

Bradmoor Island and Arnold Slough Restoration Project

Delta Plan Certification Consistency

DP P2- Respect Local Land use When Siting Water or Flood Facilities or Restoring Habitats

Dpp2_local_land_use

DP P2 (23 CCR Section 5011) Respect Local Land Use When Siting Water or Flood Facilities or Restoring Habitats.

(a) *Water management facilities, ecosystem restoration, and flood management infrastructure must be sited to avoid or reduce conflicts with existing uses or those uses described or depicted in city and county general plans for their jurisdictions or spheres of influence when feasible, considering comments from local agencies and the Delta Protection Commission. Plans for ecosystem restoration must consider sites on existing public lands, when feasible and consistent with a Project's purpose, before privately owned sites are purchased. Measures to mitigate conflicts with adjacent uses may include, but are not limited to, buffers to prevent adverse effects on adjacent farmland.*

(b) *For purposes of Water Code Section 85057.5(a)(3) and Section 5001(j)(1)(E) of this Chapter, this policy covers proposed actions that involve the siting of water management facilities, ecosystem restoration, and flood management infrastructure.*

Summary:

Delta Plan Policy DP P2 applies to the Proposed Project because it is an ecosystem restoration project. The Proposed Project is consistent with Delta Plan Policy DP P2. The Proposed Project does not include the siting of water or flood facilities. The conversion of managed wetlands to tidal wetlands is not an incompatible use with the existing land use designations of the project area or adjacent areas (designated by Solano County primarily as "marsh" and "agriculture" [Solano County 2008: Chapter 2]). The agriculture designation provides areas for agriculture as the primary use and allows secondary uses that support the economic viability of agriculture. The resource conservation overlay identifies and protects areas of the county with special resource management needs; this designation recognizes the presence of certain important natural resources while maintaining the validity of underlying land use designations (Solano County 2008: Table LU-5). Although grazing on Bradmoor would be discontinued, grazing infrastructure at Arnold would allow grazing to continue as part of long-term management.

In upland locations at Arnold (and on Blacklock before tidal restoration), grazing has occurred since the 1860s. Historically, the combined 240-acre Arnold/Blacklock Ranch pasture supported about 40 cows (up to 80 with calves) year-round, but the site currently lacks the infrastructure to limit them to the uplands. Wetlands at Arnold are currently managed as waterfowl habitat; the wetlands are flooded during fall and drained in spring and kept dry to allow land management activities during summer. As part of the Proposed Project, new cattle fencing and a gate would be installed at Arnold to manage the movement of cattle in the upland pasture as necessary.

The California rare plant, Hispid bird's beak (*Chloropyron molle* ssp. *hispidum*), is present at Arnold in the upland-wetland transition area. This population does not appear to be affected by grazing or trampling. Plant

surveys would be conducted as part of the Proposed Project's monitoring plan, and if the Hispid bird's beak population appears to decline or be harmed by the presence of cattle, cattle would be excluded at Arnold.

The current grazing regime is anticipated to be the same as that before the acquisition of Arnold. To control invasive weeds, it would continue, unless the soft bird's beak population declines or other activities needed at Arnold require a decrease or temporary cessation in grazing.

The overall current use of Suisun Marsh in general, and of the project area specifically, for recreational activities (e.g., hunting, boat fishing, wildlife viewing, walking) would not change.

The Proposed Project's tidal restoration activities would be consistent with the agriculture and marsh land use designations and the resource conservation overlay. Consistent with the SMP EIS/EIR, impacts of the Proposed Project on land use would be less than significant.

