas undergoing increased urbanization include the coastal plains of Orange and Ventura Counties, the Santa Clarita Valley in northwestern Los Angeles County, the Pomona/San Bernardino/Moreno Valleys, and the valleys north and east of the city of San Diego. To the north of the area are the cities of Santa Barbara, Lompoc, Santa Maria, Morro Bay, and San Luis Obispo. Military installations include Vandenberg Air Force Base (AFB) and Camp Roberts.

The South Coast is the most urbanized area in California.

The eastern portion of Kern County, northeast portion of Los Angeles County, and western San Bernardino County hold many desert valleys and small mountain ranges. Although not densely populated, these areas contain growing urban areas, including the city of Lancaster. Principal urban areas within the SWP and CVP service areas here include the Coachella Valley and Palm Springs, Indio, Cathedral City, and Palm Desert. Vacation and resort facilities in these areas include hotels, country clubs, golf courses, and other residential communities.

The South Coast area encompasses about 12.6 million acres; an estimated one-fifth (2.5 million) of this acreage lies within the SWP and CVP service areas. About 10% (roughly 250,000 acres) of land in the SWP and CVP service areas in the South Coast is urbanized.

7.4.4 ASSESSMENT METHODS

Impacts related to urban land use could be direct or indirect. Direct impacts are those changes in physical land uses, or in land use designations, that result from constructing new facilities or converting lands from one use to another. Indirect effects would occur later in time and can be further removed in distance. Indirect land use effects could include changes in broad land use policies, resources, or economies that result from changes in land uses or in the long-term availability of water resources that are caused by Program actions. Potential indirect impacts of the Program include changes in the number of acres in developed use.

Potential indirect impacts of the Program include changes in the number of acres in developed use.



7.4.5 SIGNIFICANCE CRITERIA

Impacts on urban land use are considered potentially significant if implementation of a Program action would:

- Displace residents.
- Displace current urban land uses.
- Conflict with applicable environmental plans or policies of federal, state, or regional agencies with jurisdiction over land use.
- Conflict with city or county general plan designations or zoning.
- Disrupt or divide the physical arrangement of an established community.

7.4.6 NO ACTION ALTERNATIVE

Under the No Action Alternative, urban development trends in California would continue, as population levels are projected to increase. Acres would continue to move from other categories to the urban land use category. Projects listed in Attachment A for the No Action Alternative generally would not generate new urban lands, as the projects primarily would be implemented on agricultural lands, wetlands, or land use categories other than urban. Projects planned under the No Action Alternative are expected to result in an improvement in water supply reliability for urban communities.

Under the No Action Alternative, urban development trends in California would continue, as population levels are projected to increase.

7.4.7 CONSEQUENCES: PROGRAM ELEMENTS COMMON TO ALL ALTERNATIVES

For urban land use, the environmental consequences of the Ecosystem Restoration, Water Quality, Levee System Integrity, Water Use Efficiency, Water Transfer, and Watershed Programs, and the Storage element are similar under all Program alternatives, as described below. The environmental consequences of the Conveyance element vary among Program alternatives, as described in Section 7.4.8.



7.4.7.1 DELTA AND BAY REGIONS

Ecosystem Restoration Program

The Ecosystem Restoration Program includes converting lands in the Delta Region for habitat and ecosystem restoration, levee setbacks, and floodways. Potentially significant impacts on urban land use would depend on the actual location of the modifications and improvements; however, these actions most likely would affect agricultural land uses rather than urban land uses. Increased flood protection would benefit urban land uses in the Delta and Bay Regions. Displacement of residents from Ecosystem Restoration Program actions is considered a potentially significant adverse impact; however, mitigation is available to lessen the severity of the impact.

Restoration actions most likely would affect agricultural land uses rather than urban land uses.

Water Quality Program

The Water Quality Program focuses on source control of water quality and reducing the release of pollutants into the Bay-Delta system and its tributaries. The program is not anticipated to result in any direct impacts on urban land uses.

Levee System Integrity Program

The Levee System Integrity Program would acquire new rights-of-way and construct setback levees to increase flood protection in the Delta Region. Most Levee System Integrity Program actions likely would occur on agricultural land. The Levee System Integrity Program would provide indirect beneficial impacts on urban land uses in the Delta Region from increased flood protection. The only Levee System Integrity Program actions in the Bay Region involve upgrading levees in the Suisun Marsh.

Water Use Efficiency Program

The Water Use Efficiency Program is not anticipated to directly affect urban land use. The program relies on incentives, technical assistance, and policies carried out by local agencies to achieve its goals. Indirect changes in urban land use could result from the Water Use Efficiency Program, such as changes in landscape materials. These impacts are considered less than significant.

