

TABLE OF CONTENTS

4.2 AGRICULTURE AND FORESTRY RESOURCES..... 4.2-1
4.2.0 Introduction..... 4.2-1
4.2.1 Methodology..... 4.2-2
4.2.2 Existing Conditions..... 4.2-2
4.2.3 Impacts..... 4.2-10
4.2.4 Applicants-Proposed Measures..... 4.2-15
4.2.5 References..... 4.2-16

LIST OF TABLES

Table 4.2-1: Agricultural Zoning Crossed by the Proposed Project..... 4.2-6
Table 4.2-2: FMMP and Williamson Act Lands within the Proposed Project’s Permanent Footprint..... 4.2-8
Table 4.2-3: FMMP Lands Crossed by the Proposed Project ROW 4.2-9

LIST OF ATTACHMENTS

Attachment 4.2-A: FMMP Lands Crossed by the Proposed Project

4.2 AGRICULTURE AND FORESTRY RESOURCES

Would the Proposed Project:	Potentially Significant Impact	Less-than-Significant Impact 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?			✓	
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?				✓
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?			✓	

4.2.0 Introduction

This section describes the agricultural and forestry resources in the vicinity of the proposed San Diego Gas & Electric Company and Southern California Gas Company—hereinafter referred to as “the Applicants”—Pipeline Safety & Reliability Project (Proposed Project) and analyzes the potential impacts to these resources from construction, operation, and maintenance of the Proposed Project. The Proposed Project involves construction, operation, and maintenance of an approximately 47-mile-long, 36-inch-diameter natural gas transmission pipeline that will carry natural gas from San Diego Gas & Electric Company’s existing Rainbow Metering Station to the pipeline’s terminus on Marine Corps Air Station (MCAS) Miramar. The Proposed Project is primarily located within existing roads and road shoulders; however, temporary workspace used

during construction to install the pipeline and appurtenant facilities may temporarily impact agricultural land. Approximately six miles (13 percent) of the Proposed Project alignment will be installed in cross-country areas. The Proposed Project crosses Unique Farmland, Farmland of Local Importance, Grazing Land, land zoned for farmland through local zoning ordinances, and non-designated areas used for farming purposes, which are discussed in the following subsections. With the implementation of Applicants-Proposed Measures (APMs), impacts will be less than significant.

4.2.1 Methodology

Agricultural and forestry resources crossed by the Proposed Project were analyzed to determine if construction, operation, and maintenance activities will have an impact on existing agricultural or forest land. Research involved the review of the following:

- the County of San Diego General Plan,
- the City of San Diego's General Plan,
- the City of Escondido's General Plan,
- the City of Poway's General Plan,
- the California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program (FMMP), and
- the San Diego Geographic Information Source (SanGIS) database.

In addition, general plan and zoning maps for the Proposed Project area were also reviewed, as were aerial photography and reconnaissance-level vegetation surveys to verify land uses. For the purposes of this section, "Important Farmland" includes the Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land classifications, which are discussed and defined further in the following sections.

4.2.2 Existing Conditions

Regulatory Background

Federal and State

California Department of Conservation Farmland Mapping and Monitoring Program Important Farmland Designations

The California DOC Division of Land Resource Protection generates maps depicting Important Farmland. These farmlands are categorized according to specific criteria, including soil quality and irrigation conditions. Approximately 94 percent of the FMMP study area is based on the soil classification system that is operated by the United States Department of Agriculture's Natural Resource Conservation Service. The soil classification system evaluates both physical and chemical conditions, including soil temperature, moisture regime, pH, flooding, groundwater depth, erodibility, permeability, and sodium content. FMMP maps are updated every two years using an aerial imagery review, field reconnaissance, computer mapping analyses, and public input. The minimum land use mapping unit is 10 acres, and smaller units of land are generally incorporated into surrounding map classifications.

