AGRICULTURAL RESOURCES

LOCAL AGRICULTURAL RESOURCES ASSESSMENT (LARA) MODEL RESULTS

for

SKYLINE RETIREMENT CENTER
SAN DIEGO COUNTY, CALIFORNIA
PDS2016-GPA-16-005; PDS2016-MUP-16-003;
PDS2016-REZ-16-003

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1.0 EXECUTIVE SUMMARY

The project is a General Plan Amendment, Rezone, and Major Use Permit to construct a senior retirement center, which is classified as a Major Impact Services and Utilities. The project consists of a multi-story main building, with three separate wings connecting to central common areas, which would include 147 assisted living units and 75 independent living units in the three wings. In addition, there would be five detached 2,000 square foot duplex buildings for 10 more independent living units. The total number of units is 232. The planned central common areas are on two floors and include a lobby, offices, clinic services, exercise rooms, a commercial kitchen, and dining halls. The planned facility grounds include a pool, landscaped courtyard and social grounds, a playground and walking trails. Basement parking under one wing of the main building would include 62 spaces and 30 exterior spaces would be distributed along the main internal drive. The duplexes would have another 32 parking spaces, for a total of 124 on-site parking spaces.

The site is located on the north side of Campo Road (SR94), east of Via Mercado and northwest of the existing Skyline Wesleyan Church in the Valle de Oro Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category 'No Jurisdiction', Open Space-Conservation (OS-C) Land Use Designation. Zoning for the site is Transportation and Utility Corridor (S94). The General Plan Amendment proposes Regional Category Village and Land Use Designation Village Residential 30 (VR-30). The Rezone proposes Urban Residential (RU). The site is undeveloped. Access to the Skyline Retirement Center would be provided from the church's existing northern private drive off Campo Road. The project would require imported water and sewer service from the Otay Water District. The proposal includes no off-site streets or widening of existing streets. Two BMP detention basins are proposed onsite. A third basin will be outside the property boundary along the access driveway, on the church property. Earthwork would consist of approximately 35,000 yards of cut and 35,000 yards of fill material with no net import.

Based on the results of the Local Agricultural Resources Assessment (LARA) Model, the site is not considered an important agricultural resource. The site received a low rating for water. The site received a high rating for climate and a moderate rating for soil. To be considered an important agricultural resource under the LARA model, a rating of either high or moderate must be present for all factors. Therefore, the site's low water quality rating means that the site is not an important agricultural resource. The results of each LARA model factor rating that contribute to this determination are detailed below.

2.0 LOCAL AGRICULTURAL RESOURCE ASSESSMENT (LARA) MODEL

In determining whether impacts to agricultural resources are significant environmental effects, the CEQA Guidelines references the California Agricultural LESA Model (1997) prepared by the California Department of Conservation (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, referred to as the Local Agricultural Resource Assessment (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 Guidelines for Determining Significance for Agricultural Resources at http://www.sdcounty.ca.gov/pds/procguid.html#Agricultural Resources.

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

The following subsections detail the rating assigned to the project site for each of the above factors.

2.1 Water

The water rating is primarily based the site's County Water Authority (CWA) service status, however if the project does not already have imported water service, the underlying groundwater aquifer type and the presence of a groundwater well is also considered (Table 1).

The site is located within the County Water Authority boundary. The site is located on Fractured Crystalline Rock without a well. Based on Table 1 below, this factor is considered a **LOW** rating.

Table 1. Water Rating [1]

County Water Authority (CWA) Service Status	Groundwater Aquifer Type and Well Presence	Rating
Inside CWA service area with existing water infrastructure connections and a meter	Any groundwater aquifer type	High
Inside CWA service area with infrastructure connections to the site, but no meter has been installed	The site is located in an Alluvial or Sedimentary Aquifer *and* has an existing well	High
	The site is located in an Alluvial or Sedimentary Aquifer, but has no existing well	Moderate

[1] If more than one underlying groundwater aquifer type exists at a site, usually the aquifer type that could produce the most water should be used to obtain the water rating. If it would be more reasonable to apply the rating based on the aquifer that would produce less water, a clear justification and reason for doing so must be provided.