Water Transfer and Watershed Programs

It is unlikely that the Water Transfer and Watershed Programs would affect urban land use in the Delta and Bay Regions.



Storage

Developing new surface water storage or enlarging existing storage reservoirs could result in beneficial and potentially significant adverse impacts on urban land use in the Delta and Bay Regions. Beneficial impacts would include increased flood protection for urban land uses. All potentially significant construction-related impacts can be mitigated to less-than-significant levels. Improvements in water supply reliability resulting from the Storage program could affect urban land uses by inducing growth (see "Growth-Inducing Impacts" under Section 7.4.10, "Additional Impact Analysis"). Given the programmatic nature of this analysis, some of the significance criteria could not be adequately analyzed. For example, since the locations of storage facilities are undetermined, consistency with local general plans cannot be determined.

7.4.7.2 SACRAMENTO RIVER AND SAN JOAQUIN RIVER REGIONS

Ecosystem Restoration, Water Quality, Levee System Integrity, Water Use Efficiency, Water Transfer, and Watershed Programs

These programs are not anticipated to affect urban land use in the Sacramento River or San Joaquin River Region.

Storage

The only potentially significant adverse urban land use impacts in the Sacramento River and San Joaquin River Regions are related to water storage. The impacts associated with the Storage Program in these regions would be similar to those described for the Delta and Bay Regions. Because specific locations of facilities have not been identified, the compatibility and consistency of potential actions with county and city general and local plans are not evaluated in this analysis. However, inconsistency between Program elements and these plans could result in a potentially significant adverse impact on urban land use. Mitigation is available to lessen the impact to a less-than-significant level.

The compatibility and consistency of potential actions with county and city general and local plans cannot be evaluated until specific locations of facilities are identified.

7.4.7.3 OTHER SWP AND CVP SERVICE AREAS

All Programs

The Program alternatives are unlikely to result in potentially significant adverse direct or indirect impacts on urban land uses in the Other SWP and CVP Service Areas. Please see Section 7.4.10 regarding potential growth-inducing impacts.



7.4.8 CONSEQUENCES: PROGRAM ELEMENTS THAT DIFFER AMONG ALTERNATIVES

For urban land use, the Conveyance element results in environmental consequences that differ in magnitude and location among the alternatives, as described below.

7.4.8.1 PREFERRED PROGRAM ALTERNATIVE

This section includes a description of the consequences of a pilot diversion project. If the pilot project is not built, these consequences would not be associated with the Preferred Program Alternative.

Conveyance components such as channel widening and dredging could require relocating some commercial uses and a few scattered residences. Scattered residences are often on island perimeters adjacent to the levees. Impacts on urban land use resulting from these modifications could be potentially significant but can be mitigated to less-than-significant levels. (Please see Section 5.7, "Transportation," and Section 7.6, "Utilities and Public Services," for associated impacts.) No impacts on Urban Land Use are expected as a result of the pilot diversion project.

7.4.8.2 ALTERNATIVES 1, 2, AND 3

Generally, beneficial and adverse impacts associated with the Conveyance element would be the same as those described for the Preferred Program Alternative, but impacts would differ according to the magnitude and location of conveyance facilities.

Under Alternative 3, an isolated conveyance facility primarily would affect agricultural land uses; therefore, impacts on urban land uses most likely would be negligible. Constructing the isolated facility could displace residents or conflict with general plans and zoning ordinances. These potentially significant impacts can be mitigated to less-than-significant levels. Conflicts with general plans and zoning ordinances cannot be determined at this programmatic level of analysis.

Constructing the isolated facility could displace residents or conflict with general plans and zoning ordinances.



7.4.9 PROGRAM ALTERNATIVES COMPARED TO EXISTING CONDITIONS

This section presents the comparison of the Preferred Program Alternative and Alternatives 1, 2, and 3 to existing conditions. This programmatic analysis found that the potentially beneficial and adverse impacts from implementing any of the Program alternatives when compared to existing conditions were the same impacts as those identified in Sections 7.4.7 and 7.4.8, which compare the Program alternatives to the No Action Alternative.

At the programmatic level, the comparison of the Program alternatives to existing conditions did not identify any additional potentially significant environmental consequences than were identified in the comparison of Program alternatives to the No Action Alternative.

The analysis indicates that improved flood control resulting from the Levee System Integrity Program would benefit urban land uses when compared to existing conditions.