Solano County Zoning

Bradmoor Island and Blacklock is zoned as Marsh Preservation whereas Arnold is zoned as primarily Agriculture use. Bradmoor is composed of approximately 144 acres of uplands, 469 acres of managed wetlands, and 141 acres of tidal wetlands and open tidal waters. The island is divided into three separate properties, historically managed as individual duck clubs: Wildwing Duck Club, Flying D Club, and Overlook Club. A building complex associated with the Flying D Club, consisting of two wood-framed buildings, a modular home, and a shed with a partially enclosed carport, is on the southwestern slope of the uplands segment of Bradmoor. One large building and a small dock and boat launching facility associated with the Wildwing Duck Club are on the southwestern side of Bradmoor. Arnold has approximately 105 acres of uplands or developed areas, 138 acres of managed wetlands, and 20 acres of tidal wetlands and open tidal waters. The site historically was part of the larger Blacklock Ranch, which traditionally has been used for cattle grazing and waterfowl hunting. Grazing has occurred on the upland portions of Arnold and the adjacent Blacklock Ranch since the 1860s. The uplands are dominated by annual grasses, such as medusahead (*Taeniatherum caput-medusae*), Italian rye grass (*Festuca perennis*), and bromes (*Bromus* spp.). Grazing continues on Arnold through an agreement with the adjacent property owner of the Blacklock Ranch parcel. The combined 240-acre Arnold/Blacklock Ranch pasture has about 40 cows (up to 80 with calves) year-round, but the site currently lacks infrastructure to limit them to the uplands. The cattle's water source is a trough filled by a windmill-powered well at Arnold.

Converting the "open space" managed wetland and agriculture site to tidal wetland is consistent with the current use of the Proposed Project area (see Solano County zoning maps 13-S and 14-S, below) and the Solano County General Plan. The site specific use of the area would be different due to the change in habitat type, but some agricultural uses, such as cattle grazing on Arnold, would remain. Landowners in Suisun Marsh are aware and supportive of the Project, as outreach was done during a landowner workshop with Suisun Resource Conservation District on April 24, 2019.

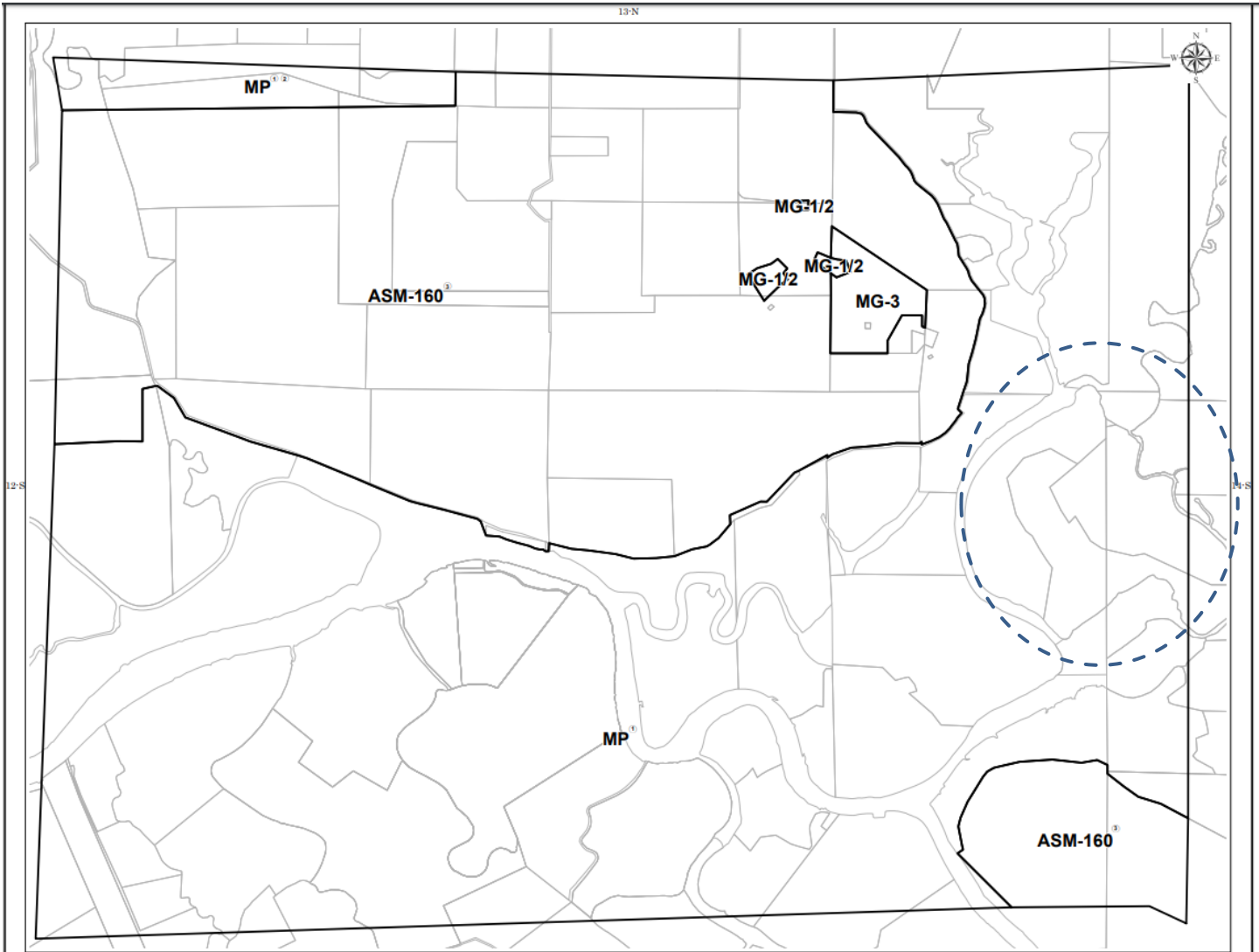
Consistency with Conservation Protection Plans

