

## 3.2 Agriculture and Forestry Resources

This section describes the environmental and regulatory settings and draft significance criteria with respect to agricultural and forestry resources.

### 3.2.1 Environmental Setting

This subsection describes the environmental setting for agricultural and forestry resources. It also provides definitions and methodology that support the understanding of the environmental setting with regard to these resources. It also provides the results of background research along the proposed project temporary workspace and permanent right-of-way.

#### 3.2.1.1 Definitions

##### ***Agricultural Resources***

For the purposes of California Environmental Quality Act (CEQA), agricultural resources are defined as land with one or more of the following characteristics:

- Designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation (DOC), Division of Land Resource Protection, as identified through the Farmland Mapping and Monitoring Program (FMMP);
- Subject to a Williamson Act contract; and/or
- Designated for agricultural use through existing zoning.

These characteristics are further described in Section 3.2.2.2, State.

##### ***Forestry Resources***

For the purposes of CEQA, forestry resources are defined as land with one or more of the following characteristics:

- Designated through existing zoning as forest land (as defined in California Public Resources Code (PRC) section 12220[g]);
- Designated through existing zoning as timberland (as defined by Public Resources Code section 4526); and/or
- Designated as a Timberland Production Zone (as defined by Government Code section 51104[g]).

These characteristics are further described in Section 3.2.2.2, State.

#### 3.2.1.2 Methodology

For the purpose of this analysis, the “study area” refers to the land beneath the proposed project components, plus a 150-foot buffer. Agricultural resources in the study area were identified using data obtained from the DOC, County and City of San Diego, City of Escondido, North Poway, South Poway, and the SanGIS/San Diego Association of Governments (SANDAG) GIS Data Warehouse. The applicant-provided habitat assessment of the Biological Resources Survey Area was also consulted for information about general agricultural types in the study area, as described in Section 3.4.1.1, Methodology (Insignia 2015).

Forestry resources in the study area were identified using data obtained from the California Department of Forestry and Fire Protection, County and City of San Diego, and SanGIS/SANDAG GIS Data Warehouse, and information from the Biological Resources Technical Report about wooded vegetation types in the study area, as described in Section 3.4.1.1, Methodology (Insignia 2015).

### 3.2.1.3 Agricultural Resources

#### **Regional Setting**

Farming in San Diego County is more expensive than in other locations due to the high costs of water and land. Therefore, growers tend to raise agricultural products that have a high dollar value per acre. In San Diego County, the total value of agricultural production in 2016 was approximately \$1,746,632,682, with 250,720 acres in cultivation. The crop category with the highest dollar value of agricultural production in 2016 was ornamental trees and shrubs, valued at \$436,817,000, followed by indoor flowering and foliage plants, bedding plants, and avocados (County of San Diego 2016) (Table 3.2-1). Indoor flowering and foliage plants had the highest dollar value per acre, and rangeland had the lowest. San Diego County has the 12th largest farm economy among more than 3,000 counties nationwide and has more small farms (less than 10 acres) than any other county in the nation (San Diego Farm Bureau 2017).

Table 3.2-1 Highest Value Crops in San Diego County, 2016

Crop	Percentage of Total Value of Agricultural Production	Total Value
Ornamental trees and shrubs	30	\$436,817,000
Indoor flowering and foliage plants	25	\$362,925,000
Bedding plants, color and herbaceous perennials	16	\$239,070,000
Avocados	9	\$136,225,815
Cacti and succulents	5	\$82,958,000
Lemons	4	\$56,875,000
Tomatoes	3	\$43,030,000
Other cut flower products and bulbs	3	\$42,200,000
Oranges	3	\$40,414,000
Eggs, chicken market	2	\$29,768,000

Source: County of San Diego 2016

There are three general types of agriculture in San Diego County: Intensive Agriculture (e.g., dairies, nurseries, and chicken ranches), Orchards/Vineyards, and Row Crops (Insignia 2015; Oberbauer et al. 2008).

Less than 4 percent of the total acreage of San Diego County is classified by the FMMP as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (Table 3.2-2). Land enrolled in the Williamson Act program in San Diego County in 2013 totaled 61,615 acres, or 2.8 percent of the total acreage of San Diego County (DOC 2015a).

Table 3.2-2 Summary of Farmland Mapping and Monitoring Program Classified Lands in San Diego County

FMMP Classifications	Inventoried Acreage in San Diego County	Percent of Total Inventoried in San Diego County <sup>(a)</sup>
Prime Farmland	5,987	< 1
Farmland of Statewide Importance	8,287	< 1
Unique Farmland	45,724	2
Farmland of Local Importance	154,765	7
Grazing Land	124,845	6
<b>Important Farmland Total</b>	<b>339,608</b>	<b>16</b>

Source: DOC 2015b

Note:

(a) Total inventoried land in San Diego County is 2,166,692 acres

Key

FMMP = Farmland Mapping and Monitoring Program

### **Proposed Project Setting**

The study area is located within several incorporated and unincorporated areas in San Diego County, as discussed in Chapter 2, Project Description, and shown in Figure 2.1-1. The study area contains several general types of agriculture: Intensive Agriculture (72.7 acres), Orchards/Vineyards (72.6 acres), and Row Crops (1.7 acres) (Insignia 2015; Oberbauer et al. 2008).

The study area includes two types of agricultural land classified by the FMMP: Unique Farmland and Farmland of Statewide Importance (DOC 2014a). The study area does not cross any Williamson Act lands. Figure 3.2-1 illustrates the acres of land within 1 mile of the proposed project that are classified by the FMMP.

The study area includes areas designated as agricultural zones by the County of San Diego (Limited Agriculture [A70]), City of San Diego (Agriculture General [AG] and Agriculture Residential [AR]), and the City of Escondido (Residential Agriculture [RA]). Figure 3.2-1 illustrates the County- and City-level agricultural zoning designations within 1 mile of the proposed project.

The Miramar Wholesale Nursery is an agricultural outlease located on the western side of Marine Corps Air Station Miramar. The study area does not cross the agricultural outlease land (MCAS Miramar 2011).

### **3.2.1.4 Forestry Resources**

#### **Regional Setting**

In 2016, the total value of forest products in San Diego County was \$901,572 and consisted of timber and firewood (County of San Diego 2016). Although a portion of the Cleveland National Forest lies in San Diego County, there is no forest legacy program easement, timber production zone, or land designated by existing zoning for forest material extraction.

#### **Proposed Project Setting**

Within the study area, there are several vegetation communities that meet the definition of forest land: Dense Coast Live Oak Woodland (greater than 50 percent canopy cover), Open Coast Live Oak Woodland (less than 50 percent canopy cover), Undifferentiated Open Woodland, Southern Coast Live Oak Riparian Forest, and Southern Cottonwood-Willow Riparian Forest (disturbed) (Table 3.2-3). Eucalyptus Woodland and Non-Native Woodland are not included as forest land because they are represented solely by non-native species (e.g., eucalyptus [*Calyptus globulus*]) (Oberbauer et al. 2008).

The study area does not contain any timberlands.

Table 3.2-3 Summary of Wooded Vegetation Types in the Study Area

Vegetation Types	Inventoried Acreage in the Study Area
Dense Coast Live Oak Woodland (>50%)	23.01
Open Coast Live Oak Woodland (<50%)	64.63
Undifferentiated Open Woodland	4.83
Southern Coast Live Oak Riparian Forest	55.24
Southern Cottonwood-Willow Riparian Forest (disturbed)	8.63
<b>Total</b>	<b>156.34</b>

Sources: Insignia 2015; Oberbauer et al. 2008

### 3.2.2 Regulatory Setting

This subsection summarizes federal, state, and local laws; regulations; and standards that govern agricultural and forestry resources.

