

3.1.1 Agricultural Resources

This section analyzes the potential impacts to agricultural resources from implementation of the Campo Wind Project with Boulder Brush Facilities (Project). The analysis is based on a review of existing resources; existing technical data; applicable laws, regulations, and guidelines; and the following technical report:

- Agricultural Resources Report for the Campo Wind Project with Boulder Brush Facilities, Prepared by Dudek in December 2019 (Appendix L of this Environment Impact Report [EIR])

Additionally, this section presents agricultural data and analysis that is based on the information provided in the Land Use Element and the Conservation and Open Space Element of the 2011 San Diego County General Plan (County of San Diego 2011a, 2011b), the County of San Diego's Guidelines for Determining Significance and Report Format and Content Requirements: Agricultural Resources (County of San Diego 2007), the County of San Diego 2017 Crop Statistics and Annual Report (County of San Diego 2017a), the Mountain Empire Subregional Plan (County of San Diego 1979), and disclosure regarding the Campo Band of Diegueño Mission Indians (Tribe) Land Use Plan for the Campo Wind Facilities on the Campo Band of Diegueño Mission Indians Reservation (Reservation).

Furthermore, the County of San Diego (County) has approved a local methodology to determine the importance of agricultural resources in the unincorporated areas of the County, known as the Local Agricultural Resource Assessment (LARA) Model. The LARA Model takes into account the following factors to determine the importance of agricultural resources: three Required Factors (water, climate, and soil quality) and three Complementary Factors (surrounding land uses, land use consistency, and slope). As it is under County jurisdiction, the Boulder Brush Facilities are subject to the LARA Model. Although the County as Lead Agency is analyzing the Project as a whole, the County's land use jurisdiction is limited to the Boulder Brush Facilities. The Campo Wind Facilities are outside the County and state's authority and therefore not subject to the LARA Model. LARA Model factor ratings for the Boulder Brush Facilities are analyzed below.

Comments received in response to the Notice of Preparation included concerns regarding current grazing activities on the land within the Boulder Brush Boundary, reduction in grazing lands due to industrial development in San Diego County, and cumulative impacts to agricultural resources. These concerns are considered in the preparation of this section where applicable. A copy of the Notice of Preparation and comment letters received in response to the Notice of Preparation is included in Appendix A of this EIR.

3.1.1.1 Existing Conditions

This section discusses potential impacts to agricultural resources present on the Project Site, and summarizes the indicators used to assess soil quality, including land capability classifications, stories index ratings, and farmland mapping and monitoring designations. This section also discusses the agricultural setting and land use designation for the Project Site.

The approximately 2,520-acre Project Site is located in southeastern San Diego County, California (Figure 1-1, Project Location, and Figure 1-2, Project Area, of Chapter 1, Project Description). The Project consists of both the Campo Wind Facilities, which would be located on Reservation land within the Reservation Boundary under the jurisdiction of the Bureau of Indian Affairs (BIA), and the Boulder Brush Facilities, which would be located on adjacent private lands under the land use and permitting jurisdiction of the County within the Boulder Brush Boundary.

The Campo Wind Facilities would be located within the approximately 2,200-acre Campo Corridor inside the approximately 16,000-acre Reservation Boundary. BIA is the Lead Agency for the Project under the National Environmental Policy Act (NEPA) and has prepared an Environmental Impact Statement (EIS) for the Project.

The Boulder Brush Facilities would be located within the approximately 320-acre Boulder Brush Corridor inside the approximately 2,200-acre Boulder Brush Boundary. Collectively, the Campo Corridor and the Boulder Brush Corridor compose the approximately 2,520-acre Project Site, whereas the Project Area referenced herein includes the land within the Reservation Boundary plus the Boulder Brush Boundary.

Regional Overview

The County has the fourth highest number of farms of any county in the country and the third highest number of farms of any county in California. Agriculture is the fifth largest component of the County's economy and provides an array of economic, environmental, and social benefits for the County (County of San Diego 2011a). Agriculture in the County is dependent on the region's unusual microclimates and often has very little relationship to the quality of the soil. Much of the County's climate supports a year-round growing season that facilitates successful small farms and crop diversification that produces more than 200 agricultural commodities, including high-value specialty crops, nursery products, and fruits (County of San Diego 2011a). In 2017, the value of commercial agriculture in the County rose 1.7% from 2016, largely driven by a 16% increase in the value of vegetable and vine crop products produced. Total production of agriculture in the County was estimated at more than \$1.7 trillion and uses approximately 243,029 acres of land in the region (County of San Diego 2017a). The highest acreages are for nursery and cut flower products (12,356 acres), fruit and nuts (33,174 acres), and vegetables (3,545 acres) (County of San Diego 2017a).

Boulder Brush Facilities

The Boulder Brush Facilities would be located in the McCain Valley area of the unincorporated County, north of the community of Boulevard and Interstate 8. The Boulder Brush Boundary is surrounded by rural residential homes, ranches scattered throughout the region, existing wind energy facilities, and the existing San Diego Gas & Electric Sunrise Powerlink. Land ownership surrounding the Boulder Brush Boundary consists of a mixture of private, Bureau of Land Management (BLM), and Tribal lands, and is surrounded by rural land use designations. Land within the Boulder Brush Boundary contains both flat and hilly sections, with terrain generally rising in elevation from south to north, and lies between two major drainage divides: the Tecate Divide to the west and the In-Ko-Pah Mountains to the east.

Zoning and General Plan Designation

The Boulder Brush Facilities would be located in the Boulevard Portion of the Mountain Empire Subregional Plan, as defined by the County General Plan. The land within the Boulder Brush Corridor is under County jurisdiction with a land use designation of Rural Lands, one dwelling unit per 80 acres (RL-80). RL-80 densities are not subject to density reductions based on slope (County of San Diego 2011a). Land within the Boulder Brush Boundary is zoned General Rural (S92), which allows for residential uses, civic uses, essential services (fire protection and law enforcement services), and agricultural uses by right (County of San Diego 1999).

Agricultural Uses

The Boulder Brush Corridor is primarily undeveloped and does not contain Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP) important farmland or irrigated croplands. There is evidence of a historic small cattle grazing operation located on the southwestern portion of the Boulder Brush Boundary. However, based on current site visits and environmental field surveys conducted for the Project, there is no evidence of cattle grazing currently occurring within the Boulder Brush Boundary. Land within the Boulder Brush Boundary is designated under the state FMMP as “Other Land,” defined as land that does not meet the criteria of any other FMMP category (DOC 2010), and no farmland designations exist on site (refer to Figure 3.1.1-1, Zone of Influence Important Farmland). Common examples of land designated as Other Land¹ include low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confirmed livestock, poultry or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres (Appendix L).

¹ Other Land – Land not included in any other mapping category. Common examples include 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 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as “Other Land” (DOC 2018).

Soils

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service, eight soil types are mapped within the Boulder Brush Boundary (Appendix L):

- Calpine coarse sandy loam, 5%–9% slopes
- Calpine coarse sandy loam, 5%–9% slopes, eroded
- La Posta loamy coarse sand, 5%–30% slopes, eroded
- La Posta rocky loamy coarse sand, 5%–30% slopes, eroded
- Loamy alluvial land
- Mottsville loamy coarse sand, 2%–9% slopes
- Tollhouse rocky coarse sandy loam, 5%–30% slopes, eroded
- Riverwash

Calpine soils contain deep, well-drained soils formed in alluvium from granitic rocks. Soils within the Calpine series are associated with alluvial fans, fan remnants, and stream terraces and are composed of coarse sand. La Posta soils contain brown, slightly acidic and neutral, loamy coarse sand formed from weathered acidic igneous rock. Mottsville soils contain deep, excessively drained soils formed in alluvium from granitic rocks. Soils within the Mottsville series are associated with alluvial fans, fan remnants, and fan aprons and are composed of loamy coarse sand. Tollhouse soils contain shallow, excessively drained soils formed in material weathered from granitic rock. Soils within the Tollhouse series are associated with strongly sloping to very steep mountain slopes and are composed of coarse sandy loam (Appendix L). Table 3.1.1-1, Soil Classifications within the Boulder Brush Boundary, identifies soils within the Boulder Brush Boundary, Land Capability Classifications, and FMMP designations; and Table 3.1.1-2, Soil Quality within the Boulder Brush Boundary, provides the soil quality. Figure 3.1.1-2 depicts soil types mapped within the Boulder Brush Boundary, and Figure 3.1.1-3 depicts slope of land available for agricultural use.

Land Capability Classification

The USDA developed grouping of soils into capability units, or Land Capability Classification, to serve as an introduction of the soil map to farms and other land users developing conservation plans (Appendix L). The Land Capability Classification organizes soils according to their limitations when cultivated and according to the way they respond to management practices. Class I soils have no significant limitation for raising crops. Classes VI through VIII have severe limitations that limit or preclude their use for agriculture. Capability subclasses are also assigned by adding a small letter to the class designation. Capability subclasses consist of 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. 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 the County typically occurs on soils having Land Capability Classification ratings of III and IV, and a substantial number of local soils have the class designations e and c, indicating limitations related to erosion and shallow soils (County of San Diego 2007).

Storie Index

Developed by University of California, Berkeley, Professor R. Earl Storie, the Storie Index is a method of soil rating based on soil characteristics that govern the land’s potential utilization and productive capacity. The Storie Index is a commonly used and accepted traditional measure of soil quality in California and expresses numerically on a 100-point scale the relative degree of suitability or value of a soil for general intensive agriculture. Higher Storie Index ratings indicate higher-quality soils. The Storie Index 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 (Appendix L). Productive agriculture in the County typically occurs on soils with low Storie Index ratings (typically in the 30s) (County of San Diego 2007). Storie Index ratings for soils within the Boulder Brush Boundary are shown in Table 3.1.1-1.

Crop Suitability

The USDA Soil Survey report for the San Diego area classifies crop suitability for various soil types. Calpine soils compose 4% of the total on-site soil type and are principally used for livestock grazing. Common vegetation types occurring on Calpine soils include irrigated agriculture, alfalfa hay, and pasture. La Posta soils compose 70% of the total on-site soil type and are mainly used for range, watershed, and recreation. Mottsville soils compose 11% of the total on-site soil type and are used for rangeland and urban development. Tollhouse soils compose 5% of the total soil type within the Boulder Brush Boundary and are primarily used for limited grazing, wildlife, and watershed (Appendix L).

Prime Farmland Soils and Soils of Statewide Importance

The State of California DOC FMMP categories are based on local soil characteristics and irrigation status, with the best quality land identified as Prime Farmland or Farmland of Statewide Importance. Some soils in the County are listed as Candidate Soils for Prime Farmland or Statewide Importance,

but these soils include a much broader range of soils than the Prime Agricultural Land definition in California Government Code Section 51201(c) (County of San Diego 2007).