The California DOC has established the following eight land use classifications:

- **Prime Farmland:** Prime Farmlands have the optimum combination of physical and chemical conditions that are able to sustain long-term agricultural production. The soil quality, growing season, and moisture supply on Prime Farmlands provide conditions to produce sustained high yields. Prime Farmlands must have been used for irrigated production within four years of the mapping date.
- **Farmland of Statewide Importance:** Farmlands of Statewide Importance are similar to Prime Farmlands; however, these farmlands have minor shortcomings, such as a higher slope or decreased ability to store soil moisture. Similar to Prime Farmlands, Farmlands of Statewide Importance must have been used for irrigated production within four years of the mapping date.
- **Unique Farmland:** Unique Farmlands have lower-quality soils and are used for the production of California's leading agricultural products. Unique Farmlands are typically irrigated, but may also include non-irrigated vineyards or orchards found in certain climatic zones. Unique Farmlands must have been cropped within four years of the mapping date.
- **Farmland of Local Importance:** Farmlands of Local Importance are considered vital to the local agricultural economy, as identified by each county's local advisory committee and board of supervisors.
- **Grazing Land:** Grazing Lands are lands on which existing vegetation is suitable for livestock grazing.
- **Urban and Built-Up Land:** These lands are occupied by buildings or other structures at a minimum density of one unit to 1.5 acres (or approximately six structures to 10 acres). Urban and Built-Up Lands are used for development purposes, including residential, commercial, industrial, construction, public administration, institutional, transportation yards, airports, cemeteries, golf courses, sewage treatment, sanitary landfills, and water control structures.
- **Other Land:** Other Lands include those that are not in any other map category, such as waterbodies smaller than 40 acres; low-density rural developments; confined livestock, poultry, or aquaculture facilities; and brush, timber, wetland, and riparian areas not suitable for livestock grazing.
- **Water:** Water includes all perennial waterbodies that measure at least 40 acres.

Williamson Act Land Designations

The Williamson Act, also known as the California Land Conservation Act of 1965 (California Government Code [CGC] Section 51200 et seq.), preserves agricultural and open space lands from conversion to urban land uses by establishing a contract between local governments and private landowners. The landowners voluntarily restrict their land holdings to agricultural or open space use, and in return, they receive property tax assessments based on farming or open space use, rather than

assessments based on the full market property value (which is typically 20 percent to 75 percent higher). Williamson Act contracts are valid for a minimum of 10 years and are automatically renewed each year for an additional 10-year term, in the absence of a notice of non-renewal.

The Williamson Act also allows local governments to establish Agricultural Preserves, which are parcels of land for which cities or counties are willing to enter into Williamson Act contracts. Agricultural Preserves must include a minimum of 100 acres and typically avoid areas where public utility improvements and associated land acquisitions may be necessary (CGC § 51230). Although the Williamson Act does not specify compatible land uses for property located adjacent to contract lands or Agricultural Preserves, it does state that cities and counties must determine compatible land use types while recognizing that temporary or permanent population increases frequently impair or hamper agricultural operations (CGC § 51220.5).

Local

Pursuant to Article XII, Section 8 of the California Constitution, the California Public Utilities Commission (CPUC) has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance, and repair of natural gas pipeline transmission facilities. Other state agencies have concurrent jurisdiction with the CPUC. Although local governments do not have the power to regulate such activities, the CPUC encourages, and the Applicants participate in, cooperative discussions with affected local governments to address their concerns where feasible. As part of the environmental review process, the Applicants have considered relevant regional, county, and city policies and issues, and have prepared this evaluation of the Proposed Project's potential impacts on agricultural and forestry resources. Local policies and existing agricultural and forest lands crossed by the Proposed Project or in the vicinity are described in the following subsections.

County of San Diego

Farmland of Local Importance is land of value to the local economy, as defined by each county's local advisory committee and adopted by its board of supervisors. Farmland of Local Importance is either currently producing, or has the capability to produce agricultural products, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the San Diego County Board of Supervisors.

The County of San Diego General Plan addresses its goals to “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 open space linkage.” Analysis of the Proposed Project's consistency with this goal is contained within Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis in Section 4.10 Land Use and Planning.

The Proposed Project crosses land zoned for agricultural uses—specifically zone A70—within San Diego County. 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. The Proposed Project also crosses the zone S94 (i.e., Transportation and Utility Corridor), which is intended to create and protect existing or future transportation and utility corridors that may be located within areas zoned for

other uses. In this case, zone S94 is a corridor set aside within areas that are otherwise zoned for agriculture. Table 4.2-1: Agricultural Zoning Crossed by the Proposed Project lists the areas zoned for agriculture that are crossed by the Proposed Project ROW, along with the approximate milepost (MP) locations and land uses identified during field verification surveys. Section 4.10 Land Use and Planning provides more information on zoning.