#### 3.2.2.1 Federal

##### ***Marine Corps Air Station Miramar Integrated Natural Resource Management Plan Agricultural Outleases***

As part of the integrated management of natural resources, installation commanders review the suitability of their lands for agricultural leasing, under the Military Construction Authorization Act, when such leasing is advantageous to the United States. Installation commanders review the suitability of existing leases to ensure that they promote the national defense, or are in the public interest and do not conflict with existing or planned military land use requirements. In addition, any agricultural leases must be compatible with goals and objectives of the installation’s Integrated Natural Resources Management Plan. (MCAS Miramar 2011)

#### 3.2.2.2 State

##### ***California Farmland Mapping and Monitoring Program***

The DOC maintains the FMMP, which monitors and rates agricultural resources. The classification system combines technical soil ratings and current land uses as the basis for the Important Farmland Maps categories. FMMP classifications are based on soil quality and irrigation status and are used as part of the program’s neutral reporting program that classifies land based on its suitability for agriculture (DOC 2017a). The classifications differ from planning and zoning designations in that they are used to evaluate farmland by type and acreage rather than to designate appropriate sites for particular land uses and regulate use and development. Farmlands are divided into the following categories based on their suitability for agriculture:

- *Prime Farmland* has the ideal physical and chemical composition for long-term agricultural production. It has been used for irrigated production at some time during the four years prior to classification and is capable of producing sustained yields.
- *Farmland of Statewide Importance* has also been used for irrigated production at some time during the four years prior to classification and is only slightly poorer quality (e.g., greater slopes or less ability to store soil moisture) than Prime Farmland.
- *Unique Farmland* has been cropped at some time during the four years prior to classification and has lower quality soils than Prime Farmland or Farmland of Statewide Importance, but has

produced specific crops with high economic value, including the state’s leading agricultural crops. The land is usually irrigated but may include non-irrigated orchards or vineyards.

- *Farmland of Local Importance* encompasses farmland that does not meet the criteria for the previous three categories but is important to the local agricultural economy as determined by each county. These lands may lack irrigation, produce major crops, be zoned as agricultural, and/or support dairy activities.
- *Grazing Land* has existing vegetation that is suitable for the grazing of livestock.

The FMMP uses additional categories to track changes in land use over time. Categories include: “Urban and Built-up Land,” “Other Land,” “Water,” and “Lands Committed to Non-Agricultural Use.” The “Other Land” category includes Rural Land categories such as “Vacant or Disturbed Land,” “Nonagricultural and Natural Vegetation,” and “Semi-Agricultural and Rural Commercial Land” (DOC 2017a).

### **Williamson Act**

The California Land Conservation Act of 1965, also known as the Williamson Act, is the state’s principal agricultural land protection program. The Williamson Act enables local governments to enter into ongoing minimum-10-year contracts with private landowners to restrict specific parcels of land to agricultural or compatible uses. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual, farming, and open space uses, as opposed to potential market value (DOC 2017b).

### **Public Resource Code Section 12220(g)**

*“Forest land” is land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.*

### **Public Resource Code Section 4526**

*“Timberland” means land, other than land owned by the federal government and land designated by the board<sup>1</sup> as experimental forest land, that 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.*

### **Government Code Section 51104(g)**

*“Timberland production zone” means an area that has been zoned pursuant to Section 51112 or 51113 and that is devoted to and used for growing and harvesting timber, or for growing and harvesting timber as well as compatible uses, as defined in subdivision (h).*

*With respect to the general plans of cities and counties, “timberland preserve zone” means the same thing as “timberland production zone.”*

## **3.2.2.3 Regional and Local**

### **County of San Diego General Plan**

The policies and programs presented in the San Diego County General Plan Conservation and Open Space Element minimize land use conflicts, preserve agricultural resources, and support the long-term presence and viability of agricultural industry as an important component of the region’s economy and

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<sup>1</sup> “board” - State Board of Forestry and Fire Protection, State of California

open space linkage. The Land Use Element outlines goals and policies to promote a development pattern that balances land requirements of residential growth, with those of commerce, agriculture, recreation, and wildlife habitats.

### ***County of San Diego Zoning Ordinance***

Section 1700 of the County of San Diego Zoning Code designates agricultural uses to include the onsite production of plant and animal products by agricultural methods. Parcels zoned Limited Agriculture (A70) and General Agriculture (A72) are subject to agricultural use regulations. This zoning designation is intended to create and preserve areas intended primarily for the production of agricultural crops and allows for limited agricultural use, including crops and a limited number of farm animals. As described in Sections 2705b and 2725b in the County of San Diego Zoning Ordinance, Major Impact Services and Utilities are permitted under the Limited Agriculture (A70) and General Agriculture (A72) Use Regulations with issuance of a Major Use Permit (County of San Diego 2017).

The Transportation and Utility Corridor (S94) Zone is intended to create and protect existing or future transportation and utility corridors of which agriculture is a permitted use.

### ***City of San Diego General Plan***

The City of San Diego's agricultural resource goals include retaining the most productive agricultural lands, reducing land use conflicts between agriculture and other uses, and retaining the rural agriculture character of river valleys.

### ***City of San Diego Zoning Ordinance***

Section 131.03 of the City of San Diego Zoning Ordinance designates agricultural zones, the purpose of which is to provide for areas that are rural in character or areas where agricultural uses are currently desirable. Agricultural zones are intended to accommodate a wide range of agriculture and agriculture-related uses. Agricultural General (AG) Zones are meant to accommodate all types of agricultural uses and some minor agricultural sales on a long-term basis; non-agricultural uses are limited in the Agricultural General (AG) Zones in order to strengthen the presence and retention of traditional agricultural uses. Agricultural Residential (AR) Zones are meant to accommodate a wide range of agricultural uses while also permitting the development of single dwelling unit homes at a very low density. Section 131.0322 of the City of San Diego Municipal Code permits separately regulated Energy Generation and Distribution Facilities within Agricultural Residential (AR) Zones in the city of San Diego, upon issuance of a Conditional Use Permit in accordance with Section 141.0408 Energy Generation and Distribution Stations (City of San Diego 2000).

### ***City of Escondido General Plan and Zoning Ordinance***

The Escondido General Plan Resource Conservation Element establishes policies for conserving important resources, including air and water quality, cultural, agricultural, and mineral and energy resources. Agriculture remains an important component in the local economy, and its operation provides an important visual amenity to the community. The General Plan designates those areas that are not intended to receive substantial urban services, distant from the developed valley floor, steep, or containing sensitive resources.

Parcels zoned Residential Agriculture (RA) are intended to allow and protect general agricultural pursuits. In accordance with Section 33-94 of the City of Escondido Municipal Code, Utility Facilities are permitted within Residential Agriculture (RA) Zones upon issuance of a Major Conditional Use Permit (City of Escondido 2017a).

