
**Agricultural Resources Letter Report
for the Oro Verde Project
Tentative Map No. TM5583**

Prepared for:

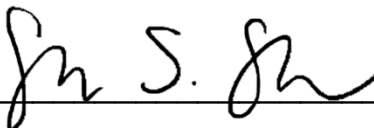
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**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
GLOSSARY OF TERMS AND ACRONYMS.....	III
1 SUMMARY	1
2 INTRODUCTION.....	11
2.1 Purpose of the Report.....	11
2.2 Project Location and Description.....	11
2.3 Open Space Areas	12
2.4 Analysis Methods.....	13
2.5 Environmental Setting	13
2.5.1 Regional Context	13
2.5.2 On-Site Agricultural Resources	14
2.5.3 Off-Site Agricultural Resources	24
2.5.4 Zoning and General Plan Designation	26
3 ON-SITE AGRICULTURAL RESOURCES.....	28
3.1 LARA Model	28
3.2 LARA Model Analysis Determination	28
3.3 Mitigation Measures and Design Considerations	28
3.4 Conclusions.....	29
4 OFF-SITE AGRICULTURAL RESOURCES.....	30
4.1 Guidelines for the Determination of Significance	30
4.2 Analysis of Project Effects.....	30
4.3 Mitigation Measures and Design Considerations	32
4.4 Conclusions.....	32
5 CONFORMANCE WITH AGRICULTURAL POLICIES.....	34
5.1 Applicable General and Community Plan Policies.....	34
5.2 Project Consistency with Applicable Policies	34
5.3 Conclusions.....	34
6 CUMULATIVE IMPACT ANALYSIS	38
6.1 Guidelines for the Determination of Significance	38
6.2 Mitigation Measures and Design Considerations	38
6.3 Conclusions.....	38
7 SUMMARY OF PROJECT IMPACTS AND MITIGATION	40

**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

TABLE OF CONTENTS (CONTINUED)

<u>Section</u>	<u>Page No.</u>
8 REFERENCES.....	42
9 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED	44
9.1 Report Preparation	44
9.1.1 Dudek.....	44
9.2 Lead Agency	44
9.2.1 County of San Diego.....	44

ATTACHMENTS

1	On-Site Well Water Analysis
2	Resolution No. 94-480

FIGURES

1	Location Map	3
2	Regional Map.....	5
3	Site Plan	7
4	Zone of Influence	9
5	Soils Map	16
6	Regional Important Farmlands	20

TABLES

1	On-Site Soil Classifications	14
2	On-Site Farmland Designations.....	22
3	ZOI Farmland Designations.....	25
4	General Plan Agricultural Goals and Policies	34

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

GLOSSARY OF TERMS AND ACRONYMS

CEQA	California Environmental Quality Act
County	County of San Diego
Cumulative Projects	Past, present, and reasonably foreseeable projects that meet the criteria to be considered a part of the effect on agricultural operations in the region. This would involve having agriculture on the property, or having some amount of Principal Farmlands.
DOC	Department of Conservation
FMMP	Farmland Mapping and Monitoring Program
Guidelines	This refers to the County of San Diego Guidelines for Determining Significance and Report Format Content Requirements for Agricultural Resources.
LARA	Local Agricultural Resource Assessment Model
LCC	Land Capability Classification
SanGIS	San Diego Geographic Information Source
SDCWA	San Diego County Water Authority
SI	Storie Index
SSA	Special Study Area
USDA	United States Department of Agriculture
ZOI	Zone of Influence boundary as described in the LARA Model

**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

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1 SUMMARY

The proposed Oro Verde project is approximately 51 acres, located directly southeast of the City of Escondido, in an unincorporated portion of San Diego County, as shown in Figure 1. The project site is located at 2000 Oro Verde Road, north and east of the Diamond Ranch Road and Royal View Road intersection, approximately 3 miles northeast of Interstate 15 (I-15). State Route 78 (SR-78) traverses from east to west approximately 0.5 miles to the south of the proposed project site, as shown on Figure 2.

The Oro Verde project includes a proposed tentative map of a single 51.2-acre parcel (APN No. 241-140-02-00). The proposal includes subdivision of the parcel into ten residential lots, with an additional remainder currently graded parcel for a single family development. The proposed lots range in size from 2.0 to 7.3 acres, as shown in Figure 3, Site Plan. The property would be fully subdivided with no common areas.

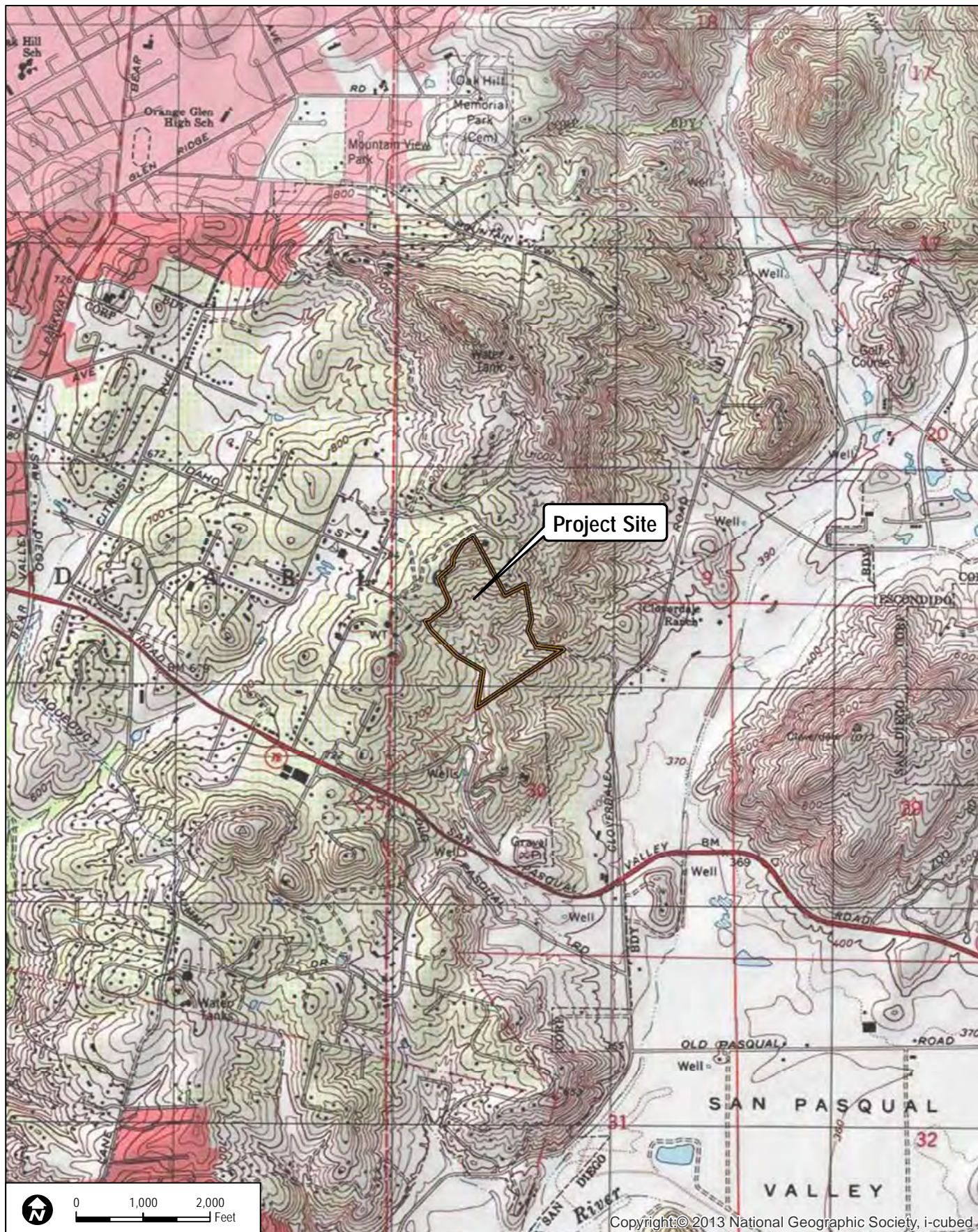
Active agricultural operations on the site began in 1960, and have consistently continued since. The site continues to provide avocados for commercial production on approximately 33 acres, although the trees on site are past the age of peak production. The remainder of the property provides supporting structures and staging for avocado distribution.

Due to the lack of FMMP-designated important farmland on site and soils which meet the requirements of Prime Farmland and Farmland of Statewide Importance, the site is not considered an important agricultural resource, based on criteria outlined within the County of San Diego Guidelines for Determining Significance and Report Format Content Requirements for Agricultural Resources (County of San Diego 2007; “Guidelines”). Due to the lack of important agricultural resources on site, the San Diego County Department of Planning and Development Services Local Agricultural Resource Assessment Model (LARA Model) analysis was not performed regarding on-site resources.

The project’s Zone of Influence (ZOI) is calculated as a quarter mile beyond the perimeter of the project site, including the entire area of all parcels that intersect the quarter mile boundary. The ZOI is a continuous area, as shown in Figure 4, including public right of ways and properties owned by public entities. The project’s ZOI, shown in Figure 4, would impact approximately 764.2 acres, including five separate Williamson Act Contract parcels, and 18.2 acres containing soils designated Prime Farmland as shown in Figure 4. However, the proposed project subdivision would be consistent with surrounding rural residential land uses, due to the large lot size and intensity of use. Further, in order to ensure all project impacts would be less than significant impact to surrounding agricultural resources based on the criteria evaluated in Section 4, fencing would be installed between the proposed residential lots and any adjacent active agricultural operations.

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for the Oro Verde Project Tentative Map No. TM5583**

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SOURCE: USGS 7.5-Minute Series Escondido Quadrangle.