The DOC has classified land in California into the following Important Farmlands categories (Appendix L):

- ***Prime Farmland.*** 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.*** 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.*** Land used for production of the state's major crops on soils not qualifying for Prime Farmland or Farmland of Statewide Importance. This land is usually irrigated, but may include non-irrigated fruits and vegetables as found in some climatic zones in California.
- ***Farmland of Local Importance.*** Land that meets all the characteristics of Prime Farmland and Farmland of Statewide, with the exception of irrigation.
- ***Grazing Land.*** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.
- ***Urban and Built-Up Land.*** 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.*** Land that does not meet the criteria of any other category. In certain rural counties, the DOC has identified sub-categories of Other Land. This does not apply to San Diego County.
- ***Water.*** Perennial water bodies with an extent of at least 40 acres.

As shown on Figure 3.1.1-1, the Boulder Brush Boundary is designated as Other Land and, therefore, does not meet the criteria for any other FMMP category. In addition, it is not designated as Prime Farmland or Farmland of Statewide Importance, as defined by the DOC and California Government Code Section 15201(c).

History of Agricultural Use

Much of the land within the Boulder Brush Boundary appears to have remained vacant, undeveloped land since 1939 according to historical aerial photographs ([Appendix F-2 Dudek 2018](#)). A structure,

presumed to be a residence potentially associated with ranching activity, was depicted in historical topographic maps south of the site starting in 1939. However, it is dilapidated, unlivable, and not currently being used as a residence (Appendix F-2Dudek 2018). In addition, the assumed historical residence was never serviced by a water supplier, which would have installed a meter. The southwestern portion of the Boulder Brush Boundary may have been used as agricultural land (for ranching) in the past, although the dates of this potential land use are unknown. A feature labeled “Airway Beacon” was depicted on the northern portion of the Boulder Brush Boundary on historical topographic maps from 1959–1997. According to the historical aerials prepared by NETR Online (2018), the Boulder Brush Boundary was undeveloped in 1994, with the exception of a small cattle grazing operation in the southwest portion. By 2017, the area north, northwest, and east of the Boulder Brush Boundary was developed with two large commercial wind projects, along with some rural residential homes and ranches scattered throughout the region. Figure 3.1.1-4 depicts historical agricultural land within the Project Vicinity.

Climate

The McCain Valley is characterized as Mediterranean-style climate, with long, hot, dry summers and moderate winters. The closest weather station is located 6 miles north of Campo, California. Average temperatures at this station range from approximately 31°F to 94°F throughout the year. Maximum average precipitation occurs in January, the coolest month is generally February, and the warmest month is August (Appendix L). There are two generally used climate rating systems that can be applied to a particular area to determine what plants and agricultural crops are appropriate for that area: the USDA Hardiness Rating and the Sunset Climate Zone, described as follows.

USDA Hardiness Rating. The Boulder Brush Boundary is in USDA Hardiness Zone 9a (Appendix L). This zone is defined as having average minimum temperatures between 20°F and 25°F. Popular plants that tend to grow very well in Zone 9a include spinach, carrots, tomatoes, potatoes, cucumbers, sweet potatoes, peppers, beans, onions, and lettuce (Appendix L).

Sunset Climate Zone. The County has assigned climate zones as a way of accounting for the variability of microclimate conditions and climate suitability throughout the County. The Boulder Brush Boundary is located within Climate Zone 13 on the County’s Area Climates and Generalized Western Plant Climate Zones (“Sunset Zones”) map (County of San Diego 2006). Zone 13 is a “Moderate” LARA Model Rating. Zone 13 covers low-elevation desert areas (considered subtropical) and is the most extensive of the County’s desert Plant climate zones. Zone 13 includes the extensive agricultural uses in the Borrego Valley. Zone 13 is assigned a moderate rating due to the temperature extremes characteristic of this zone. These temperature extremes exclude some of the subtropical plants grown in Zones 22 to 24, but numerous subtropicals with high heat requirements thrive in this climate such as dates, grapefruit, and beaumontia and thevetia (ornamentals) (County of San Diego 2007). See Table 3.1.1-3, Local Agricultural Resource

Assessment Model Factor Ratings, and Table 3.1.1-4, Interpretation of Local Agricultural Resource Assessment Model Results.

Water

There are five wells within the Boulder Brush Boundary. However, all five wells are not in use and appear to be in disrepair (Appendix L). There is no surface water infrastructure or meter currently located within the Boulder Brush Boundary. Water for construction of the Boulder Brush Facilities would be imported from On- and Off-Reservation facilities, such as production wells on the Reservation and non-potable water obtained from commercial sellers such as Jacumba Community Services District and Padre Dam Municipal Water District, and would be transported to the site by water trucks. Water supplied by Jacumba Community Services District would be derived from groundwater in the Jacumba Valley Groundwater Basin. If necessary, the Padre Dam Municipal Water District would serve as a back-up water supply for construction. During construction, water would be used for road construction, turbine foundations, dust suppression, and fire protection. For construction of the Boulder Brush Facilities, a total of approximately 50 acre-feet (AF) of water would be used, and for construction of the Campo Wind Facilities, a total of approximately 123 AF of water would be used. A breakdown of water usage for construction of the Project is as follows:

Boulder Brush Facilities

1. ***Foundation Concrete Mixing*** – It is estimated approximately 15 AF of water would be required for concrete mixing during construction, to be prepared at the temporary batch plant to be located on the Reservation.
2. ***Dust Suppression*** – It is estimated that a total of 35 AF would be used for dust suppression during construction, including access road grading and construction. Magnesium chloride, a natural element, would be applied during construction of access roads to reduce fugitive dust and the need for water during this phase.
3. ***Fire Protection*** – The Project would be equipped with up to three water trucks, each with a 4,000-gallon capacity, during construction.

Campo Wind Facilities

1. ***Foundation Concrete Mixing*** – It is estimated approximately 36 AF of water would be required for concrete mixing during construction, to be prepared at the temporary batch plant.
2. ***Dust Suppression*** – It is estimated that a total of 87 AF would be used for dust suppression during construction, including access road grading and construction. Magnesium chloride

would be applied during construction of access roads to reduce fugitive dust and the need for water during this phase.

3. **Fire Protection** – The Project would be equipped with up to three water trucks, each with a 4,000-gallon capacity, during construction.

To operate the Project, the Developer would employ approximately 10 to 12 staff members. Employees would be present on site during normal business hours and would work out of the operations and maintenance (O&M) building that would be located on the Reservation. The O&M building would include a groundwater well for non-potable water use, and a septic system would service the O&M building restroom facilities. In the event an On-Reservation groundwater well at the O&M building is determined not to be viable to service the facility, a water storage tank would be installed at the O&M building and would be filled using water trucked from another existing On-Reservation well to the southwest. Otherwise, water would be trucked in from Jacumba Community Services District or Padre Dam Municipal Water District. Estimated water use and wastewater generation during operation of the O&M building would be approximately 210 gallons per day each. Regarding fire protection during operation, it is estimated that two 10,000-gallon water tanks would be installed at the O&M facility and collector substation within the Campo Corridor, and three 10,000-gallon tanks would be installed near the high-voltage substation within the Boulder Brush Corridor dedicated for firefighting purposes.

Williamson Act Contract Lands and Agricultural Preserve Lands

The Williamson Act (Government Code Section 51200 et seq.), or the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based on farming and open space uses as opposed to the full potential market value of the land. The goal of the Williamson Act Program is to encourage the preservation of California's agricultural land and to prevent its premature conversion to urban uses (County of San Diego 2007). As shown on Figure 3.1.1-1, the Boulder Brush Boundary does not contain any lands under Williamson Act Contract.

Agricultural Preserve

An agricultural preserve is an area devoted to agricultural use, open space use, recreational use, or any combination of such uses, and compatible uses that are designated by the County. Preserves are established for defining the boundaries of those areas where the County will 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 previously stated, whereby the assessment on their land will

be based on its restricted use rather than on its market value. As shown in Figure 3.1.1-1, the Boulder Brush Boundary is not designated as an agricultural preserve (County of San Diego 2007).

Off-Site Agricultural Resources

The Guidelines for Determining Significance and Report Format and Content Requirements Agricultural Resources (County Guidelines) (County of San Diego 2007) requires that agricultural operations within 0.25 miles of a project site be identified, including lands under Williamson Act contracts, FMMP designations, agricultural preserves, or any active agricultural operations. The 0.25-mile boundary is established using the criteria in Attachment F of the County Guidelines and is defined as a project's Zone of Influence² (ZOI) (Figure 3.1.1-1). Within the Boulder Brush Boundary's ZOI, lands compatible with agriculture are identified as follows.

FMMP Designations

As shown on Figure 3.1.1-1, parcels surrounding the Boulder Brush Boundary are designated as Other Land and, therefore, do not meet the criteria for any other FMMP category.

Williamson Act Contracts

As shown on Figure 3.1.1-1, there are no Williamson Act Contract lands within 0.25 miles of the Boulder Brush Boundary.

Agricultural Preserves

As shown on Figure 3.1.1-1, there are approximately 1,526 acres of McCain Valley Agricultural Preserve adjacent to the east of the Boulder Brush Boundary. However, there is no active agricultural production or operations within the Agricultural Preserve, and the grazing permit expired in 2010.

Active Agricultural Operations

There are no active irrigated croplands or other crop production within the Boulder Brush Boundary's ZOI (Figure 3.1.1-1). A small cattle grazing operation historically existed in the southwest portion of the Boulder Brush Boundary; however, based on current site visits and environmental field surveys conducted for the Project, there is no evidence of cattle grazing currently occurring. There are small ranch operations scattered throughout the region.

² The ZOI methodology is taken from the Department of Conservation's Land Evaluation Site Assessment model and includes a minimum area of 0.25 miles beyond project boundaries and includes the entire area of all parcels that intersect the 0.25-mile boundary. The ZOI developed by the Department of Conservation is the result of several iterations during development of the Land Evaluation Site Assessment model for assessing an area that would generally be a representative sample of surrounding land use (County of San Diego 2007).

Campo Wind Facilities

The Campo Wind Facilities are outside the County and state's authority and not subject to the LARA Model. Agricultural impacts on land within the Campo Corridor inside the Reservation Boundary is evaluated pursuant to the Campo Band of Diegueño Mission Indians Land Use Plan, and applicable Tribal regulations. Land within the Reservation Boundary is subject to the County's zoning and General Plan designations. The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA. Generally, the EIS analysis finds that potential impacts to agricultural uses would be negligible due to the limited amount of arable land and the absence of commercial farming on the Reservation.

3.1.1.2 Regulatory Setting

There are laws, regulations, policies, and programs that aim to protect, preserve, and promote agriculture. The following discussion details the most relevant regulations, policies, and programs that could be relevant to the Project and agricultural resources.

Federal

Farmland Protection Policy Act (Public Law 97–98, 7 USC Section 4201)

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It ensures that—to the extent possible—federal programs are administered to be compatible with state and local units of government and private programs and policies to protect farmland. Federal agencies are required to develop and review their policies and procedures to implement the FPPA every 2 years.