Acquisition and restoration of the restoration sites is consistent with the Suisun Marsh Preservation Act of 1977 (SMPA) Section 29009 and the Suisun Marsh Protection Plan (SMPP) policies.

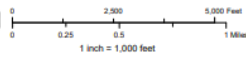
The Proposed Project is consistent with Land Use and Marsh Management Policies. Policy 13 specifically prioritizes restoration of historic marshes to tidal or subtidal habitat. The Proposed Project is consistent with the General Recommendations of the SMPP, specifically Recommendations 1 and 6 promote tidal restoration of historic marsh areas where possible. The Proposed Project's planning and DWR's acquisition of lands for tidal restoration are consistent with SMPP Acquisition Recommendations.

The Proposed project is consistent with the Solano County Component of the Suisun Marsh Local Protection Program. Specifically, Wildlife Management and Preservation Policies 1, 2 and 5.

The Proposed Project's public access proposal to increase access to waterways for recreational use (i.e., fishing and boating) is consistent with Recreation and Marsh Access Policies.



Solano County Zoning Map



Districts

Agricultural

- A-20 Exclusive Agricultural 20 acres
- A-40 Exclusive Agricultural 40 acres
- A-80 Exclusive Agricultural 80 acres
- A-160 Exclusive Agricultural 160 acres
- ASM-80 Suisun Marsh Agricultural 80 acres
- ASM-160 Suisun Valley Agricultural 160 acres
- ASV-20 Suisun Valley Agricultural 20 acres
- ATC Agricultural Tourist Center
- ATC-NC Agricultural Tourist Center North Connector

Residential

- RR-2.5 Rural Residential 2 1/2 acres
- RR-5 Rural Residential 5 acres
- RR-10 Rural Residential 10 acres
- RTC-1AC Residential Traditional Community 1 acre
- RTC-20 Residential Traditional Community 1/2 acre
- RTC-15 Residential Traditional Community 1/3 acre
- RTC-10 Residential Traditional Community 1/4 acre
- RTC-6 Residential Traditional Community 6,000 sq.ft.
- RTC-5 Residential Traditional Community 5,000 sq.ft.
- RTC-4 Residential Traditional Community 4,000 sq.ft.
- RTC-06 Residential Traditional Community Duplex 6,000 sq.ft.
- RTC-04 Residential Traditional Community Duplex 4,000 sq.ft.

Commercial

- CH Highway Commercial
- CN Neighborhood Commercial
- CR Commercial Recreation
- CRS Commercial Recreation - Limited
- CS Commercial Service
- CO Business and Professional Office

Manufacturing and Industrial

- ML Manufacturing - Limited
- MG 1/2 Manufacturing - General 1/2 acre

Resource Conservation

- WWS Industrial - Water Dependent
- IAS Industrial - Agricultural Service
- W Watershed and Conservation
- MP Marsh Preservation