Oro Verde - Agricultural Letter

FIGURE 1
Location Map

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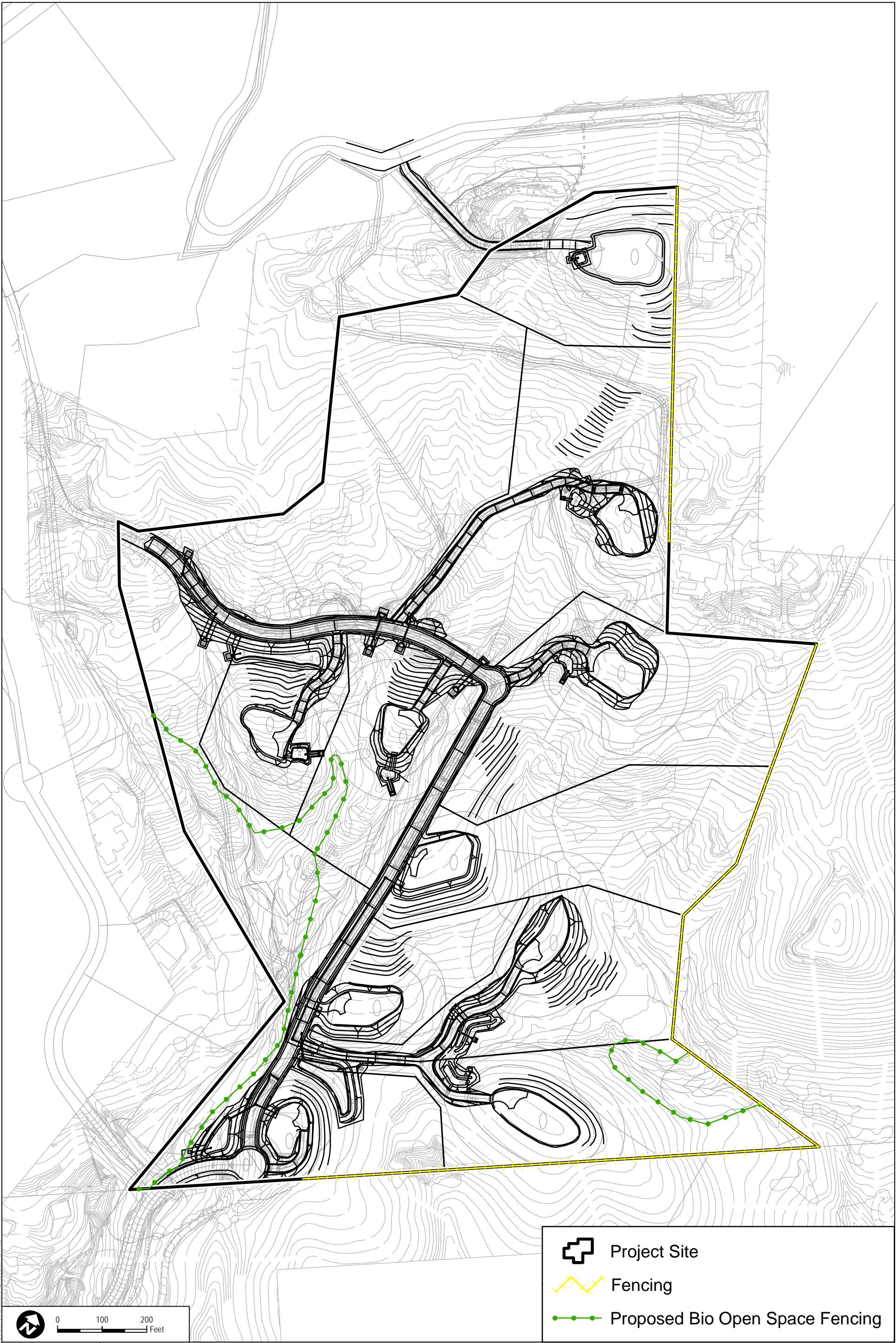
SOURCE: Bing Maps 2013, SANGIS 2013

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Oro Verde - Agricultural Letter

FIGURE 2
Regional Map

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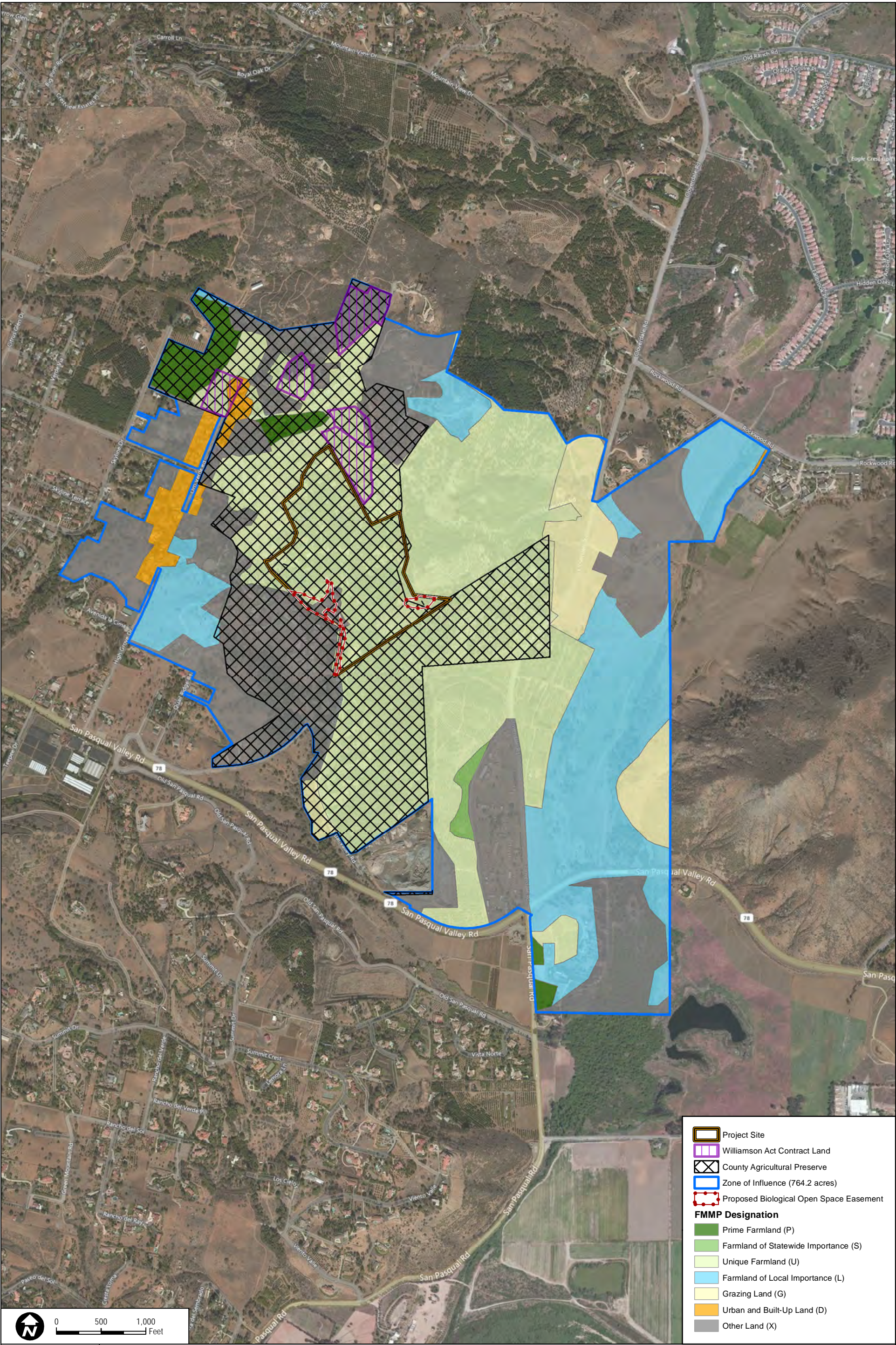
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SOURCE: Hunsaker & Associates 2014

FIGURE 3
Site Plan

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SOURCE: Bing Maps 2016, SANGIS 2016, CA Dept. of Conservation 2012
Note: Figure includes County GIS data that does not reflect the most updated Southeast Escondido County Agricultural Preserve #18 boundary. Southeast Escondido County Agricultural Preserve #18 does not include the project site.

Oro Verde - Agricultural Letter

FIGURE 4
Zone of Influence

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Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

2 INTRODUCTION

2.1 Purpose of the Report

The purpose of this report is to evaluate the significance of any potential direct or indirect impacts the project may have on agricultural resources based on County of San Diego Guidelines for Determining Significance and Report Format and Content Requirement (Guidelines). Additionally, this report would determine the importance of on-site agricultural resources and assess any potential impacts to those resources; address consistency with General Plan policies pertaining to agriculture; and identify project design elements or mitigation measures that would minimize any adverse effects.

2.2 Project Location and Description

Location and Physical Setting

Located within San Diego County, the project site is within a portion of the unincorporated North County Metro Subregional Planning Area completely surrounded by the City of Escondido. The North County Metro Planning Area, defined by the San Diego County General Plan, is a diverse area comprised of many of these small “islands” or areas entirely surrounded by incorporated areas of the surrounding cities of Escondido, San Diego, San Marcos, Vista, and Oceanside.

The project site is located at 2000 Oro Verde Road, north and east of the Diamond Ranch Road and Royal View Road intersection, approximately 3 miles northeast of Interstate 15 (I-15). State Route 78 (SR-78) traverses from east to west approximately 0.5 miles to the south of the proposed project site, as shown on Figure 1. The main access point to the site is provided through Diamond Ranch Road in the southwestern most point of the project site. This private road connects to Old Pasqual Road, a public right-of-way abutting from SR-78, as shown in Figure 2. Secondary access to the site comes from Oro Verde Road, a private drive that connects to the northwestern corner of the project site.

There is an active avocado orchard covering 33 acres or 65% of the project site. Though the orchard does not cover the entire parcel, the entire property consists of supporting infrastructure for the commercial agricultural operation, including several uninhabitable structures. Unpaved roads traverse the rigid topography on site to provide access to the avocado production, while paved roads provide access to the surrounding streets.

The general vicinity of the proposed project site is a mixture of rural residential areas and agricultural operations. Agricultural operations in the area generally include citrus orchards, avocado groves, and nursery crops. On the western edge, the proposed project site is directly

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

adjacent to a residential neighborhood. Residential and small lot agricultural operations abut against the eastern boundary of the project site. Active agricultural operations border the northern and southern limit of the project site. Directly adjacent to the project site on the eastern border is an active agricultural operation on APN # 241-130-06-00, and APN # 241-130-07-00. Both of these parcels are operating under Williamson Act Contracts.

The site contains Unique Farmland and Other Land, as defined by the Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP). However, prime farmland is located approximately 0.1 miles to the north of the project site, as shown in Figure 4.

Project Description

The Oro Verde project includes a proposed tentative map of a single 51.2-acre parcel (APN No. 241-140-02-00). The proposal includes subdividing the parcel into ten single family residential lots, with an additional remainder parcel that is currently graded for a single family development. The proposed lots range in size from 2.0 to 7.3 acres. Development of the ten lots would involve balanced cut and fill of 26,000 cubic yards of material. Figure 3 outlines the proposed division of the separate lots.

The property would be fully subdivided with no common areas. Road and driveways would be private and would be maintained by a home-owners association. The main access point to the site is provided through Diamond Ranch Road in the southwestern most point of the project site. This private road connects to Old Pasqual Road, a public right-of-way directly connected to SR-78. Secondary access to the site comes from Oro Verde Road, a private drive that connects to the northwestern corner of the project site. There are no proposed off-site improvements.

The proposed project site is subject to the County of San Diego General Plan and is designated for Semi-Rural Residential (SR-2) land use, and located within an A70 zone. This semi-rural designation allows for one dwelling unit per two acres, and contains low-density residential neighborhoods, recreational areas, agricultural operations, commercial operations that support rural communities, and serves as a transition to rural areas (County of San Diego 2011a). The A70 zoning is consistent with the semi-rural land use designation, and is intended for crop or animal agriculture limited by neighborhood specific regulations.