The FPPA does not authorize the federal government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners. For the purpose of FPPA, farmland includes Prime Farmland, Unique Farmland, and Land of Statewide or Local Importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land, but not water or urban built-up land. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency (NRCS 2019).

State

State regulations are not applicable on the Reservation but are included herein because the Boulder Brush Boundary includes private lands within the County.

Department of Conservation Farmland Mapping and Monitoring Program

In response to the need to assess the location, quality, and quantity of agricultural lands and conversion of such lands over time, in 1982, the California DOC established the FMMP. The goal of the FMMP is to provide consistent and impartial data to decision makers to assess the suitability of agricultural lands in California. The FMMP classifies land into five mapping categories based on soil and climatic conditions: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. In addition, the FMMP identifies nonagricultural lands as either Urban and Built-Up Land or Other Land. Important Farmland Maps are updated every 2 years.

The FMMP identifies farmlands as follows (DOC 2010):

- ***Prime Farmland.*** Prime Farmland has 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 agriculture production at some time during the 4 years prior to the mapping date.
- ***Farmland of Statewide Importance.*** Farmland of Statewide Importance is 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 4 years prior to the mapping date.
- ***Unique Farmland.*** Unique Farmland consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but it may include nonirrigated orchards or vineyards, as found in some climatic zones in California. Land must have been cropped at some time during the 4 years prior to the mapping date.
- ***Farmland of Local Importance.*** Land of importance to the local agricultural economy, as determined by each county's board of supervisors and a local advisory committee. Based on the County's guidance (County of San Diego 2007), the following lands are to be included in the Farmland of Local Importance category:
 - All farmable lands within San Diego County that do not meet the definitions of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland but are currently irrigated pasture or nonirrigated crops
 - Nonirrigated land with the soils qualifying for Prime Farmland or Farmland of Statewide Importance
 - Lands that would have Prime Farmland or Farmland of Statewide Importance designation and have been improved for irrigation but are now idle
 - Lands with a General Plan Land Use designation for agricultural purposes

- Lands that are legislated to be used only for agricultural (farmland) purposes
- ***Grazing Land.*** Land on which the existing vegetation is suited to the grazing of livestock. The minimum mapping unit for Grazing Land is 40 acres.

Williamson Act

The California Land Conservation Act of 1965, commonly known as the Williamson Act (Government Code Section 51200 et seq.), enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based on farming and open space uses as opposed to the full potential market value of the land. The goal of the Williamson Act program is to encourage preservation of agricultural land and prevent its premature conversion to urban uses.

California Public Resources Code

The California Public Resources Code (PRC) defines “forest land” and “timberland” as follows:

‘Forest land’ is land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits (California PRC Section 12200[g]).

‘Timberland’ means land, other than land owned by the federal government and land designated by the board [State Board of Forestry and Fire Protection] as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis after consultation with the district committees and others (California PRC Section 4526).

California Government Code

The California Government Code defines timberland zoned “timberland production” as follows (California Government Code Section 51100 et seq.):

‘Timberland production zone’ or ‘TPZ’ means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as

defined in subdivision (h). With respect to the general plans of cities and counties, ‘timberland preserve zone’ means ‘timberland production zone.’

Local

Local regulations are not applicable on the Reservation but are included herein because the Boulder Brush Boundary includes private lands within the County.

County of San Diego Board of Supervisors Policy I-38 – Agricultural Preserves

This policy establishes procedures for implementing Williamson Act contracts in the County and for establishing agricultural preserves. This County Board of Supervisors policy also outlines criteria for the establishment, modification, and de-establishment of an agricultural preserve. An agricultural preserve is an area devoted to agricultural use, open space use, recreational use, or any combination of such uses, and compatible uses that are designated by the County. Preserves are established for defining the boundaries of those areas where the County will 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, whereby the assessment on their land will be based on its restricted use rather than on its market value. The Boulder Brush Facilities would not be located on an agricultural preserve.

County of San Diego General Plan

Agricultural resources are covered in both the Land Use Element and the Conservation and Open Space Element of the County’s General Plan. Each element is discussed below.

Land Use Element

Despite numerous constraints to agriculture in the County, such as high water and land costs, the County has a robust agricultural economy. Agriculture contributes to the character of the County, particularly in the Semi-Rural and Rural Lands regional categories, supplying County residents with local agricultural products and contributing significantly to the local economy. A goal of these regional land use categories is the preservation of local agriculture, which includes a diverse mix of high-value commodities and takes advantage of a long—in some cases year-round—growing season. Incompatibility of adjacent land uses can present a constraint to the viability of local agriculture. As residential and other potentially incompatible development occurs in traditionally agricultural areas, careful attention should be given to the compatibility of these nonagricultural uses and to site design techniques that would reduce or avoid potential conflicts. Applicable General Plan goal and policies are as follows (County of San Diego 2011b):

- ***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. (Open space and rural lands are primary areas that provide carbon sequestration benefits for the Region.)

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

Conservation and Open Space Element

The primary focus on the Conservation and Open Space Element is to provide direction to future growth and development in the County as it relates the utilization of natural and cultural resources, the protection and preservation of open space, and the provision of park and recreation resources (County of San Diego 2011a). The following goals and policies in the Conservation and Open Space Element relate to the Boulder Brush Facilities:

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.

- ***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.
- Discourage development that is potentially incompatible with intensive agricultural uses, including 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 offices and retail commercial.
- ***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.
 - Recreational and open space uses can serve as an effective buffer between agriculture and development that is potentially incompatible with agriculture uses.

Mountain Empire Subregional Plan

The Mountain Empire Subregional Plan contains goals and policies that outline growth management and resource preservation for the communities of Tecate, Potrero, Boulevard, and Jacumba. The following goal relates to agricultural resources (County of San Diego 1979):

- **Agricultural Goal:** Encourage the expansion and continuance of agricultural uses in the subregion.

Boulevard Community Plan

The Boulevard Community Plan contains goals and policies that cover the Boulevard Subregional Planning Area, which includes the communities of Boulevard, Manzanita, Live Oak Springs, Tierra del Sol, Crestwood, Jewel Valley, McCain Valley, Miller Valley, and a portion of Bankhead Springs. The following goal and policy relate to agricultural resources (County of San Diego 2011c):

Goal COS 1.1: Encourage the continuance of small scale environmentally sustainable agricultural uses in the Subregion.

- ***Policy COS 1.1.1*** Support the continuance and protection of small-scale agricultural operations in Boulevard.

County of San Diego Purchase of Agricultural Conservation Easement Program

The County has initiated an agricultural conservation program known as the Purchase of Agricultural Conservation Easement (PACE) Program. The “Mitigation Bank and Credits” are an expanded component of the PACE Program, approved by the Board of Supervisors in September 2014. With this expanded component, easement lands acquired by the County under the PACE Program can be used as off-site mitigation for agricultural impacts resulting from private development projects. Applicants may purchase PACE credits to mitigate for agricultural impacts at a 1:1 ratio. One credit is equal to 1 acre of agricultural land.

To purchase PACE mitigation credits, a project applicant must have an approved discretionary project, with a condition of approval requiring agricultural mitigation. Since 2013, 24 properties covering approximately 1,760 agricultural acres have been preserved at an average cost of \$2,859 (County of San Diego 2018). The cost of credits is determined by the fee in effect on the date of purchase. Credits, which are non-refundable and non-transferrable, can only be purchased after a project has been approved.

County of San Diego Local Agricultural Resources Assessment Model

In determining whether impacts to agricultural resources are significant environmental effects, the California Environmental Quality Act (CEQA) Guidelines references the California Agricultural Land Evaluation and Site Assessment (LESA) Model (1997) prepared by the California DOC, as an optional methodology that may be used to assess the relative value of agriculture and farmland.

In the past, the LESA model has been applied to various agricultural properties throughout the County of San Diego to assess agricultural importance in association with proposed discretionary land use permits. After several years of practical experience with application of the LESA model in San Diego County, the inadequacy of the model in capturing the unique and varied character of San Diego agriculture has become apparent. An alternative approach, the LARA model, has been developed to assess the relative value of agricultural resources in San Diego County. Specific documentation of the LARA model can be found in the County’s Agricultural Guidelines (County of San Diego 2007).

The LARA model takes into account the following factors in determining the importance of an agricultural resource:

Required Factors:

- Water
- Climate
- Soil Quality

Complementary Factors:

- Surrounding Land Uses
- Land Use Consistency
- Topography

Campo Band of Diegueño Mission Indians Land Use Plan

As described in the Tribe's Land Use Plan, the Reservation follows an approach to land use planning based on their culture and a history of thousands of years of living in the area now composing San Diego County. Decisions about the use of land by the Tribe or any individual Tribal member are made by the General Council. This is equally true whether the proposed use is for residential, hunting, recreational, grazing, commercial, or industrial uses. Since all land use decisions are made for the benefit of the Tribe as a whole, land use planning is inherent in not only the functioning of the Tribe, but also the daily lives of individual members of the Tribe. The Tribe does not regard individual land uses as mutually exclusive. Numerous federal programs that the Tribe has pursued during the last two decades have addressed land use, and several key needs have been identified that include economic development, health care, education, housing, recreation, and environmental protection.

Tribal lands are not parceled out into individual tracts for personal ownership. The decision to locate a municipal building, a softball field, a sand and gravel mining operation, grazing land, a commercial enterprise such as the Project, or even a single home are made by the General Council. Land use decisions are policy decisions made to benefit the Tribe as a whole (Campo Band of Diegueño Mission Indians 2010).

Campo Band of Diegueño Mission Indians Land Use Code

The Tribe also uses its Land Use Code "to promote the health, safety, and general welfare of the residents of the Reservation and to develop and maintain adequate standards for diversity in land use and building patterns on the Reservation." The Tribe uses their Land Use Plan in conjunction with their Land Use Code to protect the natural resources and cultural heritage on the Reservation, including, but not limited to, groundwater and air, preserving Tribal traditions and culture, retaining wilderness areas, providing adequate housing for all Tribal members, promoting employment, and improving the standard of living for all Tribal members (Campo Band of Diegueño Mission Indians 2010).

3.1.1.3 Analysis of Project Effects and Determination as to Significance

Methodology

The agricultural study area includes land within the Boulder Brush Boundary and the ZOI according to the County Department of Planning and Land Use's LARA Model, within the Boulevard Portion of the Mountain Empire Subregional Area. Data sources used in this analysis include the USDA Soil Surveys, the DOC's FMMP Farmlands maps for the County, and the County's Geographic Information Source (SanGIS). Google Earth maps were used for aerial photo interpretations of the Boulder Brush Boundary and the surrounding area.

