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4.2 AGRICULTURE AND FORESTRY

Would the project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.2.1 Introduction

This section of the PEA describes the existing conditions and potential project-related impacts to agriculture and forestry resources in the vicinity of the Proposed Project. The analysis concludes that no impacts will occur to agriculture and forestry. The Proposed Project’s potential effects on this resource were evaluated using the significance criteria set forth in Appendix G of the CEQA Guidelines. The conclusions are summarized in the checklist above, and discussed in more detail in Section 4.2.6.

4.2.2 Regulatory Setting

4.2.2.1 Federal

MCB Camp Pendleton

MCB Camp Pendleton Integrated Natural Resources Management Plan (INRMP)

In recognition of the fact that military lands contain significant natural resources, Congress enacted the Sikes Act in 1960 to address wildlife conservation and public access on military installations. The Sikes

Act (16 U.S. Code Section 670-670f), as amended, requires the Secretary of Defense to carry out a program to provide for the conservation and rehabilitation of natural resources on military installations in cooperation with the U.S. Fish and Wildlife Service (USFWS) and the state fish and wildlife agencies. The 1997 amendments to the Sikes Act require the Department of Defense to develop and implement an INRMP for each military installation with significant natural resources. INRMPs are prepared in cooperation with the USFWS and the state fish and wildlife agencies, and reflect the mutual agreement of these parties concerning conservation, protection, and management of fish and wildlife resources on military lands.

The MCB Camp Pendleton INRMP (MCB Camp Pendleton 2012) is a planning document that guides the management and conservation of natural resources on MCB Camp Pendleton property. The INRMP was developed to ensure lands remain available and in good condition with “no net loss” to the military mission of MCB Camp Pendleton. The MCB Camp Pendleton INRMP was developed as an “umbrella” document that encompasses all elements of natural resources management applicable to MCB Camp Pendleton, including compliance with the Terms and Conditions of relevant USFWS Biological Opinions and ongoing stewardship activities. The INRMP addresses historic agricultural real estate leases that occurred on MCB Camp Pendleton in relation to the established conservation priorities. Specific data on the status of formerly leased agricultural land on MCB Camp Pendleton is provided in the INRMP.

4.2.2.2 State

Farmland Mapping and Monitoring Program

The goal of the Farmland Mapping and Monitoring Program (FMMP), administered by the California Department of Conservation, Division of Land Resource Protection, is to provide consistent and impartial data to decision makers for use in assessing present status, reviewing trends, and planning for the future of California's agricultural land resources. The basis of the FMMP is an agricultural land classification system that combines technical soil ratings based on soil classifications and current land use (California Department of Conservation 2015a). The survey defines eight agricultural land categories:

1. Prime Farmland: has the best combination of physical and chemical features able to sustain long-term agricultural production. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops at some time during the two FMMP update cycles prior to the mapping date.
2. Farmland of Statewide Importance: is similar to Prime Farmland but with minor shortcomings such as greater slopes or less ability to store soil moisture. Farmland of Statewide Importance must have been used for the production of irrigated crops at some time during the two FMMP update cycles prior to the mapping date.
3. Unique Farmland: includes areas of lower quality soils that do not meet the criteria for Prime Farmland or Farmland of Statewide Importance, but that have been used for the production of specific high economic value crops during the two FMMP update cycles prior to the mapping date.
4. Farmland of Local Importance: includes areas other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland that is either currently producing crops, has the capability of such production, or is used for the production of confined livestock. Farmland of Local

Importance may be important to local economies due to its productivity or value, defined by each county's local advisory committee, and adopted by its Board of Supervisors.

5. **Grazing Land:** is land on which the existing vegetation is suited to the grazing of livestock and includes, at a minimum, 40 acres.
6. **Urban and Built-up Land:** is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Such lands include residential, industrial, commercial, institutional facilities, public administration, railroad and other transport yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.
7. **Other Land:** land not included in any other mapping category such as low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines and borrow pits; and water bodies smaller than 40 acres. Vacant and non-agricultural land greater than 40 acres and surrounded on all sides by urban development is also mapped as Other Land.
8. **Water:** includes perennial water bodies with an extent of at least 40 acres.

The California Department of Conservation prepares, updates, and maintains maps and data used for categorizing agricultural potential (as described above) and assessing the location, quality, and quantity of agricultural lands and conversion of these lands over time. The maps are updated every two years based on aerial photograph review, computerized mapping analysis, public input, and field reconnaissance (California Department of Conservation 2015a). The Proposed Project crosses land that is designated as Prime Farmland and Farmland of Statewide Importance (Figure 4.2-1, Designated Farmland).