2.3 Open Space Areas

The project as proposed would fully divide the property, with no common areas. The project site is designated as a semi-rural land use, and no more than 1 dwelling unit is allowed per two acres. Therefore, due to zoning regulations and the nature of the area, the majority of the subdivided parcels would remain open.

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

There is an existing 0.5-acre open space easement in the southwest corner of the project site. In addition, as a part of the proposed project, an additional 2.2-acre biological open space easement is proposed that would line the southwestern perimeter of the project site, and a portion of the southeaster perimeter. This biological open space is proposed as a buffer for jurisdictional waters, wetlands, and RPO wetlands and buffers. These proposed and existing open space easements are outlined in Figure 3, Site Plan. In addition to the proposed open space, an additional 100-foot limited building zone easement is proposed. This would buffer any substantial construction in the southwestern portion of the proposed project site.

2.4 Analysis Methods

The study area includes the proposed project site, as well as the ZOI within the North County Metro Subregion of San Diego County. Analysis is based on information from the DOC FMMP Farmlands maps for San Diego County, the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service Soil Surveys, and the San Diego County Geographic Information Source (SanGIS). Additionally, Google Earth maps were used for aerial interpretations of the site and surrounding areas.

2.5 Environmental Setting

2.5.1 Regional Context

The project site is located within the North County Metro Planning Area, one of 23 planning subregions identified within the San Diego County General Plan. The project site is located within an area known as an island in this planning area, as the unincorporated area is completely surrounded by the City of Escondido. The project site is designated for SR-2 land use, and located within an A70 zone. This semi-rural designation allows for 1 dwelling unit per 2 gross acres, and contains low-density residential neighborhoods, recreational areas, agricultural operations, commercial operations that support rural communities, and serves as a transition to rural areas (County of San Diego Land Use Element). The A70 zoning is consistent with the semi-rural land use designation, and is intended for crop or animal agriculture limited by neighborhood specific regulations.

The North County Metro Subregional Plan for the area supplements the existing Elements of the San Diego County General Plan and provides a basis for regulation for this specific unincorporated area. Goal 3 in Chapter 2 of the Subregional Plan is to promote agriculture by protecting semi-rural and rural areas from urbanization and incompatible development (County of San Diego 2011b).

The City of Escondido surrounds this entire island of the North County Metro Planning Area where the proposed project is located. Land use designations directly encircling the area as

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

defined within the City of Escondido General Plan are comparable, including rural land use designations allowing one dwelling unit per one acre (City of Escondido 2012). The general vicinity of the proposed project site is characterized by rural residential land uses, with scattered agricultural operations.

2.5.2 On-Site Agricultural Resources

On-Site Agricultural Uses

Avocado cultivation and production is still active on approximately 33 acres, although the trees on site are past the age of peak production. The remainder of the property provides supporting structures and staging for avocado distribution.

The grove was planted between 1968 and 1969, and the trees are approximately 45 years old. Without serious impact of root rot or disease, avocado orchards are estimated to be useful for approximately 40 years, and it is estimated that the life span of a productive commercial avocado orchard is 35 years. On average in California, an orchard is removed after 34 years depending on various factors, such as the increase in expenses to harvest large older trees due to their increased water demand (Goodall et. al. 1971)

Soils

The project site is located on the Cretaceous Plutonic geologic formation. Table 1 outlines the different soil types located on site, based on US Department of Agriculture Natural Resources Conservation Service data, as shown in Figure 5, Soils Map. Table 1 indicates that the Soil Quality Matrix Score (County of San Diego Guidelines for Determining Significance 2007; Table 8) of less than 0.33 (0.0) and does not have 10 acres or more of contiguous Prime Farmland or Farmland of Statewide Importance. Soil Quality Rating is “Low.”

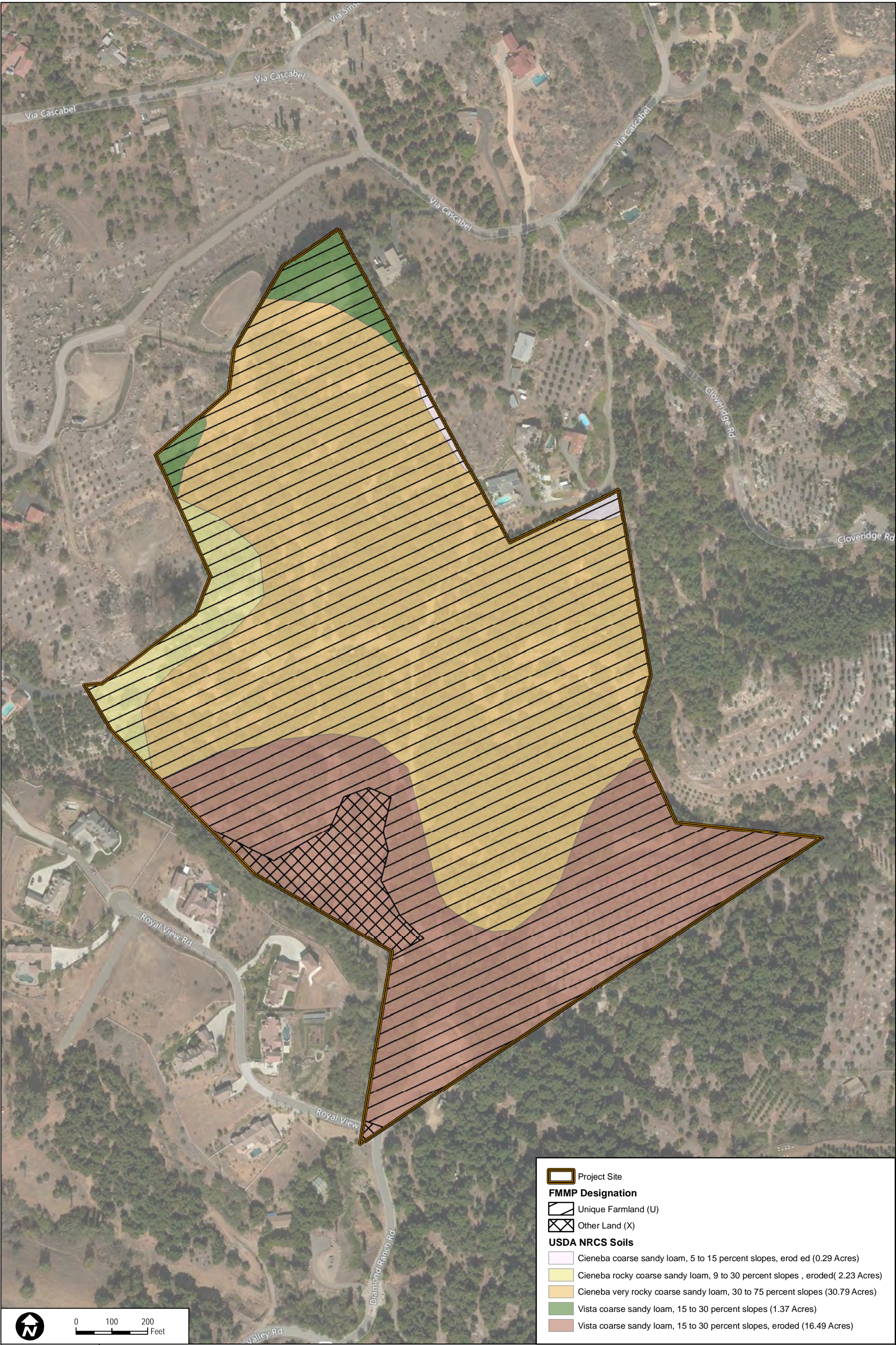
**Table 1
On-Site Soil Classifications**

Map Symbol	Soil Name	Percent Slope	Acres on Site	Land Capability Classification (LCC)	Storie Index (SI)	Candidate for Prime Farmland or Statewide Importance	Score
CID2	Cieneba coarse sandy loam, eroded	5–15%	0.3 (0.6%)	Vle	5	0	0.0
CmE2	Cieneba rocky coarse sandy loam, eroded	9–30%	2.2 (4.2%)	Vlle/VIII	5	0	0.0
CmrG	Cieneba very rocky coarse sandy loam	30–75%	30.8 (60.2%)	Vlle/VIII	N/A	0	0.0

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

VsE	Vista coarse sandy loam	15–30%	1.4 (2.7 %)	Vle	3	0	0.0
VsE2	Vista coarse sandy loam, eroded	5–15%	16.6 (32.2%)	Vle	3	0	0.0
TOTAL	-	-	51.2 (100%)	-	-	0	0.0

Source: USDA Web Soil Survey



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SOURCE: Bing Maps 2016, USDA 2002, Dept. of Conservation 2012

Oro Verde - Agricultural Letter

FIGURE 5
Soils Map

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Land Capability Classification (LCC)

LCC classifies soils according to their limitations when cultivated and according to the way that they respond to management practices. Class I soils have no significant limitation for raising crops. Classes VI through VIII have severe limitations, limiting or precluding their use for agriculture. Capability subclasses are also assigned by adding a small letter to the class designation. Capability subclasses include the letters “e,” “w,” “s,” or “c.” The letter “e” shows that the main limitation is risk of erosion. The letter “w” indicates that water in or on the soil interferes with plant growth or cultivation.

The letter “s” indicates that the soil is limited mainly because it is shallow, droughty, or stony. Finally, the letter “c” is used only in some parts of the United States where cold or dry climates are a concern. Groupings are made according to the limitation of the soils when used to grow crops and the risk of damage to soils when they are used in agriculture. Productive agriculture in San Diego County typically occurs on soils having LCC ratings of III and IV, and a significant number of local soils have the class designations “e” and “c,” indicating limitations related to erosion and shallow soils. LCC values for the soils on site are detailed within Table 1.

Storie Index

Storie Index (SI), another traditional measure of soil quality, expresses numerically on a 100-point scale the relative degree of suitability or value of a soil for general intensive agriculture. Higher SI ratings indicate higher quality soils. The SI rating is based on several factors including profile characteristics (affecting root penetration), surface soil texture (affecting ease of tillage and capacity of soil to hold water), slope (affecting soil erosion), and other unique limiting factors of the soil such as poor drainage, high water table, salts, and acidity. Productive agriculture in San Diego County typically occurs on soils with low SI ratings (typically in the 30s). SI values for soils on site are depicted within Table 1.

Crop Suitability

The USDA Soil Survey report for the San Diego area classifies crop suitability for various soil types. The on-site soil type for 60% of the site, or 31 acres is CmrG, Cieneba very rocky coarse sandy loam with 30%–75% slopes. Under a high level of management, avocado cultivation is estimated to produce approximately 169 boxes per acre on this soil type (USDA 2014).

