2.2 Agriculture and Forestry Resources

This section evaluates the existing agriculture and forestry resources within the PSR Analysis Areas and the former CGSP Area, and analyzes the potential effects of the Proposed Project on these conditions. Information contained in this section has been incorporated from the County of San Diego Guidelines for Determining Significance Agricultural Resources (PDS 2015), the County of San Diego General Plan Conservation and Open Space Element (County 2011a), the County of San Diego Department of Agriculture, Weights and Measures 2015 Crop Statistics and Annual Report (AWM 2016), and additional resources as cited throughout the section.

A summary of the agricultural and forestry resources impacts identified in Section 2.2.3 is provided below.

Agricultural and Forestry Resources Summary of Impacts

Issue Topic	Project Direct Impact	Cumulative Impact	Impact After Mitigation
Direct conversion of agricultural resources	Potentially significant	Potentially significant	Significant and unavoidable
Conflict with Existing Zoning for Agricultural Use, or a Williamson Act Contract	Less than significant	Less than significant	Less than significant
Indirect conversion of agricultural resources	Potentially significant	Potentially significant	Significant and unavoidable
Direct and indirect loss or conversion of forestry resources	Potentially significant	Potentially significant	Less than significant

2.2.1 Existing Conditions

Section 2.2.1 of the 2011 PEIR included a discussion of existing conditions related to agriculture and forestry resources in the unincorporated County. The existing conditions described for agriculture and forestry resources in the 2011 PEIR are the same as the existing conditions evaluated in this SEIR. No changes to the existing conditions have been identified that would alter the conclusions from the 2011 PEIR. All references used from the 2011 PEIR were reviewed to ensure they are still valid today and are hereby incorporated by reference.

2.2.1.1 Agricultural Resources

Farmland Mapping and Monitoring Program Identified Agricultural Lands

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts to California agricultural resources. The FMMP uses a 10-acre minimum mapping unit to determine farmland resources. While this standard would be appropriate in other areas of the State with larger farms, it does not account for the numerous smaller farms located throughout San Diego County. Sixty-eight percent of San Diego County farms are between one and nine acres, with an average farm size of four acres. Therefore, FMMP data does not capture a significant portion of the agricultural resources located within the County. Agricultural land is rated according to soil quality and irrigation status with the best quality land labeled Prime Farmland. FMMP maps are updated every two years with the use of aerial photographs, a computer mapping system, public review, and field reconnaissance. FMMP categories include Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-up Land, Other Land, and Water Area. Descriptions

of the FMMP categories are shown in Table 2.2-1. Table 2.2-2 provides acreage estimates of FMMP categories within PSR Analysis Areas and former CGSP Area. The PSR Analysis Areas contain approximately 2,316 acres of Farmland of Local Importance, 188 acres of Farmland of Statewide Importance, 470 acres of Prime Farmland, and 2,499 acres of Unique Farmland according to the latest FMMP data displayed on Figure 2.2-1.

County Identified Agricultural Resources

The County defines an agricultural resource as any land with an active agricultural operation, or any site with a history of agricultural production based on aerial photography or other data sources identifying agricultural land uses. The broadened definition, compared to the FMMP definition, allows the County to map smaller farms that the FMMP would overlook due to the 10-acre minimum threshold. Table 2.2-3 provides the definition of the different agricultural resource categories. Table 2.2-4 and Figure 2.2-2 shows the acreage and distribution of County-identified agricultural lands within PSR Analysis Areas.

Prime Farmland and Farmland of Statewide Importance

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. FMMP publishes a list of soils that meet the soil quality criteria for Prime Farmland soils and Soils of Statewide Importance. In the County, 44 local soils qualify for the Prime Farmland designation and 65 soils qualify for the Farmland of Statewide Importance designation. These soil criteria include a much broader range of soils than the prime agricultural soils identified in the Williamson Act. Approximately 70 percent of the soils that meet the Prime Farmland and Farmland of Statewide Importance soil criteria have a land capability classification greater than II and approximately 88 percent have index ratings below 80. Table 2.2-5 provides the soils found within PSR Analysis Areas classified as prime farmland soils.

2.2.1.2 Agricultural Economy

San Diego County has the sixth highest urban population among counties in the United States, and the twelfth largest agricultural economy nationwide. It is the only county in California that qualifies as both a major urban county and is ranked among the top ten agricultural counties in terms of agricultural value. The San Diego County Department of Agriculture, Weights and Measures estimates that of the approximate 2.73 million acres within the County, 251,147 acres are agriculture. In 2014, 6,425 agricultural shipments originated from San Diego County, destined to 49 different countries world-wide. Table 2.2-6 highlights County crop statistics from the 2015 Agriculture, Weights and Measures annual report. Table 2.2-7 shows a 10-year comparison of agricultural growth in the County. Historical data shows that most crop categories increased in value from 2005 to 2015; however, the overall acreage has decreased.

2.2.1.3 Agricultural Trends

This section discusses agricultural trends that are unique to the County. These include urbanization pressures, profitability margins, average farm size, water availability issues and emerging organic farming practices.

Farm Size

According to the 2012 Agricultural Census by the U.S. Department of Agriculture, San Diego County has 5,732 farms, the highest number of farms of all counties within the State. However,

the way agriculture is conducted on these farms differs greatly from agricultural operations in the majority of California. Economically productive agriculture is conducted on small farms, with 68 percent of farms ranging from one to nine acres in size with an average farm size of 39 acres and median farm size of four acres. In contrast, the average size of farms statewide is 393 acres and the median is 30 acres. In the County, 77 percent of farmers live on their farms and 92 percent of farms are family owned (USDA 2014). To date, this trend of small farm operations still holds within the County. Historically, the cost of land in the County made it prohibitive for many new farmers to begin an operation on a large parcel, so the ability to farm small parcels was crucial to the success of agriculture in San Diego County.

Organic Farming

San Diego County is at the forefront of organic farming with 363 registered organic growers, more than any other county in the nation. In 2014, San Diego organic growers produced over 125 different crops ranging from avocados to pineapples. The top ten organically produced crops in San Diego County are shown in Table 2.2-8. The National Organic Standards Board defines "organic agriculture" as "an ecological production management system that promotes and enhances biodiversity, biological cycles and soil biological activity. It is based on minimal use of off-farm inputs and management practices that restore, maintain and enhance ecological harmony." Research on organic farms, done over several decades, have revealed characteristics usually associated with sustainable farming to include reduced soil erosion, lower fossil fuel consumption, less leaching of nitrate, greater carbon sequestration, and little to no pesticide use (AWM 2016).

2.2.1.4 Agricultural Land Preservation

Many different land use designations exist to help preserve agricultural lands in the State and the County, including Agricultural Preserves, and Williamson Act Contract lands. These are discussed below.

