

Agricultural Conversion Analysis

for

Daniels Tentative Map

TM 5364RPL1

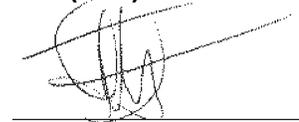
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Executive Summary

The project is located in the community of Fallbrook, in an unincorporated area of northern San Diego County. The project proposes to subdivide 11.22 acres into ten residential parcels measuring at least one acre in size each. The site is subject to the Regional Land Use Policy Country Residential Development Area (CRDA), which permits minimum parcel sizes of one acre. The property is zoned A70, which allows limited agricultural use and a density of one dwelling unit per acre.

The project site is currently used for growing lemons. There are two rows of avocado trees along Green Canyon Road in an area that is not part of the residential subdivision and one single-family residence onsite located within the area proposed as Lot 5 on the Tentative Map.

The project will have a significant impact on agricultural resources if it: (1) causes conversion of significant agricultural lands, as defined by the California Agricultural Land Evaluation and Site Assessment (LESA) Model; (2) conflicts with existing zoning for agricultural use or a Williamson Act contract; (3) involves other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use; (4) contributes to a significant decline in lemon production in San Diego County; or (5) converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (FMMP), to non-agricultural use.

The subdivision of the project does not exceed thresholds established for the project and therefore does not present significant impacts to agriculture. The LESA analysis determined the site does not constitute a significant agricultural resource. The proposed use is consistent with existing zoning. The project would involve the conversion of existing farmland to non-agricultural uses. However, the conversion of this agricultural resource does not detract from the overall economic viability of lemon production in San Diego County. Therefore, the report concludes that impacts are not significant and no mitigation is required.

1. INTRODUCTION

This analysis discusses the potential for regional and local impacts caused by the loss of farmland. This analysis examines agricultural conversion in terms of resources onsite and affected surrounding lands. Resources include land, soils, infrastructure, water, surrounding land uses, and community character factors.

Tentative Map 5364 is located in Fallbrook and proposes the subdivision of approximately 11.22 acres into ten lots measuring a minimum of one acre each.

1.1 Existing Conditions

The site is located in northeastern San Diego County in the unincorporated community of Fallbrook, as shown in Figure 1-1, “Regional Vicinity Map,” on page 1-15. The 11.22-acre site lies adjacent to Green Canyon Road to the east and west of Interstate 15 (I-15), as detailed in Figure 1-2, “USGS Fallbrook Quadrangle Map,” page 1-17. The proposed project area has one residence and a grove of lemon trees, as shown in Figure 1-3, “Aerial Photograph,” page 1-19.

1.1.1 Climate

Fallbrook has a Pacific Ocean-dominated climate with an average annual precipitation of 13.50 inches and average temperature of 64 degrees Fahrenheit. This area is known for its favorable climate conducive to growing subtropical plants and is sometimes referred to as the avocado belt, Southern California’s best strip for growing that crop.

1.1.2 Cropping History and Suitability

The site currently supports a lemon grove. A portion of the onsite grove continues offsite to the east. Enclosed greenhouses are located beyond the grove across Green Canyon Road.

There are agricultural activities and residential uses adjacent to the site. and Residential development with limited agriculture is located to the north. Large-lot residential uses are found to the south and west. These uses are shown on Figure 1-3, “TM 5364 Aerial Photograph,” page 1-19.

“The Soil Survey of the San Diego Area, California,” conducted by the United States Department of Agriculture Soil Conservation Service and Forest Service, indicates that the site is suitable for flowers, tomatoes, citrus, truck crops, dryfarmed crops, and rangeland.

1.1.3 Land Use

The proposed project has a General Plan designation of (2) Residential and is subject to the Regional Land Use Policy Country Residential Development Area (CRDA) which allows one-acre minimum parcel sizes. The site is zoned A-70, allowing limited agricultural use and a density of one dwelling unit per acre. Current land use on the project site consists of approximately ten acres of lemon trees.

Figure 1-4, "Land Use Map," page 1-21, shows the project in relation to existing land uses. Residential land uses are shown in purple and can be found north, south, and west of the site. Land use to the east is undeveloped, shown in yellow, and agricultural, shown in green. There is agricultural land use to the northwest, northeast, and southeast. The major agricultural use is to the east. Approximately 3.78 acres adjoining the site on the east has been subdivided and currently supports lemon and avocado trees. A commercial nursery is located across Green Canyon Road consisting of approximately 7.28 acres of agricultural use which are contained in nursery structures.

1.1.4 Williamson Act Contract Lands

The site is not under Williamson Act contract and there are no contract lands in the vicinity.

The Williamson Act, originally enacted in 1965 as the California Land Conservation Act, is designed for the specific purpose of long term and predictable protection of agricultural lands, wildlife habitat, scenic corridors, recreational uses, and open space lands. Within recognized habitat areas, landowners can enter into contractual agreements with local city or county governments to preserve the agricultural potential of land in exchange for reduced tax assessment. The land is evaluated based on its use as agricultural or open space lands instead of at the higher fair market value of the parcel. A dwelling unit or other structure is allowed as long as this structure is secondary to agricultural use.