City of San Diego

The City of San Diego's General Plan was reviewed for agricultural and forestry resource policies that are relevant to the Proposed Project. Though one of the General Plan's goals is to reduce land use conflicts between agricultural and other land uses, no specific policies regarding the protection of these resources were identified within these plans.

The Proposed Project crosses lands zoned for agriculture—specifically zones AG-1-1, AR-1-1, and AR-1-2—within the City of San Diego. Utility facilities, which include major transmission systems, are not an allowed use within zone AG-1-1, which allows for a wide range of agricultural uses. Zones AR-1-1 and AR-1-2 are designated for agricultural residential use, with a limit on the density of residences per acre in each zone, and utility facilities are permissible with a conditional use permit. Table 4.2-1: Agricultural Zoning Crossed by the Proposed Project lists the approximate MP locations where the Proposed Project crosses zones AG-1-1, AR-1-1, and AR-1-2.

City of Escondido

The City of Escondido's General Plan was reviewed for agricultural and forestry resource policies that are relevant to the Proposed Project. One objective of the General Plan seeks to preserve agricultural land, as described in Chapter VII, Section F of the City of Escondido General Plan. Analysis of the Proposed Project's consistency with this goal is contained within Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis in Section 4.10 Land Use and Planning.

The City of Escondido General Plan identifies agricultural lands proposed for inclusion in the city's Local Register of Historic Places. While historic agricultural lands have been identified by the City of Escondido for resource conservation planning purposes, most of the areas have been developed for urban use. Approximately 700 feet of proposed historic agricultural lands located on the corner of Felicita Avenue and Centre City Parkway may be crossed by the Proposed Project right-of-way (ROW) near MP 25.5; however, this area is currently occupied by a shopping center and parking lot, and it is not zoned for agricultural use. The Proposed Project does not cross any land zoned for agriculture by the City of Escondido.

City of Poway

The City of Poway's General Plan was reviewed for agricultural resource policies that are relevant to the Proposed Project. No specific policies regarding the protection of agricultural and forestry resources were identified within these plans. However, the City of Poway General Plan encourages the preservation of region-serving open space, including open space that is managed for agricultural production. The Proposed Project does not cross any land zoned for agriculture by the City of Poway.

Table 4.2-1: Agricultural Zoning Crossed by the Proposed Project

Zone	Approximate Distance Crossed (miles)	Approximate MPs	Current Land Use/ Agriculture Type¹
A70 (County of San Diego)	2.88	Rainbow Metering Station	Vacant/Undeveloped
		0.0 – 0.5	Vacant/Undeveloped
		3.3 – 4.0	Orchard/Vineyard
		5.8 to 6.2	Vacant/Undeveloped
		Mainline Valve (MLV) 2	Vacant/Undeveloped
		10.5 – 11.0	Vacant/Undeveloped; Intensive Agriculture
		MLV 3	Vacant/Undeveloped
		12.0 – 13.1	Developed; Vacant/Undeveloped
S94 (County of San Diego)	8.07	0.5 – 1.4	Vacant/Undeveloped; Orchard/Vineyard
		2.9 – 3.3	Vacant/Undeveloped; Orchard/Vineyard
		4.0 – 5.8	Orchard/Vineyard; Vacant/Undeveloped
		6.2 – 6.4	Vacant/Undeveloped
		8.7 – 9.3	Vacant/Undeveloped
		9.8 – 10.5	Vacant/Undeveloped; Orchard/Vineyard
		11.0 – 11.8	Vacant/Undeveloped
		16.5 – 17.1	Developed; Vacant/Undeveloped
		17.5 – 18.0	Vacant/Undeveloped
18.4 – 19.5	Vacant/Undeveloped; Intensive Agriculture		
AG-1-1 (City of San Diego)	1.08	29.3 – 30.4	Vacant/Undeveloped; Orchard/Vineyard
AR-1-1 (City of San Diego)	2.79	30.4 – 30.6	Orchard/Vineyard; Vacant/Undeveloped
		40.1 – 40.2	Developed

¹ Current land uses were identified during field reconnaissance surveys.