Agricultural Preserves

Agricultural Preserves are established for defining the boundaries of areas that the County is willing to enter a contract pursuant to the Williamson Act, which is further discussed below. Landowners within an adopted preserve area may enter into a contract with the County to restrict their land to the uses stated above whereby the tax assessment on their land will be based on its restricted use rather than on its market value. The minimum parcel size to qualify for an Agricultural Preserve is 10 acres for groves or croplands, 80 acres for grazing land, and 40 acres for mixed land uses. Only land located within an Agricultural Preserve is eligible for a Williamson Act Contract, as discussed below. Table 2.2-9 provides the acreages of PSR Analysis Areas within an Agricultural Preserve. PSR Analysis Areas that fall within an Agricultural Preserve include BO18+, FB2+, FB19+, ME26, NC18A, NC38+, VC7+, VC51, and VC57+.

Williamson Act Contract Lands

The Williamson Act has been the State's premier agricultural land protection program since its enactment in 1965. This Act was passed to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. Nearly 15.4 million of the 30 million acres of farmland and ranchland within the State are currently protected under the Williamson Act (DLRP 2016). During the past 25 years, very few property owners have requested to enter a Williamson Act Contract within San Diego County. It is more common for land owners to go through the process of Non-Renewal. The Non-Renewal process takes 10 years to

complete, during which time property taxes are incrementally raised to remove the tax benefit, and at the end of the 10-year period restrictions to development are lifted. Table 2.2-10 identifies the Williamson Act Contract lands within the PSR Analysis Areas, including BO18+, NC18A, and VC51.

2.2.1.5 Forestry Resources

The United States Forest Service (USFS) defines a forested area as "forest land" if it is at least one acre in size and at least 10 percent occupied by forest trees of any size or formerly having had such tree cover and not currently developed for non-forest use. Non-forest uses may include cropland, pasturelands, residential areas, and other land uses. Forest land includes transition zones which are those "areas located between heavily forested and non-forested lands that are at least 10 percent stocked with forest trees, and forest areas adjacent to urban and built-up lands" (County 2016b).

Most of the federal forest land is managed as the National Forest System and includes:

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

Furthermore, PRC Section 12220(g) defines forest land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forestry resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. "Timberland" as defined by PRC 4526 is land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. PRC Section 51104(g) defines "Timberland Production Zone" (TPZ) as land zoned pursuant to PRC Sections 51112 or 51113 and is devoted to and used for growing and harvesting timber and compatible uses. The County does not contain lands zoned specifically for forest land, timberland, or timberland production. The Cleveland National Forest, under the jurisdiction of the USFS, covers an extensive portion of the unincorporated County, including lands in the Mountain Empire and Desert Subregions.

2.2.2 Regulatory Framework

Section 2.2.2 of the 2011 PEIR included a discussion of regulatory framework related to agriculture and forestry resources in the unincorporated County, including the PSR Analysis Areas. The regulatory framework described in the 2011 PEIR are the same as the regulatory framework evaluated in this SEIR. No changes to the regulatory framework have been identified that would alter the conclusions from the 2011 PEIR. All references used from the 2011 PEIR were reviewed to ensure they are still valid today, and are hereby incorporated by reference.

2.2.3 Analysis of Project Impacts and Determination of Significance

2.2.3.1 Issue 1: Direct Conversion of Agricultural Resources

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance Agricultural Resources (PDS 2015), the Proposed Project would have a significant impact if it would directly convert San Diego County Agricultural Resources to non-agricultural use and, as a result, would substantially impair the ongoing viability of the site for agricultural use. To determine the "significance" of an impact to an agricultural resource, the relative value or importance of the resource in question must first be assessed. The County utilizes the Local Agricultural Resource Assessment to assess the value or importance of that agricultural resource. In addition to the Guidelines for Determining Significance, the 2011 PEIR analysis was informed by the assumption of one dwelling unit per acre as being too small to support a viable agricultural operation. That standard has been applied to the General Plan conformance analyses and is described in further detail in the following Impact Analysis.

Impact Analysis

Definition of Agricultural Resources

Section 2.2.3.1 of the 2011 PEIR broadens the definition of an agricultural resource from the FMMP definition to include any land with an active agricultural operation, or any site with a history of agricultural production based on aerial photography or other data sources identifying agricultural land uses. Using this broadened definition, the 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to the conversion of agricultural resources. The discussion of impacts related to the direct and indirect conversion of agricultural resources from implementation of the General Plan can be found in Section 2.2.3.1 of the 2011 PEIR, and is hereby incorporated by reference.

PSR Analysis Areas include a total of 5,473 acres of FMMP designated agricultural resources and 6,830 acres of County-identified agricultural lands. Refer to Table 2.2-2 and Table 2.2-4 for a summary of impact estimates for FMMP lands and County-identified agricultural lands within the PSR Analysis Areas, respectively. In addition, refer to Figure 2.2-1 and Figure 2.2-2 for the location of FMMP designated agricultural resource lands and County-identified agricultural lands in relation to the PSR Analysis Areas.

Although agriculture has become increasingly more viable on smaller lot sizes within the unincorporated County, there becomes a point when an individual lot size is considered too small for a viable agricultural operation to persist. For the purposes of this analysis, and as a conservative estimate, areas allowing one dwelling unit per acre would be considered too small to support a viable agricultural operation. Therefore, any parcels smaller than one dwelling unit per acre have been calculated to result in a 100 percent conversion of agricultural resources to non-agricultural uses for the purposes of this analysis.

This analysis utilizes the estimated vegetation impacts from the 2011 PEIR (Section 2.4 Biological Resources). This method of calculating disturbance is based on land use and is an effective way of determining how land use will affect resources in each area. The percentage of impact assumes higher intensity land uses have a greater impact per unit area compared to less intensive land uses; increased development densities would cause a greater potential for impact. General Commercial (C-1), Rural Commercial (C-4), Medium Impact Industrial (I-2), Village Residential

(VR), and Semi-Rural 1 (SR-1) designations are considered to have 100 percent impact. Semi-Rural 2 (SR-2) (see discussion below) and Semi-Rural 4 (SR-4) designations are considered 75 percent impacted, Semi-Rural 10 (SR-10) is considered to have a 50 percent impact, Rural 20 (RL-20) is considered to have a 25 percent impact, and Rural 40 (RL-40) is considered to have a 12.5 percent impact. Based on the potential impacts by land use designation, 4,724 acres of County-identified agricultural land within PSR Analysis Areas have the potential to be impacted. PSR Analysis Areas with the greatest potential impacts are BO18+ (635 acres), VC7+ (978 acres), and VC57+ (853 acres).

Conversion of Agricultural Resources to Non-Agricultural Land Uses

General Plan Policy LU-7.1 of the Land Use Element calls for protecting agricultural lands with a "lower-density land use designation" (County 2011a). Although the General Plan did not provide a specific definition or threshold for what that "lower-density" designation is, the 2011 PEIR did rule out an SR-1 land use designation as supporting agriculture: "any parcels smaller than one dwelling unit per acre have been calculated to result in a 100 percent conversion of agriculture resources to non-agricultural uses." In addition to the 2011 PEIR, the County Agricultural Commission affirmed the commercial viability of small farms, and specifically, two-acre parcels for agriculture, in a letter submitted to the Department of Planning and Land Use in June 1997. Therefore, an SR-2 designation is considered a "lower-density" land use designation that supports continued agricultural operations for these PSR analyses.