California Land Conservation Act (The Williamson Act)

The California Land Conservation Act, better known as the Williamson Act, has been California's primary agricultural land protection program since its enactment in 1965. More than 16 million of the California's 31.5 million acres of farm and ranch land are currently protected under the Williamson Act. The Williamson Act creates an arrangement whereby private landowners agree with counties and cities to voluntarily restrict land to agricultural and open-space uses. In return, the landowner receives property tax assessments that are lower than normal because the assessments are based on farming and/or open space uses rather than full market value. Williamson Act contracts automatically renew each year for a new 10-year period, unless either party files a "notice of non-renewal" to terminate the contract before the end of the current 10-year period. During the ensuing 10-year cancellation period following a "notice of non-renewal," property taxes are gradually raised to the applicable level for developable land (California Department of Conservation 2015a).

The Williamson Act also authorizes cities and counties to establish Agricultural Preserves. An Agricultural Preserve defines the boundary of an area within which a city or county will enter into Williamson Act contracts with landowners. The boundary is designated by resolution of the board or city council having jurisdiction. Agricultural Preserves must include at least 100 acres, and generally are intended to avoid areas where public utility improvements and related land acquisitions may be required. A Farmland Security Zone is an area created within an Agricultural Preserve by a Board of Supervisors upon request by a landowner or group of landowners. Farmland Security Act contracts require a minimum initial term of 20 years and they renew annually unless either party files a "notice of nonrenewal," similar to a Williamson Act contract. To be eligible for a Farmland Security Zone contract, the subject land must

be designated on the Important Farmland Series maps as predominantly Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance.

Public agencies may avoid the requirements of Government Code Section 51292 (conditions under which public improvement may not be located within preserve) if the public improvement is exempt from the requirements pursuant to Government Code Section 51293 (special exemptions). The Proposed Project falls under Government Code Section 51293(c): The location or construction of any public utility improvement, which has been approved by the CPUC.

Timberland and Timberland Production Zones

Timberland is privately owned land or land acquired for forest purposes that is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and that is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. A Timberland Production Zone is an area that has been zoned pursuant to Section 51112 or 51113 of the California Government Code and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. In California, a county board of supervisors may designate areas of timberland in the county as timberland preserves, which is the same as the state zoning designation of Timberland Production Zone. The land in a Timberland Production Zone is restricted in use to the production of timber for an initial 10-year term and is considered to be adequately restricted. The Proposed Project is not located within timberland or a Timberland Production Zone.

4.2.2.3 Local

As provided in CPUC General Order 131-D, the CPUC preempts local discretionary authority over the location and construction of electrical utility facilities. The following discussion of relevant local land use plans and policies that pertain to agriculture and forestry is provided below for informational purposes.

City of San Clemente

The City of San Clemente Centennial General Plan does not identify any agriculture or forestry resources in the city (City of San Clemente 2014).

