

## **2.2 Agricultural and Forestry Resources**

This section evaluates existing conditions for agricultural and forestry resources within the County, relative to the Project areas addressed in this SEIR, and the potential effects that implementation of the proposed Project may have on these resources.

### **2.2.1 Existing Conditions**

This section provides new existing conditions information that has come to light since adoption of the General Plan Update in August 2011 for agricultural resources within the unincorporated County as relates to the Project areas addressed in this SEIR. The remaining information in the General Plan Update Program EIR relative to this section applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

#### **2.2.1.1 *Forestry Resources***

The U.S. Forest Service (USFS) defines a forested area as "forest land" if it is at least one acre in size and at least 10 percent occupied by forest trees of any size or formerly having had such tree cover and not currently developed for non-forest use. Non-forest uses may include cropland, pasturelands, residential areas, and other land uses. Forest land includes transition zones which are those "areas located between heavily forested and non-forested lands that are at least 10 percent stocked with forest trees, and forest areas adjacent to urban and built-up lands."<sup>1</sup>

The majority of federal forest land is managed as the National Forest System, which includes the following:

- National forest lands reserved from the U.S. public domain;
- National forest lands acquired through purchase, exchange, donation, or other means;
- National grasslands; and,
- Other lands, waters, or interests administered by the USFS or designated for administration through the USFS as part of the system.

Furthermore, Section 12220(g) of the California Public Resources Code defines forest land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

"Timberland" is land owned by the federal government and designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest

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<sup>1</sup> U.S. Environmental Protection Agency (Forestry). <http://www.epa.gov/agriculture/forestry.html> . Accessed online January 18, 2013.

products, including Christmas trees. Sections 51112 or 51113 (h) of the California Public Resources Code defines “Timberland Production Zone” (TPZ) is land used for growing and harvesting timber and compatible uses.

The County does not include lands zoned specifically for forest land, timberland, or timberland production. The Cleveland National Forest (CNF) covers an extensive portion of the unincorporated County, including lands in Alpine, Central Mountain, Jamul-Dulzura, Julian, Mountain Empire, North Mountain, and Pendleton-De Luz. While the CNF lands are under the jurisdiction of the USFS, the private lands adjacent to and surrounding the CNF lands are under the County’s jurisdiction and, therefore, are included in the proposed Project.

## **2.2.2 Regulatory Framework**

This section provides new regulatory framework information that has come to light since adoption of the General Plan Update in August 2011 related to forestry resources within the unincorporated County as relates to the Project areas addressed in this SEIR. The remaining information in the General Plan Update Program EIR relative to this section applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

### **2.2.2.1 Federal**

#### **Cleveland National Forest Land Management Plan**

Within San Diego County, CNF lands total approximately 402,434 acres. Management of these forest lands is facilitated through the CNF Land Management Plan. As identified in the Management Plan, the production of wood products, including fuel wood harvesting, is a suitable activity within all designated land use zones (Note: fuel wood harvesting is suitable by exception within the Critical Biological and Wilderness land use zones) (USFS 2005).

### **2.2.2.2 State**

#### **California Environmental Quality Act (CEQA) – Appendix G of the CEQA Guidelines**

The Notice of Preparation (NOP) for the General Plan Update Program EIR was released for publication on April 28, 2008. In 2009, Appendix G of the CEQA Guidelines was amended to include additional significance criteria to evaluate a project’s potential impacts on forestry resources. As the amended significance criteria addressing forestry resources were not yet adopted at the time the NOP for the General Plan Update Program EIR was released, an evaluation of potential impacts on forestry resources was not included in that EIR. As such, this section includes an analysis of Project impacts to forestry and timberland resources.

### **2.2.3 Analysis of Project Effects and Cumulative Impacts**

For the cumulative impact analyses, the geographic scope for each of the issues below would be the same as described and evaluated in the General Plan Update Program EIR, and as updated in Section 1.9 of this SEIR (Cumulative Project Assessment Overview). The geographic scope for the cumulative analysis for agricultural resources is the San Diego region, which includes the entire County of San Diego including incorporated areas, and is defined by the climatic conditions of southern California that create a subtropical climate that optimizes the production of a variety of crops that would be more difficult to produce elsewhere. The geographic scope for the cumulative analysis for forestry resources is the CNF.