Although the County as Lead Agency is analyzing the Project as a whole, the County's land use jurisdiction is limited to the Boulder Brush Facilities. As previously described, the Campo Wind Facilities are outside the County and state's authority and are not subject to the LARA Model. Potential agricultural impacts within the Campo Corridor are evaluated pursuant to the Campo Band of Diegueño Mission Indians Land Use Plan, and applicable Tribal regulations. The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA. This analysis hereby adopts and incorporates by reference the EIS. In addition, this chapter provides an analysis of Project impacts, both on the Reservation and on private lands, pursuant to the requirements of CEQA and consistent with the County's own guidelines.

CEQA Guidelines

Guidelines to address the significance of agricultural impacts are contained in Appendix G, Question II(a) through (e) of the CEQA Guidelines. Based on those guidelines, a project would have a significant environmental impact if it would:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-Agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Impacts to Important On-Site Agricultural Resources

County Guidelines for the Determination of Significance

For purposes of this EIR, the County's Guidelines for Determining Significance and Report Format and Content Guidelines: Agricultural Resources (County of San Diego 2007) applies to the direct and indirect impact analyses and the cumulative impact analysis.

A significant impact to important on-site agricultural resources would result if:

- The project site has important agricultural resources as defined by the Local Agricultural Resources Assessment (LARA) Model; and the project would result in the conversion of agricultural resources that meet the soil quality criteria for Prime Farmland or Farmland of

Statewide Importance, as defined by the FMMP; and as a result, the project would substantially impair the ongoing viability of the project site for agricultural use.

Analysis

Project

The Project would not displace agricultural uses or irrigated croplands. The Project Site is primarily undeveloped and does not contain important farmland or irrigated croplands. The Boulder Brush Boundary portion of the Project Site is designated under the state FMMP as Other Land (DOC 2010), and no farmland designations exist on site. As such, there is no evidence of historic agricultural production and the Project would not be considered an agricultural resource under the State FMMP program or the County. However, portions of the Project Site appear to have been historically used for agricultural land (for ranching), although the dates of this potential land use is unknown.

The land within the Boulder Brush Boundary is not considered to be an important agricultural resource according to the LARA Model, and it has not been designated or mapped by the DOC as Prime Farmland or Farmland of Statewide Importance. The land within the Boulder Brush Boundary is composed of important soils based on County criteria, but direct impacts from the Boulder Brush Facilities to on-site agricultural resources would be less than significant as interpreted in the LARA Model results described below. The land within the Reservation Boundary is outside the County and state's authority and is not subject to the LARA Model. Therefore, agricultural impacts due to the Campo Wind Facilities would be evaluated pursuant to the Campo Band of Diegueño Mission Indians Land Use Plan and applicable Tribal regulations. The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA. Generally, the EIS analysis finds that potential impacts to agricultural uses would be negligible due to the limited amount of arable land and the absence of commercial farming on the Reservation.

Agricultural resources specific to each of the Boulder Brush Facilities and the Campo Wind Facilities are further analyzed below. For the reasons stated above and herein, direct impacts to on-site agricultural resources are determined to be **less than significant**.

Boulder Brush Facilities

As previously described, the County has approved a local methodology to determine the importance of agricultural resources in the unincorporated areas of the County, known as the LARA Model. The LARA Model takes into account the following factors to determine the importance of agricultural resources: three Required Factors (water, climate, and soil quality) and three Complementary Factors (surrounding land uses, land use consistency, and slope). The factor

ratings for the land within the Boulder Brush Boundary containing the Boulder Brush Facilities are summarized herein, and analyzed in detail in Appendix L to this EIR.

As presented in Table 3.1.1-4, the interpretation of the Project's LARA Model has determined that land within the Boulder Brush Boundary is not an important agricultural resource. The Boulder Brush Boundary includes approximately 533 acres of County-designated candidate soils for Prime Farmland or Farmland of Statewide Importance (Table 3.1.1-1). As shown in Table 3.1.1-1, these soils on site have a Land Capability Classification rating of IIe, IIw, IIIe, or IVs, which indicates that the soils have moderate to very severe limitation for raising crops. The main limitations are risk of erosion; interference of water with plant growth; and shallow, droughty, or stony soils. Additionally, the soils found on site have a Storie Index rating of 50, 65, and 81, which indicates fair- to high-quality soils. Land within the Boulder Brush Boundary is mapped by FMMP as Other Land and is not designated by the DOC as Prime Farmland or Farmland of Statewide Importance. However, soil mapped within the Boulder Brush Boundary does meet the candidate soil quality criteria for Prime Farmland or Farmland of Statewide Importance, as defined by the County's Guidelines for Determination of Significance (Table 3.1.1-2). The Boulder Brush Facilities would impact approximately 38.4 acres of County-Designated Candidate Soils for Prime Farmland or Farmland of Statewide Importance. However, the Project's LARA Model determined the soil agricultural viability rating to be low, since the land within the Boulder Brush Boundary has a Soil Quality Matrix score of less than one-third, and the site has not been used for irrigated agricultural production.

Although the Boulder Brush Facilities would result in the conversion of agricultural resources that meet the candidate soil quality criteria for Prime Farmland or Farmland of Statewide Importance as defined by FMMP in the County's Guidelines for Determination of Significance, the land within the Boulder Brush Boundary is mapped by FMMP as Other Land, and the LARA Model determined the soil quality rating to be low, and is therefore not an important agricultural resource (Table 3.1.1-2). As such, the Boulder Brush Facilities would not substantially impair the ongoing viability of the site for agricultural use, and would not result in direct impacts to on-site agricultural resources. For these reasons, impacts are determined to be **less than significant**.

Campo Wind Facilities

The Campo Wind Facilities are outside the County and state's authority and not subject to the LARA Model. Agricultural impacts from the Campo Wind Facilities on the land within the Reservation are evaluated pursuant to the Campo Band of Diegueño Mission Indians Land Use Plan and applicable Tribal regulations. Based on a review of available GIS aerial mapping and historical aerial photos, the land within the Campo Corridor does not contain any commercial agricultural uses or irrigated croplands. The Project development footprint on the Reservation would impact County-designated candidate soils for Prime Farmland or Farmland of Statewide Importance. However, these areas are outside the County and state's authority and not subject to

the LARA Model. The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA. Generally, the EIS analysis finds that potential impacts to agricultural uses would be negligible due to the limited amount of arable land and the absence of commercial farming on the Reservation. Potential impacts on cattle grazing would occur in the form of a slight decrease in the amount of land available for grazing, although very limited grazing currently exists. The amount of cattle grazing lost and the impact on cattle grazing would be minimal. No Agricultural Resources Technical Analysis, or a LARA Model was required or applicable for the land within the Campo Corridor, because impacts were determined to be insignificant and no further analysis was warranted. As the Campo Wind Facilities would not substantially impair the ongoing viability of the land within the Campo Corridor for agricultural use, impacts would be **less than significant**.

Indirect Impacts to Agricultural Resources

Guidelines for the Determination of Significance

For purposes of this EIR, the CEQA Guidelines Appendix G Question II(a) through (e) and the County's Guidelines for Determining Significance applies to the direct, indirect, and cumulative impact analyses (County of San Diego 2007).

A significant indirect impact to agricultural resources would result if:

- 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.
- 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. 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 Williamson Act contract.
- 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 Williamson Act Contract.

Analysis

Project

Due to the lack of surrounding agricultural resources and/or operations, impacts to off-Project Site agricultural resources are unlikely. Moreover, the Project is 30 miles from the closest agricultural operation, is not within 0.25 miles of an active agricultural operation or land under a Williamson Act contract, and does not propose facilities that would result in the conversion of off-Project Site agricultural resources to a non-agricultural use.

Potential impacts to off-Project Site agricultural resources specific to the Boulder Brush Facilities and the Campo Wind Facilities are further analyzed below. For the reasons stated above and herein, impacts to off-Project Site agricultural resources are determined to be **less than significant**.

Therefore, Project impacts to off-Project Site agricultural resources would be **less than significant**.

Boulder Brush Facilities

The closest active agricultural operations are located approximately 30 miles east of the Project Site in Dixieland, California. The agricultural operations in the surrounding area are composed primarily of irrigated row crops and dairy farms, but no such operations occur within 0.25 miles of the Boulder Brush Boundary. Additionally, since no areas under a Williamson Act Contract are within 0.25 miles of the Boulder Brush Boundary, the Boulder Brush Facilities would not involve changes to the existing environment that, due to their location or nature, could indirectly result in the conversion of off-site agricultural resources to non-agricultural use, or could adversely impact the viability of agriculture on land under a Williamson Act Contract. Additionally, the Boulder Brush Facilities does not include a school, church, daycare, or other use that involves a heavy concentration of people at certain times of the day within 1 mile of an agricultural operation or land under a Williamson Act Contract.

The land within the Boulder Brush Boundary, including off-site roadway improvements, is composed of approximately 2,000 acres within the ZOI of approximately 14,402 acres, as shown in Figure 3.1.1-1. Approximately 14,305 acres within the ZOI are composed of parcels greater than 2 acres and contain elements of rural lifestyle (Appendix L). Therefore, 99.3% of the ZOI is compatible with agricultural use. In addition, the McCain Valley Agricultural Preserve, which is land owned by BLM, is also within the ZOI of the Boulder Brush Boundary. However, no active agricultural production exists within the McCain Valley Agricultural Preserve and the grazing permit issued by BLM expired in 2010. No active agricultural production or operation exists within the ZOI or nearby agricultural preserve.

The Boulder Brush Facilities would not change the rural characteristic of the area, since there are existing wind turbine developments intermixed within the ZOI and wind facilities do not introduce sensitive receptors that could object to ongoing agricultural operations. Additionally, the Boulder Brush Facilities would not obstruct, interrupt, or detract from potential agricultural operations within the ZOI or be detrimental to surrounding properties. Accordingly, the Boulder Brush Facilities would not result in any additional pressure to convert surrounding agricultural lands. The Boulder Brush Facilities would not involve other changes to the existing environment that, 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 contract. The Boulder Brush Facilities would not require the extension of water or sewer infrastructure that could potentially induce urban growth in the ZOI. The Boulder Brush Facilities is consistent with the County's zoning of the site and does not include a proposed rezone.

For the reasons stated above, it has been determined that impacts to off-site agricultural resources as a result of the Boulder Brush Facilities would be **less than significant**.

Campo Wind Facilities

The Campo Wind Facilities would not lead to non-agricultural land use within 0.25 miles of active agricultural operations. As stated above, the closest active agricultural operations consist primarily of irrigated row crops and dairy farms and are located approximately 30 miles east of the Project Site in Dixieland, California. No areas within the Reservation Boundary are under a Williamson Act Contract and no areas within 0.25 miles of the Campo Wind Facilities are under Williamson Act Contract. Additionally, Campo Wind Facilities would not include a school, church, daycare, or other use that involves a heavy concentration of people at certain times of the day within 1 mile of an agricultural operation under Williamson Act contract.