	The site is located on Fractured Crystalline Rock and has an existing well	Moderate
	The site is located on Fractured Crystalline Rock, but has no existing well	Low
Outside CWA or inside CWA but infrastructure connections are not available at the site and no meter is installed	The site is located in an Alluvial or Sedimentary Aquifer *and* has an existing well	Moderate
	The site is located in an Alluvial or Sedimentary Aquifer, but has no existing well	Low
	The site is located on Fractured Crystalline Rock (with or without a well)	Low
	The site is located in a Desert Basin (with or without a well)	Low

2.2 Climate

Sunset Zones are used as a standard measure of climate suitability due to the variability of microclimate conditions that the Sunset zones take into account. Recognizing that the Sunset Zones were not developed as a tool to determine the suitability for commercial agricultural production, their use is not intended to determine suitability for specific crops, rather they are a measure of overall climate suitability for the typical agricultural commodities produced in San Diego County. The project site is located within Sunset Zone 23, which has a rating of **HIGH**.

Climate (Sunset Zone) Description	Rating
Zone 23 represents thermal belts of the Coastal Areaclimate and is one of the most favorable for growing subtropical plants and most favorable for growing avocados. Zone 23 occurs in coastal incorporated cities and also occurs in the unincorporated communities of Fallbrook, Rainbow, Bonsall, San Dieguito, Lakeside, western portions of Crest and Valle De Oro, Spring Valley, Otay, and western portion of Jamul-Dulzura.	**High**

2.3 Soil Quality

The project's soil quality rating is based on the presence of soils that meet the quality criteria for Prime Farmland or Farmland of Statewide Importance as defined by the Farmland Mapping and Monitoring Program (FMMP) that are available for agricultural use and that have been previously used for agriculture.

The site has a Soil Quality Matrix score ranging from 0.33 to 0.66 or the site has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils

Therefore the project's soil quality rating is **.6**, as detailed in Table 2, Soil Quality Matrix. The project receives a **MODERATE** rating for soil quality based on this score.