As shown in Table 2.2-2, approximately 5,473 acres of FMMP-designated agricultural resources would potentially be directly converted to non-agricultural use under the Proposed Project. As shown in Table 2.2-4 approximately 6,830 acres of County-identified agricultural land is included in PSR Analysis Areas, of which 4,724 acres has the potential to be directly converted to non-agricultural land as a result of the Proposed Project. County identified agricultural land includes FMMP designated agricultural resources. Additionally, PSR Analysis Areas FB17, NC18A, and NC38+ contain active agricultural operations within SR-2 designated areas, which would be 75 percent impacted. For these three PSR Analysis Areas, a Local Agricultural Resource Assessment Model Analysis was conducted to further determine whether the PSR Analysis Areas are considered an agricultural resource. The direct conversion of agricultural land would substantially impair the ongoing viability of these areas for agricultural use.

Regulations, programs, and policies such as the Williamson Act, California Farmland Conservancy Program, Open Space Subvention Act, Farm and Ranch Lands Protection Program, FMMP, County BOS Policies I-38 and I-133, and the San Diego County Farming Program are in place to protect agricultural resources. Restrictions and zoning regulations help to maintain the character of areas and minimize development pressures on agricultural lands. However, these regulations can also result in the conversion of agricultural resources by allowing substantial development on and adjacent to agricultural lands. Future subdivisions under the Proposed Project are subject to discretionary review by the County to undergo an evaluation for agricultural impacts. This evaluation is based on the County Guidelines for Determining Significance and the Local Agricultural Resource Assessment Model Analysis. Through this process, mitigation measures are required for projects that would result in a potentially significant conversion of agricultural land.

Even with these programs and measures in place, the impacts would not be reduced to a level below significant**. Therefore, the Proposed Project would result in a potentially significant impact (Impact AG-1).**

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in allowed dwelling units. Therefore, no impact would result.

2.2.3.2 Issue 2: Land Use Conflicts

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance Agricultural Resources (PDS 2015), the Proposed Project will result in a significant impact if it would conflict with a Williamson Act Contract (contract) or the provisions of the California Land Conservation Act of 1965 (Williamson Act). Additionally, a significant impact would occur if the Proposed Project would conflict with existing zoning for agricultural use.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to land use conflicts. The discussion of impacts related to land use conflicts from implementation of the General Plan can be found in Section 2.2.3.2 of the 2011 PEIR, and is hereby incorporated by reference.

Within the PSR Analysis Areas, there are approximately 946 acres of land in designated Agricultural Preserves. Table 2.2-9 identifies Agricultural Preserves within nine PSR Analysis Areas. Although land may be in a County adopted Agricultural Preserve, it should be noted that the majority of these areas are not in active agriculture. The PSR Analysis Areas with Agricultural Preserve land include: BO18+ (11 acres), FB2+ (196 acres), FB19+ (426 acres, ME26 (<1 acre), NC18A (93 acres), NC38+ (15 acres), VC7+ (60 acres), VC51 (145 acres), and VC57+ (<1 acre). The former CGSP Area is not within an Agricultural Preserve.

Any land in a County adopted Agricultural Preserve is eligible for entry into a Williamson Act Contract; however, of the 946 acres of designated Agricultural Preserve land within the PSR Analysis Areas, only 94 acres of land are currently under Williamson Act Contract. Table 2.2-10 identifies lands within PSR Analysis Areas currently under Williamson Act Contract.

One purpose of an Agricultural Preserve is to encourage the preservation of productive agricultural lands in accordance with the California Land Conservation Act of 1965. It should be noted that the minimum size of an agricultural preserve is 100 acres; however, to meet this requirement the preserve may include two or more ownerships if they are contiguous. For those lands under Contract, when the Contract expires the land would continue to be designated as an Agricultural Preserve unless the owner applies to have the designation removed through an action by the County BOS. As noted in the 2011 PEIR, there are use restrictions under the Williamson Act that would continue to run with the land until the property owner applied, and was approved for, the removal of their parcel(s) from the Agricultural Preserve. The Williamson Act contracts within PSR Analysis Areas (portions of BO18+, NC18A, and VC51) do not allow subdivisions that would create a new lot of less than 15 acres. Based on current lot sizes within the Williamson Act contract areas, none of the Analysis Area properties under Williamson Act contracts would be able to subdivide (until/if a 10-year non-renewal process is complete), regardless of the applicable General Plan land use designation. Therefore, the Proposed Project would not result in conflicts with Williamson Act contracts.

No existing zoning designation exclusively regulates agricultural operations. The Proposed Project would not further regulate or restrict the location of agricultural operations. Implementation

of the Proposed Project would not conflict with existing agricultural zoning; therefore, impacts associated with land use conflicts in regards to Contract lands or zoning would be less than significant.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to Contract lands and would not conflict with existing agricultural zoning.

2.2.3.3 Issue 3: Indirect Conversion of Agricultural Resources

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance Agricultural Resources (PDS 2015), the Proposed Project would have a significant impact if it would involve other changes in the existing environment which, due to their location or nature, could result in conversion of a San Diego County agricultural resource to non-agricultural use.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to the conversion of agricultural resources. The discussion of impacts related to the direct and indirect conversion of agricultural resources from implementation of the General Plan can be found in Section 2.2.3.1 of the 2011 PEIR, and is hereby incorporated by reference. The section includes the influence of adjacent land uses upon agricultural use resulting from 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; introduction of urban use pollutants entering farm water sources; competition for water; development affecting recharge of groundwater; soil erosion and stormwater 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; and interruption of cold air drainage. The section uses the Farmland Protection Action Guide to emphasize the land use adjacency issues (ILSG 2002).

Implementation of the Proposed Project would potentially increase density within the vicinity of some agricultural operations, while allowing for agricultural operations to exist within any land use designation, including within the vicinity of sensitive receptors. As shown in Figure 2.2-1, and listed in Table 2.2-2, Farmland of Local Importance, Farmland of Statewide Importance, Prime Farmland, and Unique Farmland designations are located around all PSR Analysis Areas. All PSR Analysis Areas, except CD14, DS24, and SD15, contain land that fall into one of the categories listed above. The greatest impacts in the categories listed in Table 2.2-2 include 498 acres of Farmland of Local Importance in VC7+, 113 acres of Farmland of Statewide Importance in BO18+, 262 acres of Prime Farmland in VC57+, and 732 acres of Unique Farmland in VC7+. The location of County-identified agricultural lands is shown in Figure 2.2-2, and listed in Table 2.2-4, where the majority of orchards and vineyards, truck crops, intensive agriculture, and field crops are located within or adjacent to the San Diego County Water Authority (SDCWA) boundary. Only PSR Analysis Area DS24 does not contain any County identified agriculture resources. The PSR Analysis Areas with the greatest impacts to County-identified agricultural resources include

635 acres of impact in BO18+, 978 acres of impact in VC7+, and 853 acres of impact in VC57+. Implementation of the Proposed Project would allow higher density development in PSR Analysis Areas containing agricultural resources, which would potentially cause some indirect conversion (in addition to the direct conversion discussed above in Section 2.2.3.1) of agricultural resources to non-agricultural use, due to the land use conflicts discussed above.