Zone	Approximate Distance Crossed (miles)	Approximate MPs	Current Land Use/ Agriculture Type¹
		44.3 – 46.8	Military Use
AR-1-2 (City of San Diego)	0.11	31.4 – 31.5	Developed

Sources: County of San Diego 2014; City of San Diego 2014

Agricultural Setting

The Proposed Project’s permanent footprint crosses Unique Farmland, Farmland of Local Importance, and Grazing Land. No other FMMP designations are crossed. Important Farmland in the vicinity of the Proposed Project is depicted in Attachment 4.2-A: FMMP Lands Crossed by the Proposed Project. In addition, the Proposed Project’s ROW will cross Williamson Act parcels located within the City of San Diego.

Table 4.2-2: FMMP and Williamson Act Lands within the Proposed Project’s Permanent Footprint details each applicable Important Farmland designation crossed by the Proposed Project’s permanent footprint and provides the approximate area and the corresponding MP or facility locations. No land under a Williamson Act contract is crossed by the Proposed Project’s permanent footprint. Table 4.2-3: FMMP Lands Crossed by the Proposed Project ROW details the Important Farmland designations and Williamson Act land where temporary workspaces (e.g., temporary construction ROW, horizontal directional drill [HDD] work areas, and laydown yards) are located, and provides the associated footprints and approximate MP locations. Land uses identified during field verification and vegetation surveys are also provided in each table.

Table 4.2-2: FMMP and Williamson Act Lands within the Proposed Project’s Permanent Footprint

Agriculture Designation	Approximate Area within ROW (Acres)	Approximate MPs	Current Land Use/ Agriculture Type²
Unique Farmland	0.09	MLV 1	Orchard/Vineyard
Grazing Land	0.34	Line 2010 Cross-Tie	Vacant/Undeveloped

Source: California DOC 2013c

Approximately 14.92 miles of land zoned for agricultural use by the County of San Diego (i.e., zones A70 and S94) and the City of San Diego (i.e., zones AG-1-1, AR-1-1, and AR-1-2) are crossed by the Proposed Project’s ROW. Each zone crossed was previously listed in Table 4.2-1: Agricultural Zoning Crossed by the Proposed Project.

² Current land uses were identified during field reconnaissance surveys. Where two land use types are listed, the ROW segment crosses multiple uses within the designated Important Farmland boundary.

Table 4.2-3: FMMP Lands Crossed by the Proposed Project ROW

Agriculture Designation	Approximate Area Within Workspace (Acres)	Approximate MPs	Current Land Use/ Agriculture Type Located in Temporary Workspace Areas
Farmland of Local Importance	3.80	MP 0.4	Vacant/Undeveloped
		MP 5.0	Vacant/Undeveloped
		MP 27.2 – MP 27.4	Vacant/Undeveloped
		MP 29.6 – MP 29.8	Vacant/Undeveloped
		MP 39.1	Vacant/Undeveloped
Unique Farmland	16.51	MP 1.4 – MP 1.5	Orchard/Vineyard
		MLV 1	Orchard/Vineyard
		MP 2.7 – MP 2.8	Orchard/Vineyard
		MP 3.3 – MP 3.6	Orchard/Vineyard
		MP 3.7 – MP 3.8	Orchard/Vineyard
		MP 10.5	Orchard/Vineyard
		MP 10.7	Intensive Agriculture ³
		MP 18.7	Intensive Agriculture
		MP 30.2 – MP 30.4	Orchard/Vineyard
		Lake Hodges HDD Work Area	Orchard/Vineyard
Laydown #6	Orchard/Vineyard		
Grazing Land	15.57	MP 34.9 – MP 35.2	Vacant/Undeveloped
		MP 38.6 ⁴	Vacant/Undeveloped
		MP 39.0 – MP 39.1	Vacant/Undeveloped
		MP 43.0 – MP 44.1	Vacant/Undeveloped
		MP 46.8 – MP 46.9	Vacant/Undeveloped
Williamson Act Contract	9.7	MP 0.8 – MP 1.1	Developed
		MP 4.3 to 4.5	Vacant/Undeveloped

Sources: California DOC 2013c; Insignia 2015

³ Intensive Agriculture includes dairies, nurseries, and/or chicken ranches.⁴ This analysis assumed that the approximately one-mile pre-lay segment—from near MP 37.8 to near MP 39.0—would not be used and that new pipe would be installed along the entire Proposed Project route; therefore, impacts within this area are likely overstated.

