

AGRICULTURAL RESOURCES REPORT LILAC HILLS RANCH SAN DIEGO COUNTY, CALIFORNIA

SPECIFIC PLAN
GENERAL PLAN AMENDMENT
REZONE
EIR
TENTATIVE MAP (MASTER)
TENTATIVE MAP (PHASE 1 IMPLEMENTING TM)
MAJOR USE PERMIT

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SP 3810-12-001
GPA 3800-12-001
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ATTACHMENT

A:	LARA Model
B:	<u>PACE Program</u>

Glossary of Terms and Acronyms

AA	Agricultural Adjacency
AWM	San Diego County Department of Agriculture, Weights and Measures
BMP	Best Management Practice
CAC	County Agricultural Commissioner
CC&R	Conditions, Covenants, and Restrictions
CDC	California Department of Conservation
CEC	California Education Code
CEQA	California Environmental Quality Act
County	County of San Diego
CWA	County Water Authority
DTSC	Department of Toxic Substances Control
ESA	Phase I Environmental Site Assessment
FMMP	Farmland Mapping and Monitoring Program
FMZ	Fuel Modification Zone
GIS	Geographic Information System
GPS	Global Positioning System
GPU	General Plan Update
HOA	Homeowners Association
I-15	Interstate 15
LARA	Local Area Resources Assessment
LBZ	Limited Building Zone
LCC	Land Compatibility Classification
LESA	Land Evaluation and Site Assessment
LID	Low Impact Development
MUP	Major Use Permit
NRCS	Natural Resources Conservation Service
PACE	Purchase of Agricultural Conservation Easements
PDC	Project Design Consideration
PSR	Property Specific Request
REC	Recognized Environmental Condition
RF	Recycling Facility
ROW	right-of-way
SI	Storie Index
SFS	Single-family Senior
TDS	total dissolved solids
USDA	United States Department of Agriculture
USGS	U.S. Geological Survey
VCMD	Valley Center Municipal Water District
WRF	Water Reclamation Facility
ZOI	Zone of Influence

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Summary

As part of this technical report, an Agricultural Resources Local Area Resources Assessment (LARA) Model was prepared for the project. The results of the LARA analysis are discussed in subchapter 2.1 of this document.

Based on the results of the LARA Model, the site is considered an important agricultural resource. The site received a moderate rating for soil quality and a high rating for climate and water resources. These three criteria are Required Factors, pursuant to the LARA Model. Since two of the three Required Factors were rated high and one was rated moderate, the Complementary Factors were also analyzed pursuant to the LARA Model requirements. The site received a high rating for the Surrounding Land Uses factor and a moderate rating for both Land Use Consistency and Slope factors. This result would place the project within Scenario 2, which means that the site is an **important agricultural resource**. Mitigation would be accomplished through the purchase of 43.8 acres of agricultural in-lieu credits through the County's Purchase of Agricultural Conservation Easements (PACE) program (or equivalent). The LARA model analysis is attached as Attachment A to this report. The project was found to have a less than significant impact in association with agricultural zoning and Williamson Act conflicts. With respect to Urban/Agricultural Interface Compatibility conflicts, the project was found to have significant indirect impacts. This conclusion was reached by identifying 13 areas, referred to as "agricultural adjacency" areas or (AAs), around the project perimeter where there are existing off-site agricultural operations. As discussed in Chapter 3.0, several locations around the perimeter of the project would subject the adjacent off-site agricultural operations to indirect (compatibility) impacts. These indirect impacts would be significant for AA areas 3, 4, 5, 6, 7, 8, 9, 10, and 13 and would require the implementation of mitigation in the form of agricultural buffers, fencing, and usage restrictions.

Cumulative impacts are discussed in Chapter 5.0 below, and analyzed based on the same guidelines discussed for direct/indirect impacts. The conclusion reached with respect to the loss of Important Farmland within the defined cumulative project area is that it would be cumulatively considerable; however, the project's incremental contribution to this impact would be reduced to less than significant through the mitigation measure implemented for direct impacts. That mitigation requires the purchase of agricultural in-lieu credits through the County's PACE program (or equivalent). The analysis reaches a conclusion that cumulative impacts to Williamson Act Contract lands and agricultural preserves would be less than significant. Lastly, cumulative edge (indirect) impacts were discussed and the analysis reached the conclusion that other cumulative projects would be required to implement similar design considerations and mitigation measures as the project. Thus, the project's contribution would be less than cumulatively considerable with respect to indirect impacts.

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1.0 Introduction

1.1 Purpose of the Report

This technical report serves to evaluate potentially adverse impacts that the Lilac Hills Ranch project may have on agricultural resources. This document utilizes the County of San Diego Guidelines for Determining Significance – Agricultural Resources to evaluate these potential impacts on agriculture. Specifically, the primary purpose of this analysis is the following:

- To determine the importance of on-site agricultural resources and assess the potential impacts to those resources
- To determine potential impacts to surrounding active off-site agricultural operations and/or lands under a Williamson Act Contract.
- To address potential land use conflicts between the proposed non-agricultural uses and the approximately 23.8 acres of agriculture which would remain a permanent part of the project.
- To address potential indirect effects on surrounding active off-site agricultural operations resulting from implementation of the project.
- To address consistency with General Plan policies pertaining to agriculture.
- To determine the significance of cumulative impacts to agricultural resources
- To identify project design elements and/or mitigation measures that would minimize significant adverse effects

1.2 Project Location and Description

[Subchapter 1.2.1 has been updated to clarify the project description.]

1.2.1 Project Description

The project would consist of a mix of residential, commercial, and institutional uses, along with parks and open space. Specifically, the project would include 90,000 square feet of commercial, office and retail uses, including a 50-room country inn; 903 traditional single-family detached residences; 164 single-family attached residences; 211 residential units within commercial mixed-use areas; 468 age-restricted residences within a senior citizen's neighborhood; necessary facilities and amenities to serve the senior population (including a

senior community center, and 200-bed ~~group residential and~~ group care facility); options for civic facilities, including a fire station and a school site (K-8); and public and private neighborhood parks, a private recreational facility, and other recreational amenities. The mixed-use, commercial, and civic uses, with parks, form a Town Center and two Neighborhood Centers, to which residents can walk for various social and commercial needs. As defined in the Lilac Hills Ranch Specific Plan, the residential component of the project consists of 1,746 units with an overall density less than 2.9 dwelling units per acre.

Also planned within the project site are a RF, a WRF, and other supporting infrastructure. Open space is proposed to retain some of the existing citrus and avocado groves, and allows 104.1 acres of sensitive resources including biological/wetland habitat.

The project application includes a Specific Plan (SP12-001), a General Plan Amendment (GPA 12-001), a Rezone (REZ 12-003), a Master Tentative Map (TM 5571 RPL 4), an implementing Tentative Map for Phase 1 (TM 5572 RPL 4), one site plan (S12-018 for Parks), and a MUP for the WRF (MUP 12-005). The project would be implemented in five phases. Additional discretionary permits may be needed to implement latter phases, as identified in the Specific Plan.

1.2.2 Project Location

The project site is located in the unincorporated portion of San Diego County in the westernmost portion of the Valley Center Community Plan Area and easternmost portion of the Bonsall Community Plan Area, and adjacent to I-15 and Old Highway 395, as illustrated on Figures 1 and 2. From the northwest project corner, West Lilac Road serves as the northern boundary of the project site, while Rodriguez Road serves generally as the project boundary to the south and east. From the southwest project corner, the western boundary of the project runs along Old Highway 395/Shirey Road and extends to Standell Lane. From there, the project site extends back to Shirey Road, which serves as the northwestern project boundary.

1.2.3 Project's Component Parts

1.2.3.1 Plan Amendments

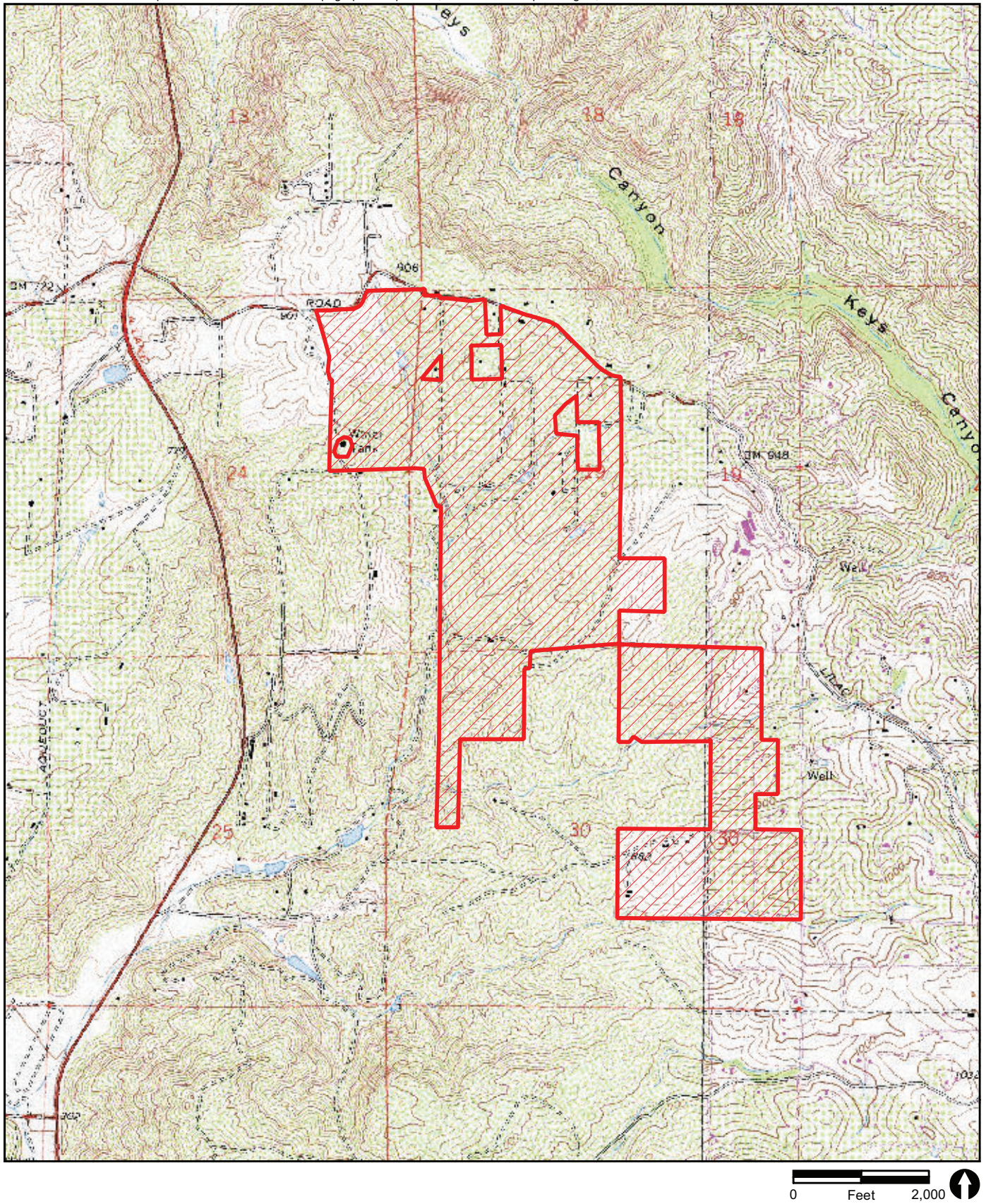
In order to develop the proposed project, a number of land use changes to the General Plan, the Valley Center Community Plan, and Bonsall Community Plan are required. These include an amendment to the Regional Land Use Element Map, an amendment to the Valley Center Community Plan, an amendment to the Bonsall Community Plan, an amendment to the Regional Mobility Element, a rezone, adoption of the Lilac Hills Ranch Specific Plan, two tentative maps, two site plans, and a major use permit.