The federal, State, and local regulations that protect agricultural lands from conversion both directly and indirectly are described in Section 2.2.3.1. To offset the indirect conversion of agricultural resources, the County of San Diego has implemented a number of programs to help preserve agricultural resources, such as the Purchase of Agricultural Conservation Easement (PACE) program. This program serves to create agricultural easements for the protection of agricultural resources throughout the County. Generally, agricultural easements are effective in protecting and retaining farming operations, even for properties that are later purchased by non-farmers primarily for residential use. Often jurisdictions have difficulty completing acquisitions stated in the program goals because of the high cost of land in the San Diego County region. **Therefore, implementation of the Proposed Project would result in a potentially significant impact associated with the indirect conversion of agricultural resources to non-agricultural land uses (Impact AG-2)**.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not cause an indirect conversion of agricultural resources.

2.2.3.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines, the Proposed Project would have a significant impact if it would involve changes in the existing environment which, due to their location or nature, could directly or indirectly result in the loss of forest land or the conversion of forest land to non-forest use.

Additionally, a significant impact would occur if the Proposed Project would conflict with existing zoning for, or cause rezoning of forest land (as defined in PRC Section 12220(g)), timberland (as defined by PRC Section 4526), or areas zoned for Timberland Production (as defined by CGC Section 51104(g)).

Since the certification of the 2011 PEIR, the CEQA Guidelines Appendix G Environmental Checklist Form regarding agricultural resources was expanded to include impacts to forest lands. Since this component was added to Appendix G after the adoption of the 2011 PEIR, potential impacts to forestry resources were not analyzed in the 2011 document. To adequately analyze potential impacts of the Proposed Project, an analysis of forest lands within the PSR Analysis Areas, the former CGSP Area and the Valley Center Residential Policy 8 Revision area has been provided.

Impact Analysis

As shown in Table 2.4-1 of this SEIR, 555 acres of land that meets the forest land definition are located within the PSR Analysis Areas. The vegetation classifications that would meet this definition include Coast Live Oak Woodland, Dense Coast Live Oak Woodland, Dense

Engelmann Oak Woodland, Eucalyptus Woodland, Open Coast Live Oak Woodland, Southern Coast Live Oak Riparian Forest, Southern Cottonwood-Willow Riparian Forest, and Southern Sycamore-Alder Riparian Woodland. Table 2.4-2 identifies the acreage of forest land potentially impacted by the Proposed Project. PSR Analysis Areas that have the potential to result in forest land impacts include BO18+ (16 acres), DS8 (2 acres), FB2+ (11 acres), FB17 (15 acres), FB19+ (81 acres), FB21+ (84 acres), ME26 (42 acres), ME30A (<1 acre), NC3A (78 acres), NC22+ (11 acres), NC38+ (4 acres), PP30 (103 acres), SD15 (<1 acre), VC7+ (49 acres), VC51 (12 acres), VC57+ (37 acres), VC67 (2 acres), and former CGSP Area (7 acres).

Within the PSR Analysis Areas, 555 acres of forestry resources, identified as those lands with a "Forest" or "Woodland" Holland Code Vegetation Category, have the potential to be directly or indirectly affected by implementation of the Proposed Project. Although it is highly unlikely any of these areas are managed for timber, they are much more likely to provide other forest benefits, such as aesthetic value, fish and wildlife habitat, biodiversity, water quality, and recreation. Although the Proposed Project does not include any development, the resulting increased development densities allowed in the PSR Analysis Areas and former CGSP Area could result in direct impacts to forest lands due to actions such as habitat removal, and indirect effects such as introduction of invasive plants, and habitat fragmentation.

Development on, or near, land that contains forestry resources would have the potential to directly or indirectly result in the loss of forest land or conversion of forest land to non-forest use. **Therefore, implementation of the Proposed Project would result in a potentially significant impact associated with the direct and indirect conversion of forest land (Impact AG-3).**

Although the Proposed Project includes Rezoning of the PSR Analysis Areas, it's purpose is primarily to allow smaller lot sizes within areas primarily zoned for residential and agricultural use that would be needed to accommodate the additional density proposed by the Project, should it be approved. There are no zoning classifications in the County for forest land, timberland or timberland production zones. Therefore, there would be no conflict with existing zoning for such lands.

One unique scenario to this situation is the rezone that would occur on PSR SD15, which would change the existing Open Space (S80) zoning to Rural Residential (RR). Within the S80 zone there is less than one acre of Eucalyptus Woodland. However, it is highly unlikely this small area is being used or managed for the production of forest products. In addition, the S80 zone is not a classification for forest land, timberland or timberland production zone. Therefore, this zoning change would not conflict with an existing zoning classification for forest land, timberland or timberland production zone.

Another scenario is the rezone that would occur on VC67, which would change the existing RR zoning to M54 (General Impact Industrial). The PSR VC67 Analysis Area contains two acres of Engelmann Oak Woodland. However, the RR zone is not a classification for forest land, timberland, or timberland production zone. In addition, this analysis area is already developed outside of the Engelmann Oak Woodland area and no further impacts to this habitat would be expected due to implementation of other regulations, such as the RPO and future project specific review that would be required by CEQA. Therefore, this zoning change would also not conflict with existing zoning for forest land, timberland or timberland production zone.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan

Residential Policy 8 Revision would not result in an impact related to direct or indirect loss or conversion of forestry resources.

2.2.4 Cumulative Impacts

The geographic scope for the agricultural resources cumulative analysis is the San Diego region, including both incorporated and unincorporated areas, and surrounding counties, unless otherwise stated below. Section 1.11 (Cumulative Project Assessment Overview) of this SEIR provides an update of new projects since the adoption of the General Plan that are considered in this cumulative analysis.

2.2.4.1 Issue 1: Direct Conversion of Agricultural Resources

In general, agricultural resources are in decline in the San Diego region. This decline can be attributed, in part, to the increasing population in the region and subsequent pressures that would require the direct conversion of lands supporting agricultural resources to be converted to non-agricultural uses. Cumulative projects in the surrounding incorporated cities and unincorporated portions of the County would have the potential to convert agricultural lands and resources to non-agricultural uses from the development of incompatible land uses such as commercial, industrial or high density residential. Many of the tribes are planning to construct new residential, commercial, casino, and resort developments, which would have the potential to directly convert agricultural resources to non-agricultural land uses. **Therefore, cumulative projects would result in a potentially significant impact related to the direct conversion of agricultural resources in the San Diego region.**

As discussed above, implementation of the Proposed Project would result in the direct and indirect conversion of agricultural resources to non-agricultural uses due to the loss of agricultural viability under some proposed land use designations**. In combination with other cumulative projects, including development projects allowable under surrounding jurisdictions' general plans and tribal lands, the Proposed Project would have a contribution to a cumulative impact associated with the direct conversion of agricultural land** (**Impact AG-4**).