Soils on 20 acres, or 40% of the proposed project site, have a severe avocado root rot hazard rating, due to the depth of water restricting layers, as defined by the USDA Soil Survey.

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

Prime Farmland Soils and Soils of Statewide Importance

The State of California DOC FMMP Farmland categories are based on local soil characteristics and irrigation status, with the best quality land identified as Prime Farmland and Farmland of Statewide Importance. The DOC has classified land in California into seven “Important Farmlands Categories.” Annotated definitions of the relevant classifications for the proposed project are found below.

Prime Farmland (P) – Land with the best combination of physical and chemical characteristics, which are able to sustain long-term production of agricultural crops.

Farmland of Statewide Importance (S) – Land with a good combination of physical and chemical characteristics for agricultural production, having only minor shortcomings, such as less ability to store soil moisture, compared to prime farmland.

Unique Farmland (U) – Land used for production of the state’s major crops on soils not qualifying for prime or statewide importance. This land is usually irrigated, but may include non-irrigated fruits and vegetables as found in some climatic zones in California.

Farmland of Local Importance (L) – This land is of importance to the local economy, as defined by each county’s local advisory committee and adopted by its Board of Supervisors. This land is either currently producing or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. In San Diego County, the definition has been established as land that meets all the characteristics of prime and statewide, with the exception of irrigation. (Department of Conservation 2014)

Grazing Land (G) – Land on which the existing vegetation is suited to the grazing of livestock.

Urban and Built-up Land (D) – Residential land with a density of at least six units per 10-acre parcel, as well as land used for industrial and commercial purposes, golf courses, landfills, airports, sewage treatment, and water control structures.

Other Land (X) – Land which does not meet the criteria of any other category. Common examples include low density rural developments, brush, timber, wetland and riparian areas not suitable for livestock grazing, and confined livestock.

FMMP designations on site include only Unique Farmland and Other Land, as shown on Figure 6. The breakdown of the amount of each and the percentage of the site devoted to each designation is outlined in Table 2.

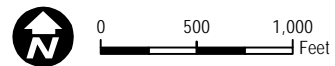
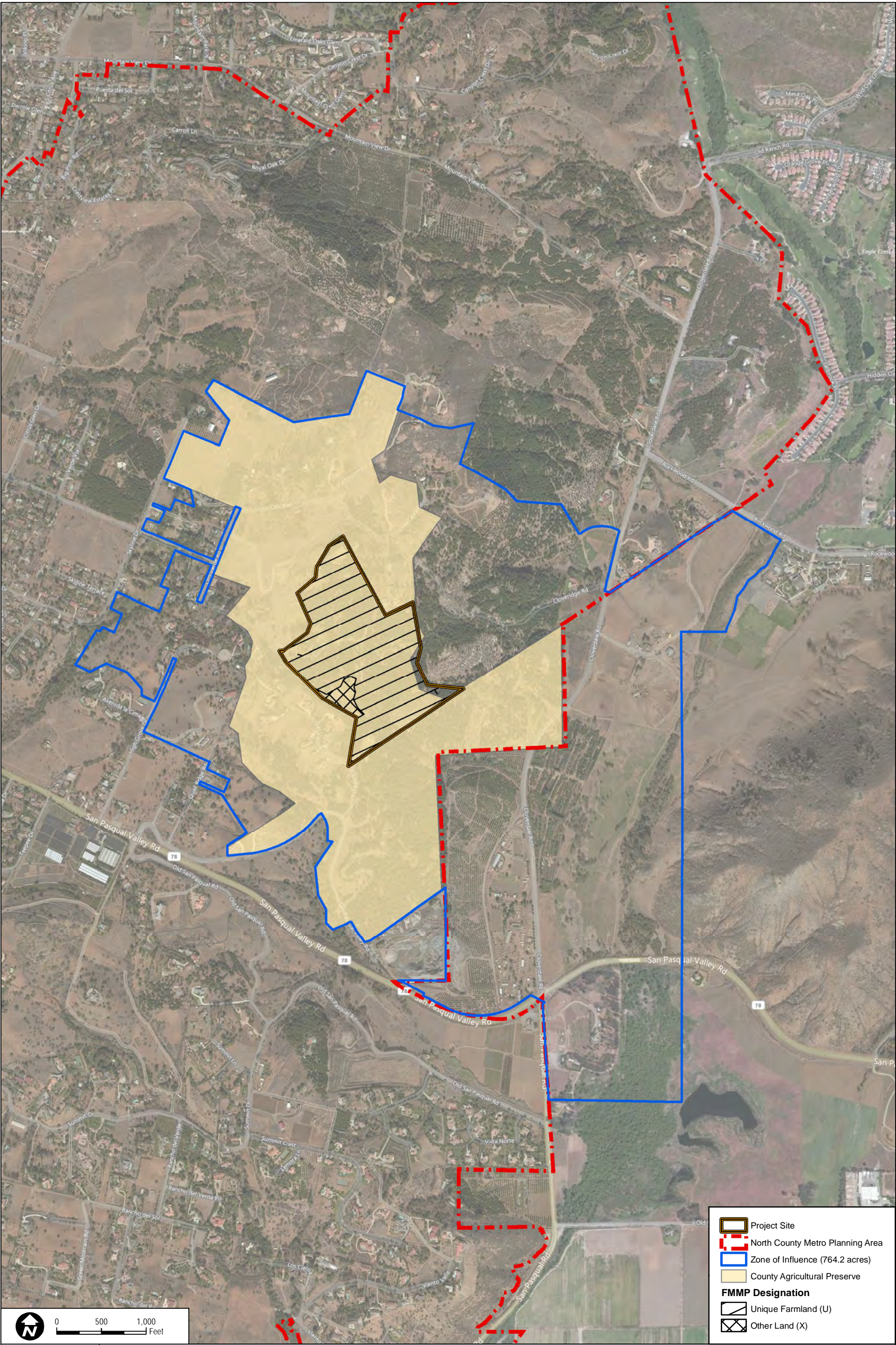


FIGURE 6
Regional Important Farmlands

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Table 2
On-Site Farmland Designations

FMMP Designation	Acres on Site	Percentage of the Site
Unique Farmland	44.9	88%
Other Land	6.3	12%

History of Agricultural Use

Historically, the site was covered with native vegetation. Active agricultural operations (avocado production) began in 1960, and have consistently continued on site. The site continues to provide avocados for commercial production.

Climate

The San Pasqual Valley weather station (KCASANPA3) is located just south of the project site, on the other side of SR-78, approximately 400 feet above sea level. Average temperatures at this station area range from approximately 42°F to 89°F on average throughout the year. Average precipitation is approximately 15 inches annually.

There are two generally used climate rating systems, which can be applied to a particular area, to determine what plants or agricultural crops are appropriate for that site. These are the Sunset Climate Zone and the USDA Hardiness Rating, as described below.

USDA Hardiness Rating – Defined by the USDA Agricultural Research Service, hardiness ratings identify the lowest temperature at which a plant would thrive, and these zones are defined by the average annual extreme minimum temperature in an area. The project site is located in USDA Hardiness Zone 9b. This zone is defined as having minimum temperatures between 25 and 30°F (USDA 2014).

Sunset Climate Zone – The County of San Diego has assigned climate zones as a way of accounting for the variability of microclimate conditions and climate suitability throughout the County. The project site is located within Climate Zone 21 on the County’s Area Climates and Generalized Western Plant Climate Zones (“Sunset Zones”) map (County of San Diego 2006). Zone 21, represents a thermal belt with influence of both maritime and interior air. Temperatures in this area rarely drop below 30°F, the mildest zone which also provides adequate winter chilling, and is best suited for citrus plants.

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

Water

There are several wells located on the proposed project site. In May 2011 and January 2014, Ag-Laboratory performed analysis regarding the salinity levels of the water within these wells, as shown in Attachment 1. The water levels are 300 to 400% higher in salinity than optimal conditions for avocado growth. This analysis shows that the on-site well water would cause chloride toxicity on avocados or any other salt sensitive plants (Ag-Laboratory 2014). The project site is located within the Rincon Del Diablo Municipal Water District. Municipally treated water would be provided to the proposed project through this Water District, and there is a water meter on-site.

Williamson Act Contracts

The Land Conservation Act of 1965, also known as the Williamson Act, preserves agricultural lands through property tax incentives and restrictive use Contracts. This Act enables local governments to enter into voluntary Contracts with private land owners restricting specific parcels of land to agricultural use for a minimum period of 10 years, while providing landowners with reduced property tax assessments based on agricultural use rather than full market value (Department of Conservation 2013).

The project site (APN 241-140-02-00) was previously a part of a Williamson Act Contract with the County. This Contract was entered into in February 28, 1972, as was not renewed in 1978. The project site is not currently a part of a Williamson Act Contract with the County. However, there are lands under Williamson Act Contracts within one-quarter mile of the project site, as shown in Figure 4.

Agricultural Preserves

An agricultural preserve is an area devoted to agricultural use, open space use, recreational use, or any combination of such uses, and compatible uses designated by the County. Preserves are established for the purpose of defining the areas where the County would be willing to enter into Contracts pursuant to the Williamson Act. Landowners within a preserve may enter into a Contract with the County to restrict their land to the uses stated above, with the benefit that the assessment on their land would be based on its restricted use rather than on its market value. Lands designated within a preserve but not under Contract are restricted only to those uses allowed under their agricultural zoning (San Diego County General Plan 2011c).

The County of San Diego defined Southeast Escondido Agricultural Preserve 18, originally included the proposed project site. However, as of December 7, 1994, the County Board of Supervisors adopted

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

Resolution No. 94-480 (included as Attachment 2), disestablishing the project site from the preserve. Currently, the project site is not under the jurisdiction of any agricultural preserve.

2.5.3 Off-Site Agricultural Resources

The Guidelines require that agricultural operations, within one-quarter mile of the project site be identified, including any lands under Williamson Act Contracts, Important FMMP designations, agricultural preserves, and any active agricultural operations. The one-quarter mile boundary is established using the criteria in Attachment F of the Guidelines and is defined as the project's ZOI. The proposed project's ZOI encompasses approximately 764.2 acres. One hundred percent of the land outlined within this area is compatible with agricultural use, which includes rural residential land use, and active agricultural operations. Individual descriptions of each compatible area are identified below.

Williamson Act Contracts

There are five separate parcels operating under Williamson Act Contracts, (APN Nos. 241-130-07-00, 241-040-30-00, 241-040-46-00, 241-121-02-00, 241-130-06-00) totaling 22.7 acres within the one-quarter mile ZOI surrounding the project site, as shown on Figure 4. These Contract lands are active agricultural areas, producing avocados or citrus crops and supporting operations on the entire parcel.