Forestry Setting

Section 12220(g) of the California Public Resources Code (PRC) defines forest as “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.” In addition, California PRC Section 4526 defined timberland as “land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.” Section 51104(g) of the CGC further defines a timberland production zone as “an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses”.

The Proposed Project does not cross any national or state forests or any lands managed for forestry purposes or any lands zoned as timberland production zones. The California Department of Forestry and Fire Protection’s (CAL FIRE’s) Fire and Resource Assessment Program uses a scale of 0 to 3 to assess an areas potential to generate timber resources, and areas with a Level 2 potential occur in the vicinity of the Proposed Project. However, these areas are small, isolated, and mainly occur in urbanized areas. Therefore, they were not further evaluated as timber or forestry resources.

During reconnaissance-level surveys, one of the recreational parks (San Dieguito River Park) crossed by the Proposed Project was identified as containing small areas of forested open space. However, the small, segregated forested areas within the park are not within the Proposed Project ROW. No other areas that meet the definitions of forest lands were identified within the Proposed Project ROW.

4.2.3 Impacts

Significance Criteria

Standards of significance were derived from Appendix G of the California Environmental Quality Act (CEQA) Guidelines. Impacts to agricultural and forestry resources will be considered significant if the Proposed Project:

- Converts Prime Farmland, Farmland of Statewide Importance, or Unique Farmland to non-agricultural use permanently or for a long period of time;
- Conflicts with existing zoning for agricultural use;
- Conflicts with a Williamson Act contract such that it must be cancelled; or
- Involves other changes in the existing environment, which—due to their location or nature—could result in the permanent or long-term conversion of farmland to a non-agricultural use.

Question 4.2a – Conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland

Construction – Less-than-Significant Impact

As shown in Table 4.2-2: FMMP and Williamson Act Lands within the Proposed Project's Permanent Footprint and Table 4.2-3: FMMP Lands Crossed by the Proposed Project ROW, the Proposed Project will permanently impact approximately 0.09 acre and temporarily impact approximately 16.51 acres of Unique Farmland. The Proposed Project will not result in any permanent or temporary impacts to Prime Farmland or Farmland of Statewide Importance. Where the ROW crosses Unique Farmland, impacts such as soil disturbance (e.g., the mixing of soil layers and soil compaction) may result from temporary staging and the use of construction equipment.

Temporary impacts of the Proposed Project will not result in permanent conversion of farmland to non-agricultural use. In addition, as shown in Table 4.2-3: FMMP Lands Crossed by the Proposed Project ROW, the approximately 16.51 acres of Unique Farmland that will be temporarily impacted are not part of one contiguous area of farmland conversion. Rather, they comprise several disjunct areas occurring along the periphery of the Proposed Project. APM-AG-01 and APM-AG-02 include requirements to protect agricultural soils within areas of temporary impact, including the salvage and replacement of topsoil; plowing of soils that become compacted; removal of any crushed stone or gravel used during construction; and verification that any fill used is free of noxious weeds and pests. The acreage impacts shown in Table 4.2-2: FMMP and Williamson Act Lands within the Proposed Project's Permanent Footprint depict a worst-case scenario, as the majority of the Proposed Project will be constructed within the road and road shoulder, where feasible, and may extend beyond the road shoulder. Every effort will be made to avoid removing or damaging existing vegetation and trees, and to avoid grading outside of the road shoulder. Impacts will be temporary and will not result in the permanent conversion of these lands to non-farmland use.

The Proposed Project will not result in permanent impacts to Prime Farmland or Farmland of Statewide Importance. However, one of the 10 aboveground MLVs—MLV 1—will be installed along the Proposed Project alignment in areas designated as Unique Farmland. MLV 1 will be installed within a block wall enclosure measuring approximately 50 feet by 75 feet, which will result in approximately 0.09 acre of permanent impacts to Unique Farmland. No other permanent impacts to farmlands listed in Section II(a) of Appendix G of the CEQA Guidelines will occur.

