AGRICULTURAL ANALYSIS

TPM 20845

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SUMMARY OF FINDINGS

The project, when compared to against the appropriate Thresholds of Significance, will not have a significant impact to agriculture in San Diego County based upon the following findings.

- The project will not result in the conversion of Prime Agricultural Soils.
- The project will not result in the conversion of Prime Farmland or Farmland of Statewide Importance.
- The project will impact only 2.5 acres of the Unique Farmland found on the property.
- The LESA Model developed by the State of California indicates there will not be significant impacts as a result of this project.
- The project will establish parcels sizes that can support agriculture in the future.
- The project will not conflict with agricultural zoning or use regulations.
- The project will not result in a conflict with a County Agricultural Preserve.
- The project will not result in a conflict with a land conservation contract.
- The density proposed by the project will not have an adverse significant impact on surrounding agricultural uses in terms of the introduction of residential uses into an agricultural area.
- A significant proportion of the existing agriculture on the subject property will not be directly impacted through building pads, roads, or driveways.
- This project, in conjunction with other existing and proposed projects, would not have an impact to agriculture that is cumulatively considerable pursuant to the State CEQA Guidelines.

I. INTRODUCTION

A. Overview of the Project:

This project proposes a Minor Subdivision with parcels ranging in size from 2.06 to 2.91 acres gross and a density of one dwelling unit per 2.41 acres gross. The entire property consists of 12.04 acres, and is located the eastern Bonsall Area (See Figure 1, Regional Location). More specifically, it is located 1.25 miles west of the intersection of Old Highway 395 and West Lilac Road (See Figure 2, Community Location).

The project will be a 5 parcel Minor Subdivision (4 parcels plus a remainder parcel). There will be no other discretionary permits required for implementation.

B. San Diego County General Plan and Zoning:

The property is within the Estate Development Area (EDA) Regional Plan Category of the San Diego County Regional Land Use Element (See Figure 3, Regional Category). It is located in the Bonsall Community Planning Area and has a plan designation of (19) Intensive Agricultural (See Figure 4, Community Plan Designation). The property is currently classified with an A70 Use Regulation with 2-acre minimum lot size (See Figure 5, Zone Classification).

C. Characteristics of the Subject Property:

The property generally slopes from the south to the north and east to west, with elevations as high as 645 feet in the southeastern area to 545 feet in the western area.

The project area has approximately 8.59 acres or 71% of its area in currently in agriculture. The agriculture is a combination of greenhouses and truck farming with the remaining area vacant. There is currently a single-family residence on Parcel 1 that will stay after the division occurs.

D. Characteristics of the Surrounding Area

1. Land Use

The surrounding area is about 40% in agriculture and loosely surrounds the property except for areas due south and to the west. There is a large equestrian facility to the northeast, with large lot residential uses where there is no agriculture. The area is generally level, with no slopes over 25% except for the extreme northwestern area.

2. Zoning and General Plan

Zoning:

In terms of the surrounding area, all property within the vicinity is in an A70 zone. However the minimum lot sizes vary from 1 acre to 10-acre minimum parcel sizes. There is a large area of 1-acre minimum lot sizes to the north of the subject property. Additionally, there is a large area of 2-acre minimum lot sizes to the west, east, and south, and 10 acres minimum lot sizes to the far northwest. See Figure 5 for precise locations of the different lot size requirements.

General Plan:

In terms of the surrounding area, all of the property is located within the EDA Estate Development Area Regional Category. Additionally the southern two-thirds of the area is in the (19) Intensive Agriculture Plan Designation. The northern 1/3 of the area is in the (21) Specific Plan Area Designation with a density of .24 dwelling units per acre.

E. Methods and Survey Limitations:

1. Study Area:

The study area includes the subject property to be developed, as well as all property within ¼ mile of the smallest rectangle that can be placed over and include all of the subject property (See Figure 6). The subject property comprises 12.09 acres of this area, while the remainder constitutes 309.9 acres for a total of 322 acres. Previous references to surrounding area refer to the same properties as the study area.

2. Method:

Agricultural uses and other land uses were determined through a combination of several sources. The primary source was a digitized aerial photo taken in February of 2004. This photo was enlarged so that agricultural areas as well as the types of agriculture could be identified. This was supplemented by discussions with the owner and field reviews. Please note that the measurements taken from the aerial photo are two-dimensional and do not account for topography. Therefore there may be slight deviations in some of the acreage figures in rough terrain. However, this method was deemed sufficiently accurate for the broad conclusions desired in this analysis.

Agricultural Areas Impacted were determined by superimposing the areas in agricultural use over the Tentative Parcel Map and using a digital planimeter to measure pads, driveways, and streets. Cuts and fills for streets and pads were also included in these measurements. A listing by parcel of agricultural areas impacted, as well as a listing by streets is found in Appendix A.

Soils information was determined through the San Diego County Important Farmland Map, produced by the California Department of Conservation, and the Soil Survey for the San Diego Area produced by the U.S. Department of Agriculture, Soil Conservation Service.

Climatic Data was determined through use of the University of California Extension Service publication entitled Climates of San Diego County, Agricultural Relationships, as well as information provided in the above-mentioned Soils Survey.

The determination of significance was based upon the application of the Land Evaluation and Site Assessment Model (LESA) developed by the California Department of Conservation, Office of Land Conservation. This model required identifying an "influence zone" which is coterminous with the study area.

3. Limitations:

The method was limited by several factors. First, the latest available aerial photos were taken in February of 2004 so that some new planting could have occurred during that time. While this was not a problem for the subject property, there may be some new plantings on other properties, not obvious from the field survey.

Second, acreages were measured through the use of a digital planimeter. All measurements were taken 3 times and the results averaged, in accordance with accepted practice for this type of instrument. For the broad assumptions of this report, this level of precision is more than sufficient. However, it should be understood that the acreage figures are only close approximations.

F. Thresholds of Significance:

A determination as to the degree of significance of the impact, if any, of each of the following thresholds shall be made. The results of these determinations are to be considered guidelines that, when viewed as a whole in the context of each project, will determine whether a project has a significant impact to agricultural resources.

1. The project will result in the conversion of:

   a. Prime agricultural soils (i.e. an LLC rating I-II or soils rated as good in terms of fertility and suitability for the predominant crop in the vicinity).

   b. Prime Farmland, Farmland of Statewide Importance, or Unique Farmland as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

2. The Project will establish parcel sizes that cannot support future agricultural operations and are not consistent with other parcel sizes in the vicinity that currently support agriculture.

3. The project will result in a conflict in the study area with agricultural zoning or use regulations.

4. The project will result in a conflict in the study area with a County Agricultural Preserve.

5. The project will result in a conflict in the study area with a land conservation contract.

6. The density proposed by the project will have an adverse significant impact on surrounding agricultural uses in terms of the introduction of residential uses into an agricultural area.

7. A significant proportion of the existing agriculture on the subject property will be directly impacted through building pads, roads, or driveways.

8. Application of the LESA Model indicates that the proposal will have a significant impact to agricultural resources.

9. This project, in conjunction with other existing and proposed projects, would have an impact to agriculture that is cumulatively considerable pursuant to the State CEQA Guidelines.

II. SURVEY RESULTS

The following is the data generated through this survey with some preliminary analysis. Corresponding conclusions will be found in Section IV.

A. County General Plan—Agricultural Designations:

The San Diego County General Plan has two designations devoted to agriculture. First is the (19) Intensive Agriculture, and second is the (20) General Agriculture. The subject property has all of its 12.09 acres designated as (19) Intensive Agriculture, in addition to the southern two-thirds of the study area. None of the property within the study area lies within the (20) General Agriculture.

B. County Agricultural Preserves:

None of the property within the study area, including the subject property, lies within a County Agricultural Preserve.

C. Land Conservation Contracts:

None of the property within the study area, including the subject property, is subject to a land conservation contract.

D. Parcelization:

A review of parcelization within the study area indicates that there are 36 assessor's parcels within the study area, not including the subject property or assessor's parcels created for roadways. These parcels are classified by size on Figure 7 and mapped on Figure 8.

With an overall density of one dwelling per 2.41 acres, the proposed development is consistent with ranges up to the 2-4 acre range of parcel sizes. There are 14 parcels or 39% of the parcels in the study area in this range. Thus the parcel sizes and densities being proposed would not only be consistent with the current general plan and zoning, but would also not be out of character for the area.

E. Land Use:

In general terms, land uses in the study area are either vacant or low-density residential/agricultural uses. The study area consists of 322 acres, and agricultural uses occupy approximately 121.51 acres or 37.7% of the study area (See Figure 9). If the subject property is excluded, the study area has 310 acres of which 113 acres or 36.5% is planted. 200.41 acres or 62.24 % of the study area is currently not used for productive agriculture.

In terms of the subject property, 8.59 acres or 71% of the area is devoted to agriculture. Thus 3.45 acres or 28.5% of the subject property is not in agriculture.

The subject property currently has a larger percentage of land under cultivation (71%) than the remainder of the study area (36.5%). The proposed development will directly impact 2.5 acres or 29% of current agricultural uses (See Subsection F). When these 2.5 acres are subtracted from the acres currently used for agriculture, there will be, after implementation of this project, a total of 6.09 acres available for agriculture remaining, or 51% of the subject property. Accordingly, the percentage of land devoted to agriculture in the surrounding area is 36.5%. Thus, even after implementation of the project, the percentage of current agricultural land that will continue to be available for agriculture on the subject property will be higher than that of the surrounding area.

F. Agricultural Areas Directly Impacted by the Proposed Development:

A review of the area to be graded in terms of building pads, driveways, fuel breaks, and roads was conducted to determine the amount and type of agriculture that would be directly impacted by the proposed development.

Although this proposal is dependant upon septic tanks and the associated leach fields, the area occupied by the septic tanks and leach fields was not considered a direct impact. Additionally building limitation buffers were not considered direct impacts. This was done pursuant to Appendix G of the CEQA Guidelines which, in discussing an evaluation of Agricultural Resources, suggests the following questions:

Would the project

a) Convert Prime Farmland, Unique Farmland, or Farmland of State 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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

A and c above relate to the conversion of agricultural land to a non-agricultural use. The surface above the leach fields can continue to be used for agricultural purposes as long as root crops such as potatoes or carrots are not grown and, in fact, are highly suitable for agriculture because of the additional moisture and nutrients that will be in the soil. Therefore, placement of leach fields on the subject property will not result in the conversion of any lands to a non-agricultural use, and thus the leach fields were not considered a direct impact to agriculture.

Also, building limitation zones generally permit irrigated and managed plantings within these zones. These planting can include certain types of agriculture. Thus these areas are not lost to agricultural uses.

It was found that the total direct impact to agriculture on the subject property would be approximately 2.5 acres or 20.8% of the total area. Additionally it will impact 29% of the 6.09 acres devoted to agriculture (See Figure 10). Also see Appendix A for a breakdown by parcel of agriculture directly impacted.

Thus, as stated in Sub-section E above, after the direct impacts to agriculture are taken into account, there will still be 71% of the current agriculture on the subject property remaining for agricultural use.

G. Soils:

Soil Conservation Service:

The U.S. Department of Agriculture, Soil Conservation Service has prepared a Soil Survey for San Diego County. According to this survey there are 6 major soils types within the study area (See Figure 11) which are described below. There are also several other soils types occupying

minor amounts of acreage within the study area that have not been discussed:

PeC: Located in the western and southern portions of the study area, this is a Placentia sandy loam formation on slopes of 2-9% and occupies 119.13 acres or 38.43% of the study area. This soil occupies 4.16 acres, or 35.52 percent of the subject property. This soil is rated as good for flowers, and fair for tomatoes based on the depth to hardpan. This soil is not suited for avocados, citrus or truck crops. This soil has been classified as an IVe-3 (19) Capability Rating. Soils in this Capability Rating are rated as low to medium in fertility. The Storie Index for this soil formation is 49.