 Project Location

FIGURE 1

Regional Location



1.2.3.2 Rezone

The majority of the project site, which lies within the Valley Center Community Plan Area, is zoned “Limited Agriculture”; the portion of the site, which lies within the Bonsall Community Plan Area, is zoned “Rural Residential”. The project includes a Rezone (R12-003), as illustrated in Figure 3, which would replace the existing Rural Residential and Limited Agriculture Use Regulations with two new Use Regulations:

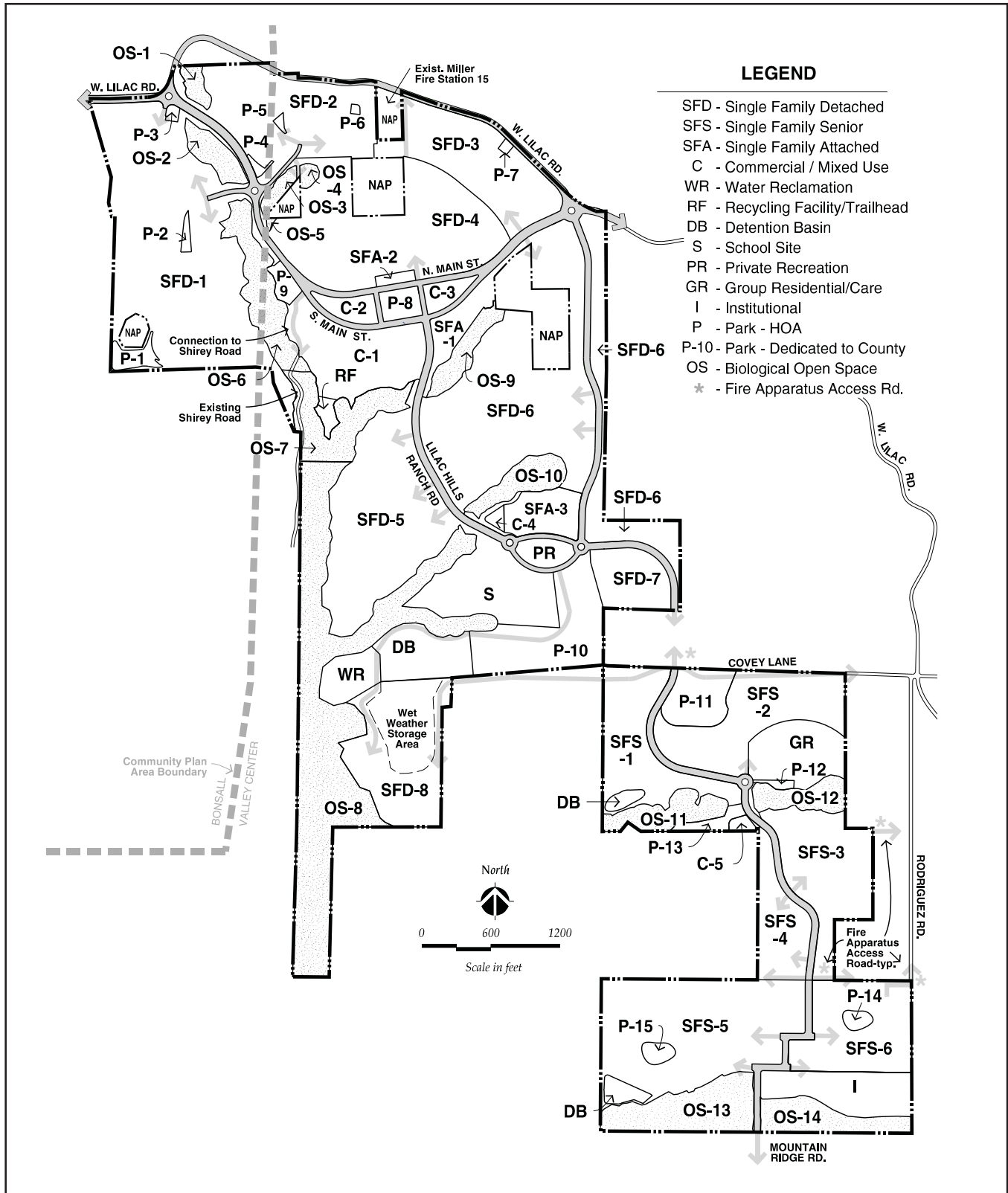
1. Outside of the Town Center and two Neighborhood Centers, the project site would be rezoned with the ~~Urban Single-Family Residential (URS)~~ Use Regulation.
2. The Town Center would be rezoned with the General Commercial–Residential C34 Use Regulation, as would be the two Neighborhood Centers south of the Town Center and the RF.

1.2.3.3 Specific Plan

This Specific Plan (SP12-001) provides the guidelines for implementation of the project, including future approvals and improvement plans, and establishes permitted land uses, densities, maximum number of residential units, required public facilities, and phasing and implementation mechanisms, and demonstrates compliance with applicable County policies. In addition to establishing regulations and zoning for the proposed planning areas, the Specific Plan also sets forth guidelines for the character and design of the project site, including architectural and landscape design guidelines.

a. Specific Plan Planning Areas

The project would be implemented in five phases, as discussed below. Table 1 provides a summary of the planning areas by category and their associated zoning.



No Scale



FIGURE 3
Specific Plan Map

**TABLE 1
PLANNING AREA SUMMARY**

Land Use	Planning Areas	Gross Acreage	Dwelling Units/ Square Feet (s.f.)
Single-family Detached	SFD	156.9	903
Single-family Senior	SFS	76.9	468
Single-family Attached	SFA	7.9	164
Group Residential /Group Care	GRGC	6.5	N/A
Commercial and Mixed-Use	C	15.3	211/ (90,000 s.f.)
K-8 School Site	S	12.0	N/A
Institutional Use	I	10.0	N/A
Parks - Dedicated to County	P10 P7	13.5	N/A
Parks - HOA	P	10.1	N/A
Community Purpose Facility	CPF	2.0	N/A
Biological Open Space	OS	104.1	N/A
Common Areas/Agricultural Buffers	--	20.3	N/A
Manufactured Slopes	--	68.2	N/A
Circulating and Non-Circulating Roads	--	83.3	N/A
Water Reclamation Facility	WRF	2.4	N/A
Recycling Facility/Trail Head/Staging Area	RF	0.6	N/A
Detention Basins	DB	7.9	N/A
Wet Weather Storage	WWS	8.1	N/A
TOTAL		608	1,746

The Specific Plan map (Figure 4) shows the community divided into multiple planning areas with types of land uses ranging from single-family residential to biological open space. The phasing map (see Figure 3) shows how the community has been divided into five phases with Phase 1 at the northeast corner and Phase 5 in the southeast corner of the community.

Phase 1 encompasses 121.5 acres and would be located in the northern portion of the project site, adjacent to West Lilac Road. This area would include 352 single-family detached units, along with 4.5 acres of public pocket park(s).

Phase 2 would be located just south of Phase 1, is the only Phase which is entirely surrounded by the other phases of the project (Phases 1 and 3), and is not adjacent to any existing homes or parcels. The 89.6-acre area would include the location of the Town Center and a maximum of approximately 196 single-family detached units, 59 single-family attached units, and 211 mixed-use residential units; 80,000 square feet of commercial space; and 0.8 acres of park, and a 2.0-acre Village Green. The RF would also be located within this phase, south of the Town Center.

Phase 3 encompasses 223 acres and would be located directly south of Phase 2. This phase would include the construction of a maximum of 355 single-family detached and 105

single-family attached dwelling units and 7,500 square feet of commercial space. Also located within Phase 3 would be a 2.0-acre Community Purpose Facility area composed of a fire station and private recreational center not to exceed 40,000 square feet, combined. The WRF, a detention basin, and a 13.5-acre public park are also included with Phase 3.