#### **2.2.3.1 *Direct Conversion of Agricultural Resources***

This section describes potential direct and cumulative impacts resulting from the conversion of agricultural resources to other land uses, as pertains to the Project areas addressed in this SEIR.

##### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Agricultural Resources, the proposed Project would have a significant impact if it would directly convert San Diego County Agricultural Resources (including, but not limited to, Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency), or other agricultural resources, to non-agricultural use. A significant impact would also occur if the proposed Project would substantially impair the ongoing viability of important agricultural resources.

##### Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in potentially significant direct and cumulative impacts with regard to the conversion of agricultural lands in the unincorporated County. These impacts would be reduced, although not to below a level of significance, through the implementation of a combination of federal, State, and local regulations (e.g., County Zoning Ordinance, Resource Protection Ordinance, design review guidelines); existing County regulatory processes; the adopted General Plan Update goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update Program EIR.

Similar direct and cumulative impacts associated with the conversion of agricultural lands would occur with the proposed Project; refer to Figure 2.2-1, County Identified Agricultural Lands. Table 2.2-1 indicates the acreages of agricultural resources that would be converted to non-agricultural uses according to the land use category. Future development under the proposed Project would result in a total estimated loss of approximately 6,000 acres of agricultural lands. The direct conversion of agricultural resources to non-agricultural land uses due to the proposed

Project would be considered a significant impact. Such impacts would also be cumulative in nature as they would contribute to the County-wide conversion of agricultural resources to non-agricultural land uses, when combined with other development allowed under the General Plan Update. As such, the Project's contribution to this significant cumulative impact would be cumulatively considerable.

The Project's significant direct and cumulative impacts associated with the conversion of agricultural resources to non-agricultural land uses would be reduced by the same regulations, implementation programs (General Plan Update goals/policies), and mitigation measures from the General Plan Update EIR (and repeated in Section 2.2.4 below); however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.2.4 below (Mitigation for Direct Conversion of Agricultural Resources). Therefore, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to conversion of agricultural lands.

### **2.2.3.2 Conflicts with Agricultural or Forest Lands**

This section describes potential direct and cumulative impacts as the result of land use conflicts between agricultural or forest lands and other adjacent land uses relative to the Project areas addressed in this SEIR.

#### **Guidelines for the Determination of Significance**

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Agricultural Resources, the proposed Project would have a significant impact if it would conflict with a Williamson Act Contract. Additionally, a significant impact would occur if the proposed Project would conflict with existing zoning for agricultural use or conflict with existing zoning for, or cause rezoning of forest land (as defined in Public Resources Code, Section 12220(g)), timberland (as defined by Public Resources Code, Section 4526), or areas zoned for Timberland Production (as defined by Government Code, Section 51104(g)).

#### **Analysis**

The General Plan Update Program EIR determined that implementation of the General Plan Update would not result in direct land use conflicts in terms of potential conversion of Williamson Act contracted lands and Agricultural Preserves (i.e., agricultural-zoned lands) because it would not involve the removal of the County Zoning Ordinance "A" Special Area Regulation Designator in all Agricultural Preserves currently under a Williamson Act Contract; however, implementation of the General Plan Update would result in potentially significant indirect impacts with regard to such land use conflicts due to the removal of non-contracted lands from Agricultural Preserves which may be exposed to surrounding development pressures. The indirect impacts would be reduced to below a level of significance through the implementation of a combination of federal, State, and local regulations (e.g., County Zoning

Ordinance, Resource Protection Ordinance, design review guidelines); existing County regulatory processes; and, the adopted General Plan Update goals and policies identified in the General Plan Update Program EIR.