APN 241-130-06-00, a 6.0-acre parcel, borders the project site on the north eastern edge of the site for approximately 800 feet. This adjacent parcel is under a Williamson Act Contract through Oliver and Virginia Thomas Trust, and is connected on the opposite side to APN 241-130-07-00, a 3.2-acre parcel under Contract, located directly to the northeast of the project site. APN 241-040-30-00 is a 3.2-acre site, located directly north of the project site, and parcel number 241-121-02-00, is a 5.94-acre lot on the northern edge of the ZOI. The fifth and final Contract parcel within the ZOI is APN 241-040-46-00, a 4.4-acre parcel directly northwest of the project site. Each parcel houses active agricultural operations, with avocado or citrus orchards.

According to County of San Diego Board of Supervisors Policy I-38 updated December 16, 2015, to be eligible to enter into a Williamson Act Contract, an applicant must comply with the recommended minimum ownership size for an agricultural operation, based on the characteristic and use of the land. The minimum ownership size recommended for tree crops within Section 3 of the County Code is 10 acres (County of San Diego 2012). The individual parcels under Contract are all over three acres, but the largest parcel is 6.0 acres. Each supports active tree crop agricultural operations. Even though APNs ending in -06 and -07 are contiguous, the combined acreage is still less than 10 acres.

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

FMMP Designations

Although there are no lands designated Prime Farmland or Farmland of Statewide Importance on site, these areas occur immediately to the north and in the vicinity of the project site. As outlined within Table 3, the project's approximately 764.2-acre ZOI is dominated by Unique Farmland and Other Land, as defined in Section 2.5.1. Less than 1% of the total ZOI includes Prime Farmland.

**Table 3
ZOI Farmland Designations**

FMMP Designation	Acres within ZOI	Percentage of total ZOI
Prime Farmland	18.2	2.4%
Farmland of Statewide Importance	3.5	<1.0%
Unique Farmland	315.9	41.3%
Farmland of Local Importance	137.3	18.0%
Grazing Land	40.5	5.3%
Urban and Built-up Land	15.9	2.1%
Other Land	232.8	30.5%

Agricultural Preserves

As outlined in Section 2.5.1, agricultural preserves are established for the purpose of defining the areas where the County would be willing to enter into Contracts pursuant to the Williamson Act, due to land uses in these areas compatible to agricultural operations. A portion of the ZOI is defined as an agricultural preserve by the county; these specific areas are shown in Figure 6.

Active Agricultural Operations

There are active irrigated croplands or other crop production within the ZOI. The topography and soil types in the area support tree crops most efficiently, and avocado groves and citrus orchards are scattered throughout the vicinity of the project. Approximately 68% of the ZOI includes FMMP designations that support agricultural operations, as shown in Figure 4. However, approximately 2.4% of the ZOI is defined by the FMMP as Prime Farmland. In addition, approximately 233 acres, or 30.5% of the ZOI is designated as "Other Land," which is not suitable to support agricultural production.

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

2.5.4 Zoning and General Plan Designation

The proposed project's ZOI is also within the North County Metro Planning Area, outlined within the San Diego County General Plan. Similarly to the project site, the vicinity is designated as SR-2 land use, and located within an A70 zone. This semi-rural designation allows for 1 dwelling unit per 2 gross acres, and contains low-density residential neighborhoods, recreational areas, agricultural operations, commercial operations that support rural communities, and serves as a transition to rural areas (County of San Diego 2011a). The A70 zoning is consistent with the semi-rural land use designation, and is intended for crop or animal agriculture limited by neighborhood specific regulations.

**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

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Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

3 ON-SITE AGRICULTURAL RESOURCES

3.1 LARA Model

In determining whether impacts to agricultural resources are significant, the California Environmental Quality Act (CEQA) Guidelines reference the California Agricultural LESA Model (1997) prepared by the DOC, as a methodology that may be used to assess the relative value of agriculture and farmland. However, due to the shortcomings of this model's ability to capture the unique character of San Diego agriculture, the County of San Diego has approved a local methodology that is used to determine the CEQA significance of project impacts related to agricultural resources in the unincorporated area of San Diego County, known as the Local Agricultural Resource Assessment (LARA Model).

The LARA Model takes into account six factors to determine the importance of agricultural resources. The Model includes three Required Factors: water, climate and soil quality; and three Complementary Factors: surrounding land uses, land use consistency, and slope.

3.2 LARA Model Analysis Determination

Implementation of the proposed project would discontinue all avocado production on site, and would result in conversion of approximately 45 acres of designated Unique Farmland to non-agricultural use. Subsequent impacts would be only considered direct if important agricultural resources, as defined by the County Guidelines for Determining Significance, are converted to a non-agricultural use. Specifically in San Diego County, agricultural resources on site are considered important if the soils FMMP designation includes Prime Farmland or Farmland of Statewide Importance. As shown in Table 1 in Section 2.5.1, the soils on site do not meet any of these criteria, and only a small percentage of soils on site are indicative of prosperous agricultural cultivation. Therefore, agricultural resources on site are not important, and subdivision of the parcel would not create significant impact to on site agricultural resources.

As outlined above, the LARA Model assesses important agricultural resources. Due to the lack of important soils on site, or criteria to warrant further analysis, the LARA Model is not required to be completed for the proposed project. Due to the lack of significant impacts, no mitigation measures related to on-site agricultural resources are proposed.

3.3 Mitigation Measures and Design Considerations

The proposed project would discontinue all agricultural operations on-site. However, discontinuing avocado production on-site would not result in the conversion of CEQA significant

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

agricultural resources on-site since the site was determined to not be an Agricultural Resource. No mitigation measures related to on-site agricultural resources are proposed.

3.4 Conclusions

The project would not result in conversion of any Prime Farmland or Farmland of Statewide Importance soil candidates. Therefore, impacts to on-site agricultural resources would be considered less than significant.

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

4 OFF-SITE AGRICULTURAL RESOURCES

4.1 Guidelines for the Determination of Significance

The following significance guidelines are the basis for determining the significance of indirect impacts, to off-site agricultural operations, in San Diego County:

- a. The project proposes a non-agricultural land use within one-quarter mile of an active agricultural operation or land under a Williamson Act Contract (Contract) and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use.
- b. The project proposes a school, church, day care or other use that involves a concentration of people at certain times within one mile of an agricultural operation or land under Contract and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use.
- c. The project would involve other changes to the existing environment, which due to their location or nature, could result in the conversion of off-site agricultural resources to a non-agricultural use or could adversely impact the viability of agriculture on land under a Contract.

4.2 Analysis of Project Effects

A proposed project near an active agricultural use has the potential to cause significant indirect effects to agricultural resources because of the potential incompatibility between the proposed use and existing agricultural activities. Adverse impacts caused by incompatible development near agricultural uses include, but are not limited to: farm practice complaints, pesticide use limitations, liability concerns, economic instability caused by urbanization and changing land values, trespassing theft, and vandalism, damage to equipment, crops, and livestock; crop and irrigation spraying limitations due to urban use encroachment; introduction of urban use pollutants entering farm water sources; competition for water; development affecting recharge of groundwater; soil erosion and storm water runoff emanating from urban use; shading of crops from inappropriate buffering; importation of pests and weeds from urban areas or introduced pest populations from unmaintained landscaping; increased traffic; effects of nighttime lighting on growth patterns of greenhouse crops; interruption of cold air drainage.

The Oro Verde project site impacts approximately 764.2 acres within its ZOI, as shown in Figure 6. As discussed in Section 2.5.2, there are only 21.7 acres (2.8%) of land designated as Prime Farmland or Farmland of Statewide Importance within the project's ZOI, but the entire ZOI is

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

comprised of existing agricultural lands and rural residential areas. Subdivision of the proposed project site would be consistent with the lot sizes of surrounding residential lots in the general vicinity of the project. The proposed residential use of the site would be similar to the adjacent subdivision directly southeast of the project site. Subdivision would lead to development that would provide similar density as existing rural residential land use, such as directly west of the proposed project also within one-quarter mile of the Contract lands and active agricultural uses. Since there are already existing conditions similar to the proposed project within the ZOI, this would not result in the any additional pressure to convert surrounding agricultural lands. Impacts would be less than significant.

The project would lead to non-agricultural land use within one-quarter mile of active agricultural operations, as well as five separate parcels under Williamson Act Contracts. In order to avoid potential significant impacts associated with theft and trespass on adjacent agricultural operations, fencing is proposed on the northeastern and southeastern perimeter of the proposed project site, as shown in Figure 3, Site Plan. Due to the implementation of this fencing mitigation, land use conflicts between these agricultural operations and Contract land are not anticipated. In addition, development of the residential use on-site would be similar to adjacent residential land uses also intermixed with the surrounding agricultural uses. Fencing will reduce the potential for theft and trespass by adjacent new residents or associated domesticated animals. Avocado groves and citrus orchards do not utilize consistent loud machinery, or create off-putting odor, and are therefore compatible with low density residential use, as proposed. Additional impacts to agricultural use based on adjacent residential use are already limited in this area due to rural residential uses within the project's ZOI.

Small agricultural operations in the project vicinity have coexisted with residential land uses surrounding the operations for over 20 years. These sites are most likely already limited in their use of pesticides and irrigation spraying due to proximity of neighboring residences. The limitations in pesticide use are due to the highly regulated nature of private application. The County Weights and Measures Department enforces the laws which regulate the use of pesticides. Agricultural producers, especially growers near residential land uses, must show they are knowledgeable about pesticide use and safety by obtaining a Certified Private Applicators Certificate from the County Agricultural Commissioner's Office. These small operations appear to be tree crops, which would make irrigation spraying an ineffective and wasteful use of water. Typical operations such as these normally use a drip irrigation system or are being watered by hand, which would be compatible with the proposed development on-site.

Additionally, the project does not propose a school, church, day care or other use that involves a heavy concentration of people at certain times of the day. The Oro Verde project would not involve changes to the existing environment, or alter the rural characteristic of the area that

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

could result in the conversion of off-site agricultural resources to a non-agricultural use or could adversely impact the viability of agriculture on land under a Contract. With the addition of fencing mitigation at the locations identified on Figure 3 the project's impacts to off-site agricultural resources would be less than significant with mitigation incorporated.

4.3 Mitigation Measures and Design Considerations

The following mitigation measure would be implemented as shown in Figure 3, Site Plan:

MM-1 Prior to completion of residential structures on-site, fencing shall be installed along boundaries of the proposed residential lots and existing agricultural operations. Fencing shall be three strand wire fencing and shall be 4 feet tall. This fencing shall not be placed within the biological open space located on-site and will not encroach into wetland areas.

Implementation of MM-1 would ensure that impacts to off-site agricultural resources would remain less than significant.

4.4 Conclusions

Based on the above significance criteria outlined from the Guidelines, the project's impacts on off-site agricultural resources would be less than significant with mitigation incorporated.