FaC: Located in the northwestern and northeastern portions of the study area, this is a Fallbrook sandy loam formation on slopes of 5-9% and occupies 45.56 acres or 15.02% of the study area and is not found on the subject property. Only rated as good for flowers, this soil is rated as fair for avocados and tomatoes because of its surface layer texture and fair for citrus and truck crops because of the soil's permeability rate. This soil has been classified as an IIIe-1(19) Capability Rating. Soils in this Capability Rating are rated as medium in fertility. The Storie Index for this soil formation is 57.

VsD: Located in the eastern and southern portions of the study area, this is a Vista coarse sandy loam formation on slopes of 9-15% and occupies 41 acres or 13.22% of the study area and .66 acres or 5.48% of the subject property. This soil is rated as good for avocados, and fair for citrus based on the depth to hardpan, fair for tomatoes based on surface layer texture and fair for flowers based on its slope. This soil is not suited for truck crops. This soil has been classified as an IVe-1(19) Capability Rating. Soils in this Capability Rating are rated as medium in fertility. The Storie Index for this soil formation is 43.

FvD: Located in the northern portion of the study area, this is a Fallbrook-Vista sandy loam formation on slopes of 9-15% and occupies 37.34 acres or 12.05% of the study area and is not found on the subject property. This soil is rated as fair for avocados based on its surface layer texture, fair for citrus based on the depth to hardpan and fair for tomatoes and flowers based on the soil's slope. This soil is not suited for

truck crops. This soil has been classified as an IVe-1(19) Capability Rating. Soils in this Capability Rating are rated as medium in fertility. The Storie Index for this soil formation is 54.

VsE: Located in the northwestern and southwestern portions of the study area, this is a Vista coarse sandy loam formation on slopes of 15-30% and occupies 22.21 acres or 7.16% of the study area and is not found on the subject property. This soil is rated as good for avocados, and fair for citrus based on the depth to hardpan. This soil is not suited for truck crops, tomatoes and flowers. This soil has been classified as a VIe-1(19) Capability Rating. Soils in this Capability Rating are rated as low to medium in fertility. The Storie Index for this soil formation is 35.

FaD2: Located in the central and western portions of the study area, this Fallbrook Sandy loam soil is eroded on 9-15% slopes. It occupies approximately 28.73 acres or 9.27% of the study area and 7.22 acres or 60% of the subject property. This soil is rated as "Fair" for Avocados and Tomatoes because of Surface Layer texture. In addition, this soil is rated as "Fair" Citrus because of Permeability Rate, and Flowers because of Slope by the Soil Survey. The Soil Survey also reports that this soil is not suitable for Truck Crops. The fertility of this soil is rated as "Medium" and the permeability rate is "Moderate." The Capability Rating for this soil is IVe-1 (19). The Storie Index for this soil formation is 48.

These six soils types occupy 95.2% of the study area. Of these 6 types, 3 soils are rated as good for avocados and 1 is rated as good for flowers. 2 soils are rated as fair for avocados, 5 for citrus, and 1 for truck crops. 1 soil is rated as not being suitable for avocados and citrus, 5 are not suited for truck crops, and 1 is not suited for tomatoes or for flowers. Thus in terms of the Soil Conservation Service Survey, the soils in the study are mostly in fair to good range.

In terms of fertility, of the 6 predominant soils, 4 have a fertility rating of medium, while 2 have a rating of low to medium. Thus in terms of the Soils Conservation Service Survey, the soils in the study area are mostly average in fertility.

I. Important Farmlands:

The California Department of conservation has classified land in California into seven "Important Farmlands Categories". Annotated definitions are found below of the relevant classifications.

Prime Farmland: Land with the best combination of physical and chemical characteristics able to sustain long-term production of agricultural crops.

Farmland of Statewide Importance: Land with a good combination of physical and chemical characteristics for agricultural production, having only minor shortcomings, such as less ability to store soil moisture, compared to prime farmland.

Unique Farmland: Land used for production of the state's major crops on soils not qualifying for prime or statewide importance. This land is usually irrigated, but may include non-irrigated fruits and vegetables as found in some climatic zones in California.

Farmland of Local Importance: Land that meets all the characteristics of prime and statewide, with the exception of irrigation.

Urban and Built-up Land: Residential land with a density of at least six units per ten-acre parcel, as well as land used for industrial and commercial purposes, golf courses, landfills, airports, sewage treatment, and water control structures.

There are also Categories of Grazing Land, Other Land, and Water which have not been defined.

Figure 12 indicates that there is one Important Farmland Category found on the subject property. Additionally there are four Important Farmland Categories found within the study area. In addition to Important Farmland Categories, there are also Other and Urban/Built-up Categories found within the study area.

Prime Farmland:

17.96 acres or 6% of the study area is located in the Prime Farmland category. None of this type of farmland is located on the subject property. This Category is found in the northwestern region of the study area.

Farmland of Statewide Importance:

60.91 acres or 21% of the study area is in the Farmland of Statewide Importance Category. None of this type of farmland is located on the subject property. This Category is found throughout each region of the study area.

Unique Farmland:

127.51 acres or 45% of the study area, and 7.90 acres or 69% of the subject property is in the Unique Farmland Category. This Category is found throughout each region of the study area.

Other Land:

31.70 acres or 11% of the study area and 3.47 acres or 31% of the subject property is in the Other Lands Category. This Category is found primarily in the southern, central and eastern portions of the study area.

Farmland of Local Importance:

32.73 acres or 12% of the study area is in the Farmland of Local Importance Category. None of this type of farmland is located on the subject property. This Category is found in the northern and eastern regions of the study area.

Urban and Built-Up Land:

13.01 acres or 5% of the study area is in the Urban and Built-Up Land Category. This Category is found in the northeastern portion of the study area. None of the subject property is within this Category.

The first two Important Farmland Categories are clearly the most suitable for agriculture. However, neither of these categories is found on the subject property. 45% of the study area and 69% subject property is found in the Unique Farmlands Category. Other Land is found on the remaining 31% of he subject property. Thus, in accordance with the rating of the soils types in Section H above, the suitability of the subject area for agriculture would fall in the medium range.

J. Micro Climate:

Information for Micro Climates in San Diego County is contained in the Climates of San Diego County Agricultural Relationships, published by the University of California Agricultural Extension Service. At the time of the publication of this document, the nearest Weather Reporting Station to the Subject Property was in Vista. This station is located approximately 4.78 miles to the west of the subject property.

The Vista Weather Station indicates a mean maximum temperature of 74°, a mean minimum temperature of 50.4° with a mean annual temperature of 62.2°, and extreme highs of 107° and extreme lows of 27°. Rainfall at the Vista Station averages 16.52" with 8.61" coming during the months of January, February, and March. The estimated date of the first freeze is January 1st, and the estimated date of the last freeze is February 1st.

Thus the mildness of the microclimate of this area would be advantageous to the growing of semi-tropical crops.

K. Facilities:

Imported Water is available from the Rainbow Municipal Water District.

L. San Diego County Nursery and Flower Crop Production:

The County of San Diego County Department of Agriculture, Weights and Measures produces an annual report regarding Crop Statistics for San Diego County. The 2003 report is their most current report, and there are 9531 acres planted in nursery and flower crops.

This proposal will directly impact 2.5 acres or .026% of the County's nursery and flower plantings. Thus this reduction in production represents only a small portion of the nursery and flower production in San Diego County, and will not result in any substantial decrease in terms of total County production.

M. Sustainability of Agriculture on Smaller Parcels in San Diego County:

Figure 13 is a memorandum from the Department of Agriculture, Weights & Measures to the Department of Planning and Land Use dated June 2, 1997. This memo addresses the issue of the viability of commercial

agriculture on 2-acre parcels. Recent discussions with the sending Department indicate that the statements made in the memorandum are still valid today. Some of the statements made in this memorandum pertinent to this issue are as follows. All of the figures quoted are as of June 2, 1997.

- There are currently 671 citrus farms of two or fewer acres in San Diego County.
- There are citrus farms as small as .1 acres.
- There are 4,298 small farms in San Diego County which are less than 9 acres.
- The average farm size in San Diego County has been falling and is currently only 21% of the average farm size statewide.
- In San Diego County only 36% of the farmers list farming as their primary occupation, versus 52% statewide and 54% nationwide.
- The cost of land in San Diego County makes it prohibitive for many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

O. Pesticides

Pesticide users are required to register with the County and keep pesticides confined to the property on which they are being used with no significant drift. The drift of pesticides can be harmful for adjacent agricultural uses as well as residential uses. Pesticides which drift onto adjacent crops can then show up in the fruit of that crop. If the adjacent owner has not registered for using that pesticide, that owner could be cited for a pesticide violation and the crop lost. Additionally the drift could bring a pesticide in contact with a plant that could be harmed by the pesticide.

Thus it is important that a pesticide user confines the substance to his property and uses them responsibly, whether it is used for agriculture or residences.

Pesticide users are now required to confine their pesticides to their property and not produce any significant drift. The small number of parcels proposed, and the fact that the new owners are likely to maintain agriculture, all contribute to this project not resulting in any conflicts with the adjacent agricultural uses. Additionally all buyer are required to be

notified in writing and to acknowledge by signature that there may be agricultural uses nearby that may expose the buyer to irritations and inconvenience. (See "P" below.)

P, Property Disclosure Ordinance:

The San Diego County Board of Supervisors, on February 12, 2003, amended the San Diego County Code of Regulatory Ordinances to require purchasers to be notified in writing that agricultural uses may exist near to property that the buyer is purchasing. The buyer must acknowledge by signature that such agricultural uses are likely to be nearby that may expose the buyer to certain irritations and inconveniences.

Thus anyone purchasing a parcel of this development must be notified of the near agricultural uses and the potential for irritations and inconveniences.

Q. The LESA Model.

The California Land Evaluation and Site Assessment Model has been developed by the California Department of Conservation, Office of Land Conservation. This Model is a methodology to ensure that significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process.

The results of the application of this mode to the subject property, as well as the supporting worksheets, are provided in Appendix B. According to this model, a final score under 40 points is not considered significant, and a score of 40-59 is considered significant only if both the Land Evaluation and Site Assessment score are more than 20. The final score for the subject property is 37.385 and the Site Assessment Score is 12.75. Therefore a score as high as 59 would still be below the threshold established by the State of California for a finding of significance.

III. CUMULATIVE EFFECT

Section 15130(a) of the State CEQA Guidelines states that cumulative impacts of a project should be discussed when the project impacts, even though individually limited, are cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The following questions are listed in the CEQA Guidelines, Appendix G and are to be considered in evaluating cumulative agricultural impacts. The first three questions have been previously addressed in this report, while the last question will be addressed in detail in this Section.

1. *Would the project convert prime farmland, unique farmland, or farmland of statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California resources Agency, to nonagricultural use?*

The project will convert 2.5 acres of unique farmland to non-agricultural uses. The effect of this conversion at the project level has been addressed through the application of the LESA Model, and the conclusion was the project would not have a significant impact.

2. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?*

There are no Williamson Act Contracts in the vicinity. There is an agricultural use regulation on the subject property, as well as the surrounding property. However, this use regulation is not an exclusive agriculture zone, and permits a variety of uses. There is no use proposed for the project that would not be permitted in the agricultural zones surrounding it.

Thus the determination is the project will not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

3. *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to nonagricultural use?*

The issue of the project involving other changes to the environment that could result in conversion of farmland to nonagricultural use ha been addressed through the application of the LESA Model, and the conclusion was the project would not have a significant impact.

4. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)*

As a part of the agricultural analysis, a study was done to determine if this project, combined with other projects in the vicinity, would have an impact that is cumulatively considerable. This was determined by reviewing projects which have been recently approved or are currently being processed by the County of San Diego, and then with the addition of the proposed project, reviewing the potential cumulative effect associated with agricultural conversion in the project vicinity.

A. Methodology:

An area was chosen which would function as a potential cumulative impact area. (For purposes of this report, this area will be referred to as the "Cumulative Study Area".) The boundaries of this area were established by reviewing features of the landscape, which may isolate agriculture in this vicinity from other agricultural areas in the county. These landscape features were primarily major areas of steep slope that would separate agricultural areas, major areas where no agricultural activity was taking place, and areas that had had substantial urban development.

The cumulative study area was superimposed on the San Diego County GIS Discretionary Permit Map.

This map indicates Major and Minor Subdivisions, Major Use Permits, General Plan Amendments (GPAs), and Plan Amendment Authorizations (PAAs) both proposed and approved since approximately January of 1999. Major Use Permits for cellular antenna sites were not included due to the very small area that is affected with these projects. This results in a gross number of projects in the study area. In this way the selected projects could be identified that had been approved and were contemplated over the last 5.5 years.

A map of the cumulative study area was overlain with the County Vegetation Map to determine which of the projects identified in the study area were ones that occurred on lands used for agriculture. To make this determination, any subdivision occurring on vegetation classified as agriculture or developed and disturbed land was considered. Disturbed and developed land was considered because the land may have originally been in agriculture, with the developed classification being a result of the subdivision. Since the GIS Map only used points to identify projects, any project even remotely close to agriculture or urban vegetation types was considered.

The next step was to identify those approved and proposed projects that are occurring on land currently used for agriculture that have or would have an effect on Principal Farmlands within the cumulative study area. For purposes of this study, the term "Principal Farmlands" are those land referenced in the first threshold on Page 3 of this report, which include Prime Farmlands, Farmlands of Statewide Importance, and Unique Farmlands per the California Department of Conservation Important Farmlands Map 2002. This was done by overlaying the cumulative study area with the appropriate portions of the important farmlands map. Projects not within a Principal Farmland were also eliminated from consideration. As above, the GIS Map only used points to identify projects, and projects even remotely close to principal agricultural lands were considered.

The Maps and Plot Plans for those projects meeting both of the above tests were then obtained from the County Project Processing Counter. The maps were then superimposed on the vegetation and farmlands maps to determine the Principal Farmlands in agriculture that were affected. (Projects meeting the parameters previously discussed will be referred to as "Selected Projects".) The effect of the subject property could then be added to the agricultural lands affected by the selected projects. This could be compared with the land in agriculture for the County as a whole. In this way a determination could be made if the cumulative affect of the subdivisions in the cumulative study area was having a considerable cumulative impact on agriculture in San Diego County as a whole.

It should be noted that where agricultural studies have been previously done, the effects were taken directly from that report. Where agricultural studies have not been previously done or located, the entire area of the selected project within agriculture and a Principal Farmland was considered, even though it is possible that only a small part of that area was actually receiving a direct effect.

The data within this report was based upon the County GIS Discretionary Permit Map dated August 2004. It is understood that prior to the final

decision, the discretionary permits will be reviewed in light of updated maps. At that point, it will then be decided if there are changes which warrant disclosure to the decision making body.

B. The Cumulative Analysis:

The subject property is located in the northeastern part of the Bonsall Planning Area. A cumulative study area was established which is some 5439 acres in size and is shown on Figure 14. The boundaries of this area were established by the topography related to the San Luis Rey River to the north, the Moosa Canyon Creek to the south and southwest, and Interstate 15 to the east.

The County General Plan shows regional categories of Estate Development (EDA) over a large majority of the area, but also includes a small part of the Bonsall Country Town. The General Plan Designation for this area is primarily (19) Intensive Agriculture with significant areas of (17) Estate Residential along the southern boundary and a large area of (21) Specific Plan Area to the north. There are also areas of (18) Multiple Rural Use in some of the steeper area in the far northeast.

Zoning in this area is primarily light agricultural with a minimum parcel size generally of 2 acres, although there are areas of 1, 4, 8, and 10 acres. Along the flood plain of the San Luis Rey River, minimum parcel sizes are 20 acres.

About 50% of the cumulative study area is used for agriculture or roughly 2700 acres. There are also large areas within the flood plain of the San Luis Rey River which area vacant. To the south and also to the west are areas of development exceeding, in some cases, one dwelling unit per acre. The remainder of the area is either vacant or has estate homes on large lots. Agriculture in this area is primarily avocados, with some remaining citrus and also areas of intensive truck farming and nursery stock.

The impact of avocados coming into the United States from Chile and Mexico on a year round basis has not been fully assessed. However, the California Avocado Commission anticipates that the price per pound of California Avocados will drop a small amount during the present reporting year (November 04 to November 05). This could result in the continued maintenance of existing groves, but limited new plantings. The prices for citrus products have dropped in recent years to the point where many of the citrus groves have a negative cash flow and are being removed or no longer maintained. There are virtually no new plantings of citrus on a large scale.

Climate in this region is similar to the rest of Coastal San Diego County with slightly more rainfall. Its mild nature is the primary reason for the agriculture that exists in the cumulative study area.

About 1680 acres, or 31% of the soils in the cumulative study area are classified as "unique farmland" by the California Department of Conservation because of the existing agriculture. There are also areas of prime farmland and farmland of statewide importance located within the flood plain of the San Luis Rey River and along Lilac Road in the western part of the cumulative study area. The remainder of the soils are classified as "other", which are developed or not useful for agriculture. Generally the quality of soils in this area vary from non-arable to good, with the better soils found in the flood plain. As indicated in the previous paragraph, climate plays a more important role in the agricultural development of this area than the soils.

Water is currently provided through groundwater or by the Rainbow Municipal Water District and water is available for agriculture.

In summary, about 50% of the cumulative study area is in some sort of agriculture and both the zoning and the current general plan reflect this use. Soils are limited in most of the area and the pricing trends for citrus and to some extent avocados place a cloud over the future agricultural use of this area.

After reviewing selected projects which met the criteria described under "Methodology" it was determined that the subject property and 8 additional selected projects were occurring on lands that were being used for agriculture and were on a principal farmland as previously defined. Appendix C has a listing of the original group of selected projects and the 9 which met the established criteria (including the subject property).

The projects, 8 subdivisions and 1 major use permit, affect 179.75 acres of principal farmlands in the cumulative study area.

Figure 15 indicates the location of the selected projects within the cumulative study area.

C. Agriculture in San Diego County:

According to the Department of Conservation, in 2000 and 2002, the following acreages in the Principal Farmlands existed as in San Diego County.

	2000	2002
Prime Farmland	10,257	10,019
Farmland of Statewide Importance	13,142	13,000
Unique Farmland	57,306	57,030
Total	80,705	80,049

This represents a reduction of 656 acres or 1% in Principal Farmlands between 2000 and 2002. However, the 2002 Crop Statistics and Annual Report of the County of San Diego Department of Weights & Measures indicate that within the period from 2000 to 2002 there was an increase of 20,662 acres or 9% of land in agricultural lands. Thus while there was a decrease in the Principal Farmlands, the County is experiencing a substantial increase in overall agricultural acreage.

D. Effect of the subject property on the cumulative study area.

The result of the development of the subject property will be to create lots sizes similar to what most of the planning and the zoning in the cumulative study area require.

The parcels being created are consistent with a majority of the parcels already existing in the area so that the development of the subject property will not be out of character for the cumulative study area.

There will be 2.5 acres of agriculture affected compared to approximately 2700 acres of existing agriculture. Therefore this project will impact .09% of this agriculture and will have a negligible effect on agriculture within the cumulative study area.

Finally, in terms of unique farmland, there is approximately 1680 acres of unique farmland within the cumulative study area. The subject project will affect 2.5 acres or .15% of the unique farmland in the cumulative study area.

E. Effect to San Diego County Agriculture as a whole.

In terms of San Diego County Agriculture as a whole, the 9 selected projects affect 179.75 acres of the Principal Farmlands, including the subject property. Thus the area of Principal Farmlands affected amounts to .225% of the Principal Farmlands within the County.

F. Summary:

In terms of a cumulatively considerable effect to the cumulative study area, the subject property will have minimal effects. The parcels are sized so they are consistent with the development as planned by the General Plan and zoning. They are also consistent with other lots in the cumulative study area. Additionally, in the face of foreign competition, the smaller parcels may even have an advantage over large commercial operations in maintaining agriculture because the agriculture would also have an aesthetic value as well as an economic value. Additionally, the agriculture would be a secondary use to the residential use, and amortization of the land or payment of property taxes would not have to be deducted from the profit coming from the sale of agricultural products.

In terms of cumulative effect to San Diego County, the subject property affects 2.5 acres of the Principal Farmlands. Adding the 8 additional selected projects meeting the parameters of this study amounts to a cumulative total of 179.75 acres. This amounts to a total of .225% of the Principal Farmlands in San Diego County. Considering this small amount with the fact that the overall agricultural acreage in San Diego County increased 20,662 acres from 2000 to 2002.

Thus there will not be a cumulatively considerable impact to agricultural resources in the cumulative study area or San Diego County as a result of the development of the subject project.

IV. ANALYSIS OF IMPACTS

It has been determined that due to the characteristics of the subject property as well as the surrounding area, there will not be a significant impact to agricultural resources as a result of the implementation of this project. This is based upon an assessment of the threshold standards established in Section I.

Thresholds of Significance:

1. The project will result in the conversion of:

   a. Prime agricultural soils (i.e. an LLC rating I-II or soils rated as good in terms of fertility and suitability for the predominant crop in the vicinity).

      None of the soils on the subject property have an LLC rating of I or II, or are rated as prime agricultural soils. 2 acres are rated as good in terms of suitability for flowers. The effect of this conversion at the project level has been addressed through the application of the LESA Model, and the conclusion was the project would not have a significant impact.

   b. Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

      The project will convert 2.5 acres of unique farmland to non-agricultural uses. The effect of this conversion at the project level has been addressed through the application of the LESA Model, and the conclusion was the project would not have a significant impact.

   Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of supporting agriculture.

2. The Project will establish parcel sizes that cannot support future agricultural operations and are not consistent with other parcel sizes in the vicinity that currently support agriculture.

   The project proposes an average lot size of 2.41 acres. It has been stated by the San Diego County Department of Agriculture, Weights, and Measures that there are over 600 citrus farms in San Diego County under 2 acres in size and over 4,000 small farms under 9 acres. They further

state that the average size farm is falling and that only 36% of the County farmers list farming as their primary occupation. Finally they state that the cost of land in this County makes it prohibitive to begin an agricultural operation on a large parcel and that the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

The creation of smaller parcels on the subject property will not have an adverse impact to agriculture, and may even enhance the possibility of agriculture remaining on this property, both by a determination by the County Department of Agriculture, Weights, and Measures. Additionally, this residual agriculture is likely to remain, since the owners of the smaller parcels are likely to place a value on the aesthetics of the agriculture as well as an economic value, and there will be more incentive to keep the agriculture than now exists.

Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of supporting agriculture.

3. The project will result in a conflict in the study area with agricultural zoning or use regulations.

   There is an agricultural use regulation on the subject property as well the surrounding property. However, this use regulation is not an exclusive agriculture zone, and permits a variety of other uses. There is no use proposed for the project that would not be permitted in the agricultural zones surrounding it. Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of conflicts with agricultural zoning.

4. The project will result in a conflict in the study area with a County Agricultural Preserve.

   None of the study area, including the subject property is within a County Agricultural Preserve. Thus there will be no conflict with the Agricultural Preserve and this threshold has not been exceeded.