Phase 4 would be located southeast of Phase 3. A total of 171 age-restricted/single-family detached homes and 2,500 square feet of commercial uses are proposed on 61.5 acres. Primary access to Phase 4 would be via Lilac Hills Ranch Road from Phase 3. Covey Lane would provide alternative access, and secondary emergency access would be provided via Street "B", connecting to Rodriguez Road on the east. Also proposed within Phase 4 are a 3.3-acre senior center, a private park, a 200-unit ~~Group Residential~~ Group Care facility ~~(these units are permitted to have small private kitchens in addition to the facility group kitchen)~~, a half-acre pocket park, and a detention basin.

Phase 5 would be located directly south of Phase 4. Phase 5 would include 297 age-restricted/single-family senior detached homes, 2,500 square feet of commercial space, and 10.0 acres for a religious/institutional use. Also included in Phase 5 is a detention basin. Primary access would be from a connection to Lilac Hills Ranch Road constructed in Phase 4 to the north, and a secondary fire apparatus access road would be provided via Rodriguez Road to the east and Mountain Ridge Road to the south for the Institutional parcel. Mountain Ridge Road is planned to be a gated road that will be accessible only by a portion of Phase 5 residence and opened during emergencies to facilitate evacuation of residents in the area during an emergency.

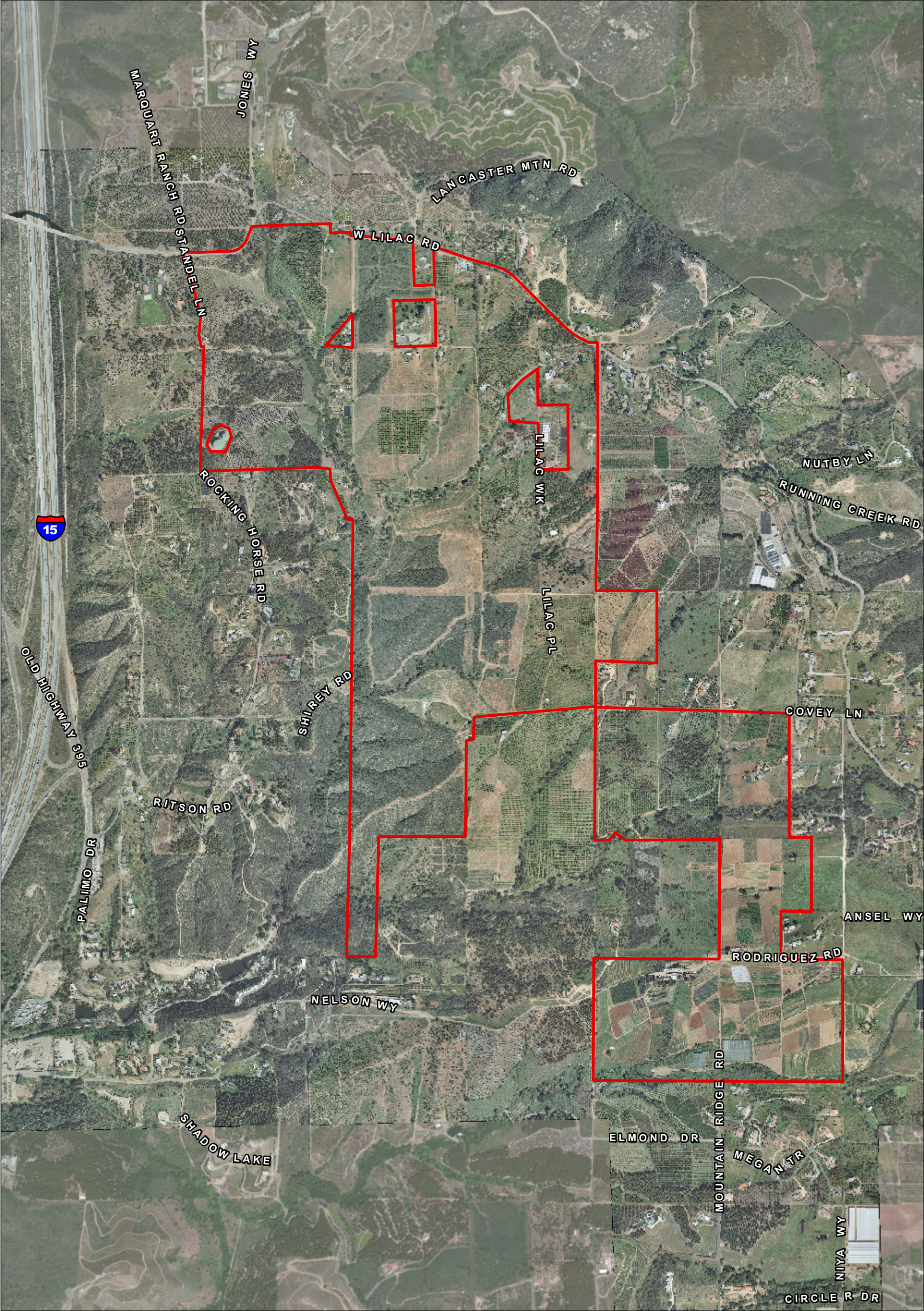
b. Construction

Infrastructure

Required roadway improvements and storm drains would be constructed in phases to ensure that improvements are in place at the time of need. The Specific Plan and Traffic Impact Study prepared for the project detail when roadway improvements occur in relation to residential occupancies of the phases. Water and wastewater facilities, along with dry utilities, would be phased as the residential units are occupied.

On-Site

The project would require on-site grading and improvements, including fuel modification zones, on 505.3 acres of the site, as depicted on the conceptual grading plan. Both cuts and fills are proposed within each grading area. Fill material would be transferred between the areas as required.



 Project Boundary

FIGURE 4

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All grading would be balanced on-site. The maximum (worst case) grading/construction conditions assume that 10 acres per day per phase would be actively graded¹. It is assumed blasting would occur by phase and would occur at various times during each phase as the grading reaches an appropriate depth. Rock crushing would be required and would occur on-site, as needed, for continuous periods of less than 30 days.

Grading would be balanced with an estimated 4.07 million cubic yards (cy) of cut and fill (less than 2,300 cy per home), without the need for export or import of soil. The majority of cut and fill slopes would be approximately 10 feet, and approximately 85 percent of all cubic yardage moved would be less than 20 feet deep. The grading plan also includes three hydromodification basins, located throughout the project site.

On-site grading quantities by phase are shown in Table 2, below. A detailed grading plan has been prepared for only Phase 1, in conjunction with the Tentative Map. Grading plans also would be required in conjunction with Tentative Maps for future phases.

**TABLE 2
GRADING QUANTITIES BY PHASE (cy)**

Phase	Cut	Fill	Net
1	715,000	860,000	(145,000)
2	635,000	830,000	(195,000)
3	1,815,000	1,260,000	555,000
4	295,000	420,000	(125,000)
5	610,000	700,000	(90,000)
TOTAL	4,070,000	4,070,000	-

cy = cubic yards

c. Off-site Roadway Improvements

The project would be required to make improvements to off-site roadways, as described below.

- West Lilac Road provides regional access to Lilac Hills Ranch and forms the northern boundary of the project. From the project, West Lilac Road leads directly west to the Walter F. Maxwell Memorial Bridge over I-15 with access to the freeway both north and south and to State Route 76 heading west and east. The project would be required to make improvements along the northern project boundary

¹This is based on a 50,000 cubic yard a day cut, transport, and spread. (50,000 cy/27=X/10 ft=Y/43,560 sq ft =Z acres * 3 activities = ~10 acres, then assume a max of two crews working on site for 20).

frontage as well as from the project entrance west to the intersection with Old Highway 395.

- Lilac Hills Ranch Road: This private easement connection is located immediately north of Covey Lane for a distance of approximately 500 feet. This 62-foot easement would be improved off-site on a parcel of land owned by the owners of Lilac Hills Ranch and would provide connection between Phases 3 and 4 of the project.
- Street B: This private easement connection is located approximately 1,500 feet to the south of Covey Lane along the eastern boundary of the project site, within the central portion of the Senior Citizen Neighborhood (Phase 5) of Lilac Hills Ranch. This private easement would provide access easterly to Rodriguez Road just south of the West Lilac Road and Covey Lane intersection.
- Mountain Ridge Road: This private easement connection is located at the southerly terminus of Lilac Hills Ranch Road as it exits the Senior Citizen Neighborhood in Phase 5. This private easement would provide access for the southern portion of the Senior Citizen Neighborhood to Circle R Drive, a County maintained public road with access to the west to Old Highway 395.
- Covey Lane: Located about half way down the eastern boundary of Lilac Hills Ranch is an on-site private road connecting to a public right-of-way/easement on the eastern end of Covey Lane just west of West Lilac Road. The off-site public portion of this road would be improved within an existing road easement.
- Gopher Canyon Road/I-15 Intersection: Both the northbound and southbound ramps at this intersection would be signalized.
- Rodriguez Road. This 40-foot-wide graded road easement would be paved 24 feet from Lilac Hills Ranch Road to Covey Lane.
- Miller Station (CAL FIRE Station 15): Additional off-site improvements may occur on the site adjacent to the project site where an existing fire station is located.

1.3 Analysis Methods

The methodology in this analysis includes the following steps:

- Review or use of the following informational sources or documents: (1) California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP) data bases; (2) Williamson Act contract records; (3) soil data bases; (4) Phase I or II Environmental Site Assessment reports; (5) topographic quadrangle

maps; (6) cultural resources reports; (7) aerial photographs; (8) biology report; and (9) San Diego County General Plan, Community Plan, and Zoning Ordinance documents.