Similar to the General Plan Update EIR, the proposed Project would not result in a direct land use conflict in terms of potential conversion of Williamson Act contracted lands and Agricultural Preserves because it would not remove the “A” Designator from lands currently under Williamson Act Contract; refer to Figure 2.2-2, Agricultural Preserves and Williamson Act Contract Lands. However, indirect impacts related to land use conflicts between agricultural or forest lands and other adjacent land uses would occur with the proposed Project, whereby removal of the “A” Designator within certain Project areas may result in the development of new incompatible land uses adjacent to existing Williamson Act contracted lands, Agricultural Preserves, or agricultural operations. Specifically, future development under the proposed Project could result in incompatible uses adjacent to agricultural lands and potential conflicts with agricultural operations under Williamson Act Contracts, resulting in potential indirect conversion of these lands. In addition, future development adjacent to forest lands could conflict with the use and management of such lands as envisioned by the CNF Land Management Plan, such as the production of wood products and fuel wood harvesting activities. Although future development areas under the proposed Project would have the potential to result in potentially significant conflicts with adjacent agricultural zoning or lands under Williamson Act Contracts or existing forest lands, this indirect impact would be reduced to below a level of significance by the same regulations and implementation programs (General Plan Update goals/policies) from the General Plan Update EIR (and repeated in Section 2.2.4 below).

Such impacts would also be cumulative in nature as they would contribute to County-wide conflicts between urban and agricultural land uses or forest lands, when combined with other development allowed under the General Plan Update; however, within the San Diego region, incorporated cities and surrounding counties also designate and adopt Agricultural Preserves, enter into Williamson Act Contracts, adopt appropriate zoning, and establish buffers (or patrolled perimeter zones in the case of CNF lands) to protect their agricultural and/or forestry resources. Implementation of these regulations would reduce the potential for cumulative projects resulting in conflicts with adjacent lands that are zoned for agricultural use, Williamson Act Contracts, or forest lands. As such, cumulative impacts related to potential conflicts between urban uses and existing agricultural zoning or Williamson Act Contracts or forest lands are not considered to be significant on a regional basis. Therefore, the Project would not result in a significant cumulative impact with respect to this issue.

### **2.2.3.3      *Indirect Conversion of Agricultural Resources***

This section describes potential indirect and cumulative impacts from the conversion of agricultural resources relative to the Project areas addressed in this SEIR.

### Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Agricultural Resources, the proposed Project would have a significant impact if it would involve other changes in the existing environment which, due to their location or nature, could result in conversion of a San Diego County agricultural resource to non-agricultural use (i.e., if proposed land uses result in compatibility conflicts with existing agricultural activities, causing the subsequent conversion of agricultural resources to non-agricultural use).

### Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in potentially significant indirect and cumulative impacts related to the conversion of agricultural resources in the unincorporated County lands. These impacts would be reduced, but not to below a level of significance, through the implementation of a combination of federal, State, and local regulations (e.g., County Zoning Ordinance, Resource Protection Ordinance, design review guidelines); existing County regulatory processes; the adopted General Plan Update goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update Program EIR.

Similar indirect and cumulative impacts related to the conversion of agricultural resources would occur with the proposed Project; refer to Figure 2.2-1, County Identified Agricultural Lands. For example, conflicts or incompatibility between urban land uses and adjacent or nearby agricultural uses would occur due to issues such as dust, noise, liability concerns, demand for water, increased traffic, and conflicts with pesticide use. Additionally, the proposed changes in land use may result in an increase in density in the vicinity of existing agricultural operations. Such conflicts would have the potential to indirectly cause the conversion of agricultural resources to non-agricultural uses, resulting in a potentially significant impact.

Such impacts would also be cumulative in nature as they would contribute to County-wide conflicts between urban and agricultural land uses, when combined with other development allowed under the General Plan Update. The potentially significant indirect and cumulative impacts resulting from implementation of the proposed Project would be reduced by the same regulations and implementation programs (General Plan Update goals/policies) from the General Plan Update EIR (and repeated in Section 2.2.4 below); however, even with these programs in place, impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.2.4. Therefore, implementation of the proposed Project would result in significant and unavoidable indirect and cumulative impacts related to the conversion of agricultural resources.

#### **2.2.3.4      *Direct and Indirect Loss or Conversion of Forestry Resources***

This section describes potential direct, indirect, and cumulative impacts from the loss or conversion of forestry resources relative to the Project areas addressed in this SEIR.