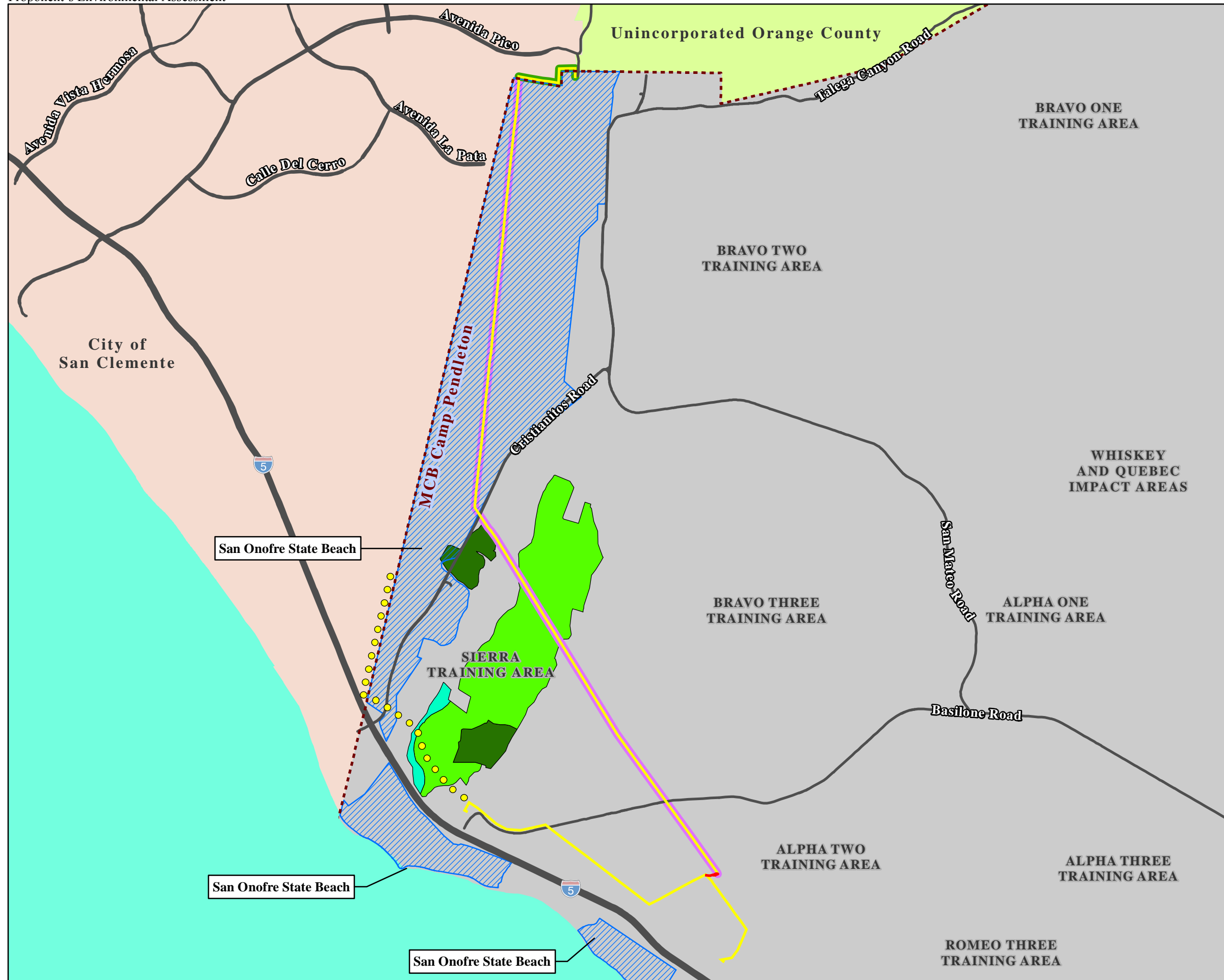
4.2.3 Existing Conditions

4.2.3.1 Existing Setting

No agriculture or forestry practices currently occur on MCB Camp Pendleton (MCB Camp Pendleton 2012). The main natural resources found with the City of San Clemente include natural open space, coastal canyons, riparian corridors, and coastal sage scrub habitat (City of San Clemente 2014).

Designated Farmland

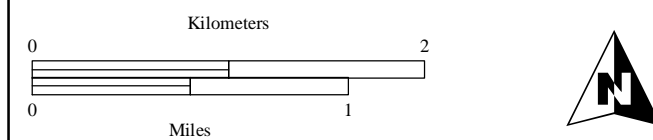
According to the California Department of Conservation, Division of Land Resource Protection farmland map, land designated as Farmland of Statewide Importance is located near the Proposed Project area in the southwestern portion of MCB Camp Pendleton (Figure 4.2-1). This area is no longer used for agriculture, and is now considered disturbed habitat where training occurs. The last agricultural leases for land on MCB Camp Pendleton, which were located in the Proposed Project area, expired in 2011 (MCB Camp Pendleton 2012). The Proposed Project segments in San Clemente (i.e., near the Talega Substation and south of the San Mateo Substation) do not intersect any designated farmland.



**Figure 4.2-1
Designated Farmland**

LEGEND

- - - MCB Camp Pendleton Boundary
- Proposed Project Reconductor Route
- Proposed Project Underground Route
- Proposed Power Line Removal Segment
- City of San Clemente
- Unincorporated Area of Orange County
- State Parks Lease Area
- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Existing Utility Corridor Also Containing Other SDG&E Facilities (138kV and 230kV)
- Existing Utility Corridor Also Containing Other SDG&E Facilities (138kV and 230kV) and SCE Facilities



Sources: California Department of Conservation 2010, ESRI 2015

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Williamson Act

The Proposed Project does not cross any Agricultural Preserves or land under Williamson Act contract.