2.2.4.2 Issue 2: Land Use Conflicts

Within the San Diego region, incorporated cities and unincorporated portions of the County designate and adopt Agricultural Preserves, enter into Williamson Act Contracts and adopt agricultural zoning to protect their agricultural resources. With these regulations in place, cumulative projects occurring in the San Diego region, such as development allowable under surrounding jurisdictions' general plans, would not result in conflicts with existing agricultural zoning or Williamson Act Contracts. Additionally, implementation of the listed cumulative projects would be subject to CEQA review, which requires an analysis of the potential impacts that a proposed project would have on agricultural lands. As discussed above, the Proposed Project's impacts associated with land use conflicts would be less than significant. Therefore, the Proposed Project would not contribute to a potentially significant cumulative impact.

2.2.4.3 Issue 3: Indirect Conversion of Agricultural Resources

Within the San Diego region, the indirect conversion of farmland is increasing due to population growth and the subsequent development required to support this growth. Land use conflicts often arise from increased agricultural/urban interface areas, high operating costs, and escalating

property values. These conflicts have the potential to occur in incorporated cities and surrounding jurisdictions. Development on tribal lands would also place incompatible land uses near existing agricultural operations. Similar to the Proposed Project, **cumulative projects resulting in urban development are anticipated to indirectly affect the viability of agricultural resources in the region by increasing conflicts related to urban/agricultural interfaces and increasing land values, which would result in a potentially significant cumulative impact**.

Implementation of the Proposed Project also has the potential to result in an indirect conversion of agricultural resources to non-agricultural uses from conflicts arising from Proposed Project land uses. **In combination with other cumulative projects, such as development projects allowable under surrounding jurisdictions' general plans and tribal projects, the Proposed Project would have a contribution to a cumulative impact associated with the indirect conversion of agricultural land** (**Impact AG-5**).

2.2.4.4 Issue 4: Direct and Indirect Loss or Conversion of Forest Resources

Within the San Diego region, the direct or indirect conversion or loss of forest land to non-forest use is increasing due to population growth and the subsequent development required to support this growth. Land use conflicts often arise from increased forest/urban interface areas. Although the County does not, and other jurisdictions in San Diego do not have zoning classifications specifically for forest land, timberland, or timberland production zones, **cumulative projects have the potential to cause direct or indirect loss or conversion of forest land**. These losses from cumulative projects have the potential to occur in incorporated cities and surrounding jurisdictions including tribal lands, **resulting in a potentially significant cumulative impact**.

Implementation of the Proposed Project also has the potential to result in direct and indirect loss or conversion of forest land to non-forest uses. **In combination with other cumulative projects, the Proposed Project would have a contribution to a cumulative impact associated with the direct and indirect conversion or loss of forest land (Impact AG-6).**

2.2.5 Mitigation

2.2.5.1 Issue 1: Direct Conversion of Agricultural Resources

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would reduce direct **Impact AG-1** and cumulative **Impact AG-4** but **not to a level below significant; therefore, the impacts would remain significant and unavoidable**.

Adopted General Plan Policies

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

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

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

Policy LU-7.2: Parcel Size Reduction as Incentive for Agriculture. Allow for reductions in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.

Adopted 2011 PEIR Mitigation Measures

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

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

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

Agr-1.4: Develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land.

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

2.2.5.2 Issue 2: Land Use Conflicts

Implementation of the Proposed Project would not result in potentially significant impacts associated with land use conflicts; however, the following General Plan policies and 2011 PEIR mitigation measures would continue to apply.

Adopted General Plan Policies

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

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

Adopted 2011 PEIR Mitigation Measures

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

2.2.5.3 Issue 3: Indirect Conversion of Agricultural Resources

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would reduce **Impact AG-2** and **Impact AG-5** but **not to a level below significant; therefore, impacts would remain significant and unavoidable**.

Adopted General Plan Policies

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

- Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations
- Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g. landscape screening) between intensive uses and adjacent non-agricultural land uses
- Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.
- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture
- Supporting local and State right-to-farm regulations
- Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process.

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

Adopted 2011 PEIR Mitigation Measures

Mitigation measures Agr-1.1 through Agr-1.5 listed in Section 2.2.5.1 for Issue 1 are applicable to this issue and shall be implemented to reduce impacts to the indirect conversion of farmland, although not to below a significant level.

2.2.5.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would reduce **Impact AG-3** and **Impact AG-6** to a level below significant.

Adopted General Plan Policies

Policy COS-2.1: Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.

Policy COS-2.2: Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.

Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.

Policy 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.

Policy LU-6.1: Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

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

Policy LU-6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.

Policy LU-10.2: Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.

Adopted 2011 PEIR Mitigation Measures

Bio-1.1: Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted.

Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.

Bio-1.3: Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County Multiple Species Conservation Program Subarea Plan.

Bio-1.5: Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also, utilize the County Geographic Information System records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.

Bio-1.6: Implement the Resource Protection Ordinance, Biological Mitigation Ordinance, and the Habitat Loss Permit Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, sub-regional coastal sage scrub focus areas, and populations of rare or endangered plant or animal species.

Bio-1.7: Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

2.2.6 Conclusion

The following discussion provides a synopsis of the conclusion reached in each of the above impact analyses, and the level of impact that would occur after mitigation measures are implemented.

2.2.6.1 Issue 1: Conversion of Agricultural Resources

The Proposed Project would have the potential to convert 5,473 acres of FMMP designated agricultural resources to non-agricultural use and 4,724 acres of County-identified agricultural land to non-agricultural use, which is considered a potentially significant impact. The General Plan policies and 2011 PEIR mitigation measures, in addition to compliance with the Farmland Protection Policy Act, the Right to Farm Act, Williamson Act, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Open Space Subvention Act, San Diego County Agricultural Enterprises and Consumer Information Ordinance, County BOS Policies I-38 and I-133, would partially reduce Proposed Project impacts related to the conversion of farmland; however, not to a level below significant. **Therefore, impacts resulting from the Proposed Project would remain significant and unavoidable (Impact AG-1). Additionally, the Proposed Project, in combination with other cumulative projects, would have a cumulatively considerable contribution to the regional loss of agricultural land (Impact AG-4).** Alternatives that would reduce this impact are discussed in Chapter 4 (Project Alternatives).

2.2.6.2 Issue 2: Land Use Conflicts

The Williamson Act contracts within PSR Analysis Areas (portions of BO18+, NC18A, and VC51) do not allow subdivisions that would create a new lot of less than 15 acres. Based on current lot sizes within the Williamson Act contract areas, none of the Analysis Area properties under Williamson Act contracts would be able to subdivide (until/if a 10-year non-renewal process is

complete), regardless of the applicable General Plan land use designation. Therefore, the Proposed Project would not result in conflicts with Williamson Act contracts.

No existing zoning designation exclusively regulates agricultural operations. The Proposed Project would not further regulate or restrict the location of agricultural operations. Implementation of the Proposed Project would not conflict with existing agricultural zoning; therefore, impacts would be less than significant. As discussed above, a potentially significant cumulative impact would not occur from the combined agricultural land use conflict impacts of other cumulative projects. Therefore, the Proposed Project would not contribute to a potentially significant cumulative impact.