The contract has a term of ten years, and is renewed each year for an additional year, unless the landowner notifies the local government of a desire not to renew. In that case, the land use restrictions remain in effect until the remaining nine years of the contract have passed. In this way local jurisdictions can control development in agricultural and open space lands, while providing an incentive to landowners to refrain from developing the land. Additionally, there are also provisions for cancelling the contract if cancellation is consistent with the purposes of the Williamson Act or otherwise found to be in the public interest.¹

¹http://www.consrv.ca.gov/DLRP/lca/basic_contract_provisions/index.htm

1.1.5 Soils

Soil types present on the site and in the vicinity are graphically represented on Figure 1-5, “Soils Map,” page 1-23. These include Placentia sandy loam, Fallbrook sandy loam, and Bonsall sandy loam. Table 1-1, “TM 5364 Soils Description,” page 1-29, describes each soil type on the site, how many acres of each type, identifies its capability unit and Storie Index, and categorizes the soils as prime agricultural or non-prime agricultural soils.

The capability unit indicates the suitability of soils for most kinds of crops. Groupings are made according to the limitations of the soils when used to grow crops and the risk of damage to soils when they are used in agriculture. Soils are rated from Class I to Class VII, with soils having the fewest limitations receiving the highest rating (Class I). None of the soils onsite are rated Class I. Fallbrook and Bonsall sandy loams are rated Class III soils, and Placentia sandy loam is rated a Class IV soil.

The Storie Index provides a numeric rating based on a 100 point scale of the relative degree of suitability or value of a given soil for intensive agriculture. The rating is based on soil characteristics such as profile, texture of the surface layer, and slope. The soils onsite have Storie Indexes of 49, 51, and 57. The 8.22 acres of Fallbrook sandy loam (5-9 percent slopes), has the highest rating onsite with 57 and is suitable for agricultural production. The remaining areas of the site also consist of sandy loams [Placentia sandy loam (2 to 9 percent slopes) and Bonsall sandy loam (2 to 9 percent slopes)] which are suitable for cultivation.

1.1.6 Important Farmland Map Category

Farmland in the state of California is categorized by its potential for agricultural productivity in the following six categories listed in descending order: Prime Farmland; Farmland of Statewide Importance; Unique Farmland; Grazing Land; Urban and Built-Up Land; and Other Land. The best farmland is categorized as Prime Farmland and its soils have a superior combination of physical and chemical characteristics that sustain long term production of agricultural crops. The next level, Farmland of Statewide Importance, is also highly suitable for agricultural production but is less able to store soil moisture than Prime Farmland. Unique Farmland is used for production of the state’s major crops on soils not qualifying for Prime Farmland or Farmland of Statewide Importance. This land is usually irrigated, but can include non-irrigated crops such as certain fruits and vegetables that are found in some climatic zones in California. Farmland of Local Importance is land with the same characteristics as Prime and Statewide Importance Land, with the exception of irrigation. Grazing Land is a category in which the existing vegetation is suitable for grazing livestock. Residential land with a density of at least six residential units per ten-acres, as well as land used for industrial and commercial purposes (e.g., golf courses, landfills, airports, sewage treatment, and water control

structures) is categorized as Urban and Built-Up Land. Other Land is land that does not meet the criteria of any other category, common examples of which include low-density rural developments; wetlands; dense brush and timberlands; gravel pits; and small water bodies.

Important Farmland Map Categories on the site consist of Prime Farmland. This category can be seen on Figures 1-6, “Farmland Map,” page 1-25.

Land in the vicinity of the project is categorized as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and Other Land.

1.1.7 Water Resources

The site uses metered water provided by the Fallbrook Public Utility District for its water needs. There is one non-operational well located on the site, abandoned at least fifteen years ago.

1.1.8 Agricultural Interface

There are agricultural operations and uses within the Zone of Influence (ZOI), depicted in Figure 1-4, “Land Use Map,” page 1-21. Lemons are currently grown onsite. Two areas, one to the east and one to the west of the proposed project, have enclosed greenhouses located on their property. There are no records of pesticide use for these two areas, as reported by the County of San Diego Department of Agriculture, Weights and Measures.

1.2 Thresholds of Significance

The California Environmental Quality Act (CEQA) outlines specific factors for review to determine potential impacts to agricultural land. The project will have significant impacts to agricultural resources if it:

1. Causes conversion of significant agricultural lands, as defined by the California Agricultural Land Evaluation and Site Assessment (LESA) Model (1997). Land is classified as significant agricultural land if it achieves any of the following LESA scores:
 - A. Total LESA score of 40 to 59 points and Land Evaluation (LE) and Site Assessment (SA) scores greater than or equal to 20 points each.
 - B. Total LESA score of 60 to 79 points and either LE or SA scores less than 20 points.

- C. Total LESA score of 80 to 100 points.
2. Conflicts with existing zoning for agricultural use or a Williamson Act contract.
 3. Involves other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.
 4. Has impacts that are individually limited, but cumulatively considerable. Project impacts are cumulatively considerable if they contribute to a significant decline in lemon production in San Diego County.
 5. Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency (FMMP), to non-agricultural use.

1.3 Methods and Analysis Limitations

The project was evaluated for potential agricultural impacts using the California Agricultural Land Evaluation and Site Assessment (LESA) Model (1997).