##### **Guidelines for the Determination of Significance**

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Agricultural Resources, the proposed Project would have a significant impact if it would involve other changes in the existing environment which, due to their location or nature, could directly or indirectly result in the loss of forest land or the conversion of forest land to non-forest use.

##### **Analysis**

Although the County's land use jurisdiction does not include forest lands, the majority of the Project areas are adjacent to or surrounded by the CNF lands; refer to Figure 1-1, Project Areas Map. Some of these parcels may contain lands that would be defined as "forestry resources" (e.g., trees that can be processed for timber products). Future development of these areas may result in adverse effects from land clearing, grading, or excavation activities and permanent loss of forestry resources on private lands or the direct conversion of such lands to non-forest uses. This would be considered a significant direct impact.

Additionally, future development of these parcels may result in land uses that are incompatible with adjacent or nearby CNF lands, such as the construction of a housing tract next to a heavily forested area. Such development could eventually lead to permanent impacts on the CNF lands due to factors such as erosion/siltation, invasive plants, edge effects (e.g., human intrusion, predation by pets), noise (e.g., nest abandonment), night-lighting (e.g., nocturnal wildlife predation), and habitat fragmentation, or the indirect conversion of such lands to non-forest use. Therefore, the Project would have the potential to result in significant indirect impacts on CNF forest lands and forestry resources.

On a cumulative level, future development of these parcels would have the potential to contribute to cumulatively considerable impacts resulting from the loss of forestry resources or the conversion of CNF forest lands to non-forest uses.

#### **2.2.4      **Mitigation****

##### **2.2.4.1      *Direct Conversion of Agricultural Resources***

Direct and cumulative impacts resulting from the conversion of agricultural resources associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below; however, the County determined that

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## SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

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implementation of the additional measures listed below would be infeasible for the following reasons:

- Restrict any development of land uses with allowable densities of one du/acre or more, due to potential incompatibilities with agricultural resources. This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed Project. Restricting land use densities of one du/acre or more would result in a greater concentration of lower density land uses distributed throughout the unincorporated County and would discourage sustainable growth because infrastructure costs, vehicle miles traveled and environmental impacts associated with development would be increased. This mitigation measure would conflict with the Project objective of promoting sustainability by locating new development near existing infrastructure, services and jobs.
- Create a land use designation solely for agricultural resources, within which no other land uses would be allowable. This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed Project and/or in areas where existing land uses are not the same as those proposed by the Project. Additionally, many agricultural operations throughout the unincorporated County are unique in that they operate on small lots, located adjacent to a variety of land uses, such as residential. Creating an agriculture-resource-only land use designation would negatively impact many existing County agricultural operations located in non-agricultural land uses. Therefore, this measure would conflict with the Project objective to preserve agriculture as an integral component of the region's economy, character, and open space network.

Because the measures listed above have been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

### Adopted General Plan Update Policies

Implementation of the General Plan policies listed below would reduce impacts resulting from the direct conversion of agricultural resources, although not to below a level of significance for the reasons stated above:

**Policy LU-6.4: Sustainable Subdivision Design.** Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]

**Policy LU-7.1: Agricultural Land Development.** Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

**Policy 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.

**Policy COS-6.4: Conservation Easements.** Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.

### Mitigation Measures

Implementation of the mitigation measures listed below would reduce impacts associated with the direct conversion of agricultural resources, although not to below a level of significance for the reasons stated above:

**Agr-1.1** Implement the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural operations.

**Agr-1.2** Develop and implement programs and regulations that protect agricultural lands (such as the CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133, and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).

**Agr-1.3** Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

**Agr-1.4** Develop and implement the Purchase of Agricultural Conservation Easement (PACE) program which compensates landowners for voluntarily limiting future development on their land.

**Agr-1.5** Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

### **2.2.4.2 Conflicts with Agricultural or Forest Lands**

Indirect impacts with regard to conversion of agricultural or forestry lands as a result of the proposed Project would be reduced to below a level of significance with implementation of the

same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below.

### Adopted General Plan Update Policies

**Policy LU-7.1: Agricultural Land Development.** Protect agricultural lands with lower density land use designations that will support continued agricultural operations.