- Utilize the Local Agricultural Resource Assessment (LARA), to assess the relative value of agricultural resources in San Diego County.
- Indicate the percentage (or acreage) of significant agricultural structures or infrastructure, farmland, agricultural preserves, Williamson Act contract lands, and Important Farmland Map Categories to be converted to a non-agricultural use by the proposed development.
- Evaluate Williamson Act contract, agricultural preserve, or agricultural zoning consistency or conflicts.
- Evaluate indirect impacts on- and off-site, as a result of project implementation, and determine whether agricultural conversion will occur indirectly.
- Discuss potential land use conflicts, between ongoing agriculture as it is phased-out, and new development is phased-in.
- Discuss long-term viability and protection of agricultural lands, which are proposed to be retained, within the project.

The cumulative impact analysis for agriculture defines the geographic scope of the cumulative impact study area and includes a discussion of the reasoning and justification for the chosen boundaries of the cumulative impact study area. This report analyzes the significance of any agricultural conversion on a cumulative level, pursuant to the County Agricultural Resources Guidelines (see subchapter 5.1).

This agricultural report discusses in detail any feasible mitigation measures that would reduce anticipated significant impacts and discusses any environmental design considerations. Finally, the report makes a clear statement indicating: whether the project will result in a significant adverse direct, indirect, or cumulative impact on agricultural resources; whether the potential impacts can be mitigated to a level below significance; recommends mitigation; and includes a brief summary conclusion.

1.4 Environmental Setting

1.4.1 Regional Context

The project site is located approximately 9 miles south of the San Diego/Riverside County line, within the unincorporated area of northern San Diego County, within the Valley Center

Community Plan area. A small portion of the site is within the southeastern portion of the Bonsall Community Plan area. Fallbrook, Bonsall, Camp Pendleton, and Oceanside are to the west; Escondido, Vista, Hidden Meadows, and San Marcos lie to the south and southwest; Valley Center is located to the southeast; and the Cleveland National Forest is located to the east and northeast. The Pala-Pauma Community Plan area lies to both the north and east, and the North County Metro Community Plan area lies to the south. Several hundred homes of varying types exist in the area surrounding the project site, including farm homes on large parcels with citrus and avocado groves, and detached single-family homes, on lots ranging from 0.5-acre to 2-acre parcels.

The land uses within closer proximity (within an area roughly bounded by West Lilac Road to the east and north, Circle R Drive to the south, and I-15/Old Highway 395 to the west) are composed primarily of agriculture (primarily orchards and nurseries, but also row crops), low density rural residential, and undeveloped land (primarily chaparral) (Figure 4). To the southwest of the project site lies the Champagne Lakes R.V. Resort, and beyond that is the Circle 'R' Resort Specific Plan area containing the Castle Creek Inn and Resort as well as single- and mixed-use residential and a golf course.

The topography of the project area is characterized by the east-west San Luis Rey River Valley, along the State Route 76 corridor and the north-south I-15 corridor. Both the San Luis Rey River floodplain and the I-15 corridor are flanked by rolling hills, which have historically been used for citrus and avocado groves, estate residences, undeveloped land, and cattle grazing in the more rugged terrain. Recently, several agencies have established habitat preserves and open space with the purchase of land and dedication of biological or open space easements.

The topography within the project site is consistent with the inland foothills and valleys found in this part of San Diego County. The project site includes a series of rolling hills dissected by drainage courses (several of which are shown as blue line streams on the USGS map) and a valley bottom that drains primarily to the south and southwest. The area is mostly gentle topography, with some steep slopes along the lower riparian areas. The San Luis Rey River valley is less than 2 miles northwest of the project site, and Moosa Canyon is a short distance to the southwest; Keys Canyon is a short distance to the northeast.

Figure 5 shows the most recent farmland data within the project site and surrounding area (CDC 2010). According to the Important Farmlands Inventory Map, the project site and vicinity includes the following farmland classifications: Unique Farmland, Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Other Land, and Urban and Built-up Land; the Unique and Farmland of Local Importance designations comprise the majority of the project site.

1.4.2 On-site Agricultural Resources

The primary land uses found in the project area are agricultural related, with the project site currently supporting several different types of crops, including citrus, row crops, and avocados. Agricultural lands cover the majority of the southeastern, east-central, and northern portions of the project area (Figure 6). The northern and central agricultural areas consist of orchard crops (primarily citrus and avocado) with some small areas of vineyard and nursery, while the southern concentrations of existing agricultural uses are primarily labor intensive row crops (vegetables and strawberries). The small area of mapped vineyard supports varieties of grape. An area used to produce stock for the commercial nursery business is located near the northwestern part of the site.

Vegetation communities and habitat types that are found on the project site occur as a mosaic of native habitat patches and agricultural uses. Native habitat occurs primarily along the drainage courses and on some of the steeper terrain on the western and southwestern portions of the project site. A total of 17 primary habitat types and vegetation communities were identified by the project biological resources technical report (RECON 2014). The largest areas of native habitat are primarily southern mixed chaparral, with southern coast live oak riparian woodland, southern willow riparian woodland, and southern willow scrub occurring within the drainages. The developed areas consist primarily of scattered residences with ornamental landscaping.

The parcels, within the 608 acres of the project site, are all privately owned, as are the majority of the surrounding parcels, with the exception of the freeway corridor and the fire station, on West Lilac Road. Two relatively small areas in the project site are within open space easements. There are no Williamson Act contract lands or agricultural preserves within the project site; however, as discussed in more detail in subchapter 1.4.3.2, there is an agricultural preserve located adjacent to the southeast corner of the project site. Additionally, there are lands under Williamson Act contract approximately $\frac{3}{4}$ of a mile to the northeast.

Elevations across the project site range from 960 feet mean sea level at the highest to 590 feet mean sea level at the lowest. The project site is generally characterized by relatively flat, agricultural lands in the southeast and gently rolling knolls, with steeper hillsides and ridges running north and south along the western edge. The drainage courses on the site convey storm water and urban/agricultural runoff. Both intermittent and ephemeral drainages occur on the project site. Wells occur in scattered locations across the site and are used to provide water to the orchards, vineyards, and other agricultural areas. A few agricultural ponds that store water for irrigation purposes occur on the project site.

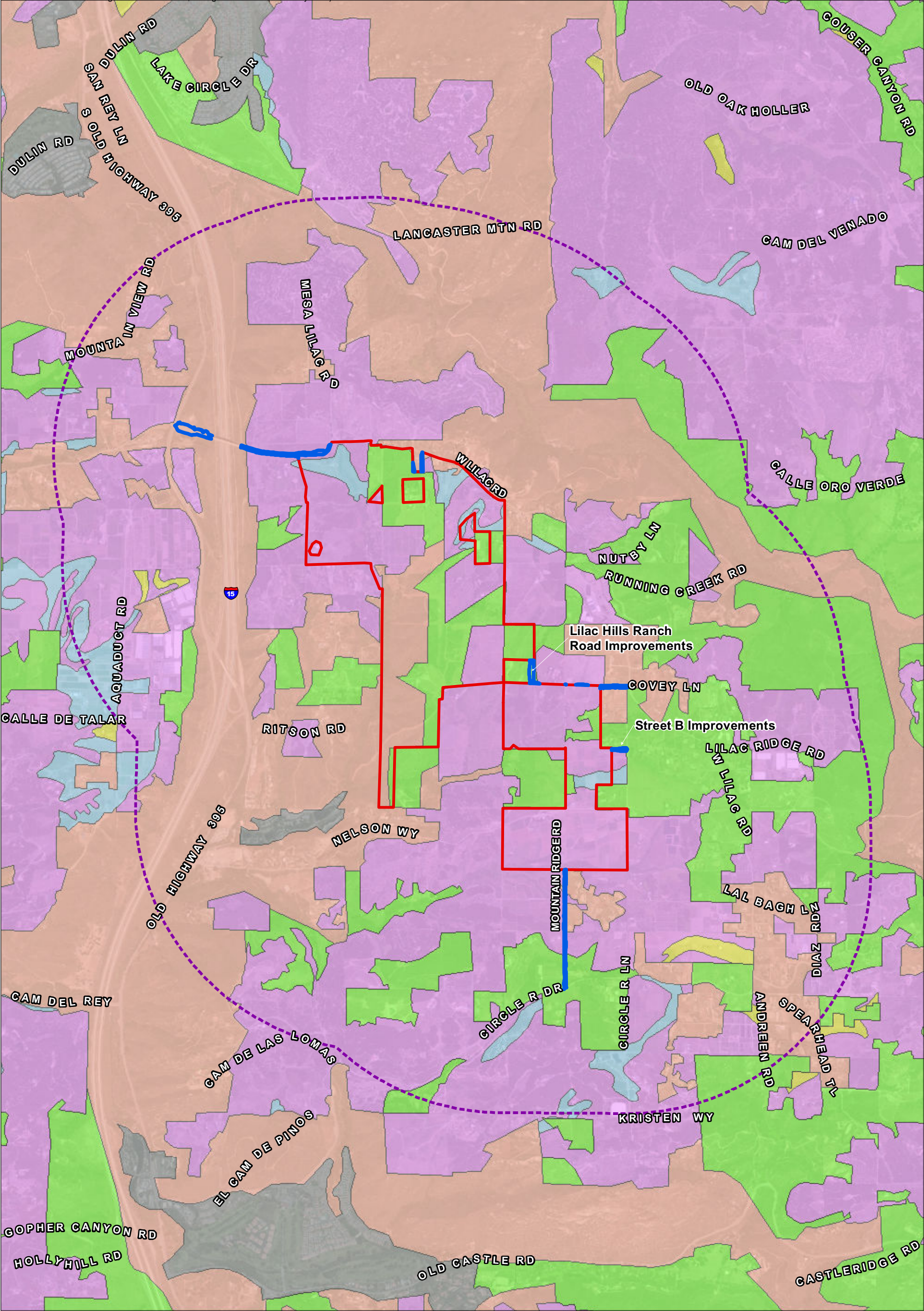
1.4.2.1 Soils

The U.S. Department of Agriculture (USDA) Soil Conservation Service, replaced by the Natural Resources Conservation Service (NRCS) in 1994, developed a system to generally classify soil types. The land capability classification describes soils types, their physical characteristics and limitations, and their suitability for agriculture and other uses. The Soil Conservation Service grouped soils according to their general suitability for most kinds of field crops. The capability system groups all soils into three levels: the capability class, subclass, and unit. The capability class is designated by Roman numerals I through VIII. The numbers indicate progressively greater limitations and narrower choices for practical use. Soils with few limitations that restrict their use for agriculture are placed in Capability Class I. Soils with very severe agricultural limitations, and which would affect management or choice of crop, are placed in Capability Class IV. Some soils have limitations that render them agriculturally impractical, and are placed in Classes V through VIII.