LESA was developed by the federal Natural Resources Conservation Service (NRCS) in 1981 and was adopted as a procedural tool at the federal level for identifying and addressing the potential adverse effects of federal programs on farmland. Nationwide, more than two hundred jurisdictions have developed local LESA methodologies. In 1990 the California Department of Conservation commissioned a study to investigate land use decisions that affect the conversion of agricultural land in California. The study was, in part, a response to concerns that there was inadequate information available concerning the socioeconomic and environmental implications of farmland conversions, and that the adequacy of current farmland conversion impact analyses under CEQA was not fully known. A California LESA model was formulated as the result of Senate Bill 850 (Chapter 812/1993), with the charge to amend Appendix G of the CEQA Guidelines to reflect a more comprehensive approach to farmland evaluation. Use of the LESA model is specifically provided for in the CEQA Guidelines, as follows:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) [LESA] prepared by the California Department of Conservation as an optional model to use in assessing impacts on agricultural and farmland.²

²2004 California Environmental Quality Act Guidelines, Appendix G, page 246.

The LESA Model rates the relative quality of land resources based on six different factors. Two Land Evaluation (LE) factors are based on measures of soil resource quality: 1) the Land Capability Classification (LCC) and 2) Storie Index Score. The Site Assessment (SA) score is based on four factors that, when added together, make up 50 percent of the total LESA: project size is 15 percent, water resource availability is 15 percent, surrounding agricultural land is 15 percent, and surrounding protected resource land is five percent.

For the project, each of these factors is separately rated. The factors are then weighted relative to one another and combined, resulting in a single numeric score for the project, with a maximum attainable score of 100 points. This project score becomes the basis for making a determination of a project's potential significance, as summarized below.

Total LESA Score	Scoring Decision
0 to 39 Points	Not Considered Significant
40 to 59 Points	Considered Significant only if LE and SA sub-scores are each greater than or equal to 20 points
60 to 79 Points	Considered Significant unless either LE or SA sub-score is less than 20 points
80 to 100 Points	Considered Significant

Methods used to complete the analysis include accurately scaled maps and aerial photographs of the project site and surrounding area, and a soils survey that delineates the soil mapping units for the project. See Figures 1-1 through 1-6 on pages 1-15 through 1-25.

1.4 Analysis of Project Effects and Determination as to Significance

1.4.1 LESA Analysis

The LE score is determined by the Land Capability Classification (LCC) and the Storie Index. The LCC demonstrates the suitability of soils for most kinds of field crops. The Storie Index expresses numerically the relative degree of suitability, or value, of a soil for general intensive agriculture. For the LESA evaluation, all project soils are listed with their respective acreage. The LCC and Storie Index for each soil type is applied, and a raw score is derived for each, which when totaled equals 50 percent of the total LESA score. The raw Land Evaluation (LE) score for Tentative Map 5364 received a LCC score of 16.50 and a Storie Index score of 13.74 (see Attachment A for calculations.) The combined weighted LE score of 30.24 out of a potential score of 50 indicates medium suitability of onsite soils for a range of agricultural activities.

The SA score, comprised of four measures (project size, water resources, surrounding agricultural land, and surrounding protected resource land), totaled 13.50 out of 50 possible points. Project size, which recognizes the role scale plays in agricultural productivity, received a rating of 0 out of 15 based on the size of the site. The water resource rating was derived by dividing the site into areas based on water availability. Irrigation onsite consists of metered district water. In sum, the site received a water resource score of 13.50 out of 15 points possible, indicating water resource availability is moderately high.

Land uses for one quarter of a mile around the site, known as the Zone of Influence (ZOI), were assessed using aerial photographs and visual checks on the ground. ZOI land uses include residential, agricultural, and undeveloped areas. Although agricultural production occurs in the ZOI area, a raw LESA score of zero was generated out of a potential weighted score of 15. The score reflects the low percentage of agricultural land located within the ZOI. This indicates that the surrounding agricultural use is not significantly impacted by the project.

This same process was used to determine surrounding protected resource land. A score of zero out of a potential weighted score of five was assessed for this section of the LESA model, indicating that the ZOI does not contain any surrounding protected resource land.

Evaluation of the project resulted in a total LESA project score of 43.74, with a Land Evaluation (LE) score of 30.24 and a Site Assessment (SA) score of 13.50. Based on these results and using the LESA model, the project site is not considered a significant agricultural resource because only the LE sub-score is greater than 20 points. To be considered significant both the LE and SA sub-scores must each be equal to or greater

than 20 points. Therefore, the project will not cause conversion of significant agricultural lands, threshold 1 is not exceeded, and no mitigation is required.

1.4.2 Zoning and Williamson Act Contracts

The project is consistent with current land use designations and zoning for the site. The proposed project has a General Plan designation of (2) Residential and is subject to the Regional Land Use Policy Country Residential Development Area (CRDA) which permits minimum parcel sizes of one acre. The property is zoned A70, which allows a density of one dwelling unit per acre. This subdivision will not conflict with the existing zoning or land use designations because the proposed project does not propose to change the existing zoning or land use designations of the site.

No Williamson Act Contracts or Agricultural Preserves, as defined by the California Land Conservation Act of 1965, exist on the site or within the proposed project vicinity. The site is not subject to a Williamson Act contract and Threshold 2 is not exceeded. Impacts are not significant.

1.4.3 Conversion of Farmland

The project will subdivide 11.22 acres into 10 lots with a minimum lot size of one acre each. The proposed project creates no direct or indirect impacts to agricultural lands, or water quality on or offsite. Water quality is not affected because the project will be required to prepare a Stormwater Management Plan that will ensure protection of water quality.