**Policy COS-6.3: Compatibility with Recreation and Open Space.** Encourage siting compatible 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.

### Mitigation Measures

**Agr-2.1** Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an “A” designator from a certain property, an analysis shall be conducted to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to Williamson Act Contract lands.

#### **2.2.4.3 *Indirect Conversion of Agricultural Resources***

Indirect and cumulative impacts with regard to conversion of agricultural resources as a result of the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below; however, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

- Within 0.5-mile of any agricultural resource, approve development that is compatible in size and scope with the existing agricultural resource. This measure would be infeasible because it would restrict future development in areas identified for increased growth by the proposed Project. Small farming operations are typical in the County, and many existing and potential agricultural operations are located on small parcels with intermixed surrounding land uses. This measure would restrict certain types of incompatible development in these areas, which would have the potential to conflict with the land uses proposed by the Project. This measure would also conflict with the Project objective of promoting sustainability by locating new development near existing infrastructure, services and jobs because many existing agricultural resources within the unincorporated County are located in areas where existing infrastructure, services and jobs already exist.

Because the measures listed above have been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

### Adopted General Plan Update Policies

Implementation of the General Plan policies listed below would reduce impacts resulting from the indirect conversion of agricultural resources, although not to below a level of significance for the reasons stated above:

**Policy COS-6.2: Protection of Agricultural Operations.** Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:

- 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
- 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
- Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.
- 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
- Supporting local and State right-to-farm regulations
- Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process

**Policy COS-6.3: 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.

### Mitigation Measures

Implementation of the mitigation measures listed in Section 2.2.4.1 above would reduce indirect and cumulative Project impacts associated with the conversion of agricultural resources, although not to below a level of significance for the reasons stated above.

#### **2.2.4.4 *Direct and Indirect Loss or Conversion of Forestry Resources***

Direct, indirect and cumulative impacts to forestry resources as a result of the proposed Project would be reduced to below a level of significance with implementation of the policies and mitigation measures described below; however, the County determined that implementation of the additional measure listed below for the direct loss or conversion of forestry resources would be infeasible for the following reasons:

- Require that all development proposed within the former FCI lands evaluate and mitigate the direct loss or conversion of forestry resources. This measure would not be feasible because most future development in the Project areas will be permitted with ministerial permits that will not be subject to environmental review.

Because the measure listed above has been found to be infeasible by the County and would not be implemented, impacts with respect to direct loss or conversion of forestry resources would be significant and unavoidable.