Figure 1. Soil Types

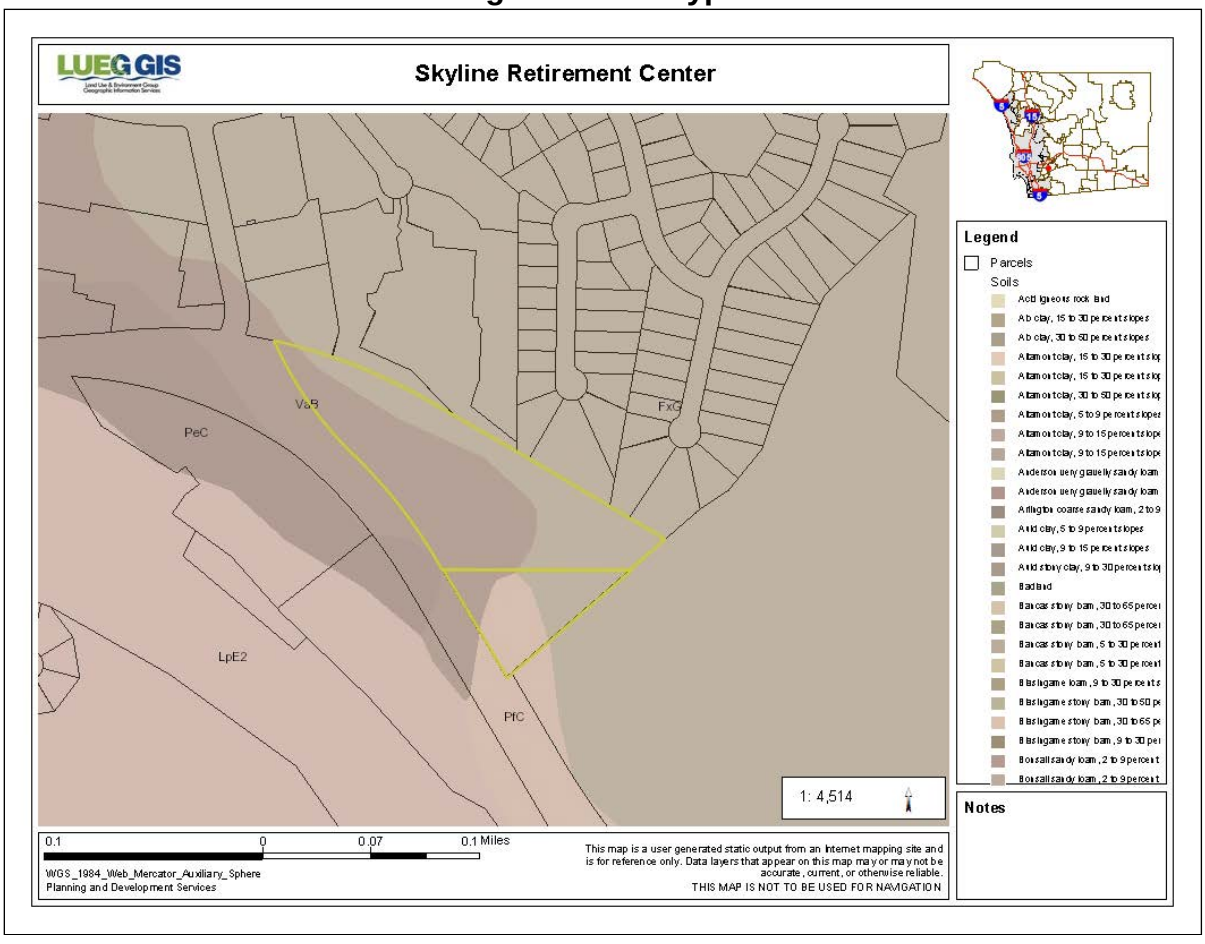

Table 2. Soil Quality Matrix

	Column A	Column B	Column C	Column D	Column E	Column F	Column G
	Soil Type	Size of project site (acreage)	Unavailable for agricultural use	Available for agricultural use	Proportion of project site	Is soil candidate for prime farmland or farmland of statewide significance? (Yes = 1, No = 0)	Multiply Column E x Column F
Row 1	Visalia Sandy loam, 2 to 5 percent slopes	4.2	0	4.2	0.505	1	.505
Row 2	Friant rocky fine sandy loam, 30 to 70 percent	3.32	0	3.32	0.4	0	0
Row 3	Placentia sandy loam, thick surface, 2 to 9 percent slopes	0.79	0	0.79	0.095	1	0.095
Row 4							
Row 5							
Row 6							
Row 7	Total	8.31	Total	8.31			
Row 8						***Soil Quality Matrix Score***	**0.6**

Table 3. Soil Quality Matrix Interpretation

Soil Quality Matrix Score	Soil Quality Rating
The site has a Soil Quality Matrix score ranging from 0.33 to 0.66 or the site has a minimum of 10 acres of contiguous Prime Farmland or Statewide Importance Soils	Moderate

3.0 LARA MODEL RESULTS

The ratings for each LARA model factor for the project site are as follows:

Required Factors
Water = Low
Climate = High
Soil Quality = Moderate

Complementary Factors
Surrounding land use = N/A
Land use consistency rating = N/A
Slope = N/A

Table 7. Interpretation of LARA 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	N/A	The site is *not* an important agricultural resource
Scenario 6	All other model results		

Based on the site conditions, the project's LARA model scoring falls under Scenario 5, indicating that the site is not an important agricultural resource.