The project preserves the potential and viability of agricultural uses in the area. Approximately 3.78 acres of lemon and avocado trees exist directly east of the project. This area consists of three lots and does not constitute a viable agricultural use. Research of pesticide use onsite through the County of San Diego Department of Agriculture, Weights and Measures indicates that no pesticide records for the site or neighboring greenhouse sites were located.

A 7.28-acre nursery is located across Green Canyon Road east of the site. This use is separated from the project by a landscaped setback on the nursery site, the roadway, and the lemon/avocado grove east of the site. The neighboring agricultural use is enclosed which prevents potential agricultural related activities from affecting residential lots. These lots will be retained between the project and this use, creating a buffer between the project and offsite agricultural use. Residential and agricultural uses are well buffered and conversion of the existing agricultural use is not a significant factor. Therefore, potential project impacts resulting from conversion of Farmland to non-agricultural use are less than significant and threshold 3 is not exceeded.

1.4.4 Cumulative Effects

Projects within the vicinity of the project site were researched for cumulative impacts and their locations are shown in Figure 1-7, “Cumulative Projects,” on page 1-27. Eleven projects were located in the area; all have been completed with the exception of TM 5350, as detailed in Table 1-2, “TM 5364 Cumulative Projects List,” page 1-31. TM 5350 does not have an agricultural component and does not impact agricultural farmland; no agricultural analysis is being required for this project. Two of the projects, TM 5220 and TPM 20534, both completed, have agricultural components. TPM 20534 is not located on Prime Soils or under Williamson Act contract and it was determined that the site does not have any agricultural impacts. TM 5220 required an agricultural analysis, which was approved by the County.

The project was examined for its contribution to overall lemon production in San Diego County. The total production of lemons in 1994 was 65,141 tons. In 2003 it was 63,266 tons³, a three percent decrease in nearly ten years. This small percentage difference shows that lemon production continues to be a strong viable crop in San Diego County. The total production has remained relatively constant despite a more constrained agricultural industry, including the North American Free Trade Agreement (NAFTA), water constraints, and higher wages. Furthermore, although there are fluctuations in production and acreage, the overall trend is that lemon production is strong. The project will not contribute to a decline in overall lemon production in San Diego County. Therefore, project effects on San Diego County agricultural production are less than significant and threshold 4 is not exceeded.

1.4.5 Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance

The California Department of Conservation, Division of Land Resource Protection’s Farmland Mapping and Monitoring Program (FMMP) was established in 1982 in response to the critical need for assessing the location, quality, and quantity of agricultural lands and conversion of these lands over time within the state of California. The FMMP is a nonregulatory program that provides a consistent and impartial analysis of agricultural land use and land use changes throughout California. The program’s first maps were created in 1984 and covered 30.3 million acres within 38 counties. Since 1988, eight Farmland Conversion Reports have been completed detailing the farmland changes and include expanded areas as soil surveys became available. The land use inventory is conducted every two years to identify agricultural and urban land use

³County of San Diego Department of Agriculture, Weights & Measures Crop Statistics & Annual Report, 1994, 2003.

conversions. The 2002 FMMP maps include both agricultural and urban land uses on over 90 percent of the state's privately held land, and now cover 44.5 million acres within 48 counties.

To be considered on the FMMP's Important Farmland Maps as Prime Farmland or Farmland of Statewide Importance, soils must meet both the following criteria:

1. Production of irrigated crops at some time during the four years prior to the creation of the Important Farmland Map. FMMP staff determines whether an area has been irrigated during examination of current aerial photos, local comment letters, and field verification.
2. The soil must meet the physical and chemical criteria for Prime Farmland or Farmland of Statewide Importance as determined by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). NRCS compiles lists of which soils in each survey area meet the quality criteria. Factors considered in qualification of a soil by NRCS include:
 - Water moisture regimes, available water capacity, and developed irrigation water supply
 - Soil temperature range
 - Acid-alkali balance
 - Water table
 - Soil sodium content
 - Flooding (uncontrolled runoff from natural precipitation)
 - Erodibility
 - Permeability rate
 - Rock fragment content
 - Soil rooting depth

The term "Prime" as it refers to rating for agricultural uses has two meanings in California. FMMP determines the location and extent of "Prime Farmland" as described above; while under the state's Williamson Act, land may be enrolled under the "Prime Land" designation if it meets certain economic or production criteria.

According to the FMMP, the project consists of Prime Farmland (11.22 Acres).

As of 2000, approximately 2.167 million acres of land were inventoried in the San Diego region (California Department of Conservation, Division of Land Resources, 2000). Of the land inventoried, 10,109 acres were defined as Prime Farmland, 13,286 acres as Farmland of Statewide Importance, 57,298 acres as Unique Farmland, and 112,397 acres as Farmland of Local Importance. In addition to these totals, the largest area of usage

within the region is categorized as Grazing Land and totals 137,618 acres. The remaining area was either categorized as Urban/Built-up Land (323,927 acres), Other Land (1,498,965 acres), or Water Area (13,091 acres).

A total of 271 acres of Prime Farmland was converted to other types of agricultural land from 2000 to 2002, including 19 acres to Unique Farmland and 252 acres to Farmland of Local Importance. Eighty acres total were converted to Urban and Built-up Land (12 acres) and Other Land (68 acres). There was a total change of Prime Farmland of 464 acres from 2000 to 2002. Of this amount, 113 acres were gained from changes in Farmland of Local Importance and Other Land, which gives a total reduction of 238 net acres.