Capability subclasses, of which there are four, are soil groups within one class. Adding a small letter (e, w, s, or c), to the class numeral (for example, I-e) designates them. The letter “e” shows that the main hazard is the risk of erosion; “w” shows that water in or on the soil interferes with plant growth or cultivation; “s” shows that the soil is limited mainly because it is shallow, droughty, or stony; and “c,” used in only some parts of the United States, shows that climate, either very cold or very dry, is a limiting factor.

Capability units are soil groups within a subclass which further define soil characteristics and/or limitations to their use. Adding an Arabic numeral to the subclass symbol, for example, IIe-4 and IIIe-6, generally designates capability units. Thus, the Roman numeral designates the capability class, or degree of limitation; the small letter indicates the subclass, or kind of limitation; and the Arabic numeral specifically identifies the capability unit within each subclass, as follows: (0) sand and gravel in the substratum; (1) erosion hazard; (2) wetness caused by poor drainage or flooding; (3) slow or very slow permeability; (4) coarse texture or excessive gravel; (5) fine or very fine textured soil; (6) salts or alkali; (7) cobblestones, stones or rocks; (8) nearly impervious bedrock or hardpan; and (9) toxicity or low fertility. These units are not given in all soil surveys.

The Storie Index provides another way to classify the value of agricultural soils. The Storie Index expresses numerically the relative degree of suitability and grade of a soil for intensive agriculture based on soil characteristics. Soils of grade 1 (i.e., index rating of 80 to 100) have few or no limitations restricting their use for crops, whereas at the other end of the scale, grade 6 (i.e., index rating of less than 10) consists of soils that generally are not suited to farming. The spatial distribution of soil types/units on the project site is shown in Figure 7 (SanGIS 2014). These soils have been rated for agricultural capability. The on-site soils and their associated acreages, capability units, and Storie Index ratings are shown in Table 3. Their characteristics are taken from the USDA Soil Surveys for San Diego County (1973).



- Project Boundary

1 Mile Buffer

Off-site Improvement Areas

FMMP Classification (2008)

Farmland of Local Importance
- Prime Farmland

Unique Farmland

Farmland of Statewide Importance

Other Land

Urban and Built Up Land

Grazing Land *

* None Present in Project Area

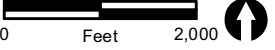
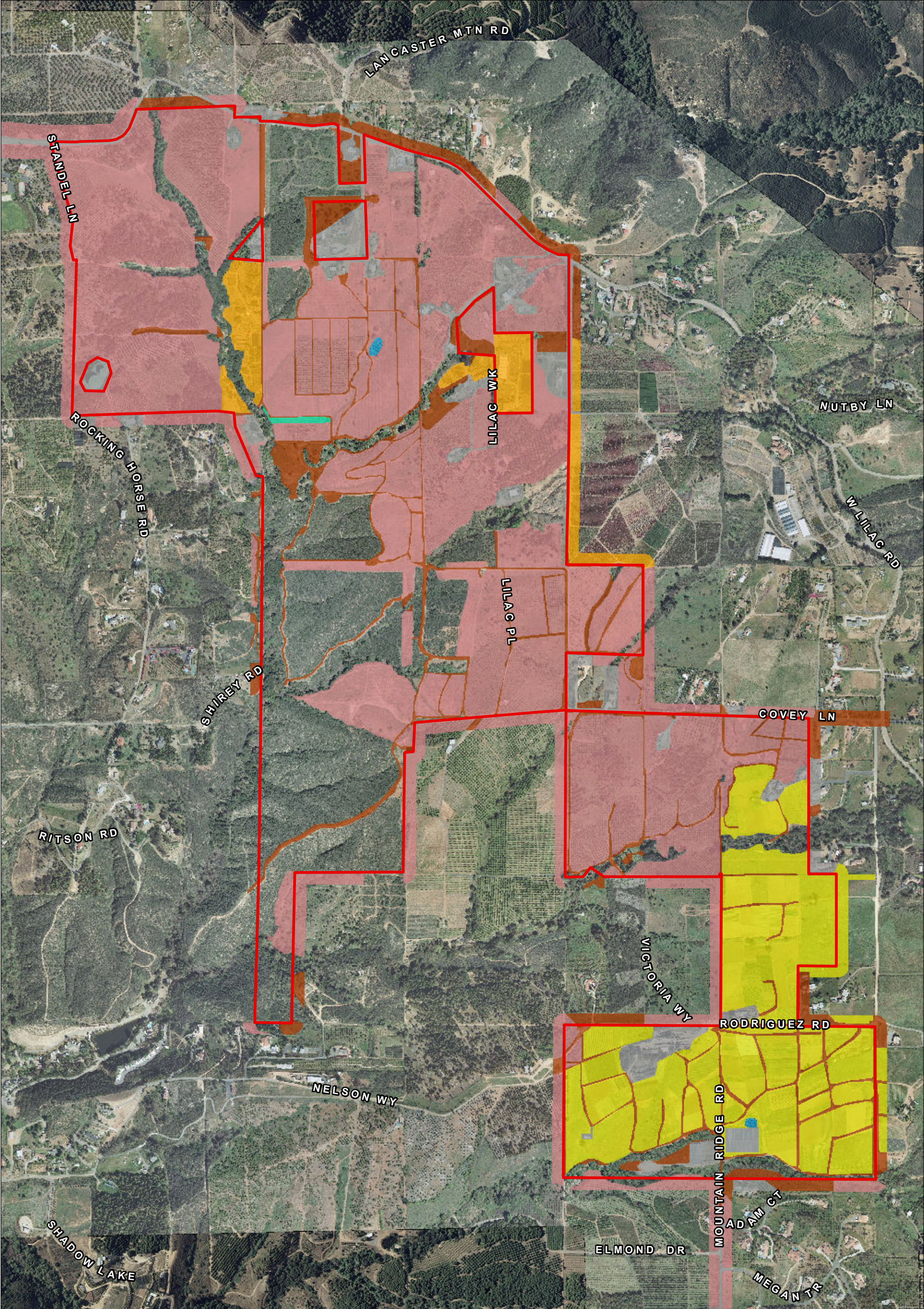


FIGURE 5

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- Project Boundary

Agricultural Resources

Open Water - Freshwater Agriculture Pond (64140)

Disturbed Habitat (11300)

Extensive Agriculture - Row Crops (18320)

Intensive Agriculture - Nursery (18200)

Orchard (18100)

Vinyard (18100)

Developed (12000)
-
- RECON
- M:\JOBS4\6153\common_gis\fig6_agri.mxd 6/4/2013 sab
- FIGURE 6
Existing On-site Agricultural Resources

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The CDC publishes a list of soils that meet the soil quality criteria for Prime Farmland soils and soils of Statewide Importance. The soil criteria are defined by the NRCS and are unique to each county. These soil criteria include a much broader range of soils than the Prime Agricultural Land definition in Government Code section 51201(c). Within Table 3, an asterisk (*) next to the soil type indicates a Prime Farmland soil, and a carrot (^) next to the soil type indicates a soil of Statewide Importance.

Soil types within the project site and vicinity consist of a series of sandy loam, coarse sandy loam, rocky sandy loam, and steep gullied land (USDA 1973;). Sandy loam and coarse sandy loam soils in the following soil series are present: Bonsall, Cienega, Fallbrook, Greenfield, Placentia, and Visalia (see Figure 7). Soils on steeper slopes and in gully bottoms are characterized as steep gullied land. These soil types are derived from weathered and decomposed granite or granodiorite. Runoff is described as moderate to rapid and the erosion hazard is moderate to high for these soil types.

Additionally, as shown on Table 3, each soil type is categorized based on the County of San Diego Agricultural Guidelines, which utilize a system to determine, which soils are unavailable for agricultural use. Pursuant to the established Guidelines, soils “unavailable for agricultural use” include:

1. Lands with existing structures (paved roads, homes, etc.) that preclude the use of the soil for agriculture;
2. Lands that have been disturbed by activities such as legal grading, compaction, and/or placement of fill such that soil structure and quality have likely been compromised (e.g., unpaved roads and parking areas);
3. Lands that are primarily a biological habitat type that have never been used for agriculture; and
4. Lands constrained by biological conservation easements, biological preserve, or similar regulatory or legal exclusion that prohibits agricultural use.” Figure 8 graphically shows portions of the project site (and the corresponding soils) that are unavailable for agriculture.