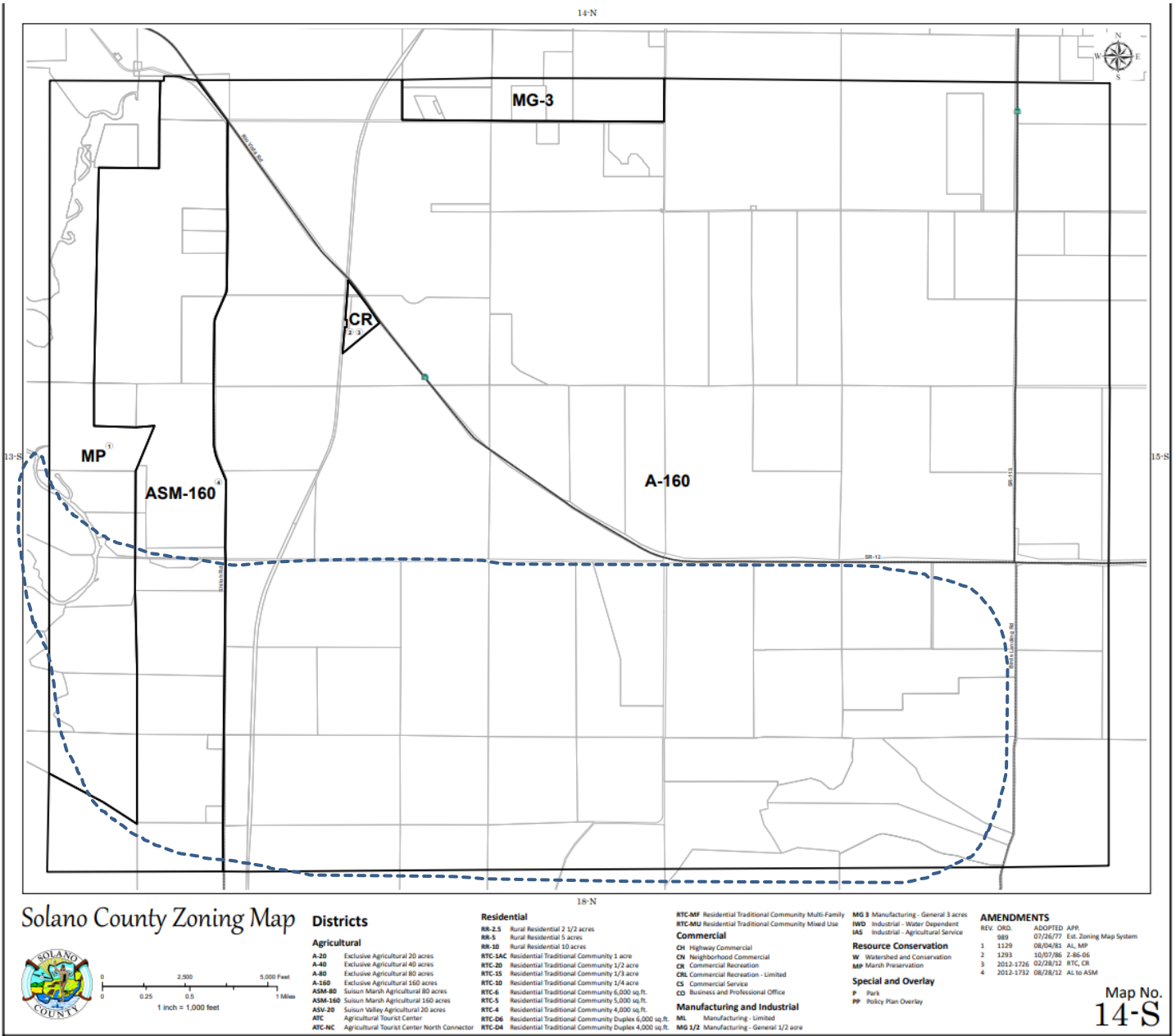
Special and Overlay

- P Park
- PP Policy Plan Overlay

AMENDMENTS

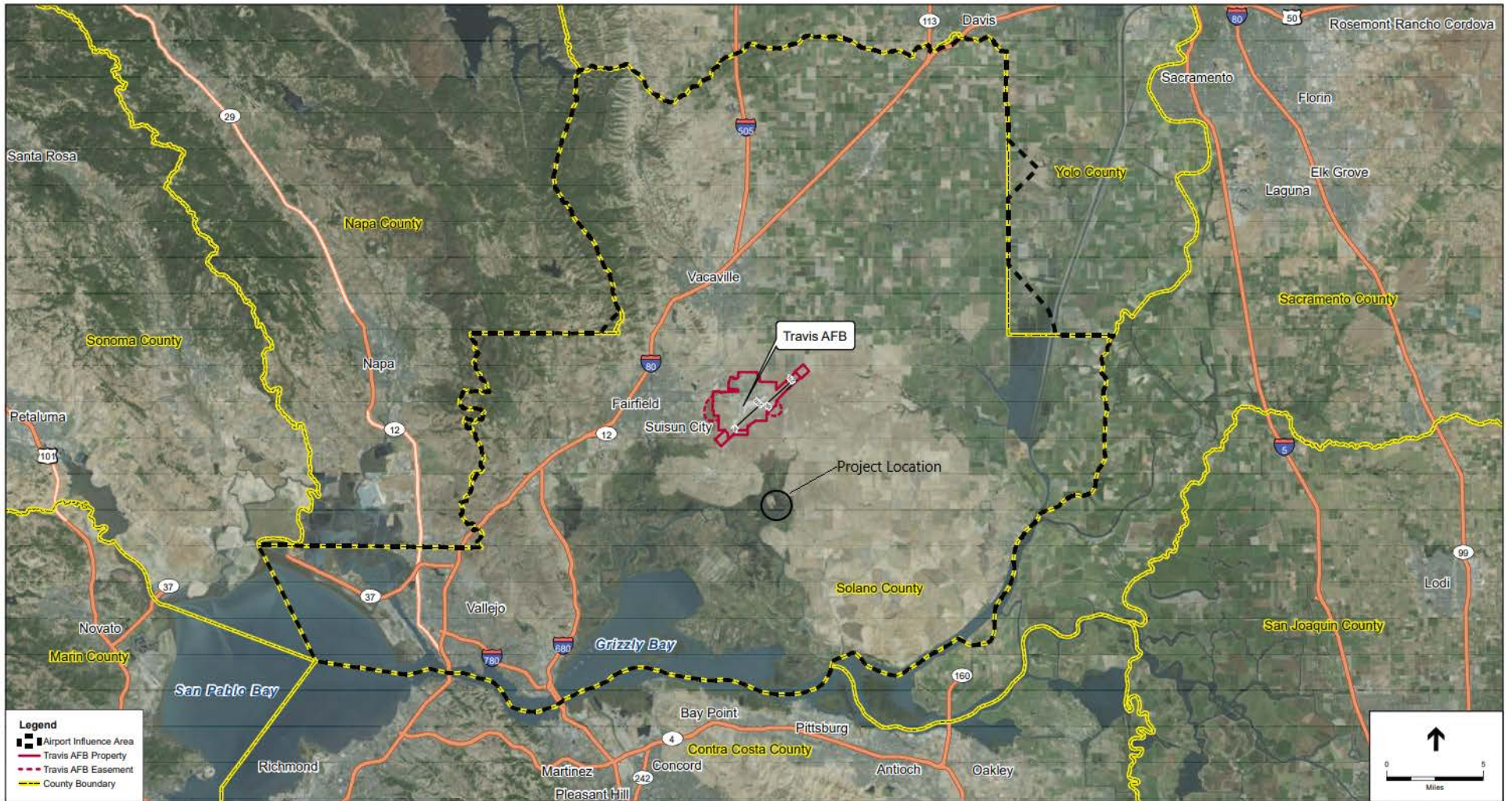
REV.	CHG.	ADOPTED APP.	ADOPTED DATE	ADOPTED BY
1	989	07/26/77	08/04/81	AL, MP
2	1129	08/04/81	08/04/81	AL, MP
3	2012-1732	08/28/12	08/28/12	AL to ASM