When reviewed between 1984 and 2004, acreage of Prime Farmland in San Diego County reflects an overall average decline of 1.9 percent per year.⁴ While this decline has been gradual, additional analysis should be conducted to understand if this change is negatively impacting the capacity of the agricultural industry in San Diego County.

The overall industry remains strong. In 2003, total value reported for San Diego agriculture was \$1.351 billion, the highest on record, and the eleventh successive year of growth in value for the County. Lemon industry output was also strong in 2003. Cultivated area has increased between 1996 and 2003, from 3,280 to 3,636 acres, an increase of 10.8 percent. While acreage, yields, and total dollar return fluctuate from year to year, the increase in acreage over time indicates continued growth in capacity for this sector. In summary, both the overall industry and the lemon sector remain vital. The loss of acreage from this site, and the loss of acreage overall, has not had a significant impact on the overall health of the industry. Therefore, potential project impacts to conversion of Prime Farmland to non-agricultural uses are less than significant and threshold 5 is not exceeded.

1.5 Mitigation Measures

The project does not exceed CEQA thresholds for agricultural land uses. No mitigation is required.

⁴Using 1986 as a base year reduces the overall annual declines to approximately 1.0 percent per year. Significant adjustments to FMMP categories were made between 1984 and 1986.

1.6 Conclusions

The project was evaluated for potential impacts to agricultural lands using the California Agricultural Land Evaluation and Site Assessment (LESA) model and by examining surrounding area land uses, zoning, and other potential environmental changes. CEQA guidelines to evaluate significance were used as determinants of potential impacts.

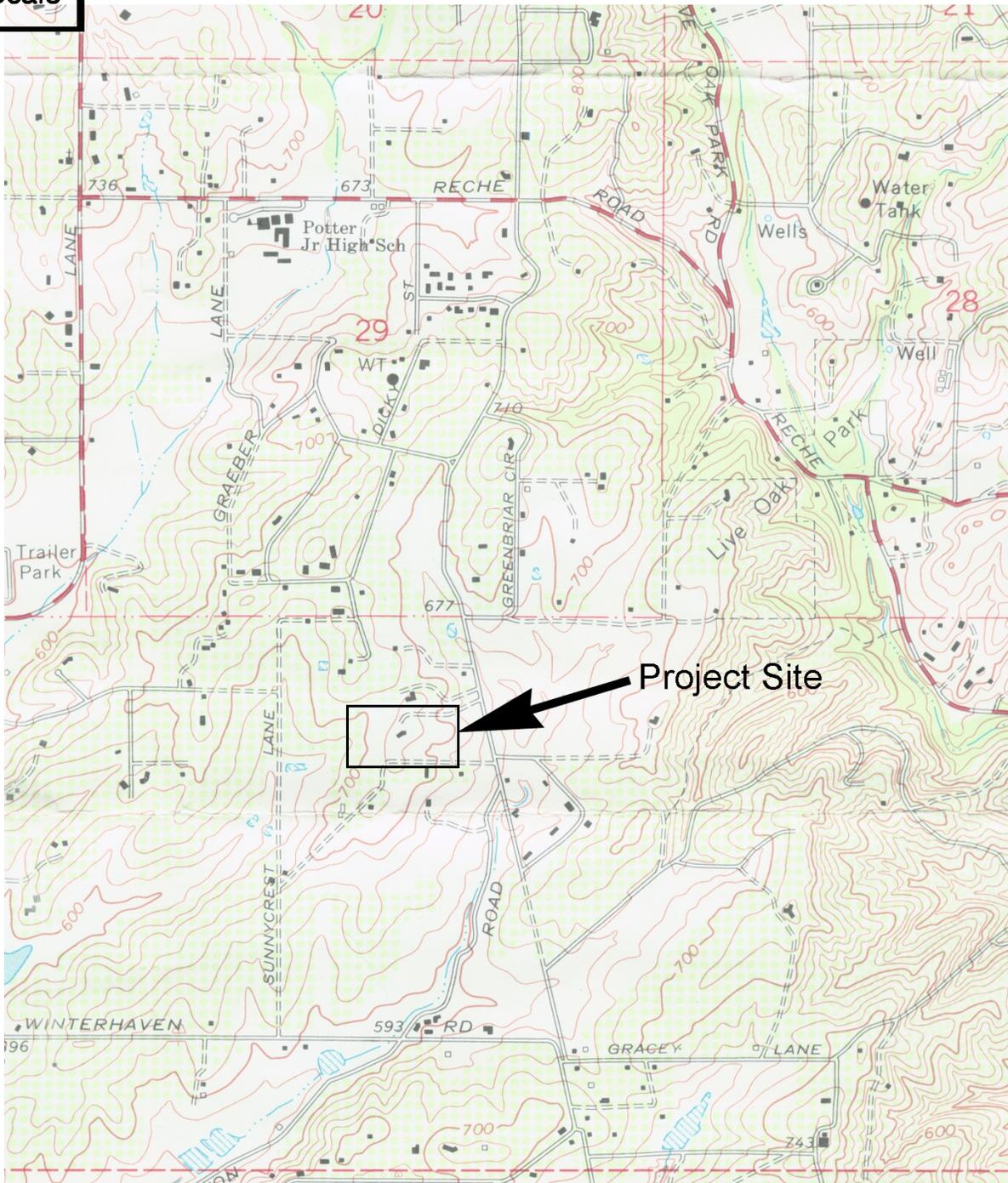
The LESA model was used to evaluate the impacts of conversion of farmland to non-agricultural uses such as residential or commercial uses. The evaluation returned low Land Evaluation (LE) scores based on low quality soils and low suitability for intensive agricultural production. The Site Assessment (SA) portion of the evaluation is not considered significant. The combined LESA score is not sufficient to trigger a significant impact under the significance thresholds referenced in Section 1.2. In addition, thorough analysis reveals that the project will not conflict with zoning or land use designations because the project is consistent with existing zoning. While the project would result in the conversion of farmland to non-agricultural use, the loss of a limited number of acres will not significantly change viability of lemon production in San Diego County because the sector continues to be viable despite fluctuations in acreage for this crop.