Designated Forest Land

The Proposed Project does not cross any designated forest land (MCB Camp Pendleton 2012; City of San Clemente 2014). Further, as discussed above, the Proposed Project is not located within timberland or a Timberland Production Zone.

4.2.4 Applicant Proposed Measures

The Proposed Project will have no impact to agriculture and forestry resources; therefore, no APMs are proposed.

4.2.5 Potential Impacts

The Proposed Project includes reconductoring, removal of existing wood pole structures, and installation of new steel pole structures for the existing TL 695 and TL 6971 power lines. The operation and maintenance activities required for the power lines will not change from those currently required for the existing system; thus, no additional operation-related impacts related to agriculture and forestry will occur. Furthermore, maintenance will decrease slightly due to the removal of wood pole structures and the installation of steel pole structures. Therefore, the impact analysis is focused on construction activities that are required to install the new conductor, remove the existing wood pole structures, install the new steel pole structures, and establish required access and temporary work areas, as described in Chapter 3.0, Proposed Project Description.

4.2.5.1 Methodology

The agriculture and forestry analysis within this section involved a review of various documents, including the MCB Camp Pendleton INRMP (MCB Camp Pendleton 2012) and the City of San Clemente Centennial General Plan (City of San Clemente 2014). The California Department of Conservation, Division of Land Resource Protection farmland map was also reviewed to determine if, and where, Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land were located within the Proposed Project area (California Department of Conservation 2015c). Any mapped agriculture or forestry designations and Williamson Act contracted lands were compared with the Proposed Project route, with particular focus on the proposed locations for installation of new pole structures, which represent the locations with the greatest potential to impact these types of lands uses. A qualitative analysis is provided to determine whether the project will have a substantial impact on farmland or forest land.

4.2.5.2 Significance Criteria

According to Section 15002(g) of the CEQA Guidelines, “a significant effect on the environment is defined as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project.” As stated in Section 15064(b) of the CEQA Guidelines, the significance of an activity may vary with the setting. The potential significance of project-related impacts on agriculture and forestry were evaluated for each of the criteria listed in the checklist, as discussed below.

- a) **Would the project 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? No Impact**

The majority of the Proposed Project occurs within the boundaries of MCB Camp Pendleton. There are no current agricultural activities occurring on MCB Camp Pendleton. The areas of Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance crossed by the Proposed Project no longer support agricultural activity, and will therefore have no direct effect on any designated agricultural areas. The Proposed Project is located within existing areas devoted to electric utilities, and therefore it will not introduce any new land uses, nor will it alter any existing land uses. Therefore, there will be no impact.

The Proposed Project will not cross any designated farmland within the City of San Clemente. Therefore, the Proposed Project will not alter any existing agricultural uses and will not convert designated farmland to non-agricultural use. No impacts will occur.

- b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact**

There is no land zoned for agricultural use within the Proposed Project area. There are also no lands under Williamson Act contracts within the Proposed Project area. Therefore, there will be no impacts to existing zoning for agricultural use or a Williamson Act contract during construction and operations and maintenance of the Proposed Project.

- c) **Would the project 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))? No Impact**

No areas of protected timberland and no commercial timberland are located within the Proposed Project area. Therefore, the Proposed Project will not conflict with the zoning of forest lands or the conversion of timberland, and no impact will occur during construction or during operations and maintenance of the Proposed Project.

- d) **Would the project result in the loss of forest land or conversion of forest land to non-forest use? No Impact**

There is no forest land within the Proposed Project area. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use resulting in no impact during construction of the Proposed Project.

- e) **Would the project 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? No Impact**

The Proposed Project will involve reconductoring, removal of existing wood pole structures, and installation of new steel pole structures in areas currently devoted to electric utilities. Therefore, Proposed Project implementation will not discourage the continued use of surrounding land. Furthermore, no existing agricultural uses occur adjacent to the Proposed Project. No impact will occur as the result of the Proposed Project.

4.2.6 References

- California Department of Conservation. 2015a. The Land Conservation Act. Online at <http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>. Accessed May 1, 2015.
- California Department of Conservation. 2015b. Farmland Mapping and Monitoring Program. Online at <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>. Accessed May 1, 2015.
- California Department of Conservation. 2015c. California Important Farmland Finder. Online at <http://maps.conservation.ca.gov/ciff/ciff.html>. Accessed May 1, 2015.
- City of San Clemente. 2014. City of San Clemente Centennial General Plan. February 2014.
- MCB Camp Pendleton. 2012. Integrated Natural Resources Management Plan. March 2012.

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