**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

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Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

5 CONFORMANCE WITH AGRICULTURAL POLICIES

5.1 Applicable General and Community Plan Policies

San Diego County General Plan

The proposed project is subject to the current San Diego County General Plan, adopted August 3, 2011. Relevant policies related to agricultural use at the project site as contained in the Conservation and Open Space Elements of the General Plan are discussed in Table 4.

North County Metro Subregional Plan

Due to the project's location within the North County Metro Planning Area, a subregion within the San Diego County, the project is also subject to the North County Metro Subregional Plan. This plan is included within the overall San Diego County General Plan.

5.2 Project Consistency with Applicable Policies

As evaluated in Table 4, the proposed project would not conflict with applicable policies related to agriculture. No significant impacts related to conformance with agricultural policies would occur.

5.3 Conclusions

As evaluated in Sections 5.1 and 5.2, no significant impacts related to conformance with agricultural policies have been identified.

Table 4
General Plan Agricultural Goals and Policies

Goal or Policy	Project Consistency
<i>Conservation and Open Space Element</i>	
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.	Although the project is converting active agricultural land to non-agricultural use, the site was determined not to be an important agricultural resource. In addition, the project would not alter the rural character of the project vicinity and would be compatible with the surrounding agricultural uses, as the subdivision would promote rural residential development similar to that existing in the area. The proposed project would implement a similar rural characteristic and remain consistent with the semi-rural land use designation, with large lot low density residential use, similar to the residential uses in the surrounding vicinity. Lot sizes range between 2.0 and 7.3 acres and would allow for future owners to have agricultural operations on-site. This would not create any additional pressure to urbanize the surrounding County-designated agricultural preserve.
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	

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

Table 4
General Plan Agricultural Goals and Policies

Goal or Policy	Project Consistency
<p>existing agricultural operations from encroachment of incompatible land uses by doing the following:</p> <ul style="list-style-type: none"> • Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new project 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 consolidations of development during the subdivision process. <p>Discourage development that is potentially incompatible with intensive agricultural uses includes schools and civic buildings where the public gather, daycare facilities under private institutional use, private institutional uses (e.g., private hospitals or rest homes), residential densities higher than two dwelling units per acre, and office and retail commercial.</p> <p>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.</p> <p>Recreational and open space uses can serve as an effective buffer between agriculture and development that is potential incompatible with agriculture uses.</p> <p>COS-6.4 Conservation Easements. Support the acquisition of voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.</p> <p>In addition to their economic value, agricultural lands provide the added benefit of serving as habitat areas for sensitive animal species.</p>	<p>Existing and proposed open space easements will help create a buffer from the proposed development to the surrounding agricultural uses. There is an existing 0.5-acre open space easement in the southwest corner of the project site. In addition, as a part of the proposed project, an additional 2.2-acre biological open space easement is proposed lining the southwestern perimeter of the project site, and a portion of the southeaster perimeter. This biological open space is proposed as a buffer for jurisdictional waters, wetlands, and RPO wetlands and buffers. These proposed and existing open space easements are outlined in Figure 3, Site Plan. In addition to the proposed open space, an additional 100-foot limited building zone easement is proposed. This would buffer any substantial construction in the southwestern portion of the proposed project site.</p> <p>In addition, fencing is proposed within mitigation measure MM-1 on the perimeter of the project site in areas adjacent to active agriculture operations where open space easements are not proposed in order to preserve the agriculture operations and avoid theft and trespass. The project does not propose recreational and multi-use trails, in order to ensure the compatibility of development with adjacent agriculture operations.</p> <p>The project is not located on land under a County Williamson Act contract or County designated agricultural preserve.</p>

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

Table 4
General Plan Agricultural Goals and Policies

Goal or Policy	Project Consistency
<i>Land Use Element</i>	
<p>GOAL LU-5 Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives while promoting public health.</p> <p>LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.</p>	<p>The project would not alter the rural character of the project vicinity and would be compatible with the surrounding agricultural uses, as the subdivision would promote , residential development similar to that existing in the area. Lots sizes range between 2.0 and 7.3 and would allow for agriculture operations on-site. This would not create any additional pressure to urbanize the surrounding County-designated agricultural preserve. As mentioned above, the project proposes a biological open space easement, and buffer, fencing (MM-1) on the perimeter of the project site in areas adjacent to active agriculture operations in order to preserve the agriculture operations and avoid theft and trespass. The project does not propose recreational and multi-use trails, in order to ensure the compatibility of development with adjacent agriculture operations.</p>
<p>GOAL LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.</p> <p>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.</p>	<p>Although the project is converting active agricultural land to non-agricultural se, the site was determined to not be an important agricultural resource. In addition, the project would be compatible with the surrounding agricultural uses, as the subdivision would promote rural residential development similar to that existing in the area. The proposed project would implement a similar rural characteristic and remain consistent with the semi-rural land use designation, with large lot low density residential use, similar to the residential uses in the surrounding vicinity. Lots sizes range between 2.0 and 7.3 and would allow for future owners to have agricultural operations on-site.</p> <p>Existing and proposed open space easements will help create a buffer from the proposed development to the surrounding agricultural uses. There is an existing 0.5-acre open space easement in the southwest corner of the project site. In addition, as a part of the proposed project, an additional 2.2-acre biological open space easement is proposed lining the southwestern perimeter of the project site, and a portion of the southeaster perimeter. This biological open space is proposed as a buffer for jurisdictional waters, wetlands, and RPO wetlands and buffers. These proposed and existing open space easements are outlined in Figure 3, Site Plan. In addition to the proposed open space, an additional 100-foot limited building zone easement is proposed. This would buffer any substantial construction in the southwestern portion of the proposed project site.</p> <p>In addition, fencing is proposed on the project site through MM-1 on the perimeter of the project site in areas adjacent to active agriculture operations where open space easements are not proposed in order to preserve the agriculture operations and avoid theft and trespass. The project does not propose recreational and multi-use trails, in order to ensure the compatibility of development with adjacent agriculture operations.</p>

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

Table 4
General Plan Agricultural Goals and Policies

Goal or Policy	Project Consistency
	The project is not located on land under a County Williamson Act contract or County designated agricultural preserve.
<p>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.</p> <p>LU-7.1 Agricultural Land Development. Protect agricultural lands with lower density land use designations that support continued agricultural operations.</p> <p>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.</p>	<p>The proposed project would implement a similar rural characteristic to the surrounding area and would be consistent with the semi-rural land use designation, with large lot, low density residential use. Lot sizes range between 2.0 and 7.3 and would allow for agriculture operations on-site.</p>
<i>North County Metro Subregional Plan</i>	
<p>GOAL 3 Promote Agriculture in Non-Urban Areas. Promote agriculture by protecting semi-rural and rural areas from urbanization and incompatible development.</p>	<p>The proposed project would be consistent with the unique local character of the surrounding community. Surrounding agricultural operations include avocado groves and citrus orchards that would be compatible with rural residential development. The proposed project would implement a similar rural characteristic and stay consistent with the semi-rural land use designation, with large lot, low density residential use, similar to the residential uses in the surrounding vicinity. Lots sizes range between 2.0 and 7.3 and would allow for agriculture operations on-site.</p> <p>To ensure that the proposed project does not impact adjacent agricultural operations, existing and proposed open space easements will help create a buffer from the proposed development to the surrounding agricultural uses. There is an existing 0.5-acre open space easement in the southwest corner of the project site. In addition, as a part of the proposed project, an additional 2.2-acre biological open space easement is proposed lining the southwestern perimeter of the project site, and a portion of the southeaster perimeter. This biological open space is proposed as a buffer for jurisdictional waters, wetlands, and RPO wetlands and buffers. These proposed and existing open space easements are outlined in Figure 3, Site Plan. In addition to the proposed open space, an additional 100-foot limited building zone easement is proposed. This would buffer any substantial construction in the southwestern portion of the proposed project site.</p> <p>In addition, fencing is proposed on the project site through MM-1 on the perimeter of the project site in areas adjacent to active agriculture operations where open space easements are not proposed in order to preserve the agriculture operations and avoid theft and trespass. The project does not propose recreational and multi-use trails, in order to ensure the compatibility of development with adjacent agriculture</p>

Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

**Table 4
General Plan Agricultural Goals and Policies**

Goal or Policy	Project Consistency
	operations.

6 CUMULATIVE IMPACT ANALYSIS

6.1 Guidelines for the Determination of Significance

Based on California Environmental Quality Act (CEQA) Guidelines Section 15183, a separate cumulative analysis is not required as the project will rely upon the General Plan Update (GPU) EIR that was certified in conjunction with adoption of the GPU on August 3, 2011. The GPU EIR comprehensively evaluated environmental impacts that would result from General Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts

6.2 Mitigation Measures and Design Considerations

Fencing implemented through mitigation measure MM-1 would ensure impacts to off-site agricultural resources would remain less than significant. Since the project will rely upon the GPU EIR cumulative analysis, the project would not contribute to a cumulatively considerable impact, and no additional mitigation measures are necessary.

6.3 Conclusions

Based on California Environmental Quality Act (CEQA) Guidelines Section 15183, as the GPU EIR comprehensively evaluated environmental impacts that would result from General Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts. Therefore, no significant cumulative effects to agriculture would occur.

**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

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Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

7 SUMMARY OF PROJECT IMPACTS AND MITIGATION

The project would not result in conversion of any soils designated Prime Farmland, or of Local or Statewide Significance, as none of these soils are located on site. Mitigation measure MM-1 consisting of fencing on the northeastern and southeastern edges of the project site, would ensure that impacts to off-site agricultural resources would be less than significant. The proposed project would not conflict with applicable policies related to agriculture. No significant impacts related to conformance with agricultural policies would occur.

Overall, the project's direct impacts to on-site agricultural resources would be less than significant as the project would not substantially alter any resources considered important for agricultural use. Indirect impacts associated with the proposed project with respect to agricultural resources would be less than significant with mitigation incorporated. Proposed mitigation includes MM-1, requiring fencing to be installed along boundaries of the proposed residential lots and existing agricultural operations.