The project will not result in significant project-level or cumulative impacts to agricultural lands. No mitigation is required.



TM 5364
Regional Vicinity Map

Figure
1-1

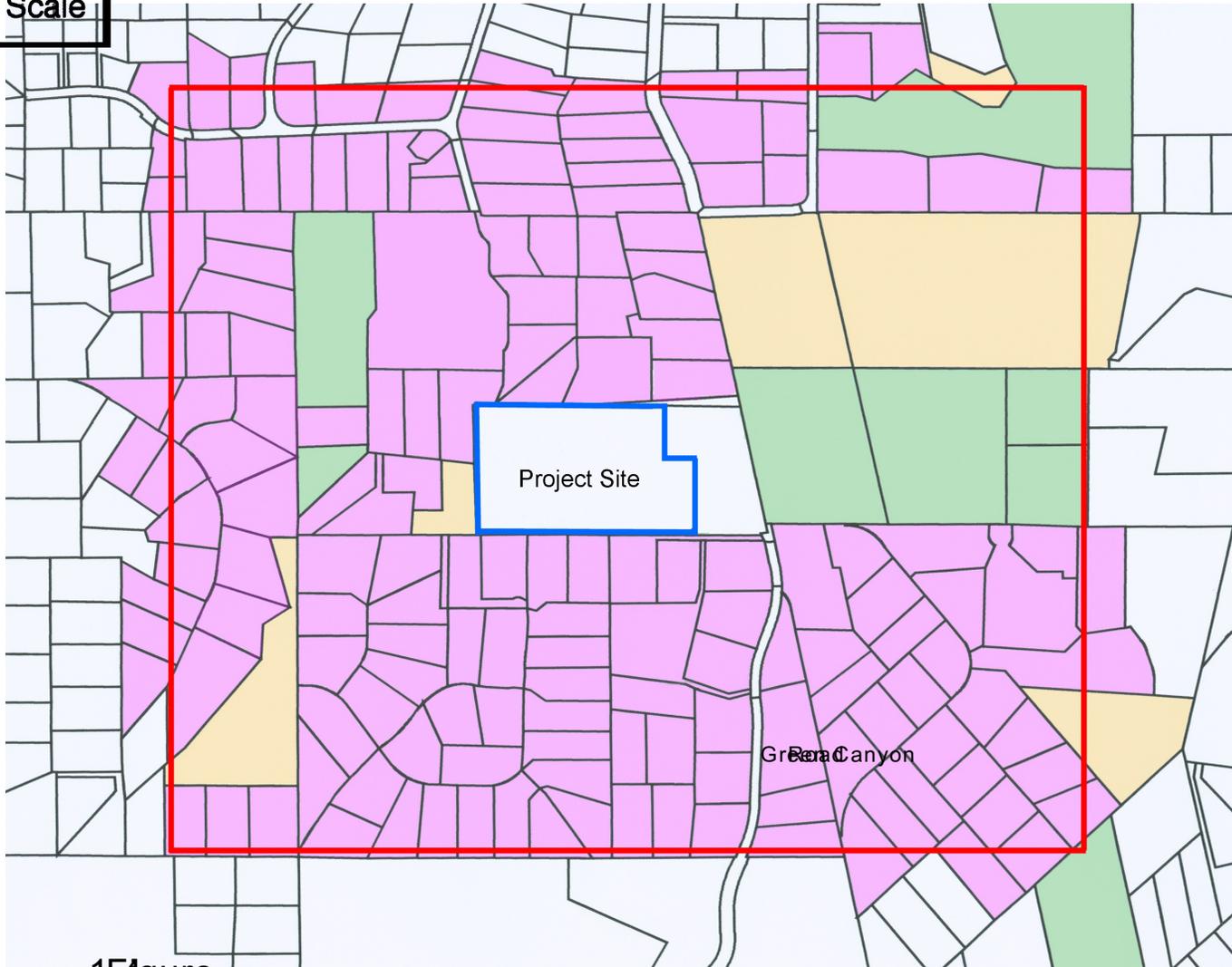


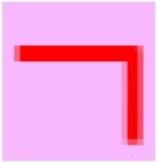