Map No.
13-S



Airport Land Use Compatibility

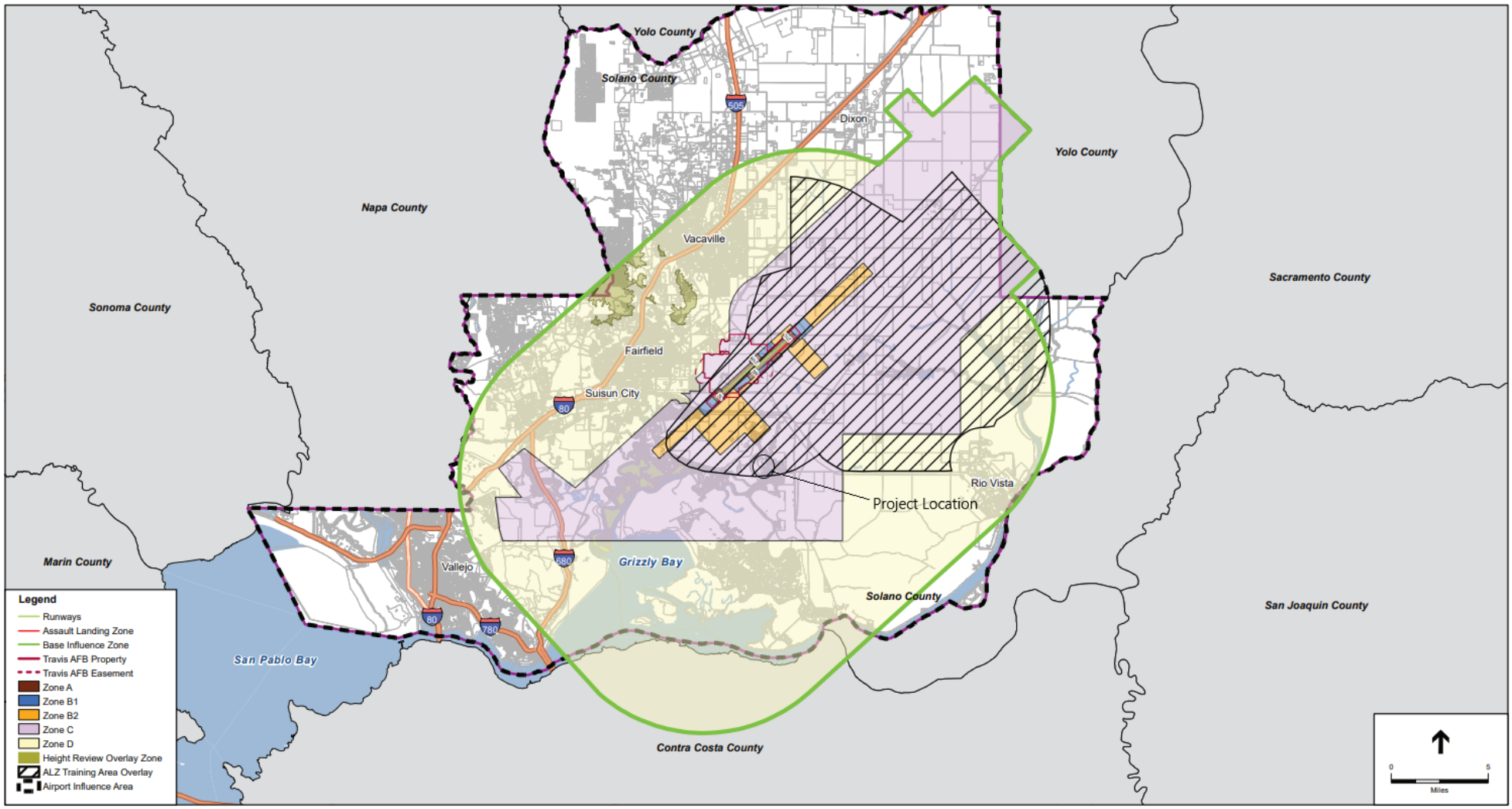
The Proposed Project location is within the ALZ Training Overlay Zone of Travis Air Force Base (Figure 1, below) and within the Airport Influence Area (Figure 2, below). The ALZ Training Overlay Zone is a runway used for tactical arrival, departure, and landing training for C-17 aircrafts and air crews. This zone has certain restrictions consistent with the underlying compatibility zone. See Table 1 for a comparison of the Proposed Project construction activities in relation to the safety requirements for Travis Air Force Base. The Proposed Project is consistent with the applicable restrictions in the ALZ Training Overlay Zone.