5. The project will result in a conflict in the study area with a land conservation contract.

   There is no property within the study area that lies within a Land Conservation Contract. Thus this threshold has not been exceeded.

6. The density proposed by the project will have an adverse significant impact on surrounding agricultural uses in terms of the introduction of residential uses into an agricultural area.

The amount of agricultural area to be directly impacted by pads, cuts and fills, and roads and driveways totals approximately 2.5 acres or 27 % of the 8.59 acres of agriculture currently existing. Thus 6.09 acres or 71% of the agriculture on the subject property will remain. In terms of the entire subject property, 51% of the subject property will be in agriculture after the proposed development. At present, 37.7% of the surrounding area is in agriculture. Thus after the proposed development there still will be a higher percentage of the subject property used for agriculture than in the surrounding area.

As stated in the previous section, it has been indicated by the San Diego County Department of Agriculture and Weights and Measures that there are over 600 citrus farms in San Diego County under 2 acres in size, and over 4,000 small farms under 9 acres. They further state that the average size farm is falling and that only 36% of the County farmers list farming as their primary occupation. Finally they state that the cost of land in this County makes it prohibitive to begin an operation on a large parcel and that the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

In addition, the proposed parcels of the subject property are similar in size or larger than 41% of the parcels that now exist in the study area. Thus parcels in the size range of the parcels proposed by this project are not out of character for this area.

Finally, The San Diego County Board of Supervisors, on February 12, 2003, amended the San Diego County Code of Regulatory Ordinances to require purchasers to be notified in writing that agricultural uses may exist nearby property that the buyer is purchasing. The buyer must acknowledge by signature that such agricultural uses are likely to be nearby that may expose the buyer to certain irritations and inconveniences.

Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of adjacent agricultural uses.

7. A significant proportion of the existing agriculture on the subject property will be directly impacted through building pads, roads, or driveways.

The amount of agricultural area to be directly impacted by pads, cuts and fills, and roads and driveways totals approximately 2.5 acres. There are presently 8.59 acres devoted to agriculture, and this will result in a 29 % loss of the agriculture now existing on the subject property with 71% of the agriculture not directly impacted by the development. Thus the determination is that this threshold has not been exceeded and the project will not result in significant impacts in terms of direct agricultural impacts.

8. Application of the LESA Model indicates that the proposal will have a significant impact to agricultural resources.

The California Land Evaluation and Site Assessment Model has been developed by the California Department of Conservation, Office of Land Conservation. This Model is a methodology to ensure that significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process.

The results of the application of this mode to the subject property, as well as the supporting worksheets, are provided in Appendix B. According to this model, a final score under 40 points is not considered significant, and a score of 40-59 is considered significant only if both the Land Evaluation and Site Assessment score are more than 20. The final score for the subject property is 37.385 and the Site Assessment Score is 12.75. Therefore a score as high as 59 would still be below the threshold established by the State of California for a finding of significance.

9. This project, in conjunction with other existing and proposed projects, would have an impact to agriculture that is cumulative considerable pursuant to the State CEQA Guidelines.

In terms of a cumulative effect to the cumulative study area, the subject property will have minimal effects. The parcels are sized so they are consistent with the development as planned by the General Plan and zoning. They are also consistent with other lots in the cumulative study area. Additionally, in the face of foreign competition, the smaller parcels may even have an advantage over large commercial operations.

In terms of cumulative effect to San Diego County, the subject property affects 2.5 acres of the principal farmlands or .003% of all of these acres. Adding the eight additional selected project meeting the parameters of this

study amounts to a cumulative total of 179.75 acres. This amounts to a total of .225% of the Principal Farmlands in San Diego County.

Considering this small amount with the fact that the overall agricultural acreage in San Diego County increased 20, 662 acres from 2001 to 2002, there is clearly not a cumulatively considerable impact to agricultural resources to San Diego County or within the cumulative study area as a result of the approval of the subject project. Thus this threshold has not been exceeded.