### Adopted General Plan Update Policies and Mitigation Measures

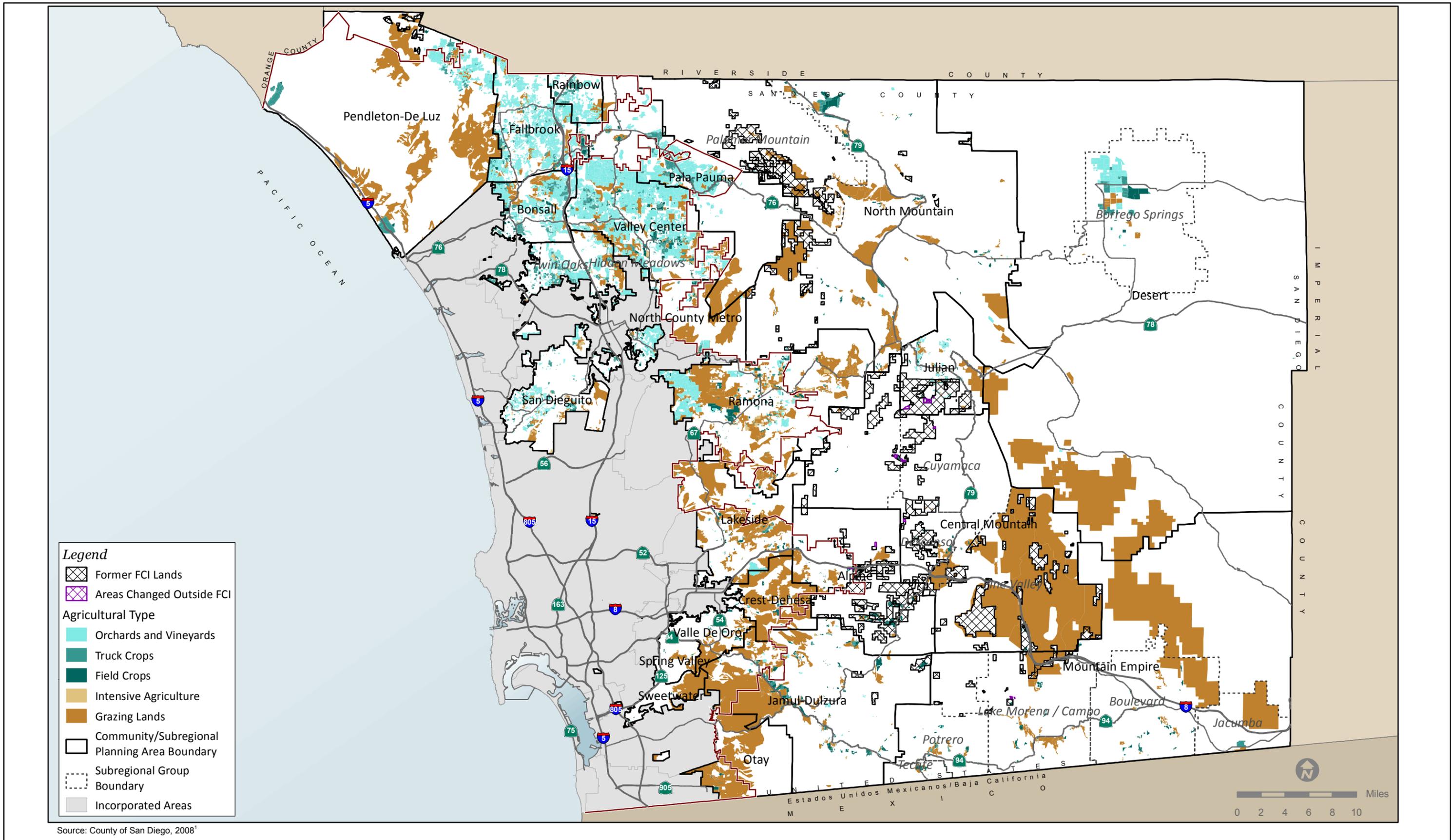
Implementation of the following General Plan policies and mitigation measures in other sections of this SEIR would reduce direct, indirect, and cumulative impacts to forestry resources on private lands: Policy COS-5.3 and Measures Hyd-3.1, Hyd-3.2, and Hyd-3.3 (erosion/siltation impacts); Policies LU-6.4, LU-6.7, LU-10.2, COS-1.9, COS-3.1, COS-4.2 and Measures Bio-1.6, Bio-2.1 and Bio-2.3 (invasive plants, edge effects, habitat fragmentation); Bio-1.7 (noise/nest abandonment); and, Policies COS-2.1, COS-2.2 and LU-6.2 (night-lighting/nocturnal wildlife predation); however, there are no feasible mitigation measures to reduce the permanent loss of forestry resources on private lands (i.e., the direct conversion of CNF forest lands to non-forest uses) to below a level of significance. Therefore, even with implementation of the applicable General Plan Update policies and mitigation measures listed above, any direct conversion of forestry resources due to private development of parcels within the Project areas addressed in this SEIR would remain significant and unavoidable.