2.2.6.3 Issue 3: Indirect Conversion of Agricultural Resources

Implementation of the Proposed Project would increase densities in areas containing agricultural resources and potentially cause some indirect conversion of agricultural resources to non-agricultural use, which is considered a potentially significant impact. The adopted General Plan policies and 2011 PEIR mitigation measures, in addition to compliance with applicable regulations such as those discussed above under Section 2.2.6.1 would partially reduce Proposed Project impacts related to indirect conversion of agricultural resources, although not to a level below significant. **Therefore, direct Impact AG-2 as a result of the Proposed Project would be significant and unavoidable. In combination with other cumulative projects, such as development projects allowable under surrounding jurisdictions' general plans and tribal projects, the Proposed Project would have a contribution to cumulative Impact AG-5 associated with the indirect conversion of agricultural land**. Alternatives that would further reduce this impact are discussed in Chapter 4 (Project Alternatives).

2.2.6.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

Implementation of the Proposed Project would result in additional density in areas containing forest land and timberland resources and would potentially cause direct and indirect loss or conversion of forest land, which is considered potentially significant **Impact AG-3**. The Proposed Project was also determined to have a contribution to cumulative **Impact AG-6** associated with the direct and indirect conversion or loss of forest land. The adopted General Plan policies and 2011 PEIR mitigation measures listed above in Section 2.2.5.4 would reduce Proposed Project impacts related to direct and indirect loss or conversion of forest land to a level below significant.

Table 2.2-1 FMMP Farmland Categories

Farmland of Local Importance
Land of importance to the local agricultural economy as determined by each County Board of Supervisors and a local advisory committee. In San Diego County, this category is defined as land that meets all the characteristics of Prime and Statewide, except for irrigation. They are farmlands not covered by the above categories but are of significant economic importance to the county. They have a history of good production for locally adapted crops. The soils are grouped in types that are suited for truck crops (such as tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, and cauliflower) and soils suited for orchard crops (avocados and citrus).
Farmland of Statewide Importance
Land similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the last FMMP mapping date.
Prime Farmland
Land with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
Unique Farmland
Land of lesser quality soils used to produce the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
Grazing Land
Land on which the existing vegetation is suited to the grazing of livestock. It has a minimum mapping unit of 40 acres.
Urban and Built-up Land
Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
Other Land
Land not included in any other mapping category such as low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded by urban development and greater than 40 acres is mapped as Other Land.
Water Area
Perennial water bodies with an extent of at least 40 acres.

Source: DLRP 2016

Table 2.2-2 FMMP Lands and Impact Estimates

FMMP Category	PSR Analysis Areas/Former CGSP Areas	Total Impact Acreage
Farmland of Local Importance	BO18+	136
	FB2+ (197 acres), FB17 (18 acres), FB19+ (182 acres), FB21+ (252 acres)	649
	ME26 (72 acres), ME30A (94 acres)	165
	NC3A (437 acres), NC18A (22 acres), NC22 (3 acres), NC37 (46 acres), NC38+ (<1 acre)	508
	PP30	21
	VC7+ (498 acres), VC51 (10 acres), VC57+ (301 acres),	809
	CG1-8	28
	Subtotal:	**2,316**
Farmland of Statewide Importance	BO18+	113
	FB2+ (3 acres), FB17 (8 acres)	11
	ME30A	12
	NC3A (2 acres), NC37+ (<1 acre), NC38+ (1 acre)	3
	VC51	<1
	VC7+ (26 acres), VC57+ (23 acres)	49
	Subtotal:	**188**
Prime Farmland	BO18+	6
	DS8	21
	FB2+ (14 acres), FB17 (4 acres)	18
	ME30A	81
	NC3A (4 acres), NC18A (19 acres), NC38+ (31 acres)	55
	PP30	28
	VC57+	262
	Subtotal:	**470**
Unique Farmland	BO18+	456
	FB2+ (29 acres), FB17 (63 acres), FB19+ (240 acres), FB21+ (249 acres)	580
	NC3A (264 acres), NC18A (29 acres), NC37 (26 acres), NC38+ (36 acres)	355
	PP30	86
	VC7+ (732 acres), VC51 (120 acres), VC57+ (170 acres)	1,021
	CG1-8	<1
	Subtotal:	**2,499**
	Total Acreage of Impact:	**5,473**

Note: The acreages provided in this table are approximate as the acreages of farmland within each PSR Analysis Area were rounded to the nearest whole number.
Source: County 2017

Table 2.2-3 County Agricultural Resource Categories

Grazing Land Category
The PDS grazing land category includes grazing lands and field crops. Both field crops and grazing operations in San Diego County are economically marginal because of a lack of sufficient contiguous area with good soils, sufficient rainfall, and appropriate topography.
Grazing Lands
Grazing lands occupy the greatest acreage of all agricultural land in the County, but represent a category of low value agricultural land use. These lands generally involve no mechanical impact to the land and require little support infrastructure. Grazing lands do not require the use of pesticides or irrigation infrastructure. Grazing is a low water use activity reliant on natural water sources or wells. The location of grazing lands in the County reflects this fact, with much of the identified grazing lands being located east of the San Diego County Water Authority service area.
Field Crops
Field crops include agriculture that requires clearing of native vegetation to plant a crop, but requires little other farm management or inputs. Field crops do not require the use of pesticides or irrigation infrastructure. Most field crops in the County are dryland farmed, restricting active agricultural use of the land to the wet winter months. Field crops include alfalfa, oat, wheat, other grains and similar crops.
Cropland Category
The PDS cropland category includes intensive agriculture, orchards and vineyards, and truck crops. Commodities included in the cropland category generally involve more permanent or severe land disturbance.
Intensive Agriculture
This category includes semi-agricultural and incidental agricultural operations such as chicken farms, dairies, poultry farms, and livestock feed lots.
Orchards and Vineyards
Orchards and Vineyards include crops such as apples, apricots, avocados, citrus fruits and wine grapes.
Truck Crops
Truck crops include all indoor and outdoor greenhouse flowers, vegetable crops and row crops. Truck crops include tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, cauliflower and similar crops.

Source: County 2017

Table 2.2-4 County Identified Agricultural Resources

PSR Analysis Areas/Former CGSP Area	Grazing Lands		Crop Lands			Proposed Land Use	Total Agricultural Acreage	Assumed Impact (Potential)
	Field Crops	Grazing Lands	Orchards/ Vineyards	Intensive Agriculture	Truck Crops			
BO18+	10	40	571	-	226	SR-4	846	635
CD14	-	86	-	-	-	SR-2/RL-20	86	65
DS8	-	-	-	-	80	VR-4.3	80	80
FB2+	191	142	33	-	82	SR-4/RL-20	448	336
FB17	-	-	99	-	-	SR-1/SR-2	99	99
FB19+	-	57	384	-	13	SR-10	455	228
FB21+	-	132	436	-	1	SR-10/RL-20	569	285
ME26	89	63	-	-	-	SR-10	152	76
ME30A	1	208	-	-	-	SR-4/RL-40	210	157
NC3A	-	468	329	-	-	SR-10	797	399
NC18A	<1	-	86	-	<1	SR-1/SR-2	86	86
NC22	-	-	22	-	-	SR-1/SR-10	22	22
NC37	1	<1	7	60	36	SR-4	104	79
NC38+	3	3	4	-	60	SR-1	71	70
PP30		8	102		34	SR-2/RL-40	144	109
SD15			6			CG/SR-0.5/ VR-10.9	6	6
VC7+	28	13	945	5	314	SR-2	1,305	978
VC51			159		6	SR-4	165	124
VC57+	272	121	472	32	239	SR-2	1,137	853
VC67	6		2			I-2	8	8
CG1-8	-	19	9	11	-	C-4/SR-2/ SR-4/SR-10	39	29
						Total:	**6,830**	**4,724**

