3.10 LAND USE AND PLANNING

<table>
<thead>
<tr>
<th>LAND USE AND PLANNING - Would the Project:</th>
<th>Potentially Significant Impact</th>
<th>Less Than Significant with Mitigation</th>
<th>Less Than Significant Impact</th>
<th>No Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) Physically divide an established community?</td>
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<td>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</td>
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<td>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</td>
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3.10.1 Environmental Setting

The Project is located primarily within the San Joaquin River which serves as the boundary between Sacramento County (to the north) and Contra Costa County (to the south). In addition, some onshore activities are proposed within the onshore pipeline landings located within each County.

3.10.1.1 Sacramento County

The northern landing of the Project pipeline is located within an onshore subterranean valve pit on Sherman Island located in Sacramento County. According to the Sacramento General Plan Land Use Diagram (County of Sacramento 2011), this portion of the Project is located within an area designated for “Recreation” and adjacent to lands designated for “Agricultural Cropland.”

3.10.1.2 Contra Costa County

The southern landing of the pipeline corridor comes ashore at the Lauritzen Yacht Harbor in the City of Oakley and terminates in a subterranean valve pit. The Lauritzen Yacht Harbor is an area designated by the City of Oakley (2010) and Contra Costa County (2010) as “Commercial Recreation.” Adjacent land uses are designated as “Parks and Recreation” (the Antioch-Oakley Regional Shoreline Recreational Area which is located approximately 530 feet from the Project) and “Light Industrial” (the former DuPont “Antioch Facility” Property) (County of Contra Costa 2010).
3.10.2 Regulatory Setting

3.10.2.1 Federal and State

There are no Federal or State laws and regulations pertaining to this issue area relevant to the Project. Regional and local goals, policies, and/or regulations applicable to the Project are listed below.

3.10.2.2 Local

Sacramento County

The following Land Use Policies for Sacramento County are applicable to the Project (County of Sacramento 2011).

- Policy LU-31: Strive to achieve a natural nighttime environment and an uncompromised public view of the night sky by reducing light pollution.
- Policy LU-116: The County shall consult with state and federal regulatory and resource agencies during initial review of development projects to identify potential environmental conflicts and establish, if appropriate, concurrent application processing schedules.
- Policy LU-117: The County will provide information to applicants with projects in potential wetland or natural resource areas and provide coordination assistance with such entities as the USACE, the U.S. Fish and Wildlife Service and the California Department of Fish and Game in order to facilitate development review and permit review process.

Contra Costa County

The following LU Policies and Goals for Contra Costa County are applicable to the Project.

- Conservation Element Goal 8-A: To preserve and protect the ecological resources of the County.
- Conservation Element Policy 8-3: Watersheds, natural waterways, and areas important for the maintenance of natural vegetation and wildlife populations shall be preserved and enhanced.
- Open Space Element Goal 9-A: To preserve and protect the ecological, scenic and cultural/historic, and recreational resource lands of the County.
- Open Space Element Policy 9-2: Historic and scenic features, watersheds, natural waterways, and areas important for the maintenance of natural vegetation and wildlife populations shall be preserved and enhanced.
Open Space Element Goal 9-12: To preserve the scenic qualities of the San Francisco Bay/Delta estuary system and the Sacramento-San Joaquin River/Delta Shoreline.

City of Oakley

The City’s 2020 General Plan Land Use Element identifies the following policy that is applicable to the Project:

- Policy 2.6.2: Preserve, enhance and/or restore selected existing natural habitat areas, as feasible.

Delta Protection Commission (DPC)

The northern boundary of the City is located along the eastern edge of the San Joaquin Delta, and the City’s boundary extends approximately 200 feet into the area defined as the Primary Zone of the Delta. This area is subject to the jurisdiction of the DPC. The DPC produces reports and proposes policies aimed at protecting, maintaining and restoring the Sacramento-San Joaquin Delta region.

Association of Bay Area Governments (ABAG)

ABAG is a regional planning agency for the San Francisco Bay region, which consists of nine counties and 101 cities and more than seven million people. ABAG works to address regional issues such as housing, transportation, economic development, education, and environment through advocacy and collaboration among local governments. As an advisory organization, ABAG has limited statutory authority.

3.10.3 Impact Analysis

a) Physically divide an established community?

No Impact. The Project includes the removal of the three natural gas lines (Line 114-1, Line 114-1, and Line SP4Z), which are no longer in use, from across the Sherman Island levee and the San Joaquin River to a valve pit at the Lauritzen Yacht Harbor. The removal of the lines would not divide an established community. No impact would result.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The Project involves the decommissioning and removal of three existing inactive gas pipelines (Line 114, Line 114-1, and Line SP4Z), and does not include the
construction of any new structures or the incorporation of new land uses. In addition, the Project would not result in the loss of any open space. Removal activities and site restoration would return these areas to their previous, and or natural, state resulting in improved quality of open space, which is in accordance with the policies outlined within the Contra Costa County Open Space Element. The Project would not conflict with any other applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project.

Physical changes to the Project site(s) such as the offshore excavation and subsequent removal of the three pipelines would not conflict with present or future uses of the site. Portions of the pipelines are spanned near the north landing of the crossing (offshore Sherman Island) with span lengths up to approximately 125 feet in length and elevated as much as approximately 6 feet above the riverbed. Thus the removal of the pipelines would, in some portions of the San Joaquin River, allow for greater or safer use of the area by recreational boaters. No impact would result.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The upland portion of the south landing may be within the Urban Development Area of the planning area for the ECCC HCP/NCCP; however, the requirements of the ECCC HCP/NCCP are generally applicable to development projects that affect open space and wildlife habitat with the planning area. No ground-disturbing activities or land use change would occur on the Contra Costa County side of the Project. In addition, the San Joaquin River is outside of the planning area. Therefore, no conflict is anticipated.

3.10.4 Mitigation Summary

The Project would not result in impacts to land use and planning; therefore, no mitigation is required.