V. FIGURES

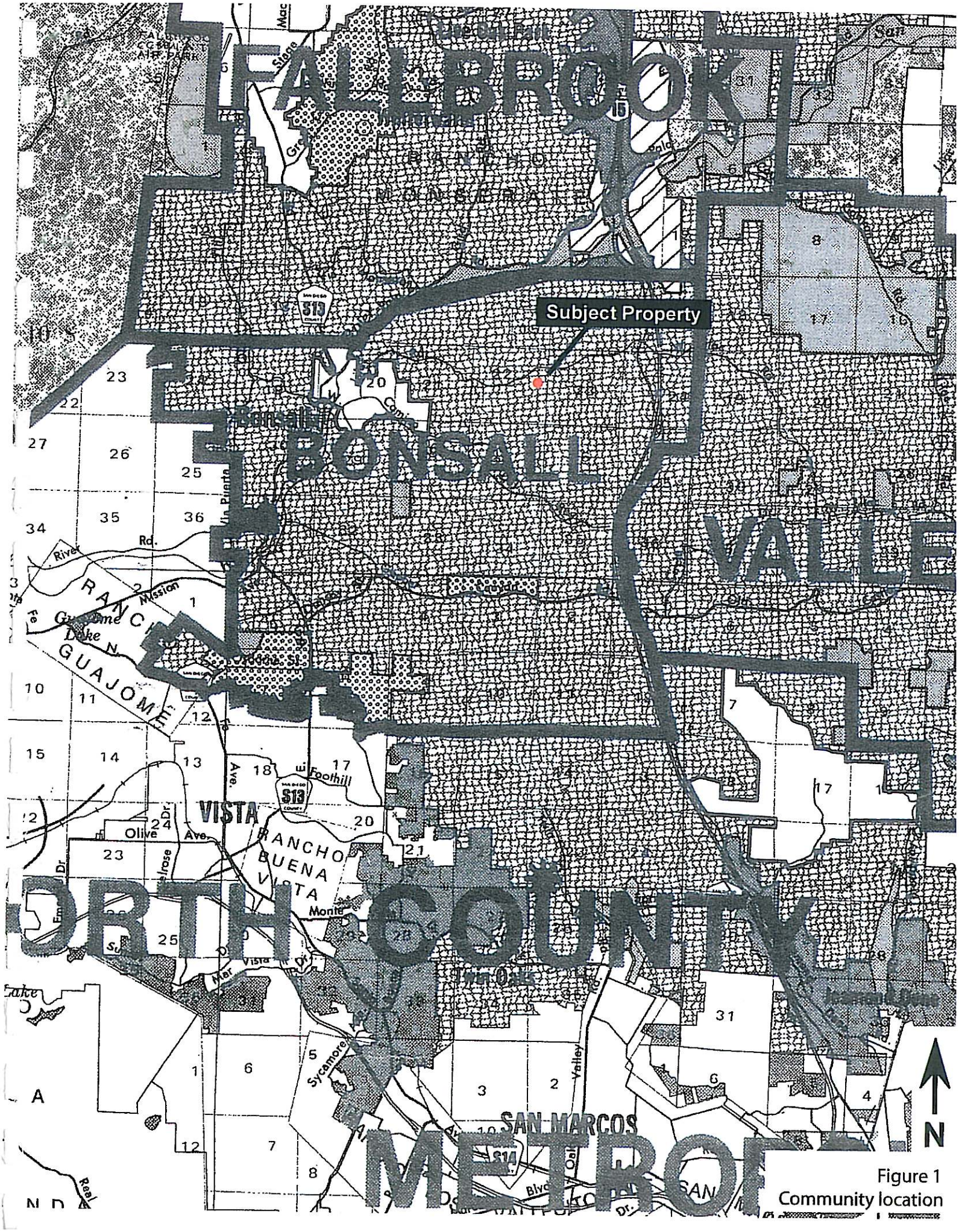

Figure 1
Community location

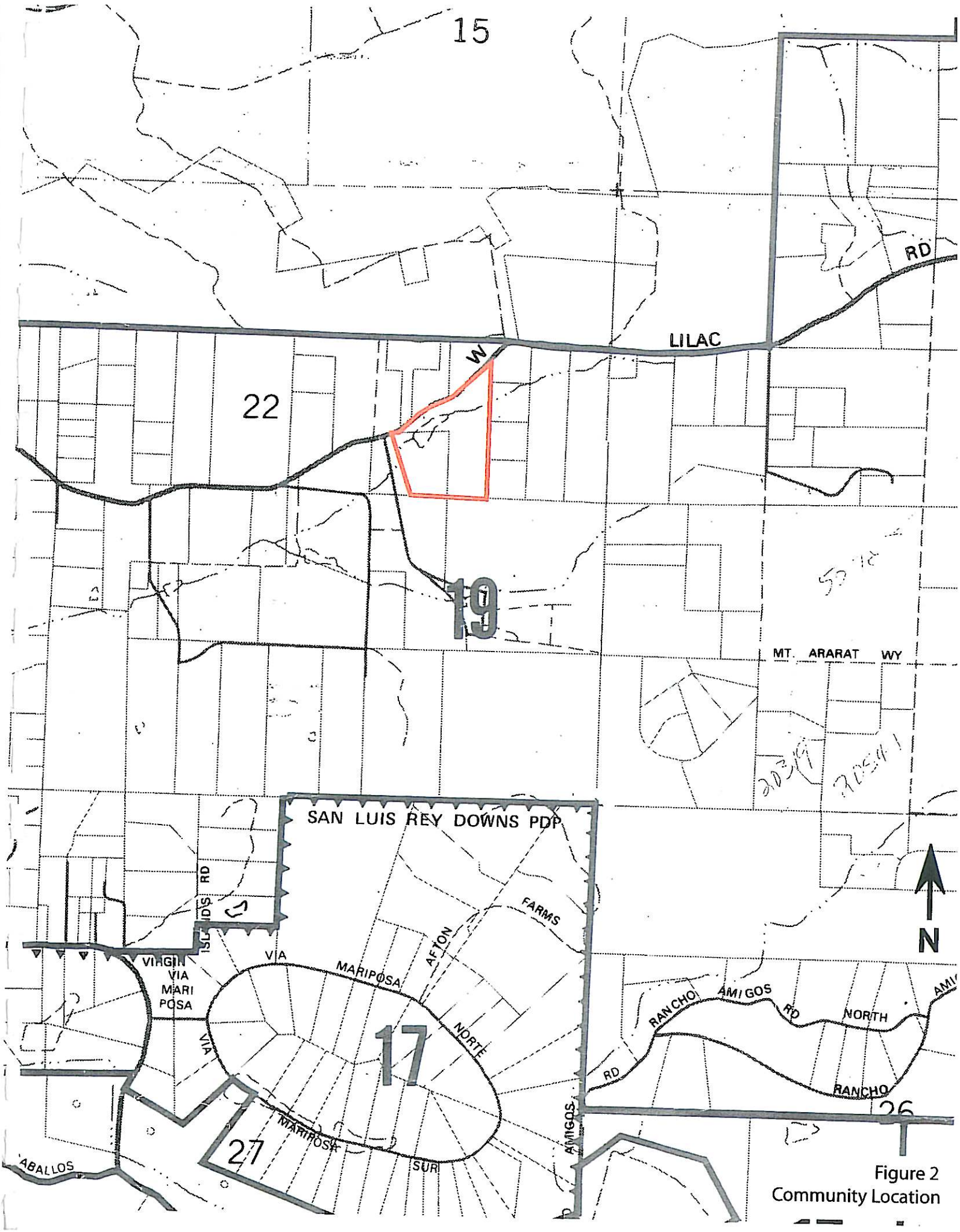

Figure 2
Community Location

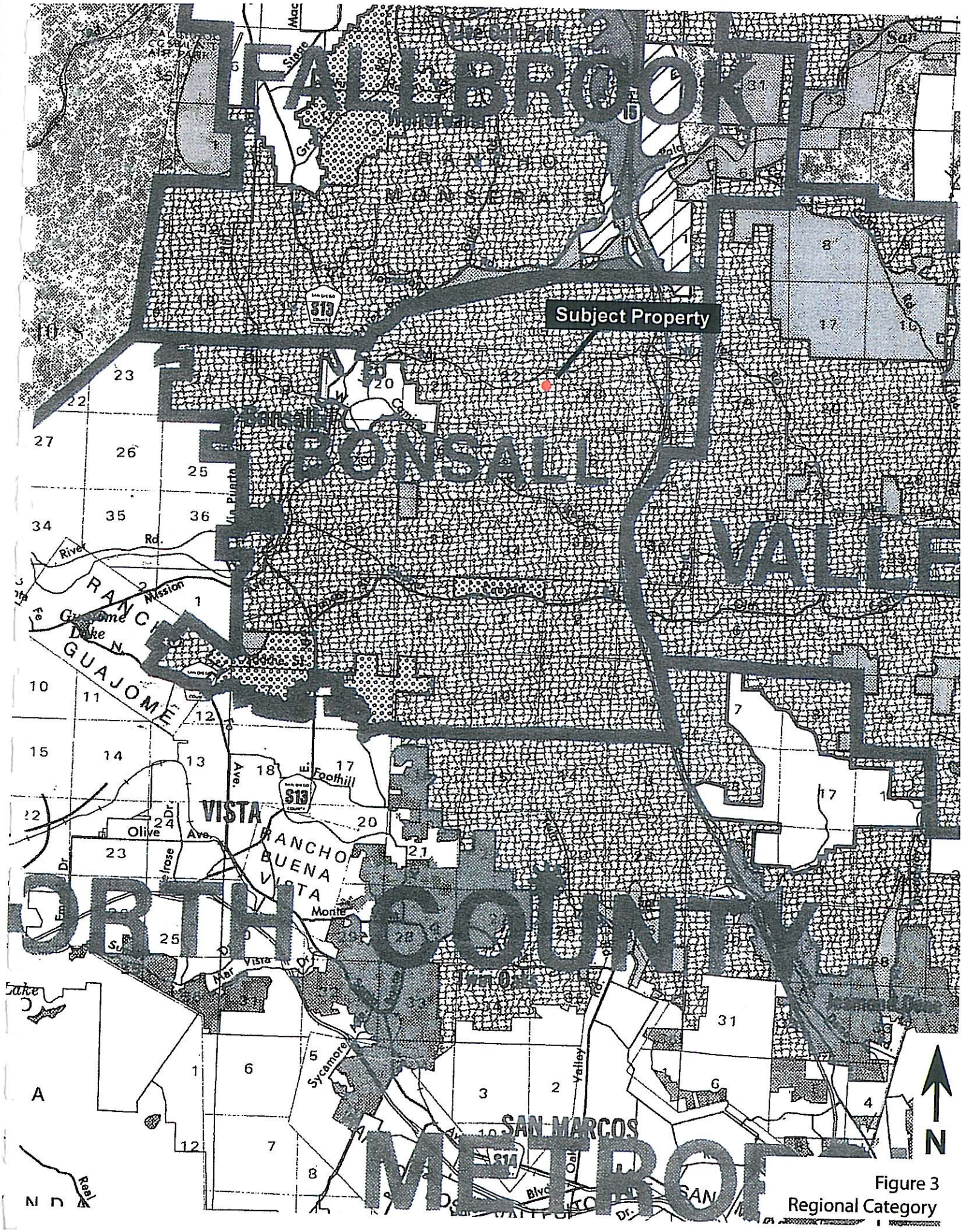

Figure 3
Regional Category

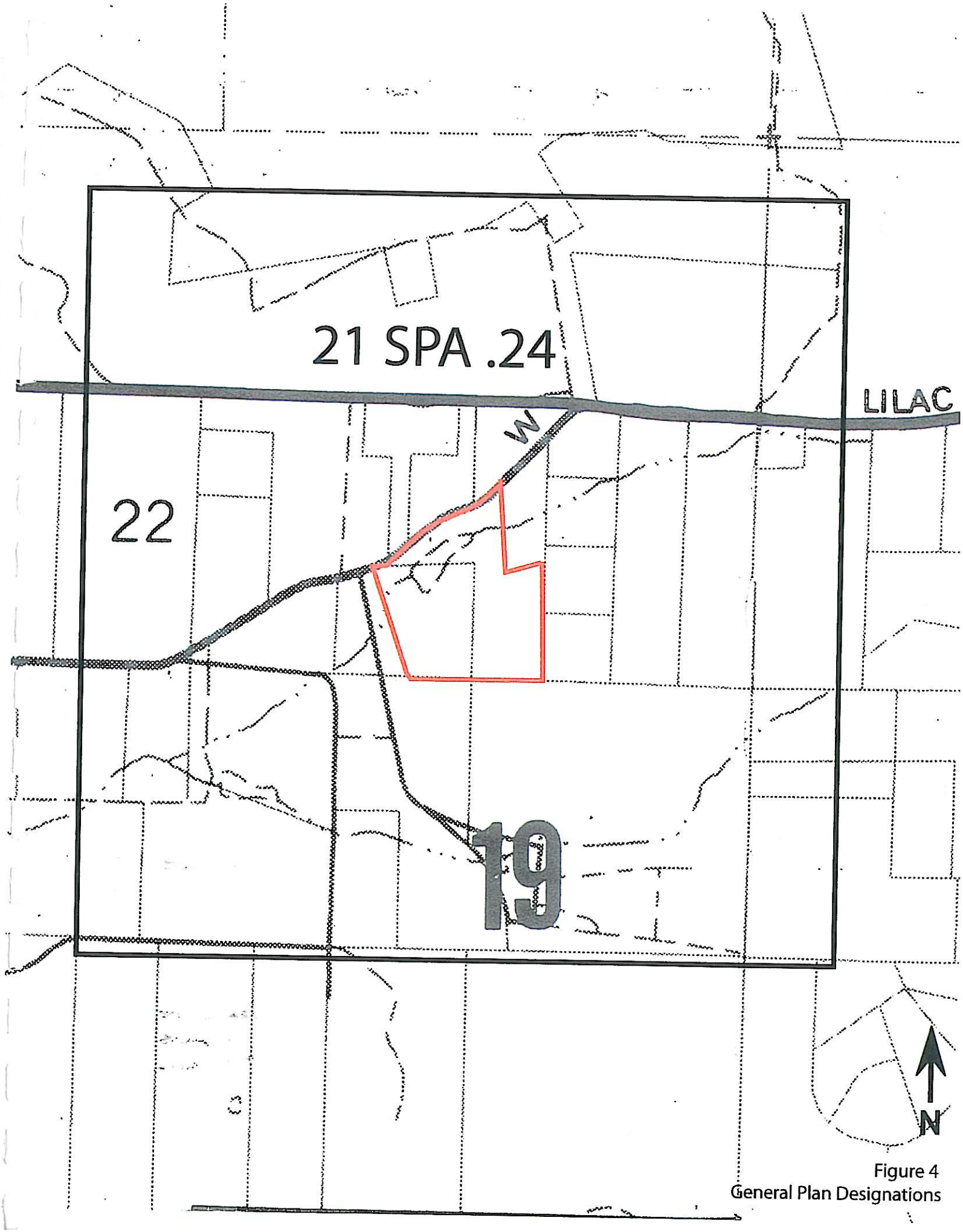

Figure 4
General Plan Designations