**TABLE 2.2-1.  
DIRECT CONVERSION OF AGRICULTURAL RESOURCES (IN ACRES)  
BY LAND USE DESIGNATIONS**

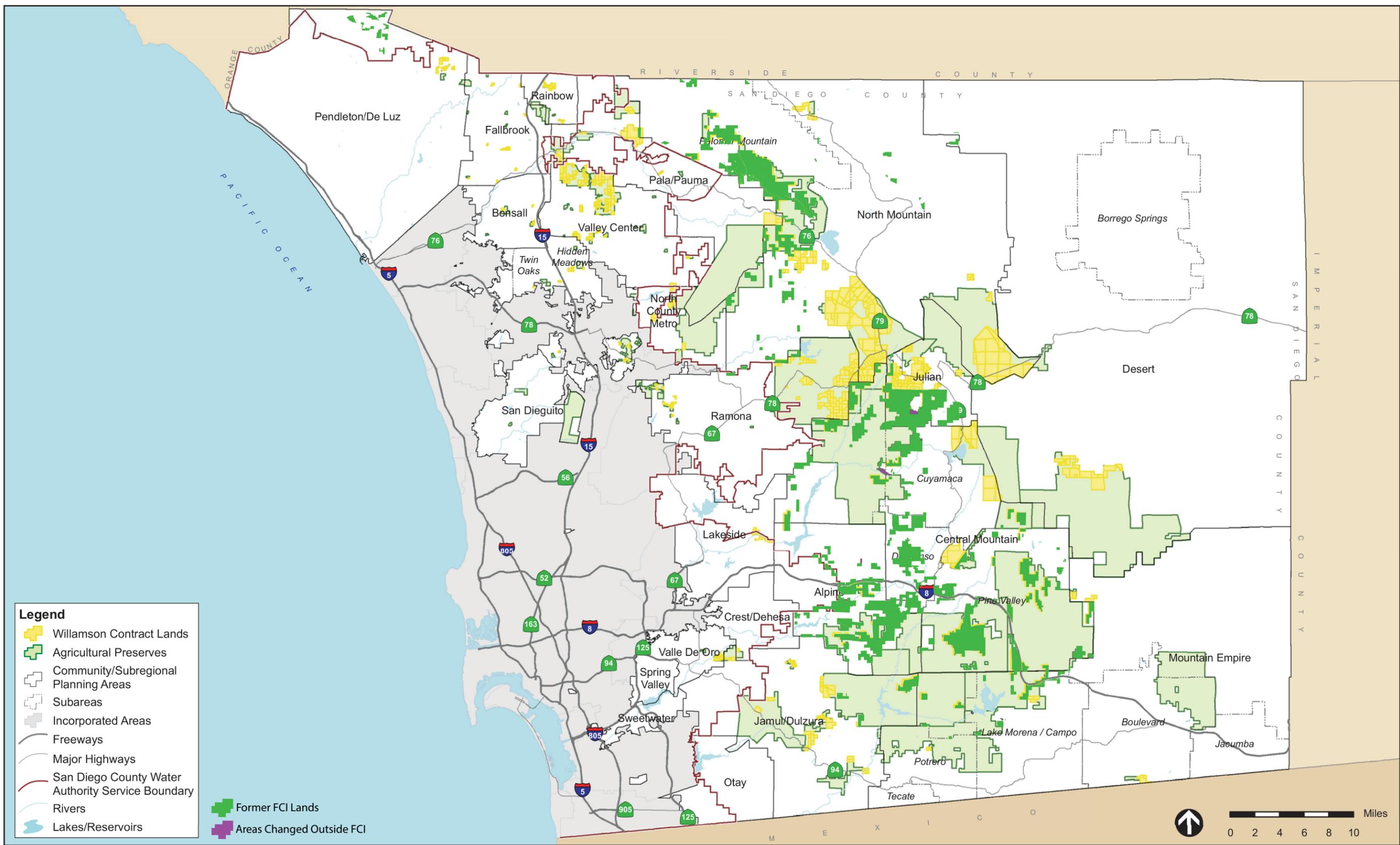
Land Use Designation	Estimated Agricultural Area Potentially Impacted by Land Use Designation*
Village Residential	2
Semi-rural Residential	533
Rural Lands	5,398
Specific Planning Area	0
Rural Commercial	12
Village Core Mixed Use	15
Public/Semi-Public Facilities	1
Public Agency Lands	28
Tribal Lands	0
Open Space (Recreation)	0
Open Space (Conservation)	0
<b>Total</b>	<b>5,989</b>
*Numbers have been rounded to the nearest whole number.	

Source: Website: California Department of Conservation, Farmland Mapping & Monitoring Program. Website: <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>. 2006; LUEG, 2012.

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**AGRICULTURAL PRESERVES AND WILLIAMSON ACT CONTRACT LANDS**

**FIGURE 2.2-2**

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