The potentially significant adverse impacts related to urban land use that are associated with the Preferred Program Alternative include:

- Displacement of existing commercial uses and residents from Program actions located in urban land use areas.
- Physical disruption or division of established communities.
- Potential conflicts of habitat development and storage and conveyance facilities with general plan land use designations or zoning if located in urban use areas.

No potentially significant unavoidable impacts related to urban land use are associated with the Preferred Program Alternative.

7.4.10 ADDITIONAL IMPACT ANALYSIS

Cumulative Impacts. For a summary comparison of cumulative impacts for all resource categories, please refer to Chapter 3. A description of the projects and programs contributing to this cumulative impacts analysis can be found in Attachment A.

All projects considered in the cumulative impacts analysis would result in both beneficial and adverse impacts on urban land use. Beneficial impacts associated with these projects include increased water supply and water quality, as well as some flood control and protection. Most adverse impacts, both short and long term, are related to constructing



permanent storage or conveyance facilities. Actions under the Preferred Program Alternative could be coordinated with present and proposed projects, thereby reducing the extent of the cumulative impacts. Mitigation strategies have been identified that may reduce the impacts associated with Program actions and the projects identified in Attachment A. Nevertheless, cumulative impacts on urban land uses are considered potentially significant.

Growth-Inducing Impacts. If improvements in water supply are caused by the Preferred Program Alternative, the Preferred Program Alternative could induce growth, depending on how the additional water supply was used. If the additional water was used to expand urban housing development, the proposed action would foster economic and population growth. Expansion of population could affect urban land use, but the significance of the impact would depend on where the population growth occurred and how it was managed.

Short- and Long-Term Relationships. The short-term construction-related impacts of the Preferred Program Alternative on urban land uses that are associated with construction staging areas would be minor and would cease after construction was complete. Long-term indirect effects from improved water quality and availability could include the displacement of current land uses to new urban land as the result of continued population growth. Expansion of population could affect urban land use, but the significance of the impact would depend on where the population growth occurred and how it was managed. Where possible, avoidance and mitigation measures could be implemented as a standard course of action to lessen impacts on urban land use resources.

Long-term indirect effects from improved water quality and availability could include the displacement of current land uses to new urban land as the result of continued population growth.

Irreversible and Irrecoverable Commitments. Irreversible commitments of urban land use resources could result from implementing the Ecosystem Restoration Program and the Storage and Conveyance elements. Projects under these programs could convert lands currently in urban land uses to other uses, such as storage or conveyance facilities; however, the amount of acreage involved would result in a less-than-significant impact. The building of such facilities could result in an irreversible or irretrievable commitment of such resources as construction material, labor, and energy resources. If improved water quality and supply result in continued urban growth, an irreversible commitment of other land use categories to urban land uses would result.

7.4.11 MITIGATION STRATEGIES

These mitigation strategies will be considered during specific project planning and development. Specific mitigation measures will be adopted, consistent with the Program goals and objectives and the purposes of site-specific projects. Not all mitigation strategies will be applicable to all projects because site-specific projects will vary in purpose, location, and timing.

The following strategies could be implemented to mitigate potentially significant adverse impacts on urban land use.



- Selecting and designing Program actions that minimize the displacement of existing residents.
- Selecting and designing Program actions that do not physically disrupt or divide established communities.
- Selecting Program actions, to the extent practicable, that are consistent with local and regional land use plans. This could include consulting and working with local jurisdictions affected by Program actions early in the Phase III planning and environmental review process.
- Notifying all affected persons (for example, residents, property owners, school officials, and business owners) in the project area of the construction plans and schedules. This could include arranging schedules for road detours with residents and businesses to maintain access to homes, schools, and businesses; as well as providing protection, relocation, or temporary disconnection of utility services.
- Providing relocation assistance to displaced persons or businesses.
- Minimizing the amount of permanent easement required for construction of facilities and consulting with property owners to select easement locations that would lessen property disruption and fragmentation, if applicable.
- Relocating roads and utilities prior to project construction to ensure continued access and utility service through the project area.
- Preparing a detailed engineering and construction plan as part of the project design plans and specifications, and including procedures for rerouting and excavating, supporting, and filling areas around utility cables and pipes in this plan.
- Verifying utility locations through consultation with appropriate entities and field surveys (such as probing and pot-holing).
- Reconnecting disconnected cables and lines promptly.

7.4.12 POTENTIALLY SIGNIFICANT UNAVOIDABLE IMPACTS

No potentially significant unavoidable impacts on urban land use are associated with the Preferred Program Alternative.

No potentially significant unavoidable impacts on urban land use are associated with the Preferred Program Alternative.