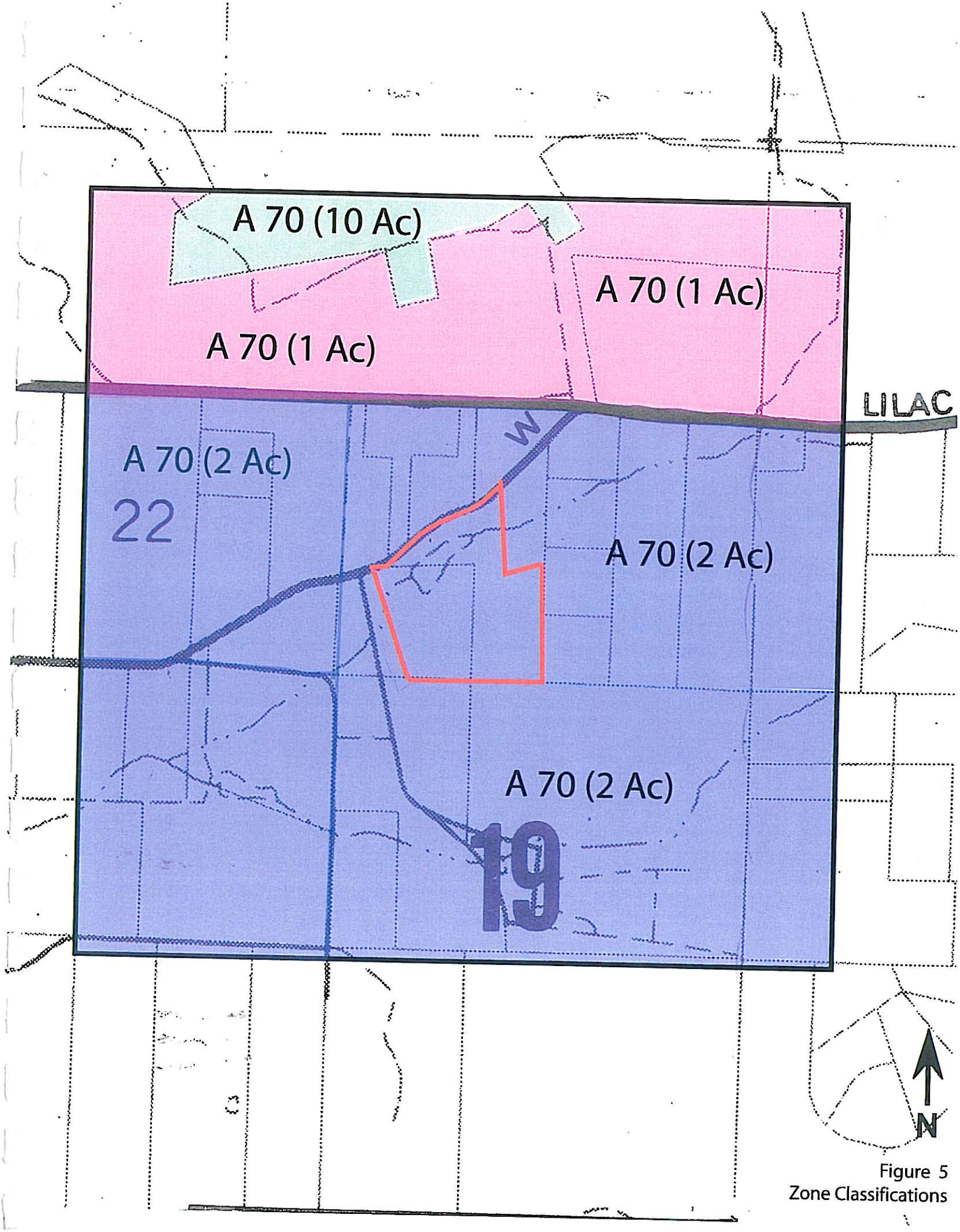

Figure 5
Zone Classifications

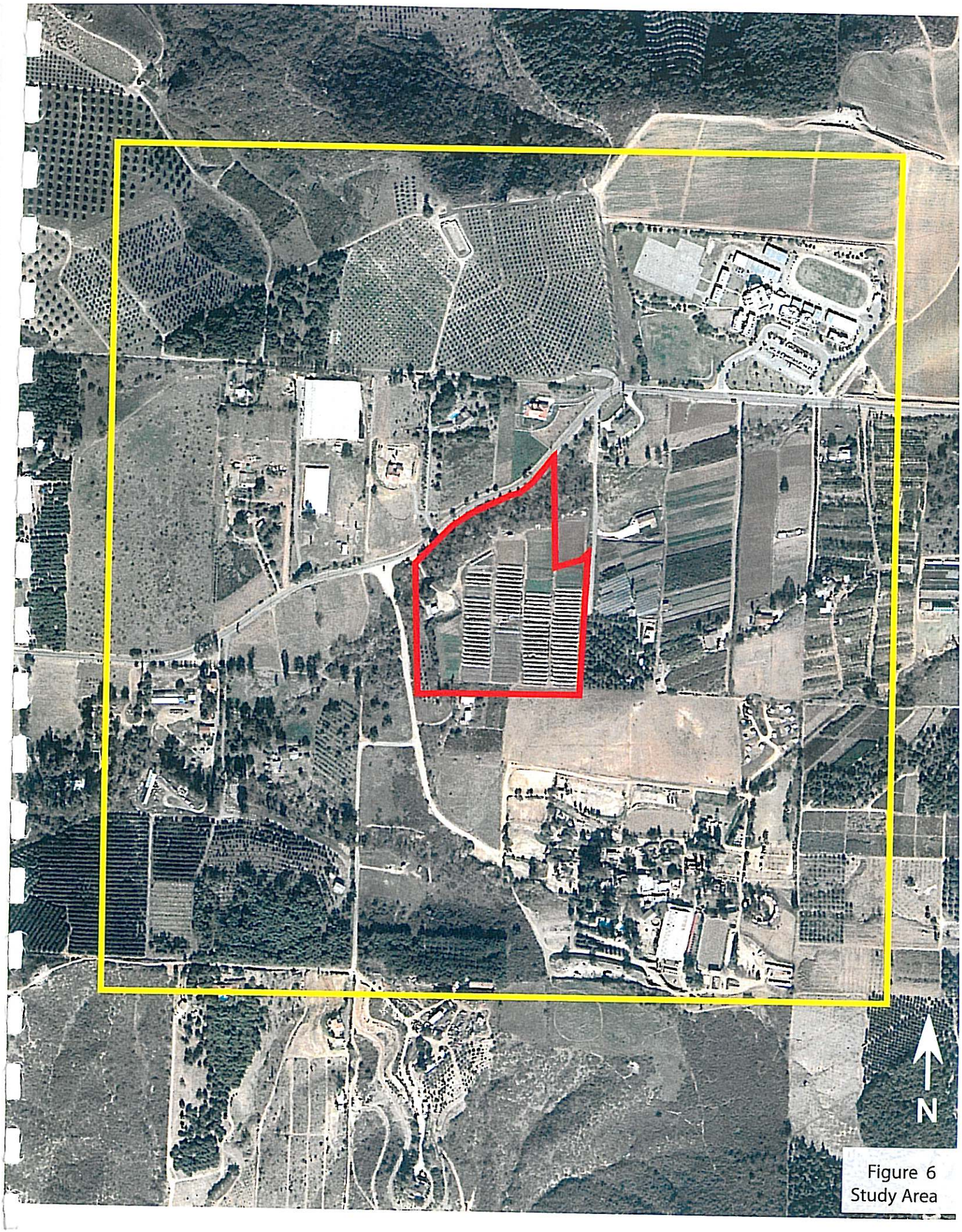

Figure 6
Study Area

PARCEL SIZE TABLE

Acreage Classification	Number of Parcels	Percentage
Less Than 1 Acre	1	3%
1-2 Acres	3	8%
2-4 Acres	10	28%
4-8 Acres	6	17%
8-20 Acres	11	31%
20 + Acres	5	14%
TOTAL	36	101%