### ***City of Poway General Plan and Zoning Ordinance***

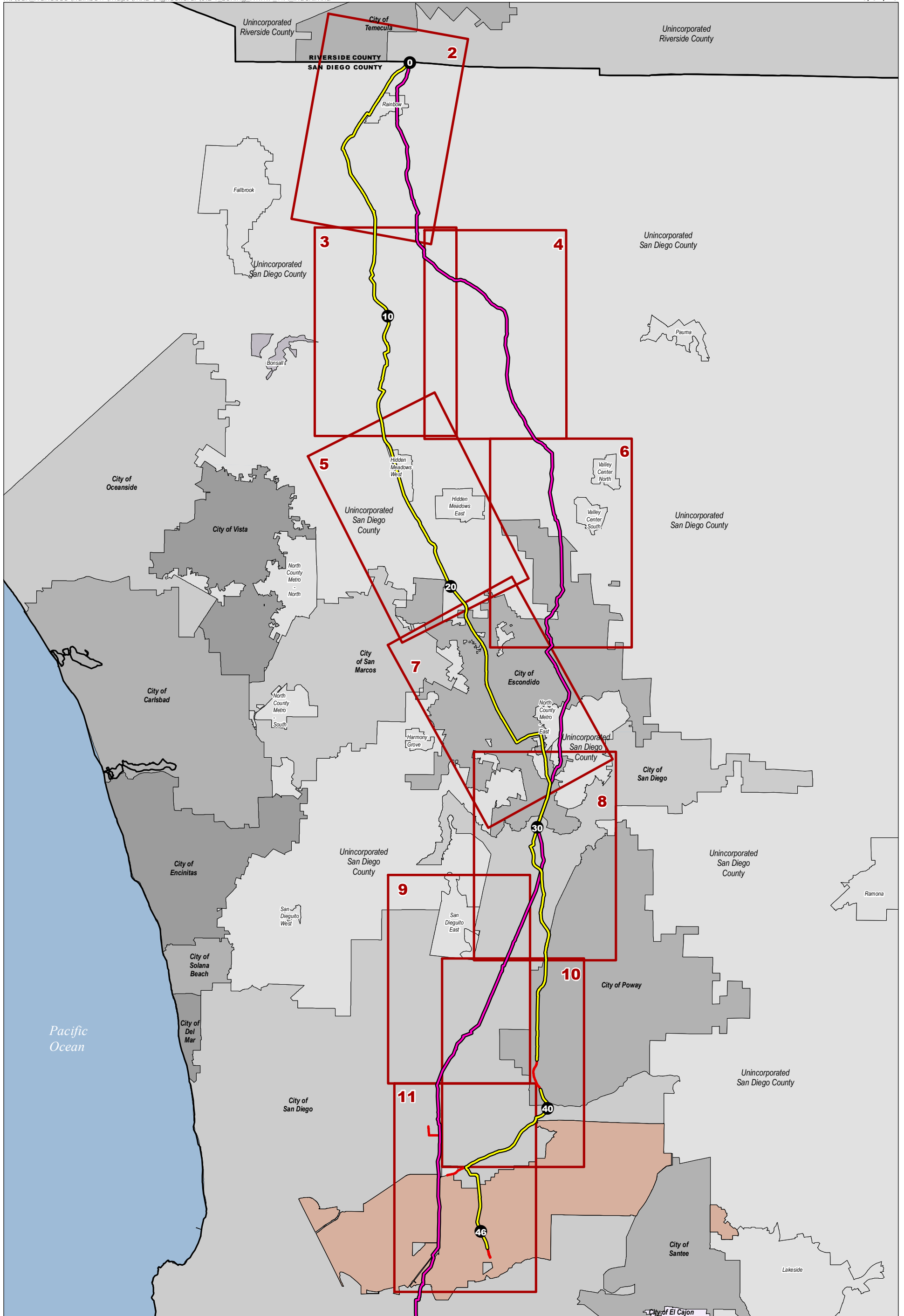
No specific policies regarding the protection of agricultural and forestry resources are contained within the City of Poway General Plan or Zoning Ordinance. However, the City of Poway General Plan encourages the preservation of region-serving open space, including open space that is managed for agricultural production.



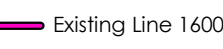


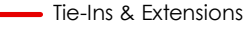
### **3.2.3 Draft Significance Criteria**

Had an impact analysis been completed for the proposed project, significance criteria would likely have been based on CEQA Guidelines Appendix G. An impact might have been considered significant if the project would:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), 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 (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));
- d) Result in the loss of forest land or conversion of forest land to non-forest use; or
- 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.

### **3.2.4 Draft Analytical Figures**



-  Milepost
-  MCAS Miramar
-  Existing Line 1600
-  Map Series Index
-  Line 3602
-  Tie-Ins & Extensions

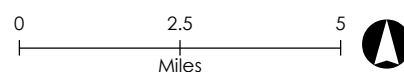
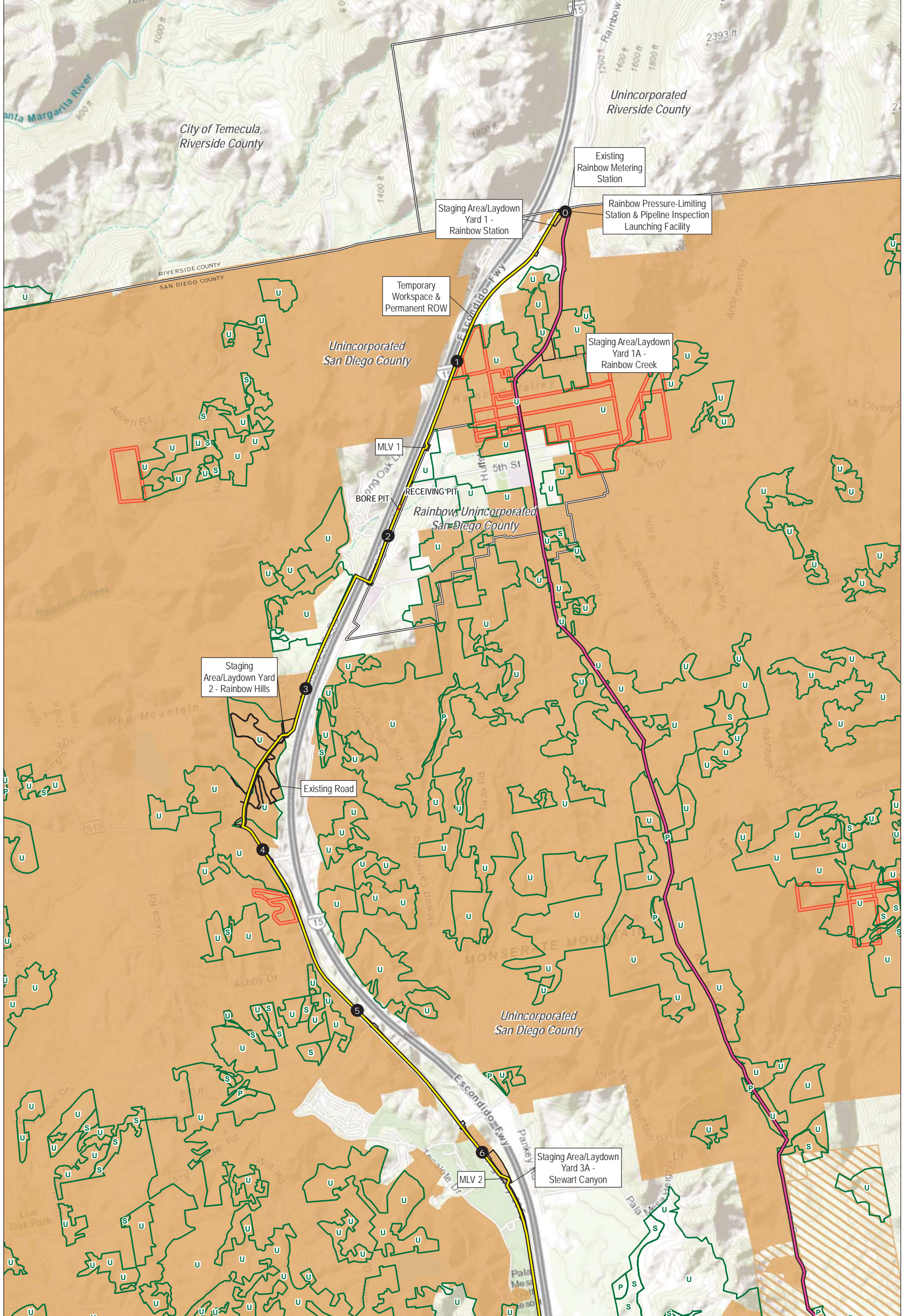


Figure 3.2-1  
**Agricultural Resources within  
 1 Mile of the Proposed Project**  
 Page 1 of 11  
 Pipeline Safety and Reliability  
 Project - New Natural Gas  
 Line 3602 and De-rating  
 Line 1600  
 San Diego County, CA