**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

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Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

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Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

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Agricultural Resources Letter Report for the Oro Verde Project Tentative Map No. TM5583

9 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

9.1 Report Preparation

9.1.1 Dudek

Shawn Shamlou, AICP, County of San Diego Certified Agricultural Resources Consultant

Katherine Godfrey, Research, Report Preparation

Devin Brookhart, Publications Specialist Lead

Taylor Eaton, Publications Specialist

Tyler Friesen, GIS/Graphics

Amna Javed, GIS/Graphics

9.2 Lead Agency

9.2.1 County of San Diego

Planning & Development Services

Environmental Planner

**Agricultural Resources Letter Report
for the Oro Verde Project Tentative Map No. TM5583**

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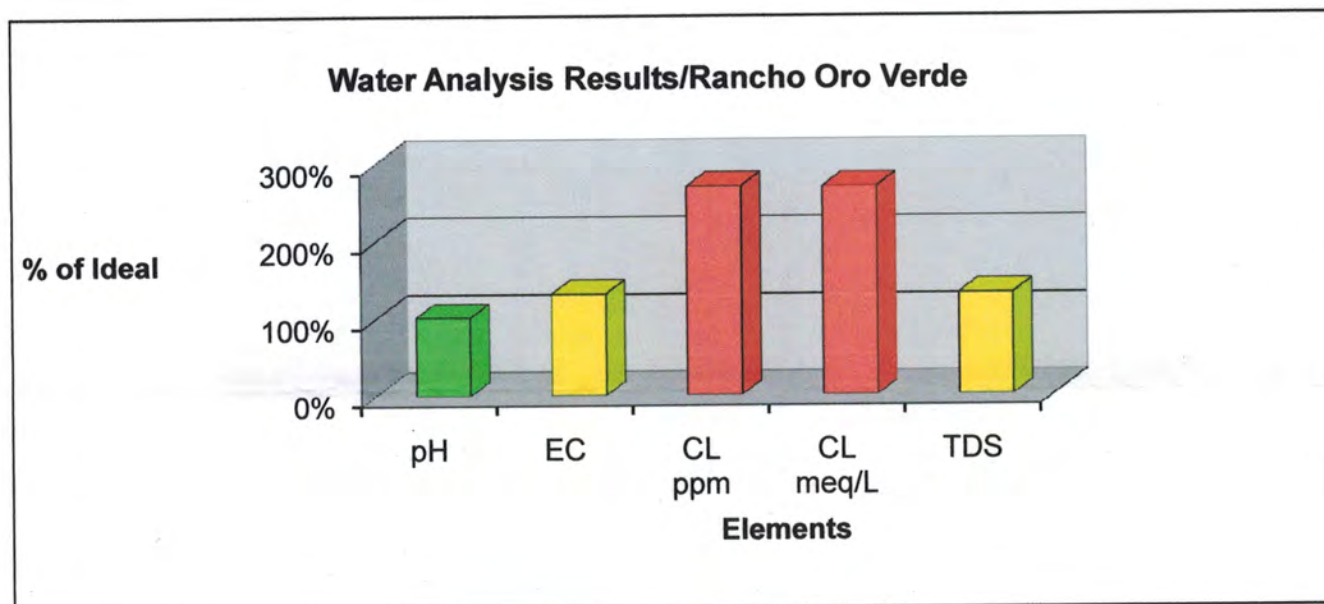
ATTACHMENT 1
On-Site Well Water Analysis

27-May-11

Heritage Ranch Management
PO Box 301680
Escondido CA 92030

re:Well Water Analysis-Rancho Oro Verde

Water(W-2972)	pH	EC	CL ppm	CL meq/L	TDS
Water Sample	7.1	1320	192	5.4	845
Optimum Water	7.0	<1000	<70	<2	<640
% of Ideal Water Sample	101%	132%	270%	270%	132%



Color Key:

best
good

outside optimum
caution
high

Fallbrook Ag-Laboratory, Inc.

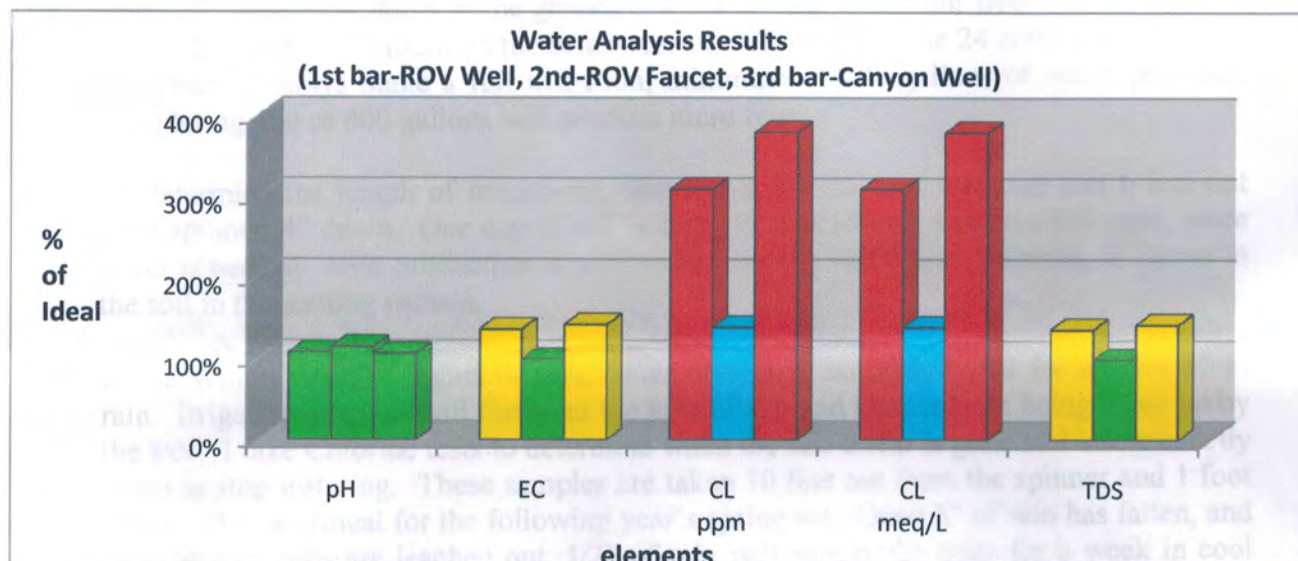
P. O. Box 1269 • 455 East Alvarado Street • Fallbrook, CA 92088
(760) 728-4828 • Fax (760) 728-6301

23-Jan-14

Heritage Ranch
PO Box 301680
Escondido CA 92030

re:Well Water Analysis

Water (W-3184)	pH	EC	CL ppm	CL meq/L	TDS
ROV Well	7.6	1375	220	6.2	880
ROV Faucet	8.1	825	99	2.8	528
Canyon Well	7.5	1430	270	7.6	915
Optimum Water	7.0	<1000	<70	<2	<640
% of Ideal ROV Well	109%	138%	310%	310%	138%
% of Ideal ROV Faucet	116%	100%	140%	140%	100%
% of Ideal Canyon Well	107%	143%	380%	380%	143%



Color Key:



best
good



outside optimum
caution
high

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**Using Irrrometers & Soil Testing to Determine Irrigation Frequency on
Mature Hass Avocado Trees**

Re: Water Management-Goals are to push Chloride salts away from the roots then wait for Oxygen recovery each irrigation. You can't put on too much water, but you can water too soon. Since weather changes, the frequency of irrigations must change. 'ie: Hot weather-fewer days between irrigations. Cool weather more days in between. Proper management is very difficult.

To achieve heavy, consistent crops year after year. The key to heavy production is to keep the Chloride salts below 100 ppm, the EC below 1.0 and the soil pH between 5.5 and 6.5. The best production is achieved when Chloride is below 50-70 ppm.

This means each irrigation should be 400 gallons per spinner with the best coverage per acre possible. If the orchard is thinned, do not cap any risers. If you have poly hoses, move sprinklers away from tree trunks and place them so that there is 100% coverage by moving sprinklers closer together. For heavier crops use 500-600 gallons per irrigation per sprinkler. *Note-Colorado River water usually runs a little less than 100 ppm Chlorides. With salty water, Chlorides over 100 ppm, use 700-800 gallons per sprinkler per irrigation. Unfortunately water with levels of Chloride much over 100 ppm produce light crops.

Place 12" irrometers down in the ground 6-8". Put them 6 feet out from riser in the best part of the irrigation pattern on the southwest side of the tree. Use 24 centibars to turn on the water. Always make a full irrigation, minimum of 400 gallons of water per riser, considering 500 or 600 gallons will produce more fruit.

To determine the length of irrigations, take a soil pH, EC and Chloride test 6 feet out from spinner, 4" down. One cup of soil is fine. If the Chloride is above 100 ppm, more water is needed. Best production is achieved at around 50-70 ppm Chloride, 4" down in the soil in the wetting pattern.

In the Winter when it begins to rain, water with each rainstorm until we receive 3" of rain. Irrigation and rain will flush out the halo of salt and keep it from being taken up by the tree. I take Chloride tests to determine when the salt threat is gone so I know exactly when to stop watering. These samples are taken 10 feet out from the spinner and 1 foot down. This is critical for the following year's spring set. Once 3" of rain has fallen, and the Chloride salts are leached out, 1/2" of rain will supply the trees for a week in cool weather. If too many Chloride salts are taken up in Fall and Spring, the fruit will not set.

Rich Marocco
RICHARD P MARROCCO

Entomologist
Cal-State Advisor
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(760) 728-4828 • Fax (760) 728-6301

A good way to understand water samples is to compare it to District water which comes from the Colorado River, now exclusively.

This water is considered salty, causing chloride toxicity (tip-burn), on avocados, strawberries and the like, (any salt sensitive plants). It is fine for turf and most landscape plants.

District water usually runs around 1000 PPM, total salts and 100 PPM Chloride salts. Chloride is the mineral most toxic to plants, causing the damage.

On avocados, I don't like to use water much higher than 100 PPM Chlorides. Citrus and flowers are more tolerant and will do okay with 200 PPM Chlorides. Water from the Pacific Ocean runs 43,450 PPM total salts, and 3,010 PPM Chlorides.

As the Chloride levels go up water must be run longer each irrigation to leach the salts, mainly Chloride salts.

Chloride (C) - concentration reported as milligrams per liter (mg/L)

Below 70- Generally safe for all plants

70-140- Sensitive plants usually show slight to moderate injury.

140-350- Moderately tolerant plants usually show slight to substantial injury

350+ - Can cause severe problems

Tolerance of Crops to Chloride in the Irrigation Water *

<u>Crops</u>	<u>Chloride (PPM)</u>
Beets	530
Barley	530
Corn	415
Aster	295
Flax	295
Cotton	295
Gladiola	237
Tomato	231
Geranium	178
Wheat	148
Gardenia	148
Kidney Beans	142
Rhodesgrass	142
Sorghum	136
Alfalfa	136
Rice	136
Dallis Grass	112
Navy Beans	106

Citrus, Stone fruit, Avocado, Grapes & Strawberries are all sensitive crops, recommended levels <100 PPM

*Western Fertilizer Handbook

Richard P. Marrocco

Richard P. Marrocco

Entomologist

Cal-State Advisor

ATTACHMENT 2

Resolution No. 94-480

RESOLUTION OF THE BOARD OF SUPERVISORS
DISESTABLISHING A PORTION OF THE SOUTHEAST ESCONDIDO
AGRICULTURAL PRESERVE NO. 18

On Motion of Supervisor Jacob, seconded by Supervisor MacDonald, the following resolution is adopted:

WHEREAS, a proposal has been filed to disestablish a portion of the Southeast Escondido Agricultural Preserve No. 18 pursuant to the California Land Conservation Act of 1965 (the Williamson Act (Government Code, Section 51200, et seq., hereinafter, the "Act"); and

WHEREAS, pursuant to the Act, this Board of Supervisors has held a public hearing on said proposal, notice of said public hearing having been given as required by law; and

WHEREAS, said proposal conforms to the San Diego County General Plan; and

WHEREAS, it appears that a portion of the Southeast Escondido Agricultural Preserve No. 18 should be disestablished as hereinafter set forth.