The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA. Generally, the EIS analysis finds that potential impacts to agricultural uses would be negligible due to the limited amount of arable land and the absence of commercial farming on the Reservation. Potential impacts on cattle grazing would occur in the form of a slight decrease in the amount of land available for grazing, although very limited grazing currently exists. The amount of cattle grazing lost and the impact on cattle grazing would be minimal. No Agricultural Resources Technical Analysis or a LARA Model was required for the Campo Corridor because impacts were determined to be insignificant and no further analysis was warranted. As no direct or indirect effects were identified, impacts to agricultural uses as a result of the Campo Wind Facilities would be **less than significant**.

Conflicts with Agricultural Zoning and Williamson Act Contracts

Guidelines for the Determination of Significance

For purposes of this EIR, the County's Guidelines for Determining Significance applies to the direct, indirect, and cumulative impact analyses (County of San Diego 2007).

A significant indirect impact to agricultural resources would result if:

- A project conflicts with Agricultural Zoning and Williamson Act Contracts.

Analysis

Project

The Project would not obstruct, interrupt, or detract from existing agricultural operations within the Boulder Brush Boundary ZOI or adjacent land uses. The Boulder Brush Facilities are consistent with the County General Plan and the Mountain Empire Subregional Plan, which are the primary plans that apply to these facilities. Consistency with relevant County General Plan and Mountain Empire Subregional Plan policies are listed in Table 3.1.1-5, Agricultural Goals and Policies. Agricultural impacts as a result of the Campo Wind Facilities are evaluated against the Campo Band of Diegueño Mission Indians Land Use Plan. Campo Wind Facilities would comply with all applicable Tribal plans, policies, and ordinances.

Land within the Boulder Brush Boundary, as well as parcels surrounding the Boulder Brush Boundary, are designated as Other Land and, therefore, do not meet the criteria for any other FMMP category. As previously described, there are no Williamson Act Contract lands within 0.25 miles of the Project Site, nor any active irrigated croplands or other crop production within the Boulder Brush Boundary ZOI. As previously described, there are approximately 1,526 acres of McCain Valley Agricultural Preserve within 0.25 miles (and within the ZOI) of the Boulder Brush Boundary. However, no active agricultural production exists within the McCain Valley Agricultural Preserve, and the grazing permit issued by BLM expired in 2010. No active agricultural production or operation exists within the ZOI or nearby agricultural preserve.

Construction and operation of the Project would be consistent with applicable plans and policies, and would not conflict with Agricultural Zoning or Williamson Act Contracts. Therefore, impacts as a result of the Project are determined to be **less than significant**. Consistency with applicable plans specific to the Boulder Brush Facilities and the Campo Wind Facilities are further analyzed below.

Boulder Brush Facilities

As described above, the Boulder Brush Facilities would not obstruct, interrupt, or detract from existing agricultural operations within the ZOI or adjacent land uses. The Boulder Brush Boundary is located in the Boulevard portion of the Mountain Empire Subregional Plan, as defined by the County General Plan. The Boulevard Subregional Planning Area land use map (County of San Diego 2017b) identifies these lands within County jurisdiction as Rural Lands 80 (RL-80), which translates to one dwelling unit per 80 gross acres, and is zoned General Rural (S92). Construction and operation of the Boulder Brush Facilities would not conflict with the County General Plan or relevant goals, policies, land use, or zoning designations. Consistency with relevant policies are outlined in Table 3.1.1-5.

As described above, the Boulder Brush Boundary's surrounding parcels are designated as Other Land, and therefore do not meet the criteria for any other FMMP category. Additionally, there are no Williamson Act Contract lands within 0.25 miles of the Boulder Brush Boundary, active irrigated croplands or other crop production within the Boulder Brush Boundary ZOI, or active agricultural production or operations that exist within the Boulder Brush Boundary ZOI or nearby agricultural preserve.

As the Boulder Brush Facilities would be consistent with the rural character of the Mountain Empire Subregional Planning Area and the surrounding area by maintaining the existing land use and zoning designation, and would not conflict with any Agricultural Zoning or Williamson Act Contracts, impacts would be **less than significant**.

Campo Wind Facilities

As described above, the Project would not obstruct, interrupt, or detract from existing agricultural operations within the area or adjacent land uses. Since similar Project conditions currently exist within the area surrounding the Project Site, the Campo Wind Facilities would not change the characteristic of the area or create additional pressure to convert surrounding agricultural lands. The Campo Land Use Plan Land Designation Map identifies the Campo Corridor as designated for Wilderness, Commercial, Residential, Industrial, and Civic uses. The Eastern San Diego County Resource Management Plan designates the Campo Corridor as the McCain Valley Recreation Management Zone.

As described above, the parcels surrounding the Boulder Brush Boundary are designated as Other Land and, therefore, do not meet the criteria for any other FMMP category. Additionally, there are no Williamson Act Contract lands within 0.25 miles of the Boulder Brush Boundary, active irrigated croplands or other crop production within the Boulder Brush Boundary's ZOI, or any active agricultural production or operations that exist within the Boulder Brush Boundary ZOI or nearby agricultural preserve.

Agricultural impacts within the Campo Corridor are evaluated against the Campo Band of Diegueño Mission Indians Land Use Plan. The Campo Land Use Plan defines seven land use categories (numbered 1–7) within the Reservation. Higher numbered activities and improvements are not permitted in lower numbered categories. However, lower numbered categorical uses may be located in higher-numbered areas with the approval of the General Council. Categorical uses, by number, applicable to the Reservation are, (1) Wilderness; (2) Residential/Cluster Residential/Grazing/Agriculture; (3) Civic; (4) Tribal Enterprise; (5) Commercial; (6) Industrial; and (7) Campo Renewable Energy Zones. As previously discussed, the Campo Land Use Plan Land Designation Map identifies the Campo Corridor as designated for Wilderness, Commercial, Residential, Industrial, and Civic uses. The Eastern San Diego County Resource Management Plan designates the Campo Corridor as the McCain Valley Recreation Management Zone. The Campo Wind Facilities would comply with all applicable plans, policies, and ordinances of the Campo Land Use Plan, and would not conflict with any Agricultural Zoning or Williamson Act Contracts. Therefore, impacts are determined to be **less than significant**.

3.1.1.4 Cumulative Impact Analysis

Per the CEQA Guidelines Section 15130(b)(1), a list of projects has been compiled based on past, present, and probable future projects that could cumulatively contribute to the Project's impacts. The list of cumulative projects was compiled, in part, by reviewing cumulative project lists found in environmental impact reports for previously approved renewable energy projects in the surrounding area (Table 6 of Appendix L), including the Tule Wind Project and the Jacumba Solar Project.

The cumulative projects mapped by the FMMP as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are shown on Figure 3.1.1-5, Cumulative Project FMMP Designations, and cumulative projects mapped with soils that are designated by the County as Prime Farmland Soil Candidates and Farmland of Statewide Importance Soil Criteria are shown on Figure 3.1.1-6, Cumulative Project Soils.

Three of the cumulative projects are located on FMMP designated lands: No. 16 Cameron Solar, No. 17 Torrey Wind Energy, and No. 15 JVR Solar (Table 6 of Appendix L). The Cameron Solar Project was required to prepare a LARA Model; however, it was determined that due to lack of water resources, impacts would be less than significant (Roady, pers. comm. 2019). The JVR Solar Project was required to provide an agricultural resources report; however, the study is not prepared at this time, and therefore, no determinations of significance are analyzed in this report. In addition, 16 of the projects listed in Table 6 of Appendix L are partially located on soils that are designated by the FMMP as Prime Farmland or Farmland of Statewide Importance. As shown in Table 6 of Appendix L, there would be 94.5 acres of agricultural land cumulatively affected, which includes 38.4 acres located on the Project Site, and the remaining are impacts for the proposed Torrey Wind

Energy Cumulative Project No. 17. Additionally, Cumulative Project 2, Tule Wind Farm, had 1 acre of direct impacts to agricultural lands; however, the impacts have already been determined to have a less than significant with regard to agricultural land due to the relatively small impact of less than 1 acre within 12,239 acres of public lands, and because cumulative projects determined impacts to be less than significant. There are no cumulative indirect impacts to agricultural land (Table 6 of Appendix L).

Six projects in Table 6 of Appendix L were determined to potentially have direct impacts, because the project location has known agricultural resources on site, contains County-designated soils, and is within a climate zone rated moderate. These six projects in the cumulative project list were reviewed for the purposes of this report. Five of the six projects were not required to prepare an agricultural resources report or a LARA Model, because impacts to agricultural resources were determined to be insignificant not requiring further evaluation. The Cameron Solar Project was required to prepare a LARA Model; however, it was determined that due to lack of water resources, impacts would be less than significant (Appendix L). Therefore, none of the listed projects would directly or indirectly impact important agricultural resources as a result of the conversion of agricultural land. Therefore, no direct or indirect impact is anticipated to occur as a result of these projects.

Two of the cumulative projects would occur on land designated as an agricultural preserve: No. 13 Boulevard Solar and No. 2 Tule Wind. The small agricultural operations in the area have coexisted with residential land uses surrounding the operations. These sites are most likely already limited in their use of pesticides and irrigation spraying due to the proximity of neighboring residences. The Tule Wind Project is located near the McCain Valley Agricultural Preserve. In 2010, there was livestock grazing within the McCain Valley area. However, according to the BLM Resource Management Plan, wells that have supported historic grazing cattle have gone dry and have not been re-drilled. In addition, grazing policies have changed, and public lands are not available for livestock grazing in accordance with the San Diego County Resource Management Plan. The BLM grazing permit for the McCain Valley area expired on September 18, 2010. At this time, no livestock grazing is permitted. As such, construction and decommissioning of the Tule Wind Project would not interfere with active agricultural operations or convert farmland to non-agricultural use.

For the reasons described above, a cumulatively significant conversion of agricultural land to a nonagricultural use would not occur. Surrounding existing agricultural operations are small and have been reduced in accordance with the San Diego County Resource Management Plan. Conversion of agricultural land to a nonagricultural use is not significant due to lack of suitable agricultural land and small impact of wind turbines to agricultural resources. Cumulative projects would occur in proximity to existing agricultural operations; however, it is not anticipated that cumulative projects would have adverse indirect impacts to the viability of surrounding agricultural land. Impacts to agricultural land would be **less than cumulatively considerable**, and no mitigation measures are required.

3.1.1.5 Significance of Impacts Prior to Mitigation

Project

As described throughout Section 3.1.1.3, the Project would not cause any significant impacts as it relates to agricultural resources. Additionally, the Project is consistent with the applicable federal, state, and local (County and Tribe) regulations related to the preservation of agricultural resources. Therefore, impacts would be **less than significant**.

Boulder Brush Facilities

The Project would not cause any significant impacts as it relates to agricultural resources. The Boulder Brush Facilities would comply with the San Diego County General Plan policies, and state and regional regulations related to the preservation of agricultural resources. Therefore, impacts to agricultural resources as a result of the Boulder Brush Facilities would be **less than significant**.