Note: Data has been rounded to nearest whole number.
Source: County 2017

Table 2.2-5 Prime Agriculture Soils

PSR Analysis Area/ Former CGSP Area	Description	Acreage
BO18+	Fallbrook sandy loam, 2 to 5 percent slopes	12
	Fallbrook sandy loam, 5 to 9 percent slopes	3
CD14	Visalia sandy loam, 5 to 9 percent slopes	3
CG1-8	Ramona sandy loam, 2 to 5 percent slopes	3
	Visalia sandy loam, 2 to 5 percent slopes	38
DS8	Mecca fine sandy loam, 0 to 2 percent slopes	150
FB17	Ramona sandy loam, 2 to 5 percent slopes	4
	Visalia sandy loam, 5 to 9 percent slopes	<1
FB19+	Visalia sandy loam, 2 to 5 percent slopes	8
	Visalia sandy loam, 5 to 10 percent slopes	44
FB2+	Visalia sandy loam, 0 to 2 percent slopes	107
FB21+	Visalia sandy loam, 0 to 2 percent slopes	2
	Visalia sandy loam, 2 to 5 percent slopes	11
	Visalia sandy loam, 5 to 9 percent slopes	5
ME26	Calpine coarse sandy loam, 5 to 9 percent slopes	16
ME30A	Calpine coarse sandy loam, 5 to 9 percent slopes	13
	Chino fine sandy loam, 0 to 2 percent slopes	85
NC18A	Greenfield sandy loam, 2 to 5 percent slopes	9
	Visalia sandy loam, 5 to 9 percent slopes	31
NC38+	Ramona sandy loam, 2 to 5 percent slopes	41
	Visalia sandy loam, 2 to 5 percent slopes	<1
	Visalia sandy loam, 5 to 9 percent slopes	4
NC3A	Greenfield sandy loam, 2 to 5 percent slopes	4
	Greenfield sandy loam, 5 to 9 percent slopes	5
	Visalia sandy loam, 2 to 5 percent slopes	3
	Visalia sandy loam, 5 to 9 percent slopes	4
PP30	Visalia sandy loam, 2 to 5 percent slopes	79
VC7+	Greenfield sandy loam, 5 to 9 percent slopes	7
	Visalia sandy loam, 2 to 5 percent slopes	3
VC57+	Clayey alluvial land	84
	Visalia sandy loam, 0 to 2 percent slopes	403
	Visalia sandy loam, 2 to 5 percent slopes	277
	Visalia sandy loam, 5 to 9 percent slopes	6
VC67	Clayey alluvial land	1
	Visalia sandy loam, 0 to 2 percent slopes	12
	Visalia sandy loam, 2 to 5 percent slopes	<1
	Total:	**1,477**

Source: County 2017

Table 2.2-6 Economics of Agricultural Crops in San Diego County (2015)

Total Value:	$1,701,776,951
Change in Value from 2014: Percent Change:	-$115,688,932 -6.4%
Total Acreage:	251,147
Change in Acreage from 2014: Percent Change:	-17,445 -6.5%
Highest Value per Acre: Dollar Value per Acre:	Indoor Flowering & Foliage Plants $401,127
Crop with the Lowest Value Per Acre: Dollar Value per Acre:	Oat Grain $13

Source: AWM 2016

Table 2.2-7 Ten Year Comparison of Major Crops in San Diego County (2005-2015)

	2005		2015	
Agricultural Grouping	**Acreage**	**Value (dollars)**	**Acreage**	**Value (dollars)**
Nursery & Flower Crops	10,221	$990,900,400	12,475	$1,146,814,770
Fruit & Nut Crops	42,815	$325,988,273	34,534	$320,687,203
Vegetable Crops	7,044	$137,990,797	3,837	$146,566,714
Livestock & Poultry Products(1)	Note (1)	$47,631,604	Note (1)	$47,878,211
Livestock and Poultry(1)	Note (1)	$18,596,610	Note (1)	$30,894,777
Field Crops	213,096	$6,154,802	200,301	$3,984,930
Apiary(1)	Note (1)	$3,323,750	Note (1)	$4,051,385
Timber(1)	Note (1)	$955,000	Note (1)	$898,961
Totals	**273,176**	**$1,531,541,236**	**251,147**	**$1,701,776,951**

(1) acreages not reported, data has been rounded to nearest whole number.
Sources: AWM 2016 and AWM 2006

Table 2.2-8 Top Ten Organically Produced Crops in San Diego County

Crop	**Acreage**
Avocados	3,863
Lemons	1,210
Oranges, Valencia	1,099
Grapefruit	606
Herbs/Spices	330
Oranges, Navel	235
Tangerines	131
Tangelos	126
Tomatoes	109
Blueberries	103