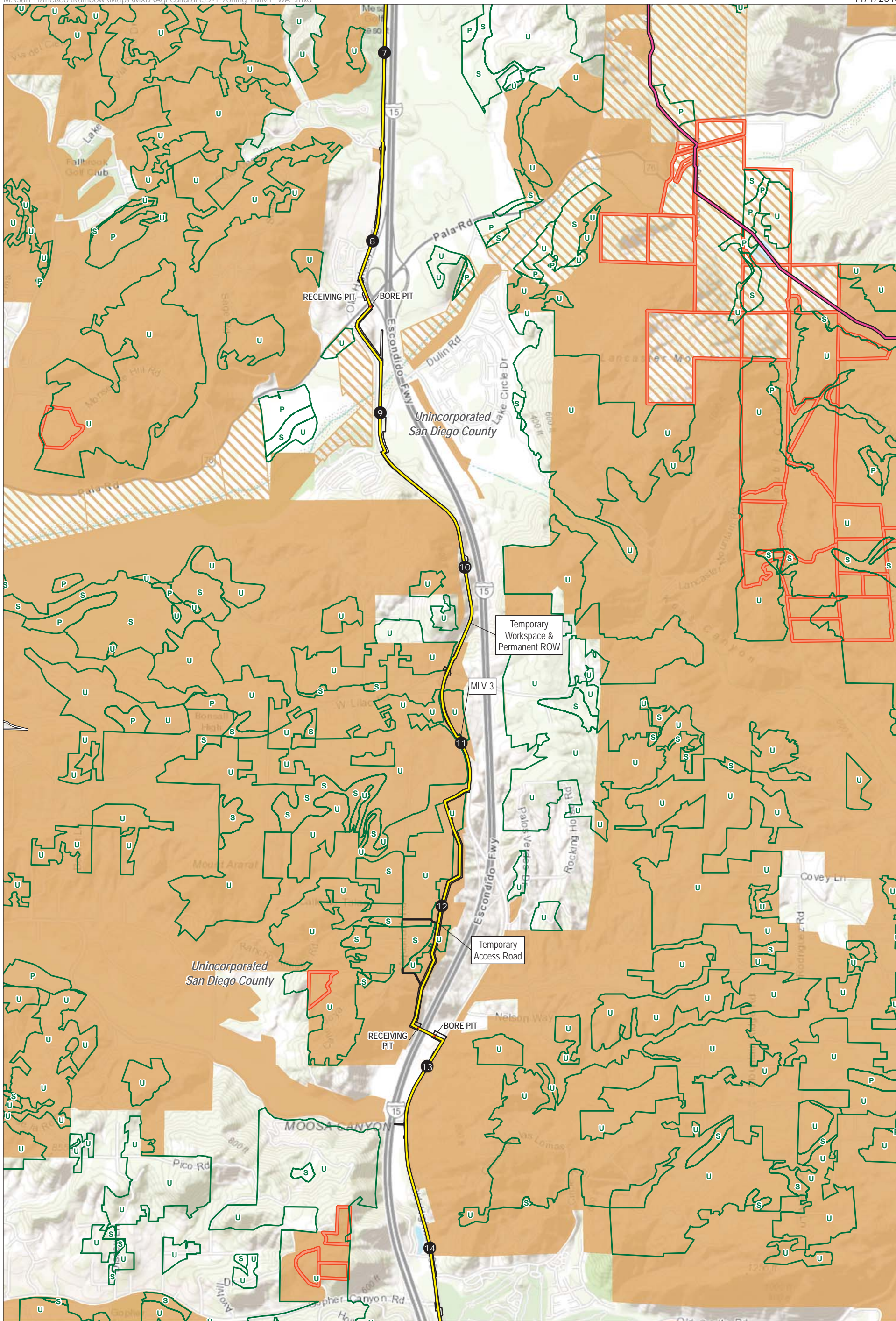




<b>1</b> Milepost	FMMP Designations	<b>Key:</b> ROW Right-Of-Way P: Prime Farmland S: Farmland of Statewide Importance U: Unique Farmland
Line 3602	Williamson Act Enrolled Parcels	
Existing Line 1600	San Diego County Zoning	<p>0 0.25 0.5 Miles</p>
Bore Pits	Limited Agriculture (A70)	
Workspaces	General Agriculture (A72)	
Municipal Boundary		