Figure 7
Parcel Size Table

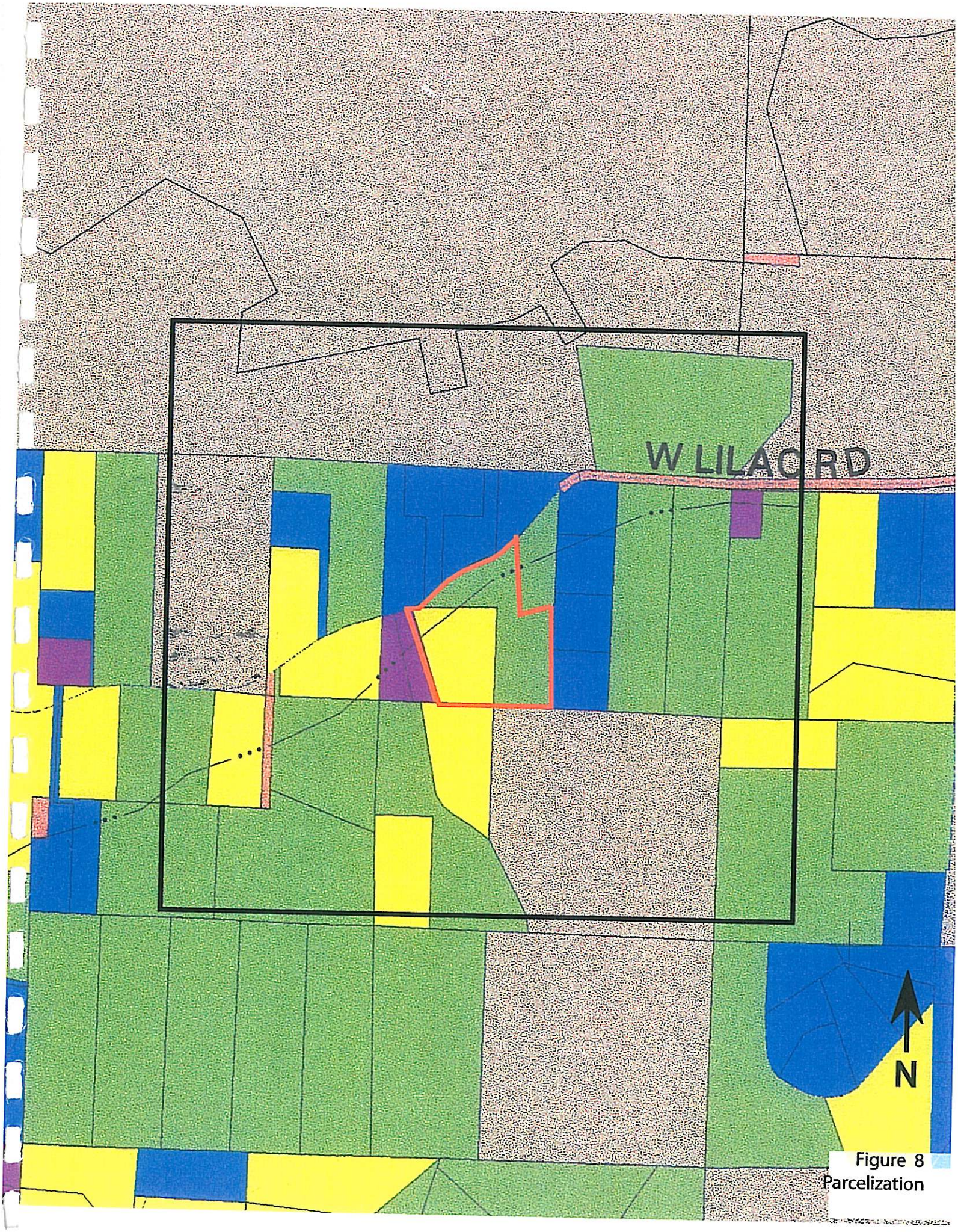

Figure 8
Parcelization

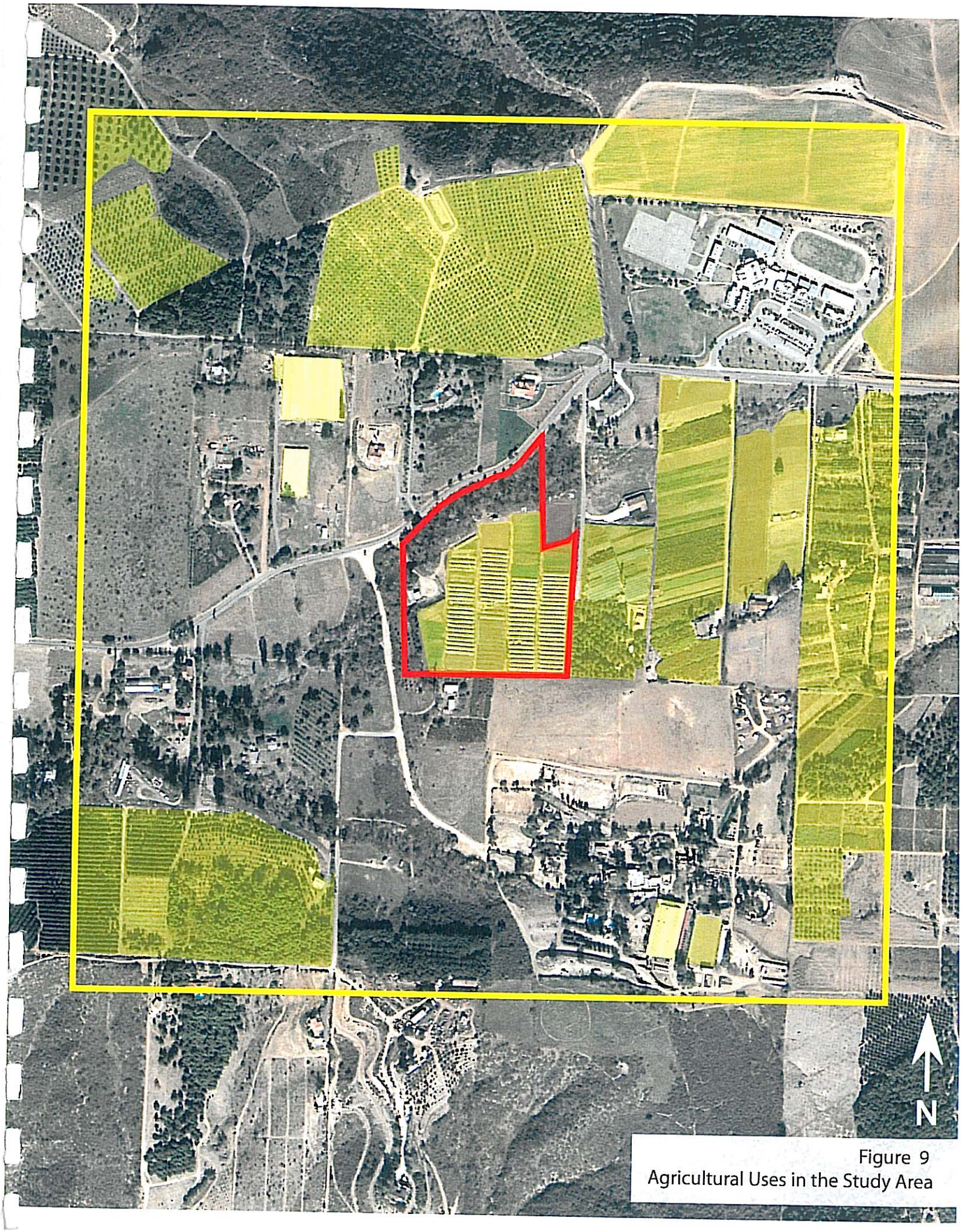

Figure 9
Agricultural Uses in the Study Area

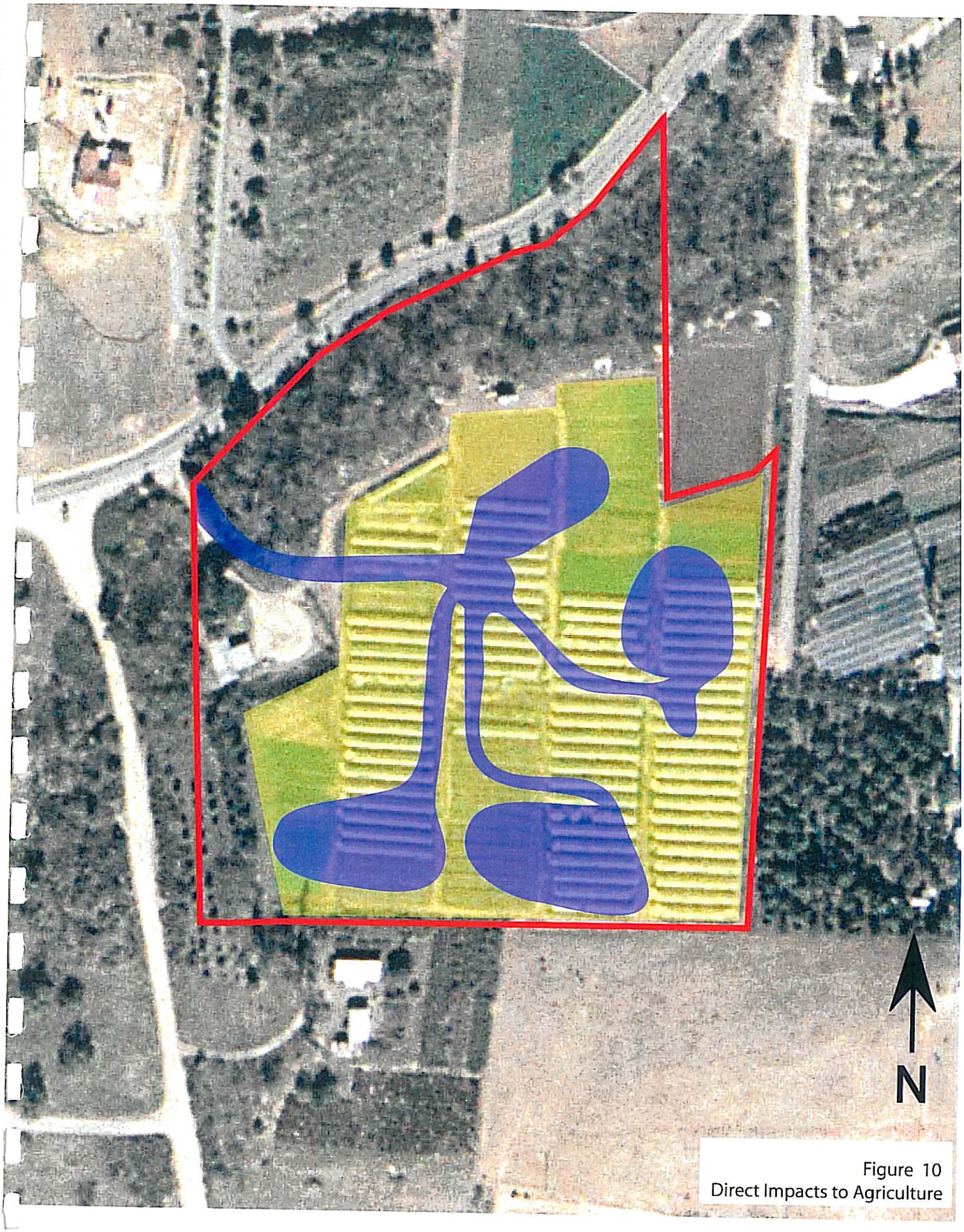

Figure 10
Direct Impacts to Agriculture

Figure 11
Soils

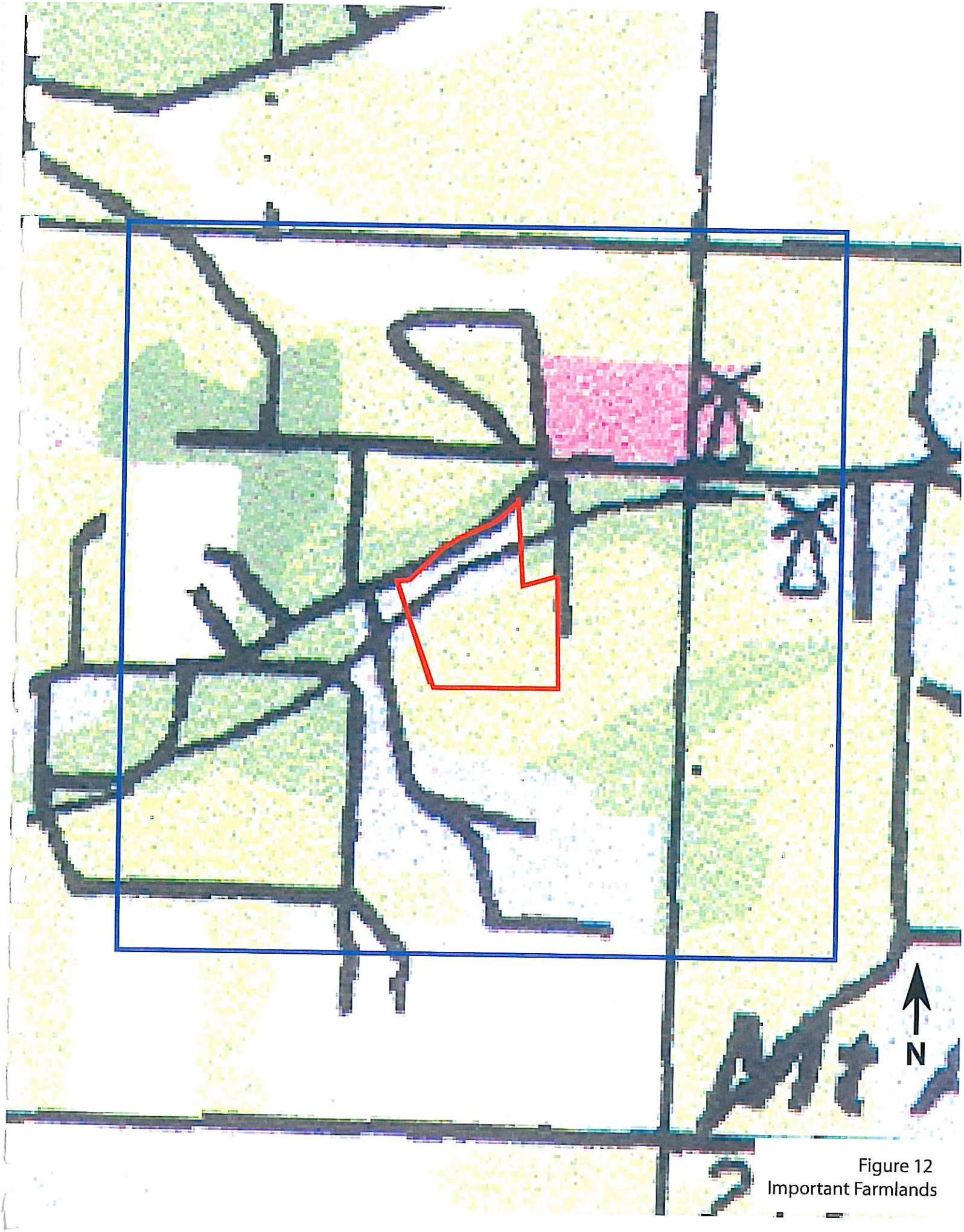

Figure 12
Important Farmlands

KATHLEEN A. THUNER

AGRICULTURAL COMMISSIONER
SEALER OF WEIGHTS
AND MEASURES

County of San Diego

DEPARTMENT OF AGRICULTURE, WEIGHTS & MEASURES
5555 Overland Ave., Bldg. 3, San Diego, CA 92123-1292

AGRICULTURE
(619) 694-2739
FAX

WEIGHTS & MEASURES
(619) 694-2778

June 2, 1997

TO: David Nagel
Department of Planning and Land Use

FROM: Kathleen A. Thuner

COMMERCIAL VIABILITY OF TWO ACRE LOTS—TM 5091 (BARRETT/HIBBARD)

Recently you contacted this office concerning the viability of two acre parcels for agriculture in the (19) Intensive Agriculture land use designation. Specifically, you requested information pertaining to the allowance for two acre parcel sizes when "the land is planted, and has been planted, for at least the previous one-year period, in one or more commercial crops that remain commercially viable on two acre lots."

The overall value of citrus per acre in San Diego County in 1996 was $5,078. For purposes of comparison, the dollar values per acre in San Diego County range from a low of about $5 (range) to a high of $588,310 (indoor decoratives).

According to our pesticide operator identification database, citrus farms in San Diego County that have registered to use pesticides are as small as 1/10th of an acre. Our records show that there are currently 671 citrus farms of two or fewer acres.

It is also important to note that "commercial viability" does not necessarily imply the ability to support oneself from income solely derived from the farm. Nationwide and in San Diego County as well, farmers traditionally have additional income from other sources. In San Diego County, only 36% of farmers list farming as their primary occupation. In California that figure stands at 52%; nationwide it is 54%.

San Diego County's 1.1 billion dollar agricultural industry is composed of many small farms—4,298 of them are nine or fewer acres. Recent trends indicate that pattern will continue. The average farm size in San Diego County has been falling and is currently only 21% of the average farm size statewide. The cost of land in the county makes it prohibitive for many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County.

I hope this information is helpful. If you have additional questions, please contact Jennifer Tierney of my staff at (S50) 694-3122.