TM 5364
USGS Fallbrook Quadrangle Map

Figure
1-2



Figure 1



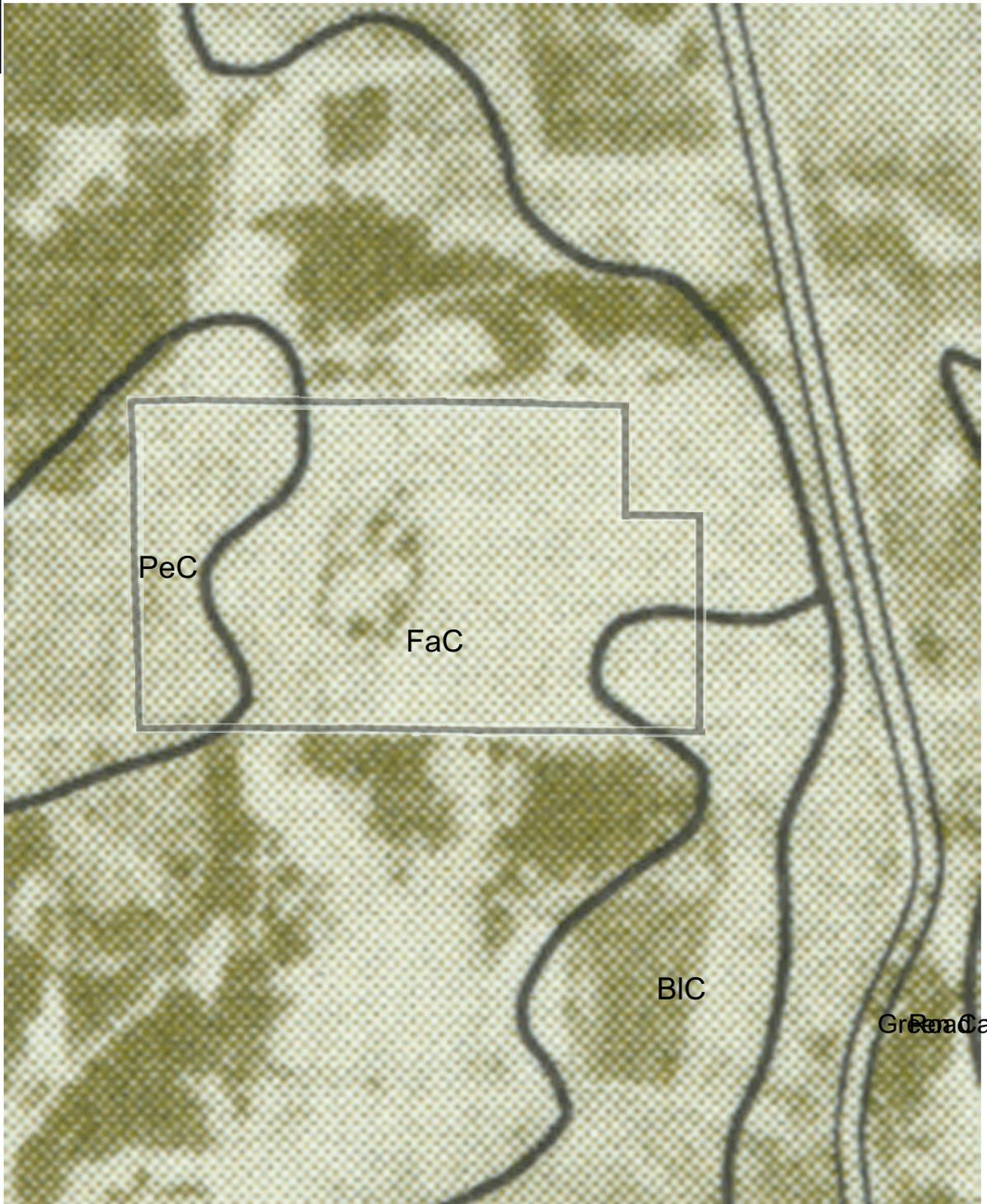
218.05 Acres	Residential
51.01 Acres	Agricultural
37.21 Acres	Undeveloped
	Quarter Mile Zone of Influence (ZOI) Boundary
	Site Boundary