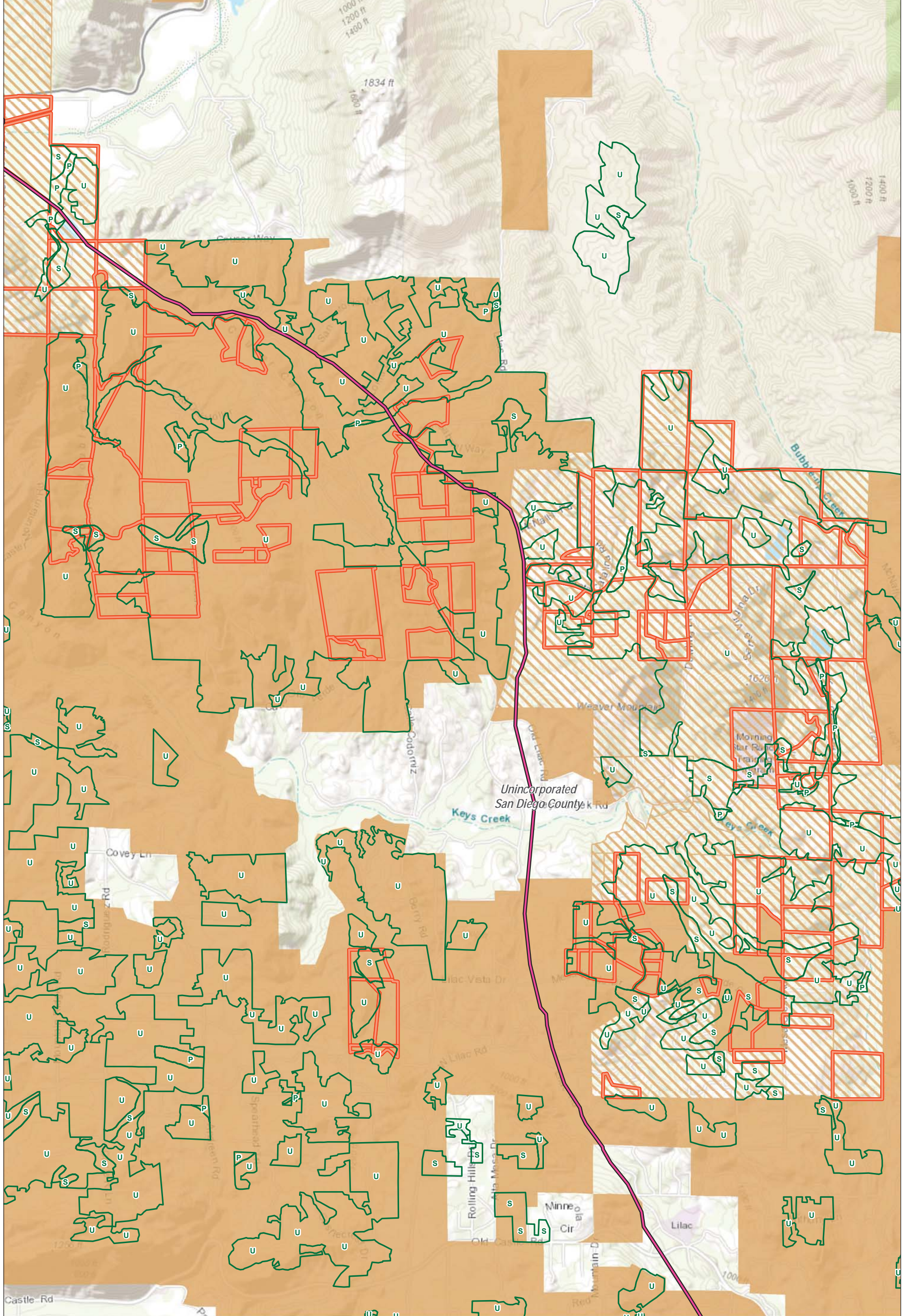
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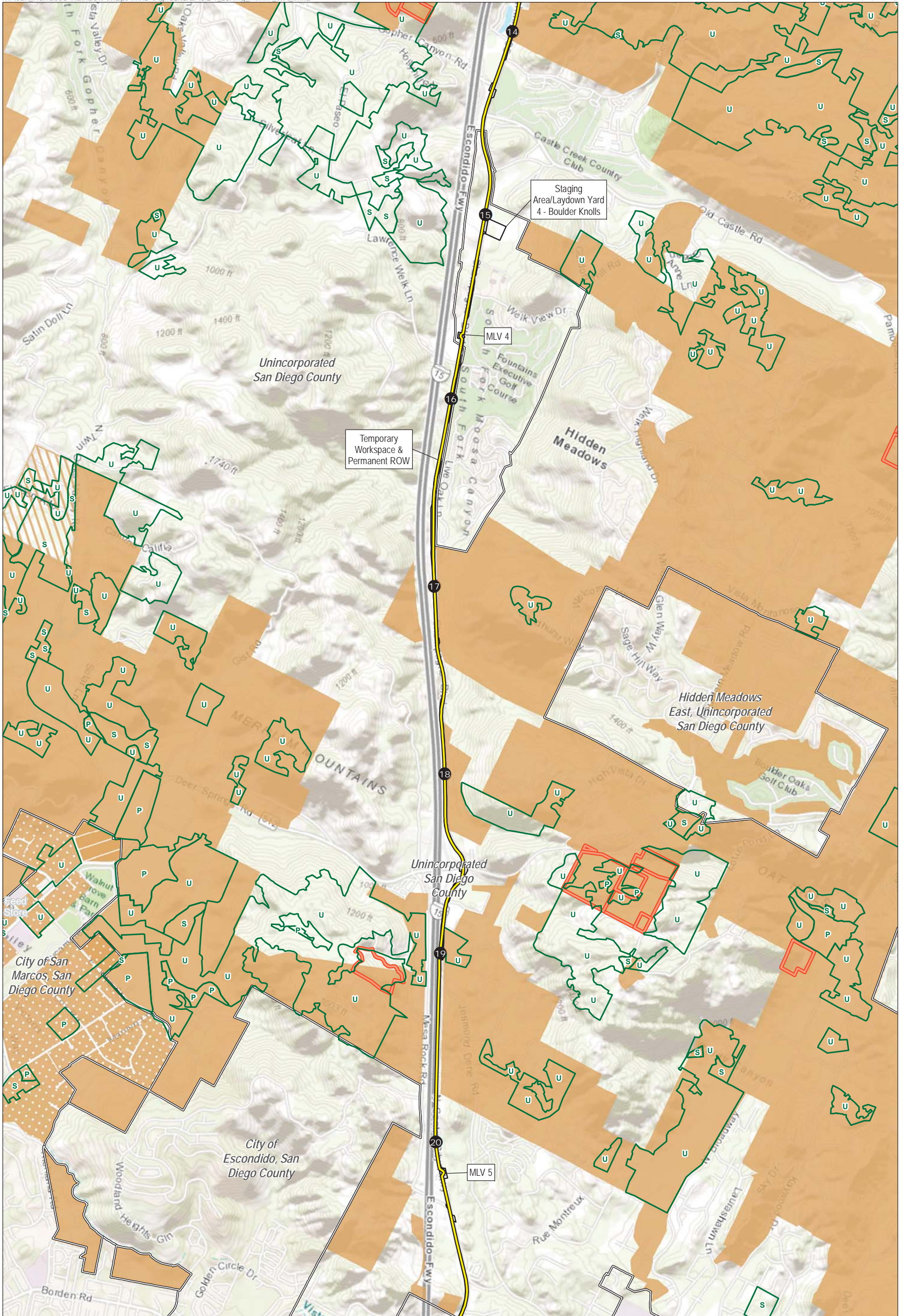
<ul style="list-style-type: none"> <li>● Milepost</li> <li>— Line 3602</li> <li>— Existing Line 1600</li> <li>■ Bore Pits</li> <li>□ Workspaces</li> <li>□ Municipal Boundary</li> </ul>	<ul style="list-style-type: none"> <li>□ FMMP Designations</li> <li>□ Williamson Act Enrolled Parcels</li> <li>□ San Diego County Zoning</li> <li>■ Limited Agriculture (A70)</li> <li>■ General Agriculture (A72)</li> </ul>	<p><b>Key:</b></p> <ul style="list-style-type: none"> <li>— Right-Of-Way</li> <li>P: Prime Farmland</li> <li>S: Farmland of Statewide Importance</li> <li>U: Unique Farmland</li> </ul>	<p>Figure 3.2-1  <b>Agricultural Resources within                  1 Mile of the Proposed Project</b>                  Page 3 of 11                  Pipeline Safety and Reliability                  Project - New Natural Gas                  Line 3602 and De-rating                  Line 1600                  San Diego County, CA</p>
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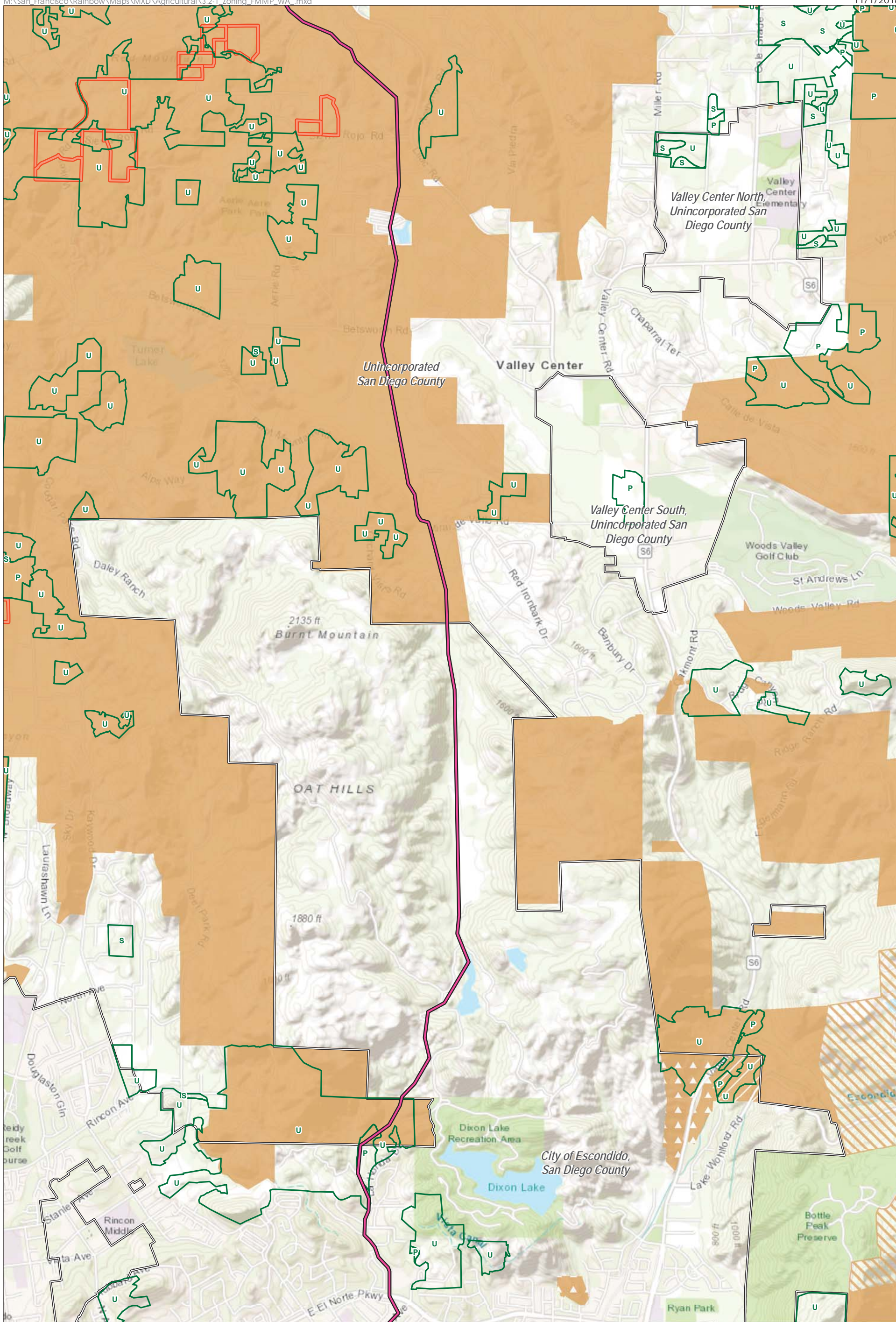
<p>Existing Line 1600</p> <p>Municipal Boundary</p> <p>FMMP Designations</p> <p>Williamson Act Enrolled Parcels</p> <p><b>San Diego County Zoning</b></p> <p>Limited Agriculture (A70)</p>	<p>General Agriculture (A72)</p>	<p><b>Key:</b></p> <p>P: Prime Farmland</p> <p>S: Farmland of Statewide Importance</p> <p>U: Unique Farmland</p>	<p>Figure 3.2-1  <b>Agricultural Resources within          1 Mile of the Proposed Project</b>  <i>Page 4 of 11</i>          Pipeline Safety and Reliability          Project - New Natural Gas          Line 3602 and De-rating          Line 1600          San Diego County, CA</p>
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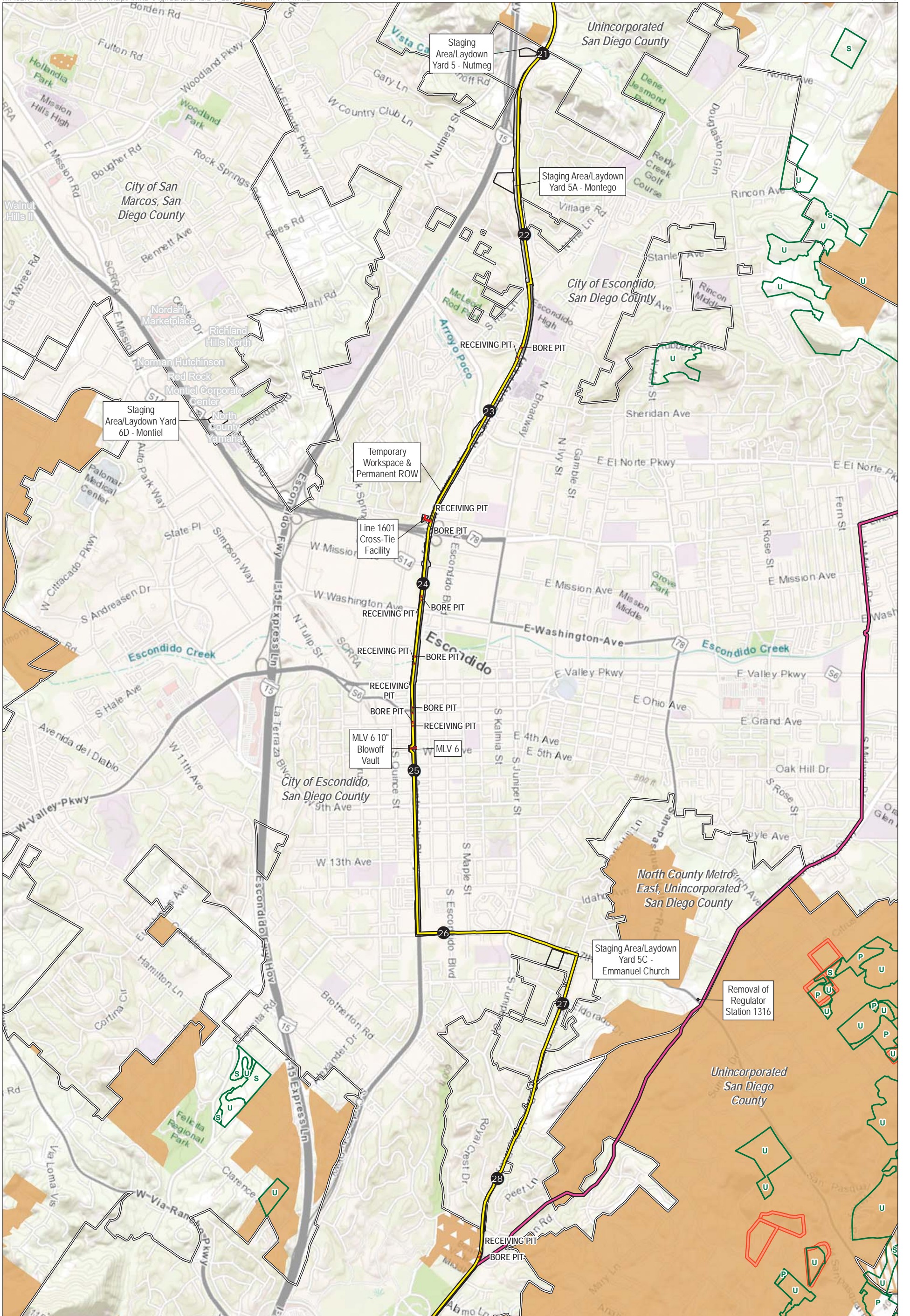