NOW, THEREFORE, IT IS FOUND, DETERMINED AND DECLARED that the proposal conforms to the County General Plan, and will not have a significant effect on the environment, as certified by the Negative Declaration Log No. 93-8-25, advertised on June 14, 1994.

ACCORDINGLY, BE IT RESOLVED AND ORDERED as follows:

1. That pursuant to the Act, a portion of the Southeast Escondido Agricultural Preserve No. 18, including all of the land described in Exhibit "A" and shown on Exhibit "C" hereto, is hereby disestablished.
2. The Clerk of the Board of Supervisors is directed to file this Resolution and the map attached hereto with the County Recorder of the County of San Diego.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, this 7th day of December, 1994, by the following vote:

AYES: Jacob, Slater, MacDonald

NOES: None

ABSENT: Bilbray, Williams

This is a true certified copy of the original document on file or of record in my office. It bears the seal of the County of San Diego and signature of the Clerk of the Board of Supervisors, imprinted in purple ink.

Thomas J. Portusler
Clerk of the Board, San Diego County, California

Date: 12-7-94 By Deputy: [Signature]



BOARD08\AP18M1.ATB;jcr\tf

Reso. No. 94-480
12/7/94 (4) sm

Claudia Arzua
DEPUTY

PORTION OF SOUTHEAST ESCONDIDO AGRICULTURAL PRESERVE NO. 18

Description of affected real property to be disestablished:

Parcel 1:

All that portion of Lot "P" in Block 271 of a Resubdivision of Lot 6 in Block 266 and Block 271 and 273 of Rancho Rincon del Diablo, according to the Map thereof No. 1519, filed in the office of the County Recorder of San Diego County, January 21, 1913, together with the portion of Lot 5 in Block 266 of Rancho Rincon del Diablo, according to the Map thereof No. 725, filed in the office of the County Recorder of San Diego County, August 12, 1892, all in the County of San Diego, State of California, described as a whole as follows:

Beginning at the most southerly corner of Lot "O" in said Resubdivision; thence along the boundary line between Lots "O" and "F" in said Block 271, north 65°08'00" west, 234.76 feet; thence north 13°22'00" east, 150.0 feet; thence north 18°39'00" east, 289.00 feet to the most northerly corner of a portion of said Lot "O", conveyed to Lambert D. Oaks and wife described as Parcel 2 in deed dated June 26, 1940 and recorded in Book 1054, Page 285 of official records; thence along the northeasterly line of said land conveyed to Oaks, south 45°41' east, 185.00 feet and south 35°1'30" east (record south 35°24'00" east) 62.75 feet to Point "A"; thence north 74°13'30" east, 142.84 feet to an angle point in the southwesterly boundary of the land described in Parcel 1 in deed to Austin Brothers, recorded December 16, 1960, as Document No. 243768 of official records; thence along said boundary as follows:

South 0°14'40" east, 63.09 feet (record south 0°22'54" west, 62.73 feet); thence south 35°12'30" east, 81.48 feet (record south 35°32'28" east, 82.11 feet) and thence north 84°56'00" east (record north 84°57'20" east) 70.48 feet to the true point of beginning; thence south 31°26'00" east, 144.46 feet; thence south 45°14'10" east, 565.72 feet to a point in the northeasterly line, a portion of Lot "P" in said Block 271, described as Parcel 1 in said deed to Oaks; thence along the boundary line of said Parcel 1, south 60°54'50" east, 444.20 feet to an angle point therein and south 9°01' west, 545.12 feet to an angle point, being also a point in the southeasterly line of said Rancho Rincon del Diablo; thence along said southeasterly line, north 56° east, 1,547.44 feet; thence north 84°14'40" west, 408.17 feet; thence north 25°16'15" west, 278.01 feet; thence north 15°31'10" east, 165.12 feet; thence north 10°21'50" west, 524.25 feet to the most easterly corner of Parcel 1, as shown on Record of Survey Map No. 4945; thence along the boundary line of Parcels 1 and 2, south 63°48'40" west, 336.84 feet (record south 63°47'10" west); thence north 29°05'30" west, (record north 29°07' west) 999.02 feet to the southerly line of the Parcel G of that certain deed of trust filed July 20, 1962, as Document No. 123681 of official records; thence along the boundary line of Parcel "G", "I" and "J" in said deed of trust, as follows:

South 55°38'30" west, 186.95 feet (record south 55°37'18" west); thence south 30°16'10" west (record south 30°14'55" west) 267.47 feet; thence south 6°22'40" west, 121.75 feet (record south 6°21'24" west, 121.87 feet); thence south 48°54'10" west (record south 48°54'27" west), 269.18 feet; thence south 24°39'50" east, 372.51 feet (record south 24°39'37" east, 372.65 feet); thence south 20°48'40" west (record south 20°47'28" west) 112.69 feet; thence south 52°40'50" west, 327.03 feet (record south 52°39'30" west, 327.36 feet); thence south 84°56' west, 49.70 feet to the true point of beginning.

Parcel A:

All that portion of Lots 2 and 3 in Fractional Section 30, Township 12 south, Range 1 west, San Bernardino Meridian, in the County of San Diego, State of California, described as follows:

Beginning at the point of intersection of the westerly boundary of said Lot 3 of said Fractional Section 30 with that portion of the easterly boundary of the Rancho Rincon del Diablo, having a bearing of north 56°00' east, according to Miscellaneous Map 341, filed in the office of the County Recorder of said County; thence along said easterly boundary of said Rancho, north 56°00' east 605.32 feet to the true point of beginning; thence leaving said easterly boundary of said Rancho, south 55°19' east 375.99 feet more or less to an intersection with the centerline of the relocation of County highway, Route 15, Division 1 and 2, said point of intersection lying within a 1,200 foot radius curve concave northwesterly, the center of which bears north 37°28'20" west; thence northeasterly along said centerline of said curve through a central angle of 11°32' a distance of 241.56 feet to the point of tangency; thence north 40°59'40" east 60.04 feet to the beginning of a tangent 170 foot radius curve concave southwesterly; thence northeasterly along said curve through a central angle of 8°12' a distance of 24.33 feet; thence leaving said centerline of said relocation of County highway, Route 15, south 40°48'20" east 30 feet to the beginning of a tangent 134 foot radius curve concave southwesterly; thence southeasterly along said curve through a central angle of 23°45' a distance of 55.55 feet to the point of tangency; thence south 17°03'20" east 6.60 feet to the beginning of a tangent 250 foot radius curve concave westerly; thence southerly along said curve through a central angle of 17°29'10" a distance of 76.30 feet to the point of tangency; thence south 0°25'50" west 124.07 feet; thence south 78°38'30" east 58.56 feet to the westerly boundary of that certain tract of land conveyed to Harold B. Hobbs, by deed dated September 28, 1949, recorded in Book 3343, Page 133 of official records of said County; thence along the westerly boundary of said Hobbs land and following course and distance; north 20°46' east 319.20 feet; and north 7°20'30" east 546.92 feet to the northwesterly corner of said Hobbs land and said easterly boundary of said Rancho Rincon del Diablo; thence along said easterly boundary of said Rancho, south 56°00' west 1,013.58 feet to the true point of beginning.

Parcel B:

That portion of Lot "P" in block 271 of the Resubdivision portions of Blocks 266 and 271 of Rancho Rincon del Diablo, in the County of San Diego, State of California according to the Map thereof No. 1519, filed in the office of the County Recorder of San Diego County January 21, 1913, described as follows:

Beginning at the point on the boundary between Lots "F" and "P" in Block 271 Resubdivision, which point bears north 24°52' east, a distance of 79.4 feet from the most southerly corner of said Lot "F"; said point being the most westerly corner of Parcel No. 1 in the deed from Lloyd Mitchell, et ux., to Lambert D. Oakes, et ux., recorded August 16, 1940, in the Book 1054, Page 285 of official records, in the County Recorders office of San Diego County; thence along the southwesterly line of the said Parcel 1, south 60°21'50" east (record south 60°25' east), 381.67 feet to the True Point of the Beginning, being also a point in the easterly line of the land described in deed to Joyce Fuggles Trubey, and Llewys Trubey, recorded July 23, 1954 in Book 5310, Page 546 of official records, thence along said easterly line as follows:

South 10°29'10" east, 86.51 feet
South 15°55'40" east, 70.89 feet
South 33°08'10" east, 85.31 feet
South 20°37'10" east, 48.59 feet
South 4°14'30" west, 39.67 feet
South 35°18'10" west, 50.79 feet
South 51°42'50" east, 39.75 feet
South 31°27'50" east, 79.85 feet
South 43°48'50" east, 89.52 feet
South 19°01'50" east, 114.49 feet and south 39°13'10" west, 135.27 feet to the southeasterly corner of said land, being also a point in the southerly line of said Lot "P", thence along said southerly line, south 65°06' east (record south 65°08' east), 243.83 feet to the most southerly corner of said Lot; thence north 56°00' east along the southeasterly line of said Lot to a point in said southeasterly line of said Cakee land; thence along said southwesterly line, north 49°58' west, 200.00 feet; thence north 24°16' west, 372.00 feet and north 60°21'50" west, 371.95 feet to the True Point of Beginning.

CONTRACT AREA

SOUTHEAST ESCONDIDO

EXHIBIT C AGRICULTURAL PRESERVE No. 18

DATE ESTABLISHED FEB. 16, 1972

SIZE (acres)

A.P. Boundary

Freeways

Major Road

Collector Road

Location: POR. RHC. RINCON DEL DIABLO & POR. OF SEC. 30 & 31 T12S, R1W

SAN DIEGO COUNTY CALIFORNIA

SCALE 1"=2000'

ESCONDIDO ZONING DISTRICT NO. 52

- | | |
|------------|------------|
| 1 AP71-11 | 11 AP72-19 |
| 2 AP71-13 | 12 AP72-47 |
| 3 AP71-15 | 13 AP72-18 |
| 4 AP71-21 | 14 AP72-30 |
| 5 AP71-22 | 15 AP72-48 |
| 6 AP72-02 | 16 AP73-76 |
| 7 AP72-03 | 17 AP73-77 |
| 8 AP72-04 | 18 AP75-22 |
| 9 AP72-11 | 19 AP75-19 |
| 10 AP71-12 | 20 AP75-37 |
| 21 AP75-28 | 22 AP77-51 |