Campo Wind Facilities

The Project would not cause any significant impacts as it relates to agricultural resources. The Campo Wind Facilities would be consistent with applicable regulations related to the preservation of agricultural resources. Therefore, impacts to agricultural resources as a result of Campo Wind Facilities would be **less than significant**.

3.1.1.6 Conclusion

Project

As the Project and cumulative projects would not contribute considerably to a cumulative impact to agricultural resources, and impacts are determined to be **less than significant**.

Boulder Brush Facilities

The Project and cumulative projects would not contribute considerably to a cumulative impact to agricultural resources. As outlined above, the LARA Model determined that the Boulder Brush Facilities would have less-than-significant indirect impacts on surrounding agricultural resources based on the criteria evaluated in the Agricultural Resources Report prepared for the Boulder Brush Facilities (Appendix L). Based on the analysis in Section 3.1.1.3, impacts to agricultural resources as a result of the Boulder Brush Facilities would be **less than significant**.

Campo Wind Facilities

The Project and cumulative projects would not contribute considerably to a cumulative impact to agricultural resources. The land within the Campo Corridor is outside the County and state's authority and not subject to the LARA Model. Agricultural impacts on the Campo Corridor were evaluated pursuant to the Campo Band of Diegueño Mission Indians Land Use Plan and applicable Tribal regulations. The BIA has jurisdiction over the Campo Wind Facilities and has prepared an EIS to evaluate Project effects under NEPA. The EIS analysis finds that potential impacts to agricultural uses would be negligible due to the limited amount of arable land and the absence of commercial farming on the Reservation. Therefore, impacts to agricultural resources as a result of the Campo Wind Facilities would be **less than significant**.

Table 3.1.1-1
Soil Classifications within the Boulder Brush Boundary

Map Symbol	Soil Name	Acres	LCC	SI	State FMMP Important Farmland Designation
CaC	Calpine coarse sandy loam, 5%–9% slopes	60.63	Ile	81	Prime Farmland if irrigated
CaC2	Calpine coarse sandy loam, 5%–9% slopes, eroded	29.82	IIle	81	Farmland of Statewide Importance
LaE2	La Posta loamy coarse sand, 5%–30% slopes, eroded	104.52	Vie*	27	Not Important Farmland Designation
LcE2	La Posta rocky loamy coarse sand, 5%–30% slopes, eroded	1,282.04	Vie*	26	Not Important Farmland Designation
Lu	Loamy alluvial land	189.87	liw	65	Prime Farmland if irrigated and drained
MvC	Mottsville loamy coarse sand, 2%–9% slopes	252.38	lvs	50	Farmland of Statewide Importance
ToE2	Tollhouse rocky coarse sandy loam, 5%–30% slopes, eroded	100.53	Vlle	22	Not Important Farmland Designation
Rm	Riverwash	1.11	VIII	NR	Not Important Farmland Designation

Notes: LCC = Land Capability Classification; SI = Storie Index; FMMP = Farmland Mapping and Monitoring Program; NR = not rated.

* Land capability classification if “non-irrigated” is used for LaE2, LcE2, MvC, and ToE2 due to a non-specified irrigated ratings.

Table 3.1.1-2
Soil Quality within the Boulder Brush Boundary

Soil Type	Acres	Acres Unavailable for Agricultural Use	Acres Available for Agricultural Use	Proportion (percent)	Candidate for Prime Farmland or Statewide Importance (Yes = 1, No = 0)	Score
CaC	60.63	0.86	59.77	3	1	0.03
CaC2	29.82	0.07	29.74	1	1	0.01

Table 3.1.1-2
Soil Quality within the Boulder Brush Boundary

Soil Type	Acres	Acres Unavailable for Agricultural Use	Acres Available for Agricultural Use	Proportion (percent)	Candidate for Prime Farmland or Statewide Importance (Yes = 1, No = 0)	Score
LaE2	104.52	0.79	103.73	5	0	0
LcE2	1,282.04	8.32	1,273.72	63	0	0
Lu	189.87	0.06	189.81	9	1	0.09
MvC	252.38	4.23	248.15	12	1	0.12
ToE2	100.53	0.33	100.21	5	0	0
Rm	1.11	0	1.11	<1	0	0
Totals*	2,020.89	14.66	2,006.23	100%	NA	0.26

Source: USDA 1973.

Notes: CaC = Calpine coarse sandy loam, 5%–9% slopes; CaC2 = Calpine coarse sandy loam, 5%–9% slopes, eroded; LaE2 = La Posta loamy coarse sand, 5%–30% slopes, eroded; LcE2 = La Posta rocky loamy coarse sand, 5%–30% slopes, eroded; Lu = Loamy alluvial land; MvC = Mottsville loamy coarse sand, 2%–9% slopes; ToE2 = Tollhouse rocky coarse sandy loam, 5%–30% slopes, eroded; Rm = Riverwash; NA = not applicable.

* Totals may not sum precisely due to rounding.

Table 3.1.1-3
Local Agricultural Resource Assessment Model Factor Ratings

	High	Moderate	Low
<i>Required Factors</i>			
Climate		X	
Water		X	
Soil Quality			X
<i>Complementary Factors</i>			
Surrounding Land Uses	X		
Land Use Consistency			X
Slope	X		

Table 3.1.1-4
Interpretation of Local Agricultural Resource Assessment Model Results

LARA Model Results			LARA Model Interpretation
Possible Scenarios	Required Factors	Complementary Factors	
Scenario 1	All three factors rated high	At least one factor rated high or moderate	The site is an important agricultural resource.
Scenario 2	Two factors rated high, one factor rated moderate	At least two factors rated high or moderate	
Scenario 3	One factor rated high, two factors rated moderate	At least two factors rated high	
Scenario 4	All factors rated moderate	All factors rated high	
Scenario 5	At least one factor rated low importance	NA	The site is <i>not</i> an important agricultural resource.
Scenario 6	All other model results		

Source: County of San Diego 2007.

Notes: LARA = Local Agricultural Resource Assessment; NA = not applicable.

Table 3.1.1-5
Agricultural Goals and Policies

Goal or Policy	Project Consistency
<i>General Plan – Conservation and Open Space Element</i>	
<p>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.</p> <p>COS-6.2 Protection of Agricultural Operations. Protect 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 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 consolidations of development during the subdivision process. 	<p>The Project Site is located in a rural area of San Diego County. The Boulder Brush Boundary is largely an undeveloped ranch and does not contain any major agricultural uses or irrigated croplands. A small cattle grazing operation was historically located within the Boulder Brush Boundary; however, based on site visits and environmental field surveys conducted for the Project, there is no evidence of current cattle grazing within the Boulder Brush Boundary. As seen in Figure 3.1.1-1, Zone of Influence Important Farmlands, the Boulder Brush Boundary is designated under the state Farmland Mapping and Monitoring Program as "Other Land," and no farmland designations exist on site.</p> <p>The Boulder Brush Facilities would be consistent with the rural character of the Mountain Empire Subregional Planning Area by maintaining the existing land use and zoning designation. The surrounding area is composed of scattered rural residential development with small interspersed agricultural operations, which would be compatible with the Project.</p> <p>The closest active agricultural operations are located approximately 30 miles east of the Project Site in Dixieland, California. The agricultural operations in the surrounding area are composed primarily of</p>

**Table 3.1.1-5
Agricultural Goals and Policies**

Goal or Policy	Project Consistency
<i>General Plan – Conservation and Open Space Element</i>	
<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. Recreational and open space uses can serve as an effective buffer between agriculture and development that is potential incompatible with agriculture uses.</p>	<p>irrigated row crops and dairy farms. Land use conflicts between these agricultural operations and the Project would not be likely. The Project would not impact these operations, because the Project Site is 30 miles west of active agricultural operations. Development would be compatible with the surrounding agricultural and wind and energy facility uses in the area.</p> <p>The Project does not include a school, church, daycare, or other use that would involve a heavy concentration of people at certain times of the day, nor does the Project include residential uses.</p> <p>The Project does not include development adjacent to agricultural land uses; however, the Project would include large spans of open space within the Project Site, thus increasing compatibility with surrounding agricultural uses.</p>
<i>General Plan – 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 involve development of renewable energy in the form of wind turbines (On-Reservation), which would contribute to the reduction of greenhouse gases from energy-related sources.</p> <p>The Project Site does not include any existing open space easements but would take into consideration the existing natural features throughout the site to avoid sensitive environmental resources to the extent practicable. While the Project Site does consist of rural lands, the Project Site does not contain forested areas or agricultural lands.</p> <p>Groundwater recharge on the Project Site would not be significantly altered, as the Project Site would consist of primarily permeable surfaces to allow for groundwater recharge similar to that under existing conditions.</p> <p>In addition, as stated in the analysis for indirect impacts, the closest active agricultural operations are located approximately 30 miles east of the Project Site in Dixieland, California. The agricultural operations in the surrounding area are composed primarily of irrigated row crops and dairy farms, but no such operations occur within 0.25 miles of the Boulder Brush Boundary. Additionally, since no areas under a Williamson Act Contract are within 0.25 miles of the Boulder Brush Boundary, the Boulder Brush Boundary would not involve changes to the existing environment that, due to</p>

**Table 3.1.1-5
Agricultural Goals and Policies**

Goal or Policy	Project Consistency
<i>General Plan – Conservation and Open Space Element</i>	
	<p>their location or nature, could indirectly result in the conversion of off-site agricultural resources to non-agricultural use, or could adversely impact the viability of agriculture on land under a Williamson Act Contract.</p> <p>The Project would not change the rural characteristic of the area, since there are existing wind turbine developments intermixed within the Boulder Brush Zone of Influence (ZOI), and wind facilities do not introduce sensitive receptors that could object to ongoing agricultural operations. Additionally, the Project would not obstruct, interrupt, or detract from potential agricultural operations within the Boulder Brush ZOI or be detrimental to surrounding properties. Accordingly, the Project would not result in any additional pressure to convert surrounding agricultural lands.</p> <p>Although construction and operation of wind turbines and ancillary structures located under County of San Diego land use jurisdiction would result in impacts to the natural environment, these facilities would indirectly work toward preserving the natural environment by supporting the production and transmitting renewable energy. In addition, the Project would help the County of San Diego work towards accomplishing its Sustainable Energy Goal COS-18 as established in this Conservation and Open Space Element.</p> <p>Lastly, the McCain Valley Agricultural Preserve, which is located within 0.25 miles of the Boulder Brush Boundary, would remain in its current state and would not be impacted by the proposed Project. No active agricultural production exists within the McCain Valley Agricultural Preserve and the grazing permit issued by the Bureau of Land Management (BLM) expired in 2010.</p>
<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 Boulder Brush Boundary is largely an undeveloped ranch and does not contain any major agricultural uses or irrigated croplands. A cattle grazing operation was historically located on the southwestern portion of the Boulder Brush Boundary. However, based on site visits and environmental field surveys conducted for the Project, there is no evidence of current cattle grazing occurring within the Boulder Brush Boundary. As seen in Figure 3.1.1-1, the Boulder Brush Boundary is designated under the state Farmland Mapping and Monitoring Program as "Other Land," and no farmland designations exist on site.</p>

