

**From:** Hofreiter, Larry  
**Sent:** Friday, July 13, 2012 12:42 PM  
**To:** Citrano, Robert  
**Cc:** Gungle, Ashley  
**Subject:** Tierra Del Sol Draft GPA Report

Bob,

As we discussed this morning, the Tierra Del Sol project is a Major Use Permit to construct a 60MW solar farm on a 420-acre site in the Boulevard Planning Area. Because it is so similar to the Rugged solar farm project, I directed Ashley to use the Rugged Solar DRAFT GPA Report as a basis for her GPA Report.

However, one minor difference is that the Tierra Del Sol project is also proposing a Rezone to remove the "A" Special Area designator from the zoning. According to our Zoning Ordinance, the "A" is an Agricultural Preserve Area regulation intended to aid in the implementation of the California Land Conservation Act of 1965.

Can you please confirm that rezoning the site to remove the "A" Special Area designator **would not conflict** with any of the following General Plan agricultural policies?

Thanks.

GOAL LU-7	Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.
LU-7.1	Agriculture Land Development. Protect agricultural lands with lower density land use and designations that support continued agricultural operations.
LU-7.2	Parcel Size Reduction as Incentive for Agriculture. Allow for reductions in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.

GOAL COS-6	Sustainable Agricultural Industry. A viable and long-term agricultural industry and sustainable agricultural land uses in the County of San Diego that serve as a beneficial resource and contributor to the County's rural character and open space network.
COS-6.1	Economic Diversity. Support the economic competitiveness of agriculture and encourage the diversification of potential sources of farm income, including value added products, agricultural tourism, roadside stands, organic farming, and farmers markets.
COS-6.2	Protection of Agricultural Operations. Protect existing agricultural operations from

	<p>encroachment of incompatible land uses by doing the following:</p> <ul style="list-style-type: none"> <li>• Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations</li> <li>• Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses</li> <li>• Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.</li> <li>• Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture</li> <li>• Supporting local and State right-to-farm regulations</li> <li>• Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process</li> </ul>
COS-6.3	<p>Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.</p>
COS-6.4	<p>Conservation Easements. Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.</p>
COS-6.5	<p>Best Management Practices. Encourage best management practices in agriculture and animal operations to protect watersheds, reduce GHG emissions, conserve energy and water, and utilize alternative energy sources, including wind and solar power.</p>

**Larry Hofreiter**

County of San Diego Department of Planning and Land Use

5201 Ruffin Road, Suite B, San Diego, CA 92123

Telephone: (858) 694-8846 /Fax: (858) 694-3373

[Larry.Hofreiter@sdcounty.ca.gov](mailto:Larry.Hofreiter@sdcounty.ca.gov)