Source: AWM 2016

Table 2.2-9 Agricultural Preserve Lands within PSR Analysis Areas

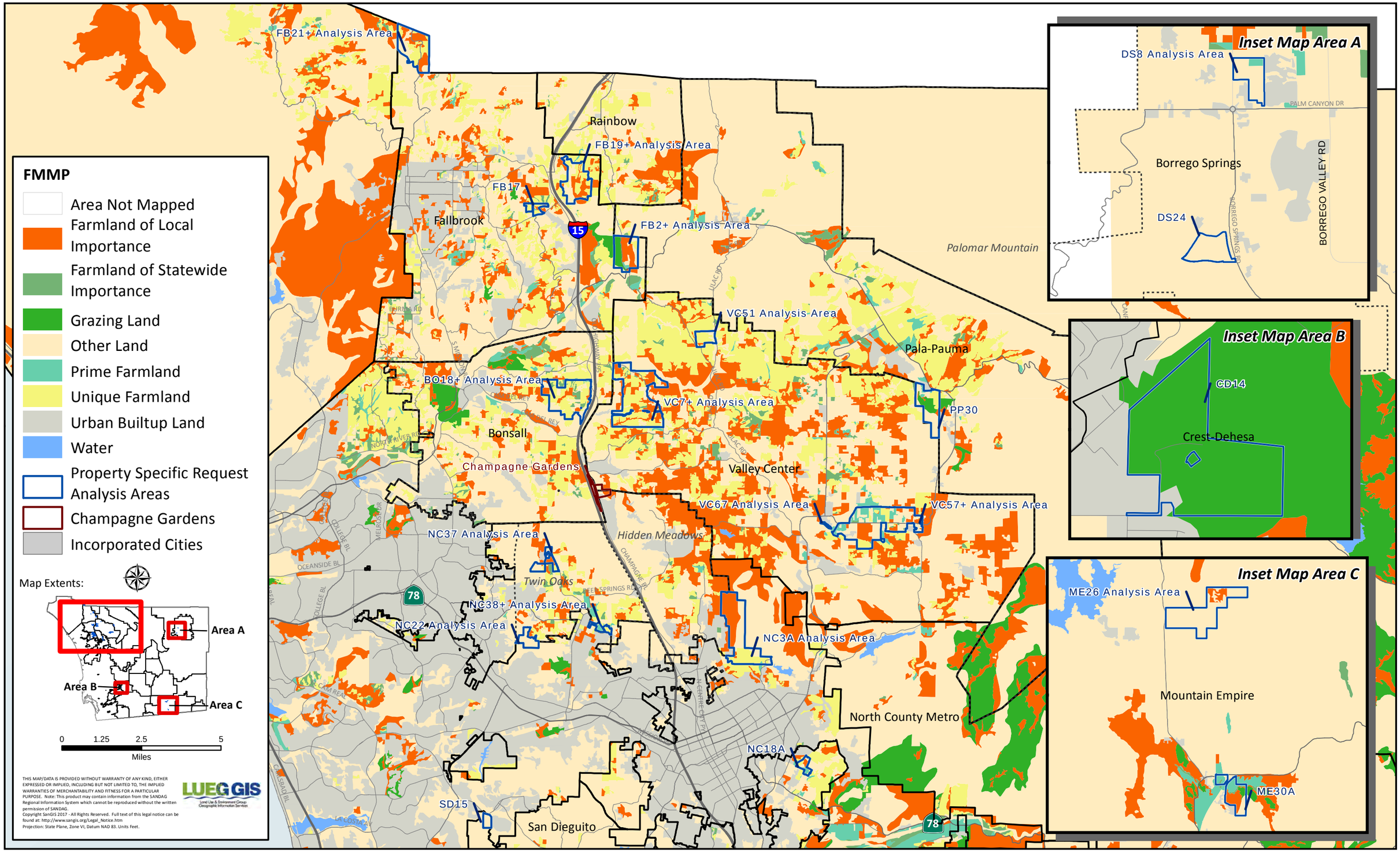
PSR Analysis Area	Agricultural Preserve Acreage within PSR Analysis Area
BO18+	11
FB2+	196
FB19+	426
ME26	<1
NC18A	93
NC38+	15
VC7+	60
VC51	145
VC57+	<1
Total:	**946**

Note: The acreage reflects the amount of Agricultural Preserve within the PSR Analysis Area, and does not include the Agricultural Preserve acreage outside the PSR Analysis Area.
Source: County 2017

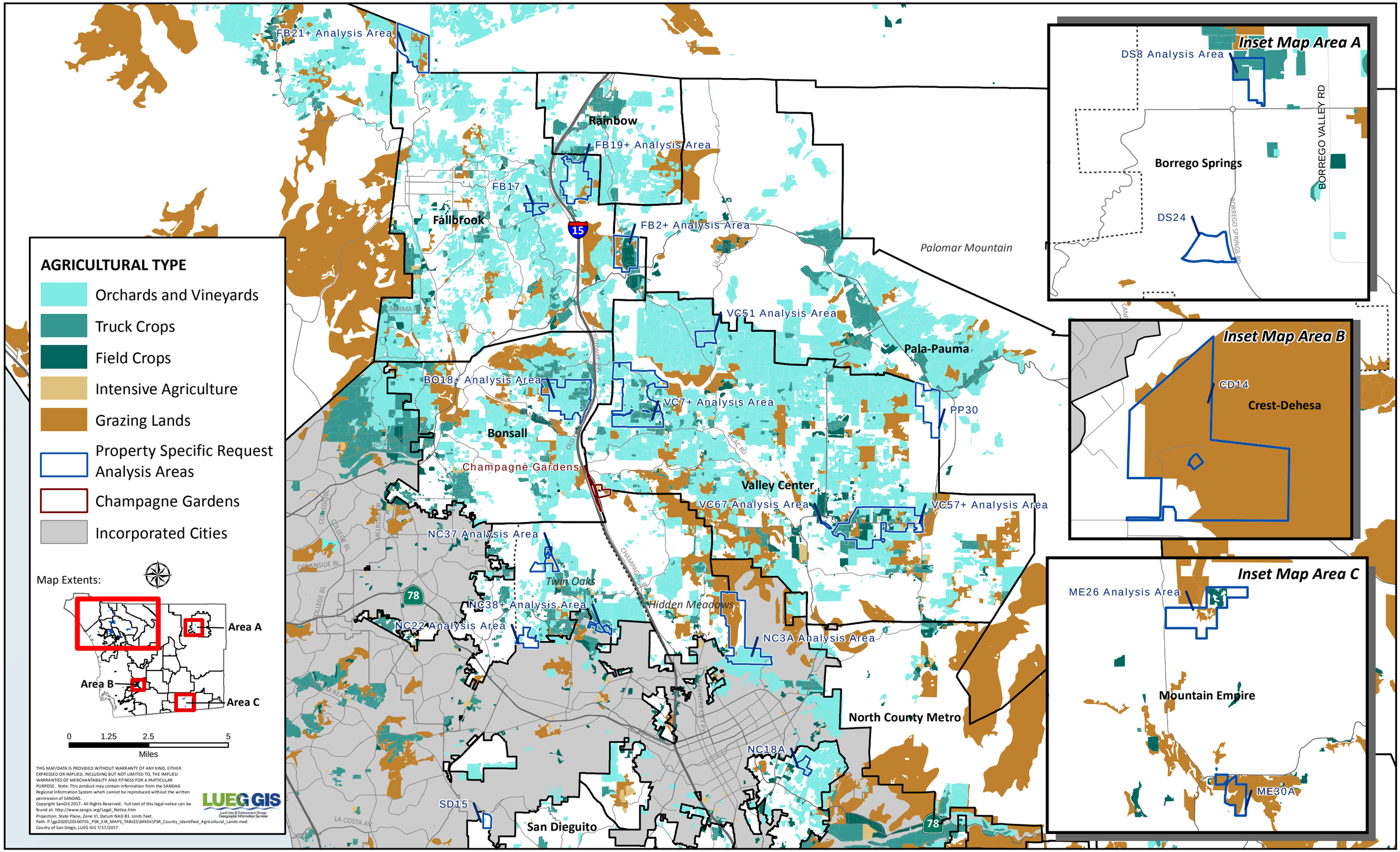
Table 2.2-10 PSR Analysis Areas Under Williamson Contract

PSR Analysis Area	Williamson Act Acreage within PSR Analysis Area
BO18+	11
NC18A	3
VC51	80
Total:	**94**

Note: The acreage reflects the amount of Williamson Contract Land within the PSR Analysis Area, and does not include the Williamson Contract Land outside the PSR Analysis Area.
Source: County 2017



Source: SanGIS, County of San Diego, 2017



Source: SanGIS, County of San Diego, 2017

County Identified Agricultural Lands

Figure 2.2-2