1.4.2.2 FMMP Farmland Designations

The FMMP is implemented by the CDC, Division of Land Resource Protection, and recognizes the suitability of land for agricultural production. The FMMP is non-regulatory and was developed to inventory land and provide categorical definitions of important farmlands and consistent and impartial data to decision makers for use in assessing present status, reviewing trends, and planning for the future of California’s agricultural land resources. The program does not necessarily reflect local General Plan actions, urban needs, changing economic conditions, proximity to market, and other factors, which may be

**TABLE 3
ON-SITE SOIL RESOURCES**

Soil Map Unit	Project Acres	LCC	Storie Index	Available for Agriculture	Unavailable for Agriculture	Proportion of Site Available	Prime or Statewide 1 for Yes; 0 for No	Matrix Score
Bonsall sandy loam, 9 to 15 percent slopes, eroded^	7.15	IVe-3(19)	39	7.15	0	0.018	1	0.018
Cieneba-Fallbrook rocky sandy loams, 30 to 65 percent slopes	168.73	VIIe-7(19)	7	115.88	52.85	0.292	0	0.000
Cieneba coarse sandy loam, 15 to 30 percent slopes, eroded	53.43	VIe-1(19)	15	32.01	21.42	0.081	0	0.000
Cieneba coarse sandy loam, 30 to 65 percent slopes, eroded	0.24	VIIe-1(19)	6	0.16	0.08	0.000	0	0.000
Cieneba rocky coarse sandy loam, 9 to 30 percent slopes, eroded	9.86	VIIIs-8(19)	10	7.56	2.30	0.019	0	0.000
Fallbrook rocky sandy loam, 9 to 30 percent slopes	3.41	VIe-7(19)	13	0.84	2.57	0.002	0	0.000
Fallbrook sandy loam, 15 to 30 percent slopes, eroded	210.14	VIe-1(19)	35	148.80	61.34	0.374	0	0.000
Fallbrook sandy loam, 5 to 9 percent slopes, eroded^	32.59	IIIe-1(19)	51	27.38	5.21	0.068	1	0.068
Fallbrook sandy loam, 9 to 30 percent slopes, severely eroded	12.94	VIIe-1(19)	37	10.72	2.22	0.027	0	0.000
Greenfield sandy loam, 5 to 9 percent slopes*	4.46	Ile-1(19)	77	1.38	3.08	0.003	1	0.003
Placentia sandy loam, 2 to 9 percent slopes^	10.20	IVe-3(19)	49	9.9	0.3	0.024	1	0.024
Placentia sandy loam, 9 to 15 percent slopes, eroded	3.93	IVe-3(19)	41	3.75	0.18	0.009	0	0.000
Steep gullied land	81.46	VIIIe-1(19,20)	<10	40.44	41.02	0.102	0	0.000
Visalia sandy loam, 2 to 5 percent slopes*	8.98	Ile-1(19)	81	.5	8.48	0.001	1	0.001
TOTAL	607.53			406.47	201.05	1		0.115

LCC = Land Compatibility Classification

*Prime farmland soil.

^Farmland of statewide importance soil.

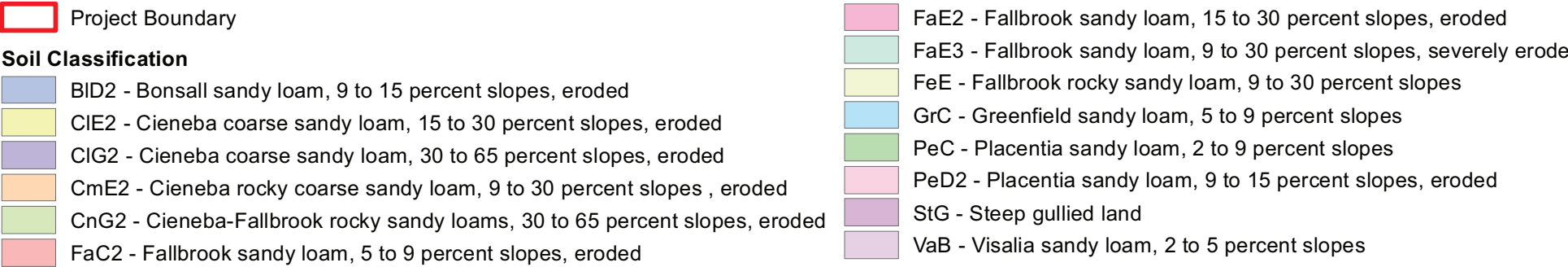
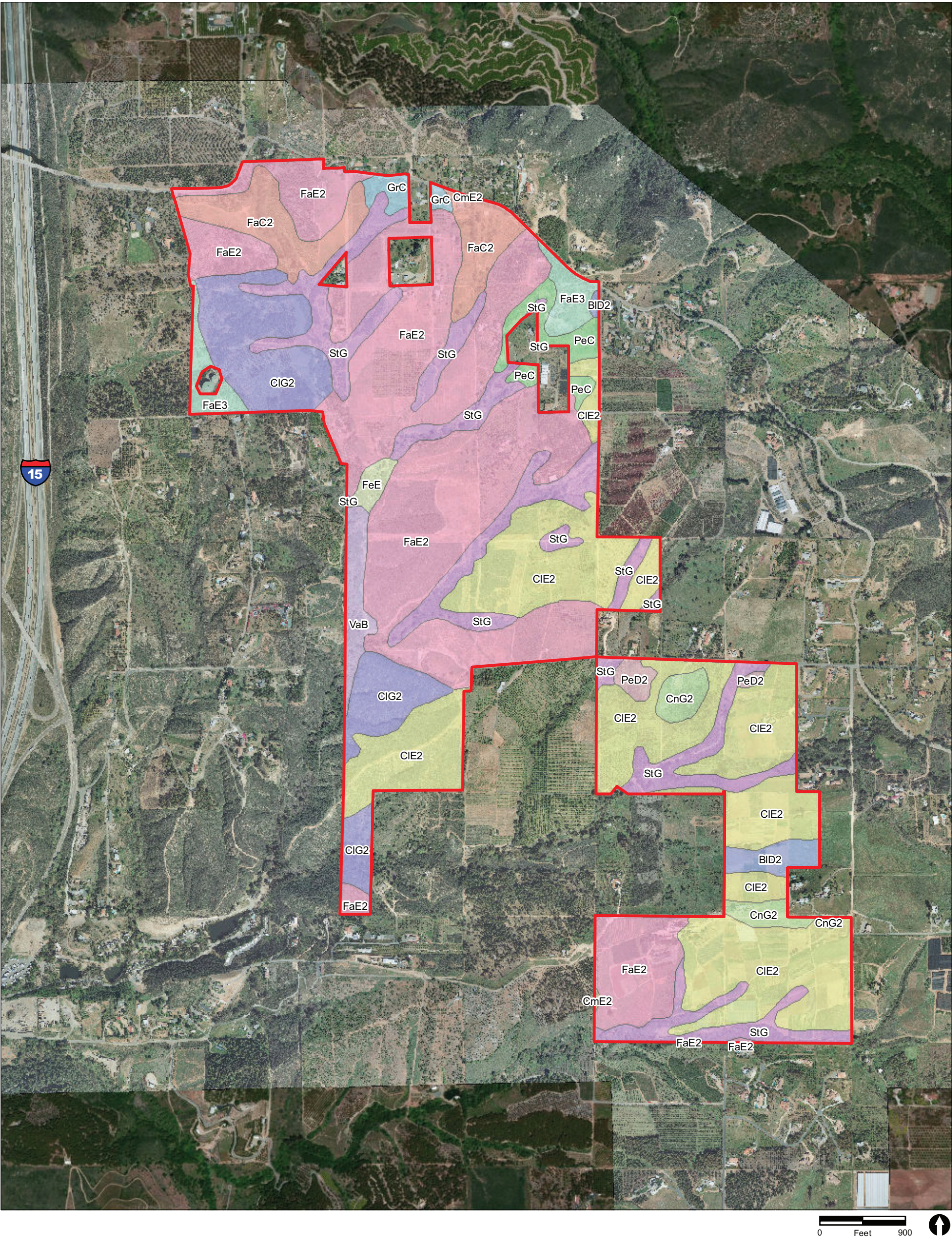