Existing Line 1600	General Agriculture (A72)	<b>Key:</b> P: Prime Farmland S: Farmland of Statewide Importance U: Unique Farmland
Municipal Boundary	<b>City of Escondido Zoning</b>	
FMMP Designations	Residential Agriculture (R-A-5)	<p>0 0.25 0.5 Miles</p>
Williamson Act Enrolled Parcels	Residential Agriculture (R-A-10)	
<b>San Diego County Zoning</b>	Limited Agriculture (A70)	

Figure 3.2-1  
**Agricultural Resources within  
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 Page 6 of 11  
 Pipeline Safety and Reliability  
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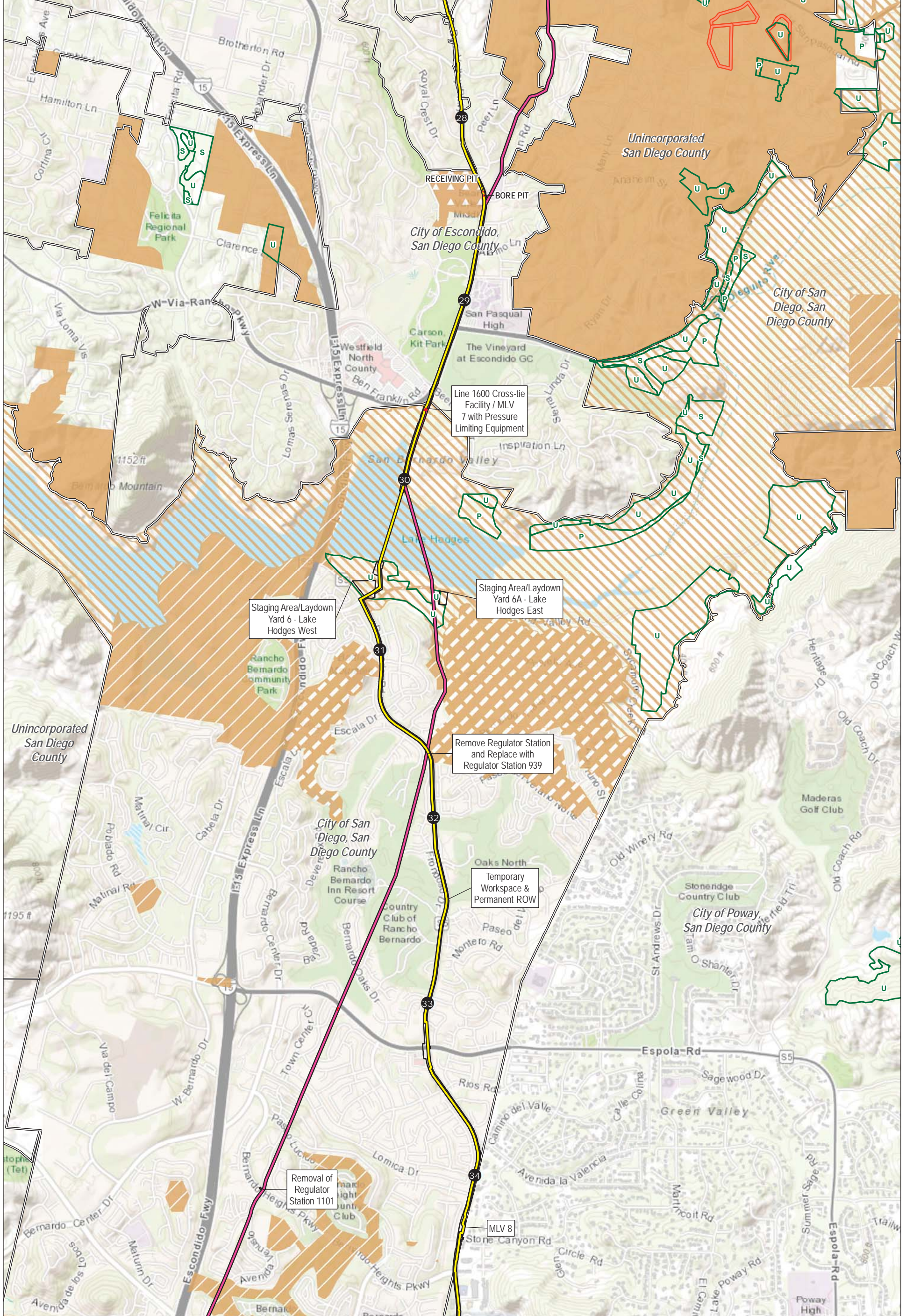