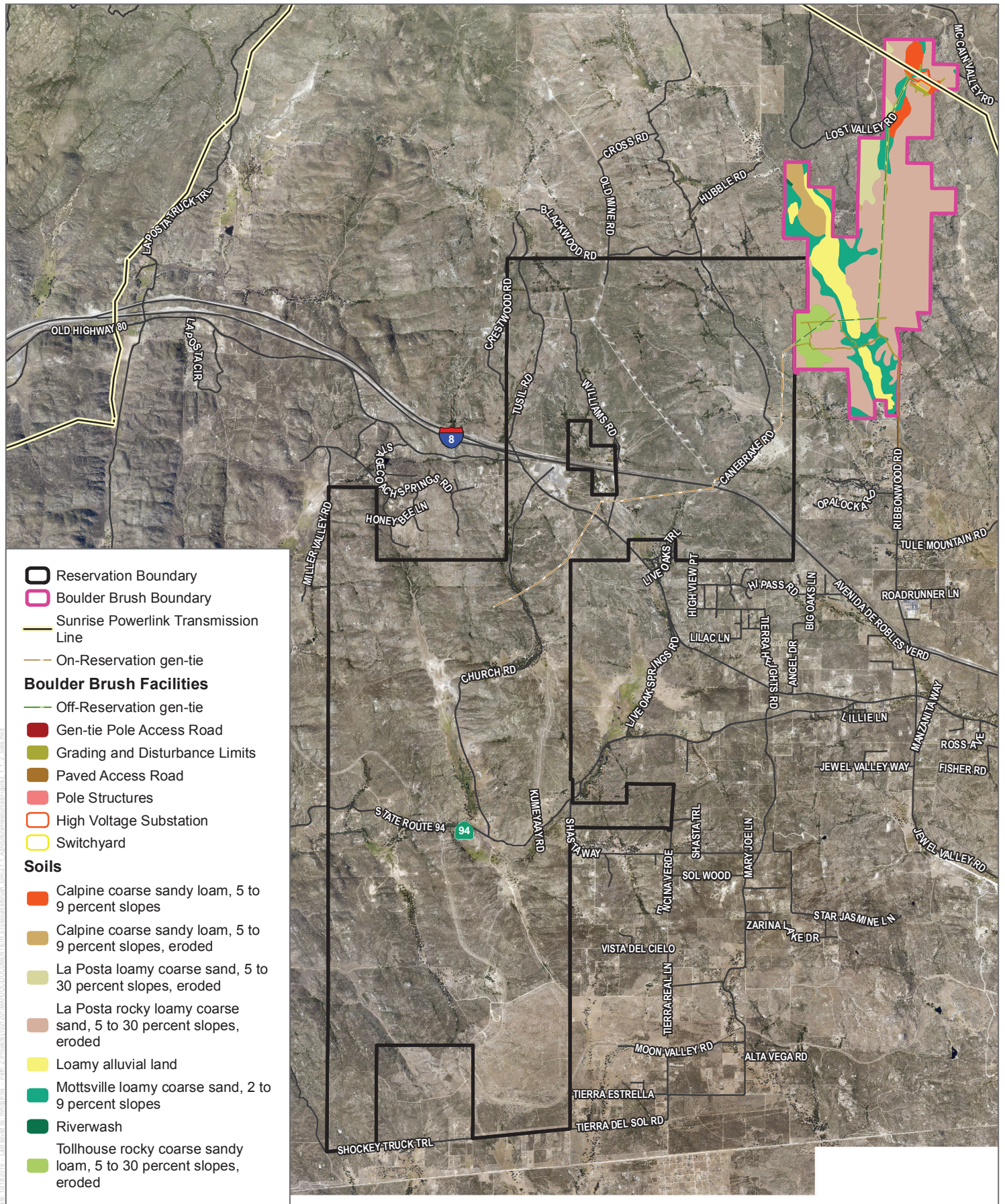
**Table 3.1.1-5
Agricultural Goals and Policies**

Goal or Policy	Project Consistency
<i>General Plan – Conservation and Open Space Element</i>	
	<p>The Project would not change the rural characteristic of the area, as there are existing wind energy developments intermixed with the active agricultural operations in the Boulder Brush ZOI. Additionally, the Project would not obstruct, interrupt, or detract from existing agricultural operations within the Boulder Brush ZOI, or be detrimental to surrounding properties. Since there are existing conditions similar to the Project within the Boulder Brush ZOI, this would not result in any additional pressure to convert surrounding agricultural lands.</p> <p>The Project does not propose residential uses; therefore, the Project would not conflict with surrounding agricultural uses as it pertains to introduction of residential uses to the area.</p>
<i>Mountain Empire Subregional Plan</i>	
<p>Agricultural Goal. Encourage the expansion and continuance of agricultural uses in the subregion.</p>	<p>The Project would be consistent with the rural character of the Mountain Empire Subregional Planning Area and the surrounding area by maintaining the existing land use and zoning designation. No residential or dense urban development is proposed that may conflict with existing agricultural uses. The surrounding area is composed of scattered rural residential development and wind energy development, which would be compatible with the Project. Additionally, as seen in Figure 3.1.1-1, the Boulder Brush Boundary is designated under the state Farmland Mapping and Monitoring Program (FMMP) as “Other Land,” and no farmland designations exist on site.</p>

Source: Appendix L.

INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

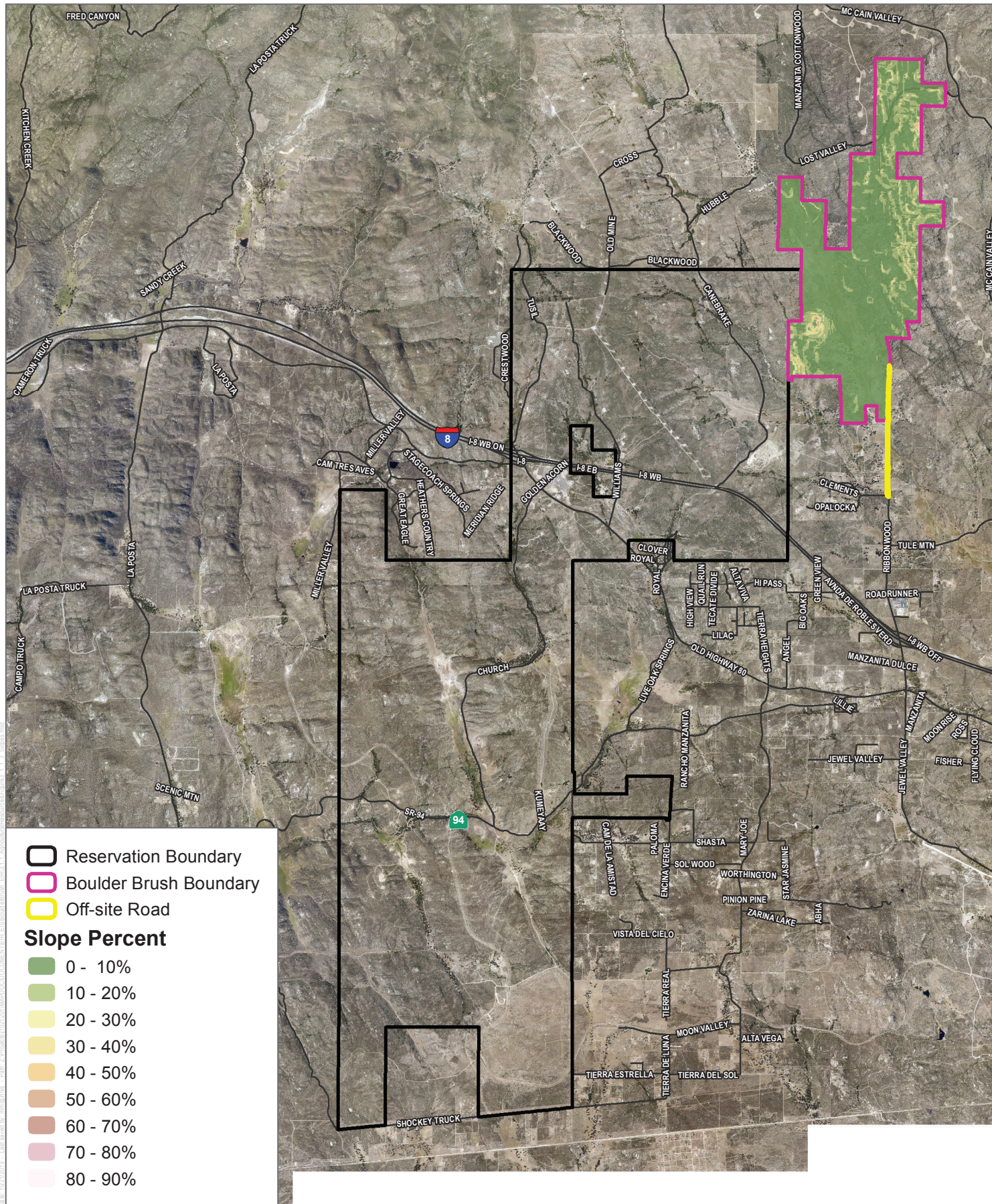


SOURCE: SSURGO 2018; SANGIS 2017

FIGURE 3.1.1-2

Soils

INTENTIONALLY LEFT BLANK



SOURCE: SANGIS 2017

DUDEK



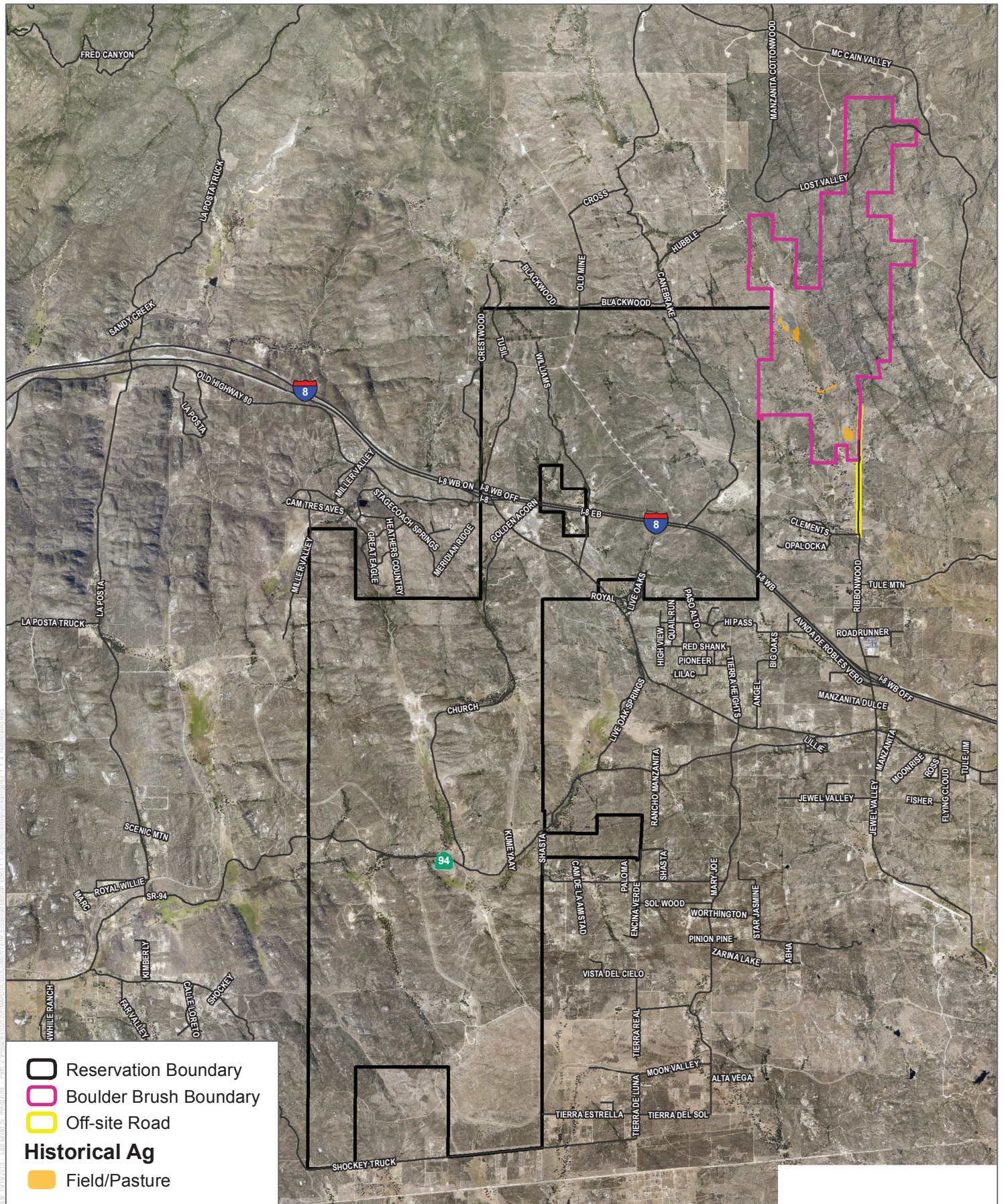
0 2,800 5,600 Feet

FIGURE 3.1.1-3

Slope of Land Available for Agricultural Use

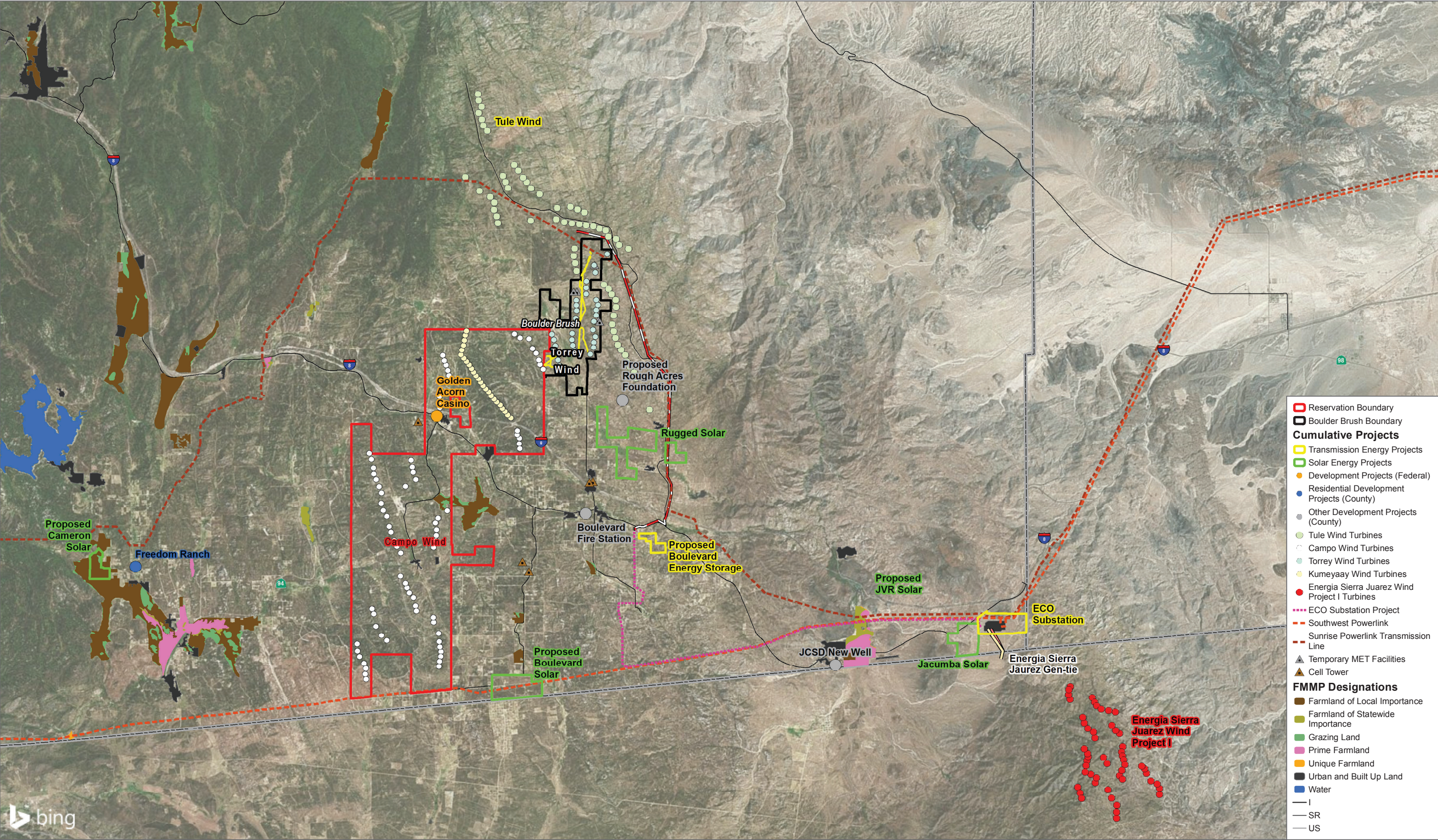
Campo Wind Project with Boulder Brush Facilities

INTENTIONALLY LEFT BLANK



SOURCE: SANGIS 2017

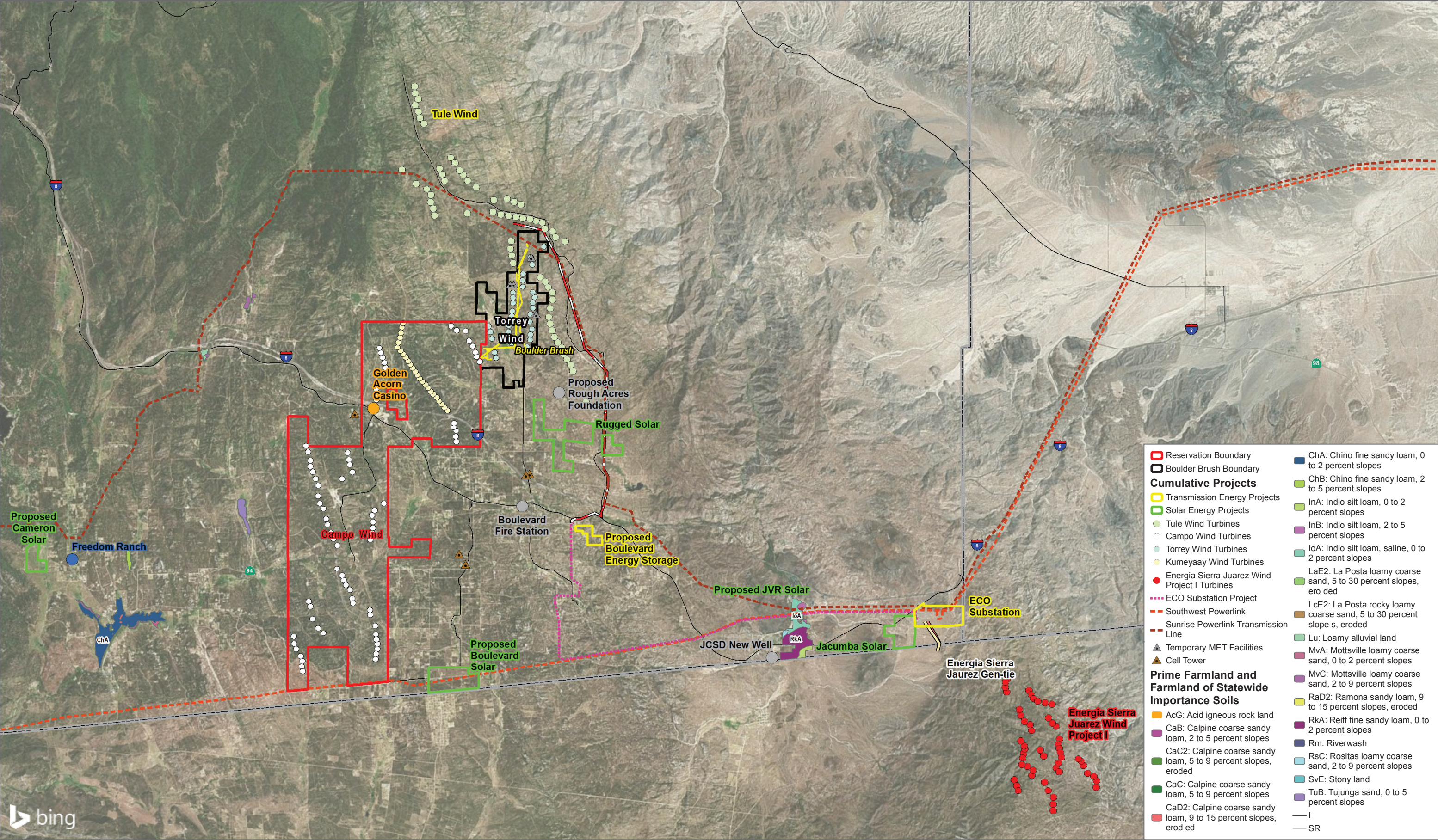
INTENTIONALLY LEFT BLANK



SOURCE: BING 2018; County of San Diego; CA Department of Conservation 2016

FIGURE 3.1.1-5
Cumulative Projects and FMMP Land Designations
Campo Wind Project with Boulder Brush Facilities

INTENTIONALLY LEFT BLANK



SOURCE: BING 2018; County of San Diego; SSURGO 2016

FIGURE 3.1.1-6
Cumulative Project Soils
Campo Wind Project with Boulder Brush Facilities

INTENTIONALLY LEFT BLANK