FIGURE 7

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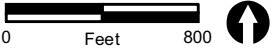
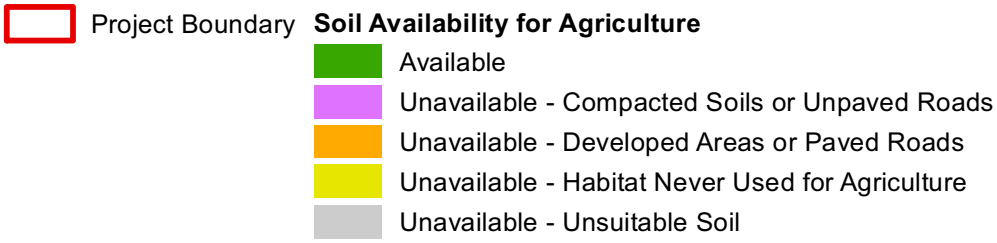
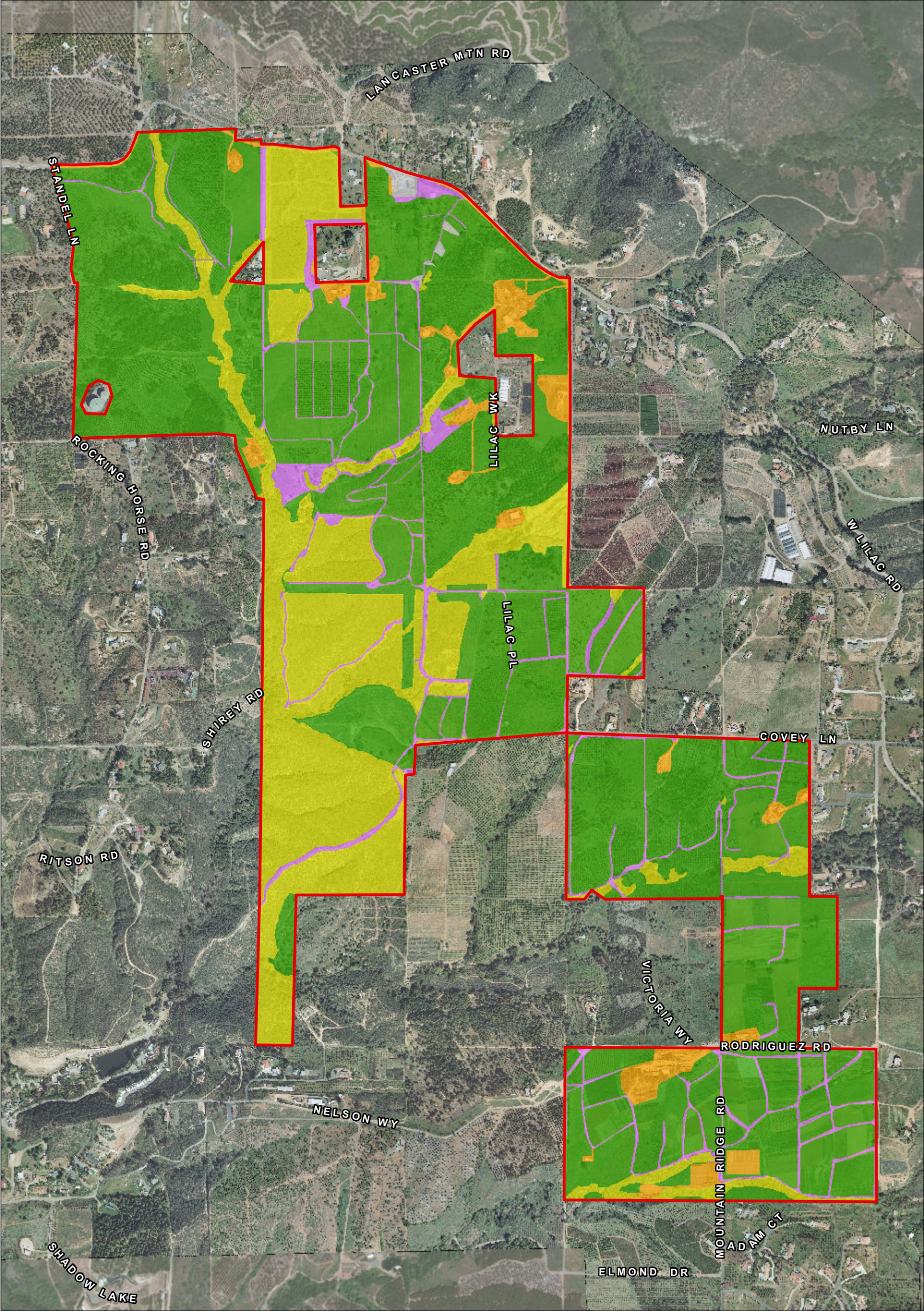


FIGURE 8

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taken into consideration when government considers agricultural land use policies. *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information, are produced by the FMMP. In addition, data is released in statistical formats-- principally the biennial *California Farmland Conversion Report* (CDC 2010).

The last statewide update was completed in 2008 and reflects land use changes to agriculture, through the year 2006. Figures 5 and 9 show the most recent farmland data, within the surrounding area and project site, respectively. These include lands designated as Prime and Unique Farmlands, Farmland of Statewide and Local Importance, Grazing Land, Urban and Built-up, and Other Land (CDC 2010).

The USDA, NRCS has published a soil survey for the San Diego area. The survey is used to determine the location and significance of Important Farmlands, as mapped, on Figure 5. Farmland categories are based on soil types, current use of the land, and availability of irrigation water. The project site's Important Farmland Map Categories and the acreage of the FMMP categories are described below and shown on Figure 9.

a. Prime Farmland

Prime Farmland has the most favorable combination of physical and chemical features, enabling it to sustain long-term production of agricultural crops. This land possesses the soil quality, growing season, and moisture supply needed to produce sustained high yields. In order to qualify for this classification, the land must have produced irrigated crops at some point during the two update cycles prior to NRCS mapping. The project site does not contain any land designated as prime farmland.

b. Farmland of Statewide Importance

Farmland of Statewide Importance is similar to Prime Farmland; however, it possesses minor shortcomings, such as greater slopes and/or less ability to store moisture. In order to qualify for this classification, the land must have produced irrigated crops at some point during the two update cycles prior to NRCS mapping. The project site contains 36.2 acres of Farmland of Statewide Importance (6 percent).

c. Unique Farmland

Unique Farmland is of lesser quality soils used for the production of the state's leading agricultural crops. Unique Farmland includes areas that do not meet the above stated criteria for Prime Farmland or Farmland of Statewide Importance, but that have been used for the production of specific high economic value crops during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to current farming methods. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some

climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date. The project site contains 331.2 acres of Unique Farmland (54 percent).

d. Farmland of Local Importance

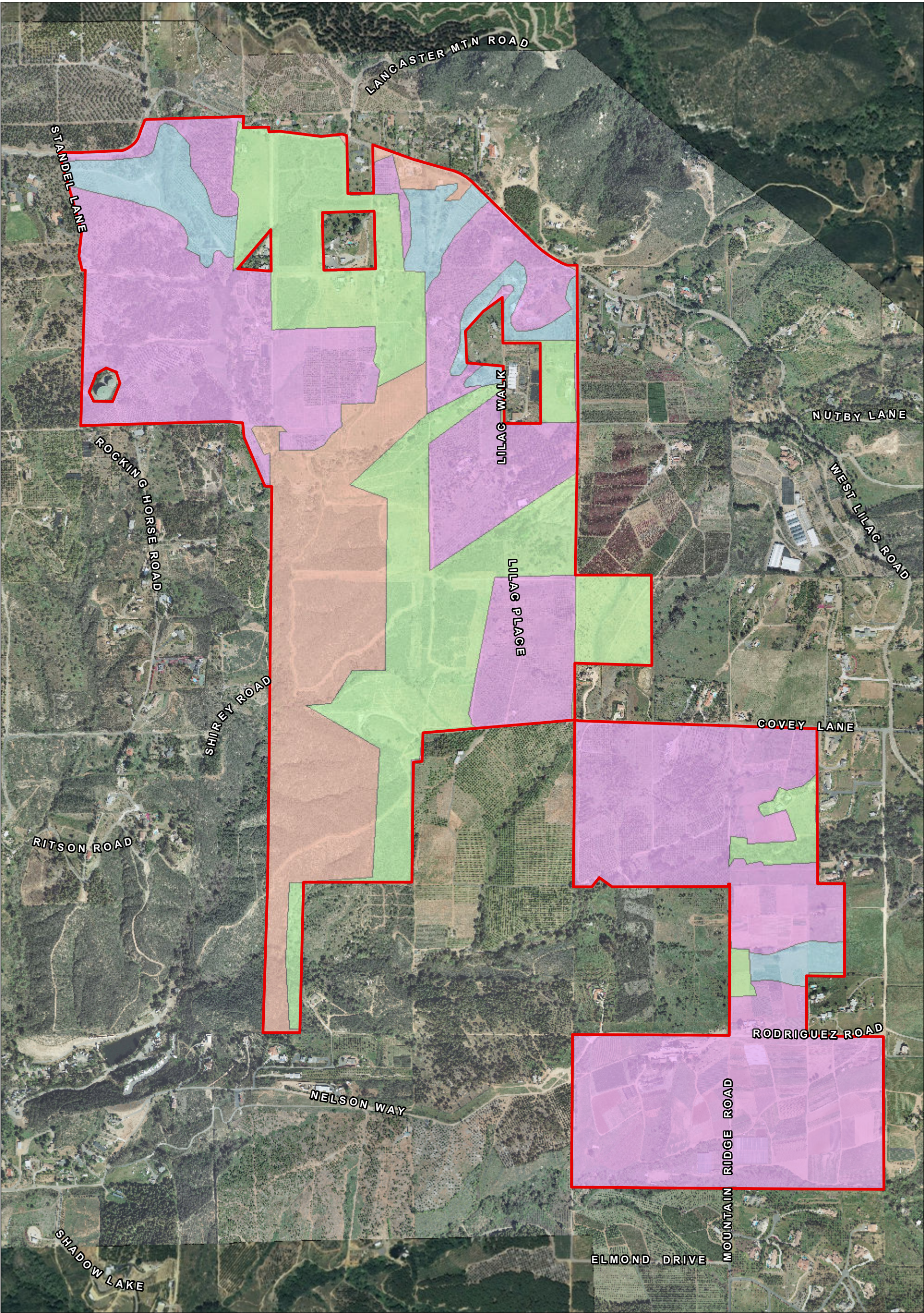
Farmland of Local Importance is important to the local agricultural economy, as determined by the County Board of Supervisors and a local advisory committee. The County of San Diego defines Farmland of Local Importance as land with the same characteristics as Prime Farmland or Farmland of Statewide Importance with the exception of irrigation. There are 146.4 acres of Farmland of Local Importance (24 percent) within the project site.

e. Other Land

Other Land consists of 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 and 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. There are approximately 95.9 acres of land designated as Other Land within the project site, or approximately 16 percent of the total project acreage.

f. Grazing Land

Grazing Land is 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. The minimum mapping unit for Grazing Land is 40 acres. There is no grazing land within the project site.



Project Boundary

FMMP Classification (2008)

- Farmland of Local Importance
- Unique Farmland
- Farmland of Statewide Importance

- Other Land
- Prime Farmland *
- Grazing Land *

* None Present in Project Area

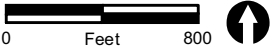


FIGURE 9

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Table 4 depicts the approximate acreage, for each of the FMMP categories, within the project site and shows them as a percentage of the total project site.