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0 0.25 0.5  
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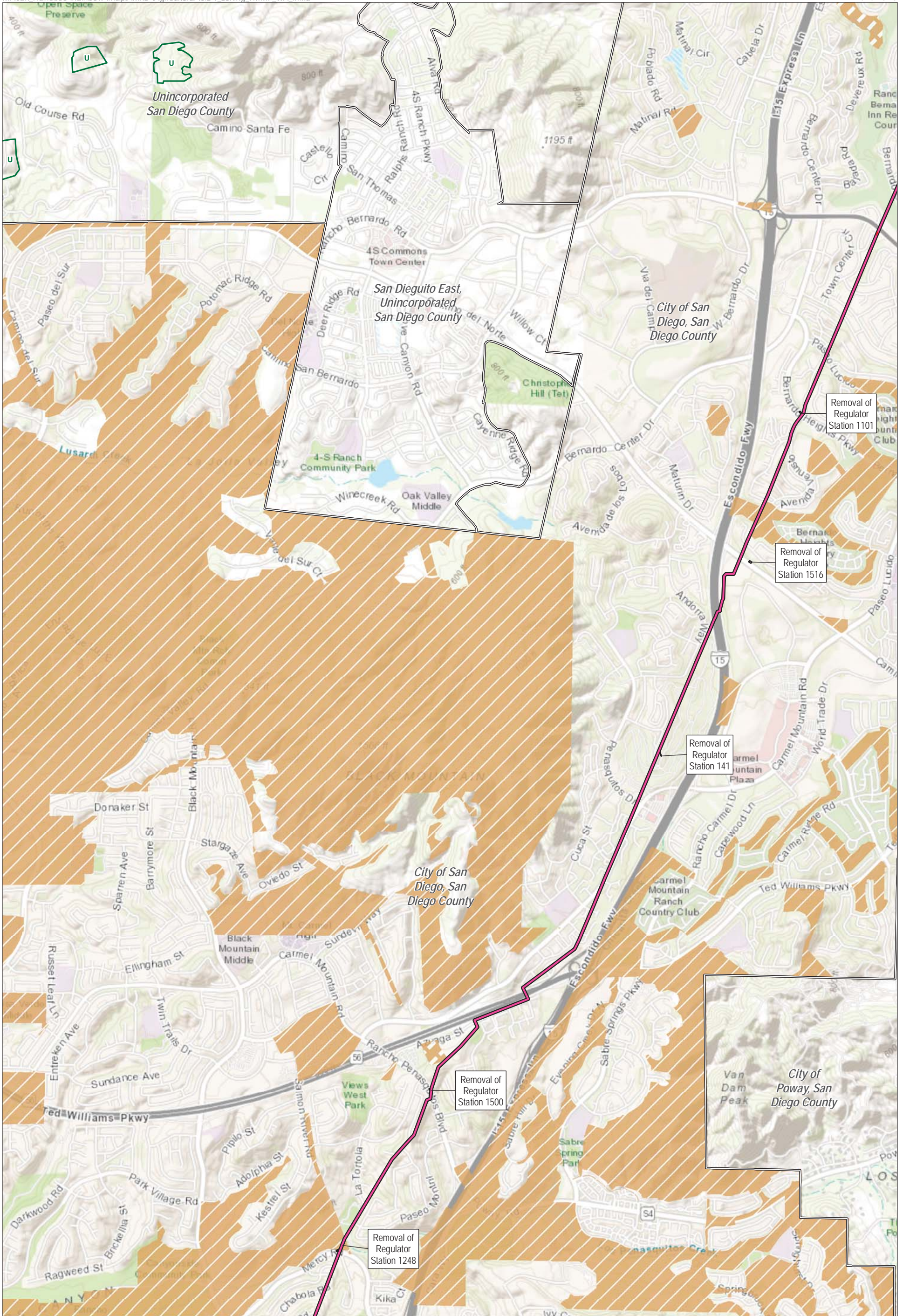
Figure 3.2-1  
**Agricultural Resources within  
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 Page 7 of 11  
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 Project - New Natural Gas  
 Line 3602 and De-rating  
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<ul style="list-style-type: none"> <li>① Milepost</li> <li>— Line 3602</li> <li>— Tie-Ins &amp; Extensions</li> <li>— Existing Line 1600</li> <li>■ Bore Pits</li> <li>□ Workspaces</li> </ul>	<ul style="list-style-type: none"> <li>□ Municipal Boundary</li> <li>□ FMMP Designations</li> <li>□ Williamson Act Enrolled Parcels</li> <li>□ San Diego County Zoning</li> <li>■ Limited Agriculture (A70)</li> </ul>	<p><b>City of San Diego Zoning</b></p> <ul style="list-style-type: none"> <li>■ Agricultural - General (AG-1-1)</li> <li>■ Agricultural - Residential (AR-1-1)</li> <li>■ Agricultural - Residential (AR-1-2)</li> </ul> <p><b>City of Escondido Zoning</b></p> <ul style="list-style-type: none"> <li>■ Residential Agriculture (R-A-5)</li> </ul>	<p><b>Key:</b></p> <ul style="list-style-type: none"> <li>— Right-Of-Way</li> <li>— Prime Farmland</li> <li>— Farmland of Statewide Importance</li> <li>— Unique Farmland</li> </ul>	<p>Figure 3.2-1  <b>Agricultural Resources within          1 Mile of the Proposed Project</b>          Page 8 of 11          Pipeline Safety and Reliability          Project - New Natural Gas          Line 3602 and De-rating          Line 1600          San Diego County, CA</p>
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- Existing Line 1600
- Workspaces
- Municipal Boundary
- FMMP Designations
- City of San Diego Zoning
- Agricultural - Residential (AR-1-1)

Agricultural - Residential (AR-1-2)

Key:  
U: Unique Farmland

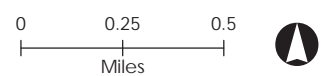
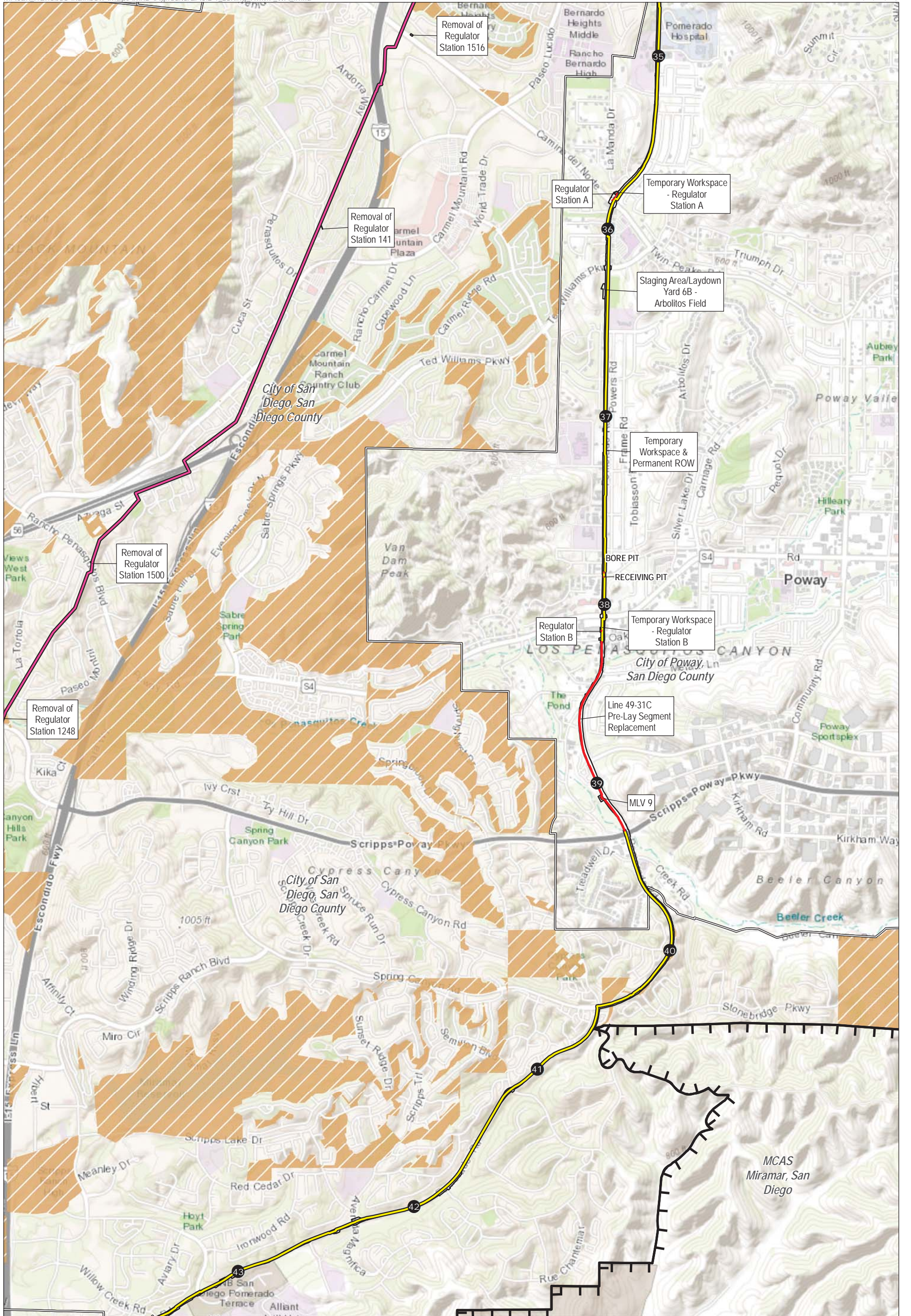