SOURCE: Solano County GIS Department, 2014; Mead & Hunt, 2015; ESA Airports, 2015; ESRI

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Figure 2
Travis Air Force Base Airport Influence Area (AIA)



SOURCE: Mead & Hunt, 2015; Travis AFB, 2014; Solano County GIS Dept., 2015; ESA Airports, 2015; ESRI

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Figure 1
Compatibility Zones

TABLE 1 TRAVIS AIR FORCE BASE LAND USE COMPATIBILITY COMPARISON

Prohibition/Restriction	Basic Criteria (ALZ Training Overlay Zone)	Proposed Project Compatible	Justification
Noise Criteria	The Northern half of Bradmoor Island is located in a contour in which noise must remain less than 60dB	yes	Construction activities at the Proposed Project site are expected to remain below 60dB (see table 3-6, below)
Airspace Protection Criteria	No structures greater than 200 feet above ground level within this overlay zone are permitted. No hazards to flight, including physical (e.g., tall objects), visual, operational, and electronic forms of interference with the safety of aircraft operations, and land uses that increase the presence of hazardous wildlife within the WHA perimeters shall be permitted.	yes	The Proposed Project includes no structure development or wind turbines.
Safety Criteria	No general safety criteria (restrictions on day cares, school, people/ac)	yes	The Proposed Project includes no development of day cares, or an increase in the amount of people/ac. Recreation opportunities would remain consistent with current land use.
Wildlife Hazard Attractant	WHA Perimeter C: The FAA recommends a distance of five miles between the farthest edge of the airport's air operations area (AOA) and the hazardous wildlife attractant if the attractant could cause hazardous wildlife movement into or across the approach or departure airspace.	yes	The Proposed Project site's land use was historically managed as a duck club. The Proposed Project would convert managed marsh to tidal marsh which would not expand existing wildlife attractants. The site will no longer be managed to actively maximize bird usage, but would, instead, be an area designated to benefit fish.

Table 3-6. Construction Truck Traffic Noise Levels at the Nearest Noise-Sensitive Uses

Roadway	Segment	Distance (feet)	Noise Level, dB Leq			
			Existing Traffic Noise (assumed)	Construction Traffic Noise	Existing plus Construction Traffic Noise	Increase, dB
Route – Levee Haul Road to 28 th Street (or reverse)						
Little Honker Bay Road	From project site to Shiloh Road	50	55	50	56	1
Little Honker Bay Road	From Shiloh Road to Olsen Road/Highway 12	50	55	50	56	1

Notes:

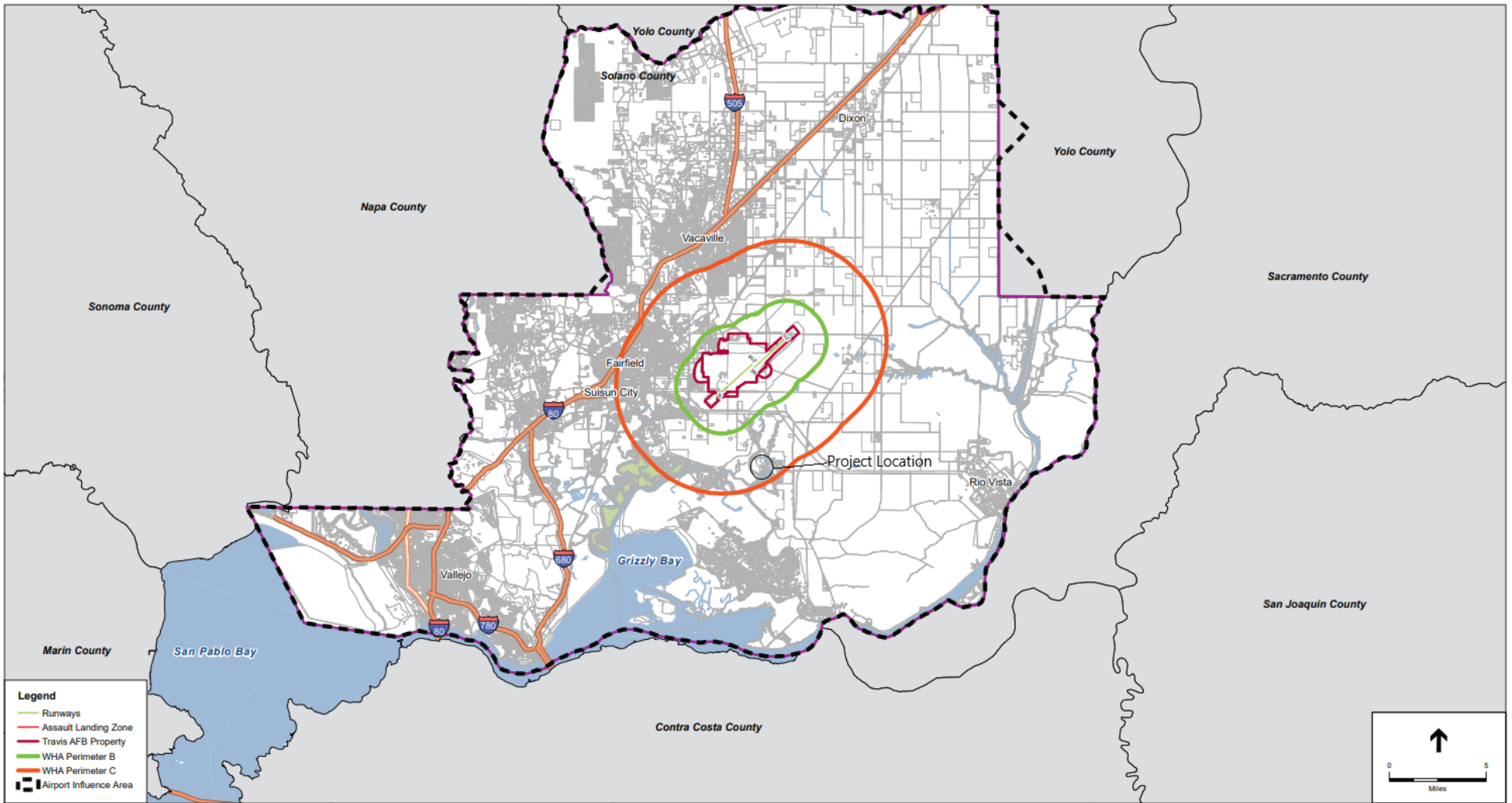
dB = decibels; Leq = energy-equivalent noise level

The dB increase values presented in bold values are discussed in the text and occur in areas with low baseline traffic levels

Source: Data compiled by AECOM in 2018

Bird Strike Risk Assessment

The Proposed Project is within the Wildlife Hazard Attractant (WHA) Perimeter C defined as the area five miles between the farthest edge of the airport’s air operations area (AOA) (Figure 5, below). The Proposed Project location was historically managed as a duck club for the purposes of maximizing waterfowl habitat as well as cattle grazing on Blacklock and Arnold Slough. The conversion of the Proposed Project location from a managed wetland to a fully tidal wetland is expected to reduce the risk of bird strikes to flights originating or terminating at Travis Air Force Base as the area will be designed to benefit fish habitat.



SOURCE: Mead & Hunt, 2015; Travis AFB, 2014; Solano County GIS Dept., 2015; ESA Airports, 2015; ESRI

Travis AFB LUCP Update . 130898
Figure 5
 Wildlife Hazard Assessment Boundary

References

ESA. Travis Air Force Based Draft Land Use Compatibility Plan (2015). County of Solano, Department of Resource Management. <https://admin.solanocounty.com:4433/civicax/filebank/blobdload.aspx?blobid=20263>

Solano County. 2008 (August). *Solano County General Plan*. Adopted by the Solano County Board of Supervisors on August 5, 2008, and by the Solano County voters on November 4, 2008. Available: https://www.solanocounty.com/depts/rm/planning/general_plan.asp. Update adopted August 11, 2015. Accessed October 11, 2018.

USBR, USFWS, and DFG. 2011. Suisun Marsh Habitat Management, Preservation, and Restoration Plan Final Environmental Impact Statement/Environmental Impact Report. November SCH#2003112039. Available at: http://www.usbr.gov/mp/nepa/nepa_projdetails.cfm?Project_ID=781.