Sincerely,

RECEIVED

Figure 13 Memorandum from the Department of Agriculture, Weights, and Measures

Agricultural Commissioner/
Sealer of Weights and Measures

DEPT. OF PLANNING & LAND USE

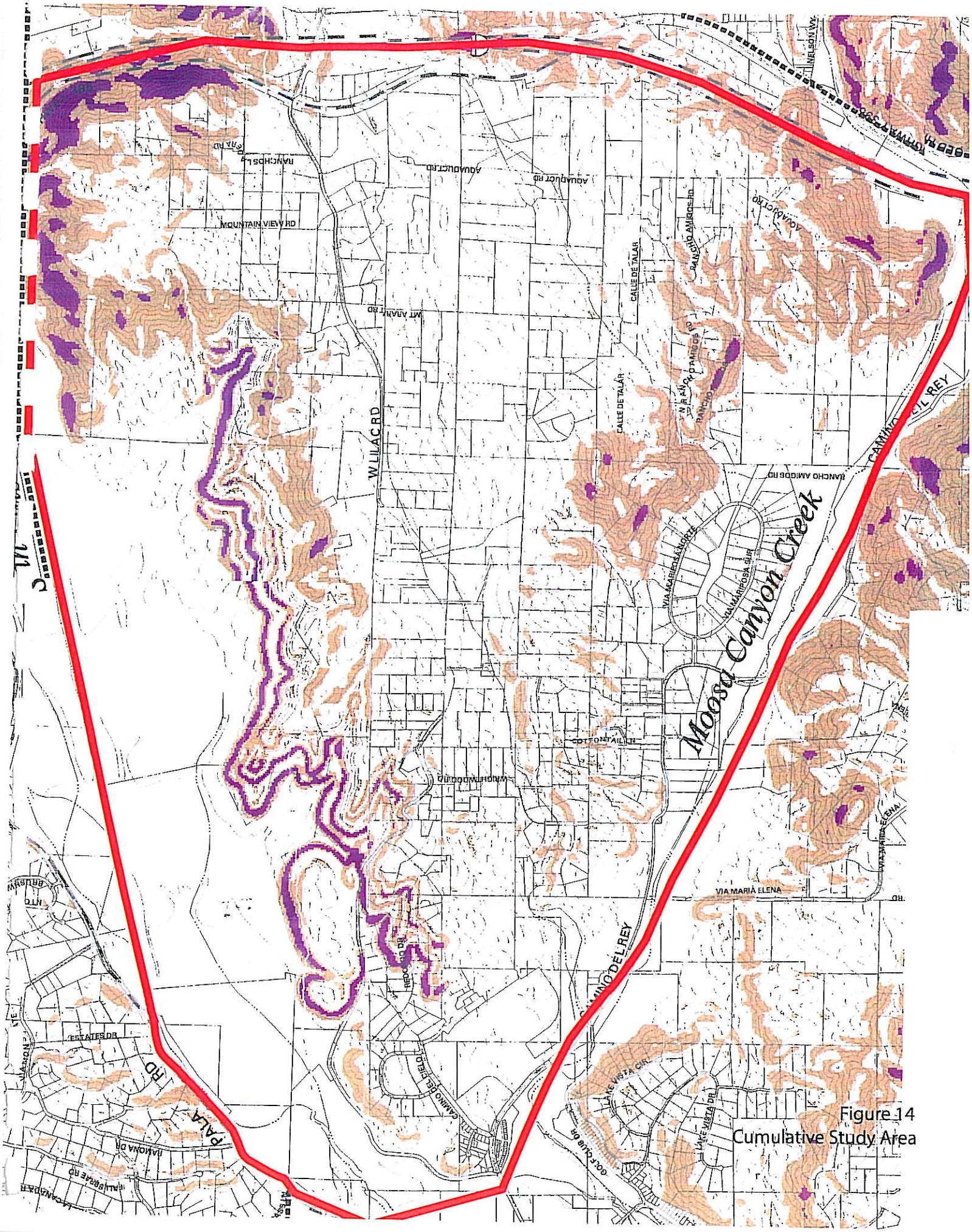

Figure 14
Cumulative Study Area

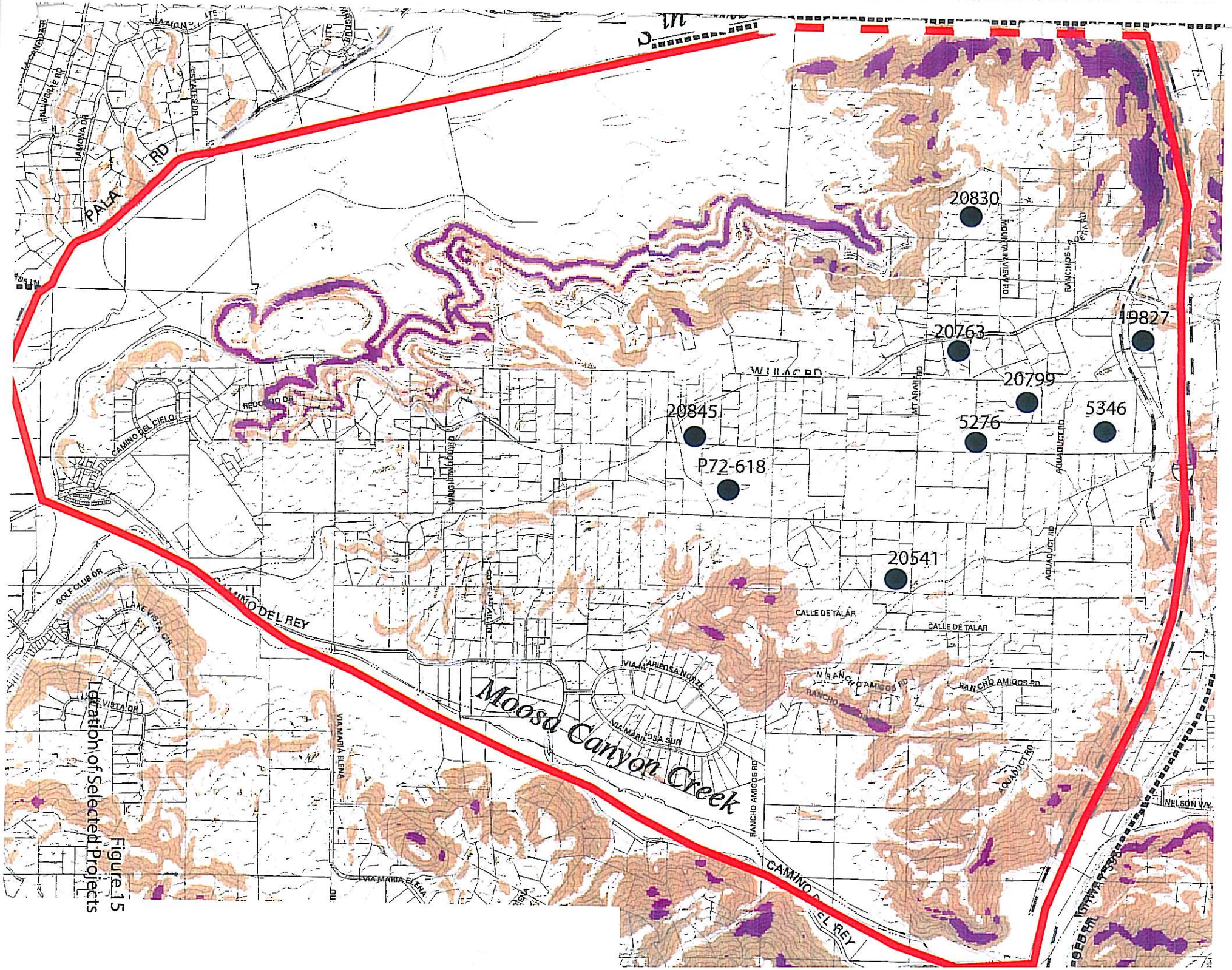

Figure 15
Location of Selected Projects

VI. STATEMENT OF QUALIFICATIONS

The following participated in this study:

James Chagala—Principal Planner

Education: B.A. in Sociology
M.S. in Urban Geography
Ph.D. in Urban Geography

Experience: 32 years as a professional planner
- 2 years Regional Planner with the East-West Gateway Coordinating Council
- 26 years with Department of Planning and Land Use
  - 5 years as Chief of the Long Range Planning Division
  - 10 years as Chief of the Current Planning Division
  - 12 years as staff to the County Planning Commission
- 6 years operating a private planning consultant practice

12 years as Adjunct Professor at San Diego State University
4 years as Adjunct Professor at California State University at San Marcos

Placed on the San Diego County Environmental Consultant List in the field of Agriculture on November 14, 2001.

Eric Chagala Planning Technician
5.0 years as Planning Technician for a private planning consulting firm

APPENDIX A Agricultual Areas Impacted by Parcel

Parcel	Square Inches	Scale 1"=xfeet	Scale 1=xunits	Area in feet	Area in acres
				0	0
2	2.387	77		14152.52	0.324897
				0	0
3	4.417	77		26188.39	0.601203
				0	0
4	5.363	77		31797.23	0.729964
				0	0
5	4.604	77		27297.12	0.626656
				0	0
Easement	1.565	77		9278.885	0.213014
Total					2.495733

APPENDIX B Page 1

TPM 20845

Table 8 Final LESA Scoresheet

A	B	C	D	
Factor Name	Rating Factor	Factor Weighing	Weighted Factor Rating	
Land Evaluation				
Land Capatility Classification	50.24	0.25	12.56	
Storie Index	48.3	0.25	12.075	
Total				24.635
Site Assessment				
Project Size	0	0.15	0	
Water Resource Availability	85	0.15	12.75	
Surrounding Agricultural Lands	0	0.15	0	
Protected Resource Lands	0	0.05	0	
Total				12.75
		LESA Score		37.385

APPENDIX B

LESA Worksheets Page 2

Table 1A

Land Evaluation Work Sheet for TPM 20845

Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
FaD2	7.22	0.6	IVE	50	30	48	28.8
PeC	4.16	0.35	IVE	50	17.5	49	17.15
VsD	0.32	0.0548	IVE	50	2.74	43	2.3564
		0.009			0		0
Totals	11.7			LCC Total	50.24	Storie Index Total	48.3064

Table 1B

Site Assessment Worksheet 1

Project Size Score

	LCC Class I-II I	LCC Class III J	LCC IV-VIII K
	0	0	7.22
			4.16
			0.32
Total Acres			
Project Size Score	0		11.7
	0		0
Highest Project Size Score			
			0

APPENDIX B

LESA Worksheets Page 3

Site Assessment for TPM 20845

Table 4

A

Site Assessment Worksheet 2
Water Resurces Availability

Project Portion	B	C	D	E
	Water Source	Proportion of Project Area	Water Availabilty Score	Weighted Score
1				
2				
3	Public	1	85	85
4				0
5				0
6				0
				0
				0
				0
				0
	Sum	1	Total Resource Score	85

Surrounding Agricultural Land Rating

Acreage

322	In Agriculture	Percentage	Score
	121.5	37.7	0

Surrounding Protected Resource Land Rating

Total Acreage

310	Acreage in Resource	%	Score
	18.35	0.059193548	0

APPENDIX C

Applications filed within the Potential Cumulative Impact Area.	Applications on Agricultural or Disturbed Lands.	Applications on Agricultural or Disturbed Lands and Classified as one of the Principal Farmlands.
20830*	20830*	20830
20845	20845	20845*
19827	19827	19827
20799	20799	20799
5346	5346	5346
5276	5276	5276
20763	20763	20763
72-618 (MUP)	72-618	72-618
20541	20541	20541
04-016** (MUP)	04-016**	04-016**
20727	20727	
20319	20319	
5352	5352	
04-032 (MUP)	04-032	
03-097 (MUP)	03-097	
4793	4793	
5387		
4956		
20619		
5334		
03-113 (MUP)		

*Subject Property
** = "Cell Site" not needing to be included in report

APPENDIX D

ACREAGE AFFECTED BY SELECTED PROJECTS

Project Number	Project Type	Acreage
20541	Minor Subdivision	8.26
19827	Minor Subdivision	12.08
20799	Minor Subdivision	11.47
5346	Major Subdivision	37.2
5276	Major Subdivision	92.77
20763	Minor Subdivision	3.33
72-618	Major Use Permit	9.1
20845	From Ag Study	2.5
20830	From Ag study	3.04
Total		179.75

REFERENCES

Written Works:

County of San Diego, Department of Weights and Measures, 2002 Crop Statistics & Annual Report

University of California, Agricultural Extension Service. Climates of San Diego County—Agricultural Relationships, November 1970.

University of California Cooperative Extension. Avocado Sample Establishment and Production Costs and Profitability Analysis for San Diego and Riverside Counties.

United States Department of Agriculture, Soil Conservation Service and Forest Service. Soil Survey San Diego Area, California. December 1973

California Department of Conservation, Division of Resource Protection, Farmland Mapping and Monitoring Program. Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance—San Diego County

California Department of Conservation, Division of Resource Protection, Farmland Mapping and Monitoring Program. 2000-2002 Land Use Conversion, Table A-26, San Diego County.

www.Avocado.org. Website for the California Avocado Commission.

California Department of Conservation, Office of Land Conservation. The California Land Evaluation and Site Assessment Model.

Maps:

California Department of Conservation, Division of Resource Protection, Farmland Mapping and Monitoring Program. San Diego County Important Farmland 2002

County of San Diego, Department of Public Works, Mapping Section. Bonsall Community Plan.

County of San Diego, Department of Public Works, Mapping Section. County of San Diego General Plan—Regional Land Use Element Map,

County of San Diego, Department of Public Works, Mapping Section. County of San Diego—Agricultural Preserves.

SanGis, County of San Diego General Plan 2020 Reference Maps for Bonsall as Follows:

Parcelization
Vegetation
Topography
Bonsall Discretionary Project Status, August 2004