Figure 3.2-1  
**Agricultural Resources within 1 Mile of the Proposed Project**  
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 Pipeline Safety and Reliability Project - New Natural Gas Line 3602 and De-rating Line 1600  
 San Diego County, CA





<ul style="list-style-type: none"> <li>① Milepost</li> <li>— Line 3602</li> <li>— Tie-Ins &amp; Extensions</li> <li>— Existing Line 1600</li> <li>— Bore Pits</li> <li>□ Workspaces</li> </ul>	<ul style="list-style-type: none"> <li>MCAS Miramar</li> <li>□ Municipal Boundary</li> <li>City of San Diego Zoning</li> <li>— Agricultural - Residential (AR-1-1)</li> <li>— Agricultural - Residential (AR-1-2)</li> </ul>	<p>Key: ROW Right-Of-Way</p> <p>0 0.25 0.5 Miles</p> 	<p>Figure 3.2-1 Agricultural Resources within 1 Mile of the Proposed Project Page 10 of 11 Pipeline Safety and Reliability Project - New Natural Gas Line 3602 and De-rating Line 1600 San Diego County, CA</p>
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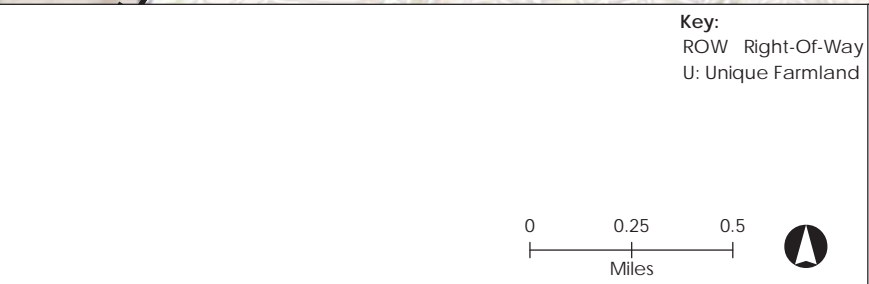
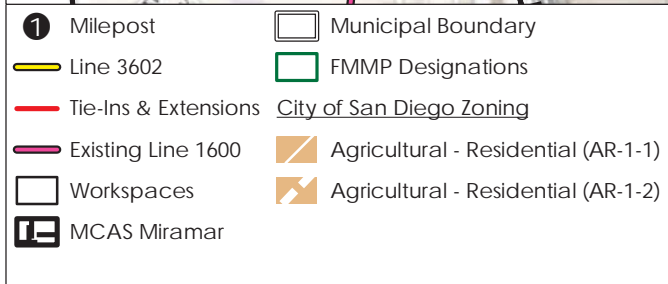
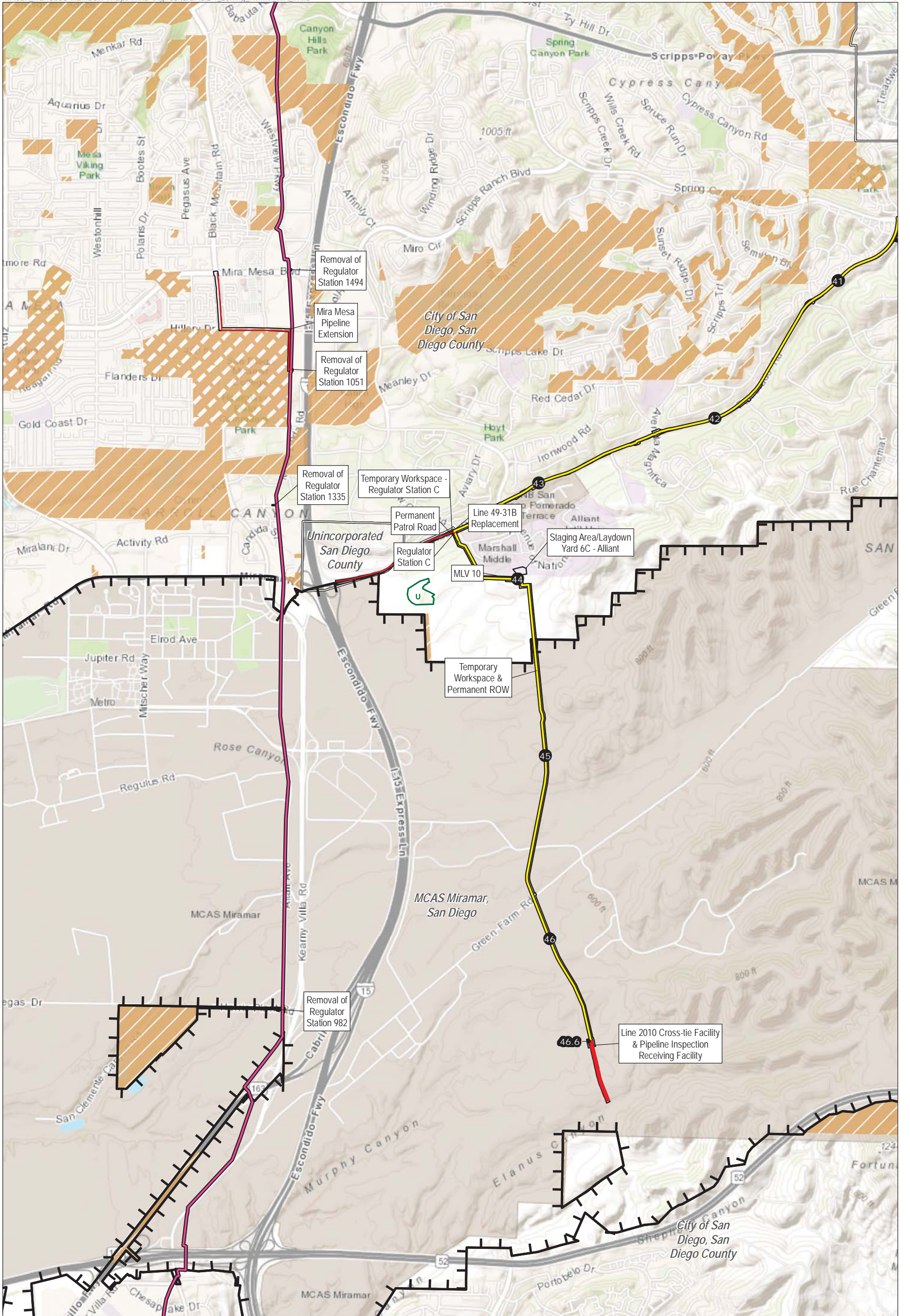


Figure 3.2-1  
**Agricultural Resources within 1 Mile of the Proposed Project**  
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