TABLE 4
ACRES OF FMMP FARMLAND ON-SITE AND
AS A PERCENT OF THE ENTIRE PROJECT SITE

Category	Total Acres	Total Percent of Project Site
Other Land	95.9	16%
Farmland of Local Importance	146.3	24%
Prime Farmland	0.0	0%
Grazing Land	0.0	0%
Unique Farmland	329.2	54%
Farmland of Statewide Importance	36.2	6%
TOTAL	607.6	100%

1.4.2.3 History of Agricultural Use

Development within the project area began, prior to 1901, as there are five structures on, or within the vicinity of, the project site according to 1901 USGS surveys reviewed, by Affinis during preparation of the cultural resources report. There are eight houses still remaining (as of 2011) on-site that are estimated to be over 45 years old; however, most of these houses do not appear on the 1946 or 1953 aerial photographs. In the 1963 aerial photograph, there is evidence of some orchards in the northeastern and southern portions of the site, but the beginnings of the present pattern of agricultural production is not evident, until the 1975 aerial photograph. Agricultural use appears to continue expanding through the 1970s and 1980s, with the northern portions being heavily used for orchard crops (primarily citrus and avocado) while the southern portion is primarily used for row crops.

a. Crop Types

The primary crops on-site are orchard crops (293 acres) consisting primarily of citrus (lemon and orange) trees and avocado groves. The second largest crop type, by acreage, is row crops (vegetables and strawberries), which comprise approximately 91 acres of the site. There are also approximately 9.6 acres of nursery uses and 0.66 acre of vineyards on-site. Avocados and lemons were among the top 10 crops (by value) grown within San Diego according to the 2010 Crop Statistics & Annual Report prepared by the San Diego County Department of Agriculture, Weights and Measures (AWM). Avocados were fourth with a value of \$147 million, and lemons were seventh with a total value of \$40 million. It is unknown what type of crops are grown at the nurseries, but “ornamental trees and shrubs” and “indoor flowering and foliage plants” were the number one and two crops (by value) grown in San Diego County in 2010, with total values of \$418 million and \$293 million, respectively. Citrus crops (grapefruit, kumquats, lemons, limes, oranges, and tangerines)

generated \$78 million during 2010. By acreage, avocados comprise the largest category of any crop type in the County, except for livestock grazing, with over 19,000 acres harvested, in 2010.

b. Pesticide Use

The California Code of Regulations (Title 3. Food and Agriculture, Division 6, Pesticides and Pest Control Operations) regulates the application of pesticides, but enforcement at the local level is the responsibility of AWM. The County Agricultural Commissioner (CAC) has final discretionary authority to approve or deny permits (California Department of Pesticide Regulation 2012). California is the only state with a pesticide permitting system, which requires applicators to obtain a permit from a local official (the CAC). The permit application must also include a map or description of the surrounding area showing any places that could be adversely affected by pesticide use. Regulations require the Commissioner to evaluate each restricted material use application and decide if it will cause substantial harm to people or the surrounding environment.

State pesticide regulations prohibit discharging pesticides directly onto a neighboring property, without the consent of the owner or operator of the property. There are also regulations and label requirements that prevent or minimize “drift” during aerial applications. Drift is the airborne transportation of residual pesticides, during or after pesticide application, via aerial or ground spraying, onto adjoining properties or onto roadways, trails or other routes travelled, by the general public. Drift is a primary concern for neighboring property owners and the public, due to the possibility that pesticide drift may contribute to health concerns. If the CAC decides that substantial harm is likely (e.g., “drift”), the permit applicant may be required to evaluate alternatives (including not using a pesticide at all), or the CAC may impose extra controls designed to reduce the risk of harm, to people or the environment. The CAC must deny a permit application, if it is determined that use of the pesticide may harm people or the environment and no restrictions are available to mitigate that harm. Because the applicant can appeal the denial, the CAC’s decision must be well-substantiated and documented.

The requirements in place for aerial pesticide applications are equally stringent and regulated at a local level by the CAC. A pilot must obtain the following to complete aerial applications within the County: a Qualified Applicator License; an Agricultural Pest Control Business License; and a Pest Control Aircraft Pilot Certificate. The pilot must also complete continuing education classes in order to renew the license. In order to attain the license, the pilot must understand and properly apply principles intended to maximize safety and minimize drift. These include guidelines and regulations for pre-application notification, calibration of equipment, droplet size, maximum wind speed, application speed, application height (altitude), ferrying to and from the job site, buffer zones, dilution, flow rate/volume per acre, spray patterns, and the purpose and toxicity of each particular pesticide to be applied. In addition, because the control of drift is always a priority, either an on-site ground crew “flagger” or smoke generator is used to provide direction to the pilot regarding wind direction

and wind speed. Geographic Positioning Systems (GPS) are used to give the pilot precise data about swath locations such that only the minimum effective amount of the pesticide is applied. If the pilot is unfamiliar with the application site, the recommended procedure is for the pilot to scout the area for proximity to both flight hazards and also environmentally sensitive areas, such as lakes, streams, and riparian habitats or locations where people gather (e.g., schools, playgrounds, shopping centers).

AWM inventories pesticide use permits per parcel number. The agricultural chemical products applications on the project site, or within 1.5 miles of the project site, within the last five years are mapped on Figure 10 and include the following (County of San Diego AWM, July 2012) products:

• 26 GT FUNGICIDE • 3336 WP TURF • ABAMECTIN E-PRO 0.15 EC INSECTICIDE • ABBA 0.15 EC • ACCORD SP HERBICIDE • ACEPHATE 90 WDG • ACEPHATE 97UP INSECTICIDE • AGRI-MEK 0.15 EC MITICIDE/INSECTICIDE • ALIETTE WDG • AVID 0.15EC MITICIDE/INSECTICIDE • BOND MAX • CHIPCO 26019 FLO BRAND FUNGICIDE • CHIPCO BRAND 26GT FLO FUNGICIDE • CHIPCO RONSTAR 50 WSP HERBICIDE • CLEAN CROP DIMETHOATE 400 • CMR SILICONE SURFACTANT • CONSERVE SC • CONSERVE SC TURF AND ORNAMENTAL • CREDIT XTRA MIXED SALT SYSTEMIC HERBICIDE • CYGNUS 50 WG • DACONIL ULTREX • DACONIL ULTREX TURF CARE • DEADLINE BULLETS • DEADLINE M-PS • DECATHLON 20 WP GREENHOUSE AND NURSERY INSECTICIDE	• GOURMET ANT BAIT • GROUND SQUIRREL BAIT BY WILCO • HERITAGE FUNGICIDE • HOIST • KONTOS • LATRON B-1956 • LATRON B-1956 SPREADER STICKER • LATRON CS-7 • LEAF LIFE GAVICIDE GREEN 415 • LI 700 • LORSBAN 4E INSECTICIDE • MAD DOG PLUS • MAKAZE • MANICURE 6 FLOWABLE FUNGICIDE • MEDALLION FUNGICIDE • MESUROL 75-W • MGK EVERGREEN PYRETHRUM CONCENTRATE • MIRAGE PLUS • MON-52249 HERBICIDE • MON-65005 HERBICIDE • MONTEREY SUPER 7 • M-PEDE • NO FOAM A • NUFARM CREDIT EXTRA • OMNI OIL 6-E • OMNI SUPREME SPRAY • OROBOOST • ORTHENE 97 • ORTHENE 97 ST • ORTHENE TURF, TREE & ORNAMENTAL SPRAY
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• DELEGATE WG • DIMENSION ULTRA 40 WP • DIMENSION ULTRA WSP TURF AND ORNAMENTAL HERBICIDE (WITHDRAWN) • DITHANE 75DF RAINSHIELD • DITHANE DF • DITHANE T/O TURF & ORNAMENTAL FUNGICIDE (WITHDRAWN) • DREXEL CAPTAN 50W • DREXEL DEFOL 6 W • DREXEL DIMETHOATE 2.67 • DURSBAN 50W INSECTICIDE • EAGLE 20 EW • EAGLE 40WP • EAGLE WSP TURF AND ORNAMENTAL FUNGICIDE • ENTRUST • EPI-MEK 0.15 EC (CA • EPI-MEK 0.15 EC MITICIDE/INSECTICIDE • EVERGREEN CROP PROTECTION EC 60-6 • FINAL PELLETTED RAT AND MOUSE BAIT READY TO USE BAIT STATION • FIRST CHOICE NARROW RANGE 415 SPRAY OIL • FIRST CHOICE SLUGGO SNAIL AND SLUG BAIT • FLOREL BRAND PISTILL • FUNGICIDE • FUNGO FLO • GAVICIDE LIGHT MEDIUM SOLUBLE SPRAY OIL • GAVICIDE-C • GF-120 NF NATURALYTE FRUIT FLY BAIT • GLY STAR PLUS • GLYFOS BULK • GLYFOS X-TRA HERBICIDE	• ORTHENE TURF, TREE & ORNAMENTAL SPRAY 97 • ORTHENE TURF, TREE & ORNAMENTAL WSP • PAGEANT FUNGICIDE • PRINCEP 4L • PRINCEP CALIBER 90 HERBICIDE • PYGANIC CROP PROTECTION EC 1.4 II • QUEST • RAMIK GREEN • RANGER PRO HERBICIDE • REAPER 0.15 EC • REWARD AQUATIC AND NONCROP HERBICIDE • ROUNDUP ORIGINAL HERBICIDE • ROUNDUP ORIGINAL MAX HERBICIDE • ROUNDUP POWERMAX HERBICIDE • ROUNDUP PRO HERBICIDE • ROUNDUP ULTRA HERBICIDE • ROUNDUP WEATHERMAX HERBICIDE • SAFARI 20 SG INSECTICIDE • SCANNER • SIMAZINE 90DF • SPREADER-STICKER • SUBDUE MAXX GR • SUBDUE MAXX MC • SUCCESS • SULFUR DF • SURFLAN A.S. • TENKOZ BUCCANEER HERBICIDE • TERRAZOLE CA • T-METHYL E-PRO 50 WSB • TRANSOM 50 WSB • WFSI 2220 • WILCO GOPHER GETTER AG BAIT • WILLOWOOD GLYPHOSATE 41%
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