Total: 306.27 ZOI Acres

Figure 1E



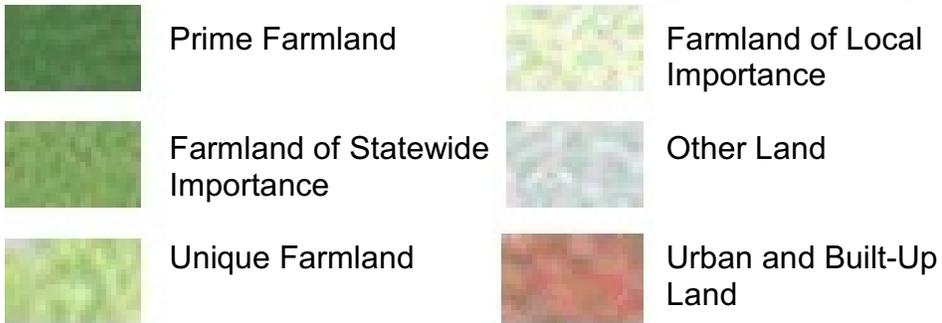
No Scale



**TM 5364
Soils Map**

**Figure
1-5**

North
No Scale

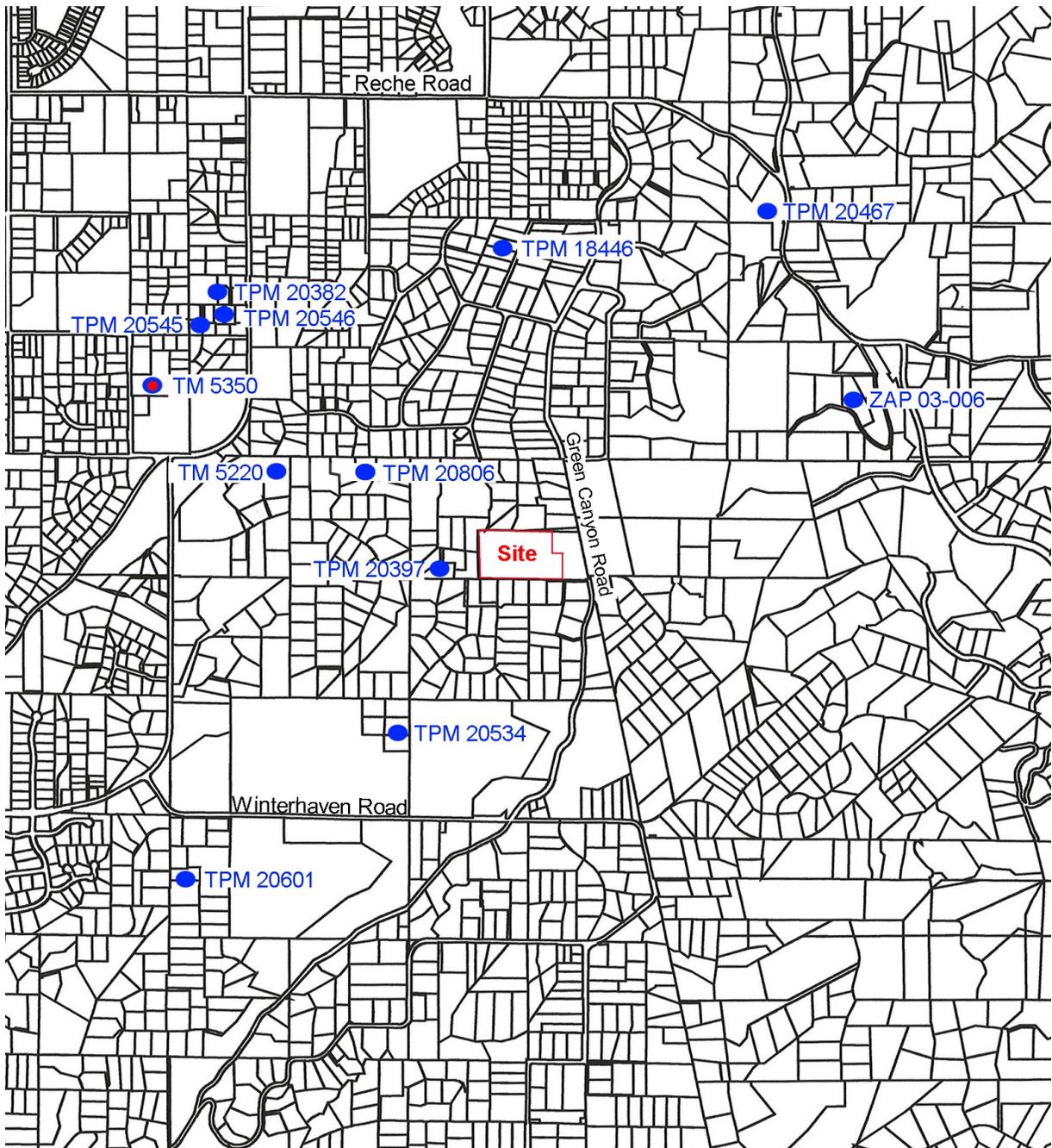


TM 5364
Farmland Map

Figure
1-6



No Scale



- Completed projects in the vicinity of the proposed project
- Open projects in the vicinity of the proposed project



TM 5364 Cumulative Projects

Figure
1-7

Soil Type	Acreage	Soils Description	Capability Unit (Class)	Storie Index
PeC	2.29	Placentia sandy loam, 2 to 9 percent slopes, Farmland of Statewide Importance*	IVe-3(19)	49
FaC	8.22	Fallbrook sandy loam, 5 to 9 percent slopes, Prime Farmland*	IIIe-1(19)	57
BIC	0.71	Bonsall sandy loam, 2 to 9 percent slopes, Farmland of Statewide Importance*	IIIe-3(19)	51
Total Acreage 11.22				

* See Section 1.1.6, page 1-3.

Table

Project Name	Project Description	Completed or Open	Agricultural Impacts
TPM 20397	subdivide 2.33 acres	Completed	none
ZAP 03-006	telecommunication facility	Completed	none
TM 5350	subdivide 3.7 acres into six parcels	Open	none
TPM 20806	subdivide 2.17 acres into two parcels	Completed	none
TPM 20545	subdivide 2.94 acres into four lots	Completed	none
TPM 20382	subdivide 4.68 acres into four lots + remainder	Completed	none
TM 5220	subdivide 16.24 acres into 20 lots	Completed	none
TPM 20467	subdivide 5.6 acres into two parcels	Completed	none
TPM 20601	subdivide 4.64 acres into three lots	Completed	none
TPM 20534	subdivide 5.59 acres into four lots + remainder	Completed	none
TPM 18446	subdivide 4.4 acres into four parcels	Completed	none



**TM 5364
Cumulative Projects List**

**Table
1-2**