As previously discussed, temporary impacts resulting from the Proposed Project will not permanently convert Unique Farmland to non-agricultural use. The Proposed Project will result in the total permanent conversion of approximately 0.09 acre of Unique Farmland to non-agricultural use. The Proposed Project will not impact any Prime Farmland or Farmland of Statewide Importance. The impacts to Unique Farmland are relatively insignificant when compared to the scale of FMMP lands, as the impact accounts for less than 0.01 percent of the total designated Important Farmland in San Diego County as of 2010. Therefore, potential impacts will be less than significant with regard to the conversion of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland as a result of the Proposed Project.

Operation and Maintenance – No Impact

Operation and maintenance of the Proposed Project will generally involve various inspections once or twice a year. Activities will generally be limited to the aboveground facilities and will not involve the removal of cultivated agriculture or otherwise convert Prime Farmland, Farmland of Statewide Importance, or Unique Farmland to non-agricultural use. Therefore, operation and maintenance of the Proposed Project will not result in the conversion of farmland to non-agricultural use, and no impact will occur.

Question 4.2b – Zoning or Williamson Act Contract Conflicts – *Less-than-Significant Impact*

The Proposed Project crosses approximately 14.92 miles of land zoned for agriculture-related use in total. This includes approximately 1.08 miles of zone AG-1-1, approximately 2.8 miles of zone AR-1-1, and approximately 0.11 mile of zone AR-1-2 in the City of San Diego. Within the County of San Diego, this includes approximately 2.88 miles of zone A70 and approximately 8.07 miles of zone S94. Though construction activities associated with the Proposed Project will generally be confined to the road and road shoulder, the temporary ROW and two aboveground facilities extend out into these lands. However, no permanent change in zoning will be required for these areas.

Major transmission facilities are not permitted within the City of San Diego’s zone AG-1-1; however, no permanent aboveground facilities associated with the Proposed Project will be installed in this area and underground facilities will be installed at a depth that is sufficient to avoid conflict with agricultural activities, such as deep tillage, pursuant to APM-AG-03. Such facilities are allowed in zones AR-1-1 and AR-1-2 with a conditional use permit; however, no aboveground facilities are located within these zones. In addition, the majority of the City of San Diego’s zone AR-1-1 that is crossed by the Proposed Project is vacant land within MCAS Miramar and, therefore, is not subject to City of San Diego permitting requirements.

The County of San Diego’s zone S94 specifically provides a transportation and utilities corridor for facilities such as natural gas pipelines, and no zoning conflict will result from the Proposed Project in these areas. Two aboveground facilities—MLV 2 and MLV 3—will be installed within land zoned as A70 (limited agriculture) by the County of San Diego. Major impact services and utilities,⁵ as well as minor impact services and utilities,⁶ require a discretionary permit from the County of San Diego in zone A70. However, pursuant to Article XII, Section 8 of the California Constitution, the California Public Utilities Commission (CPUC) has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance and repair of natural gas pipeline transmission facilities; therefore, no zoning permits from the County of San Diego or City of San Diego will be required.

Approximately 9.7 acres of land under a Williamson Act contract is crossed by the Proposed Project ROW and will be temporarily impacted. However, workspace will be limited to within

⁵ Section 1350 of the County of San Diego’s Zoning Ordinance defines major impact services and utilities as “public or private services and utilities which have substantial impact.”

⁶ Section 1350 of the County of San Diego’s Zoning Ordinance defines minor impact services and utilities as “public utilities which have a local impact on surrounding properties and are necessary to provide essential services.”

the road and road shoulder, where feasible, and may extend outside of the road and into Williamson Act contract land. Where temporary disturbance is unavoidable, APM-AG-01 and APM-AG-02 will ensure that any impacted agricultural soils will be restored to pre-construction conditions following construction of the Proposed Project. APM-AG-03 will ensure that the pipeline is installed at a depth that is sufficient to avoid conflict with agricultural activities, such as deep tillage. No permanent aboveground facilities will be constructed within lands under a Williamson Act contract, and no permanent conflicts with agricultural activities will result; therefore, the Proposed Project will not require the cancellation of any Williamson Act contract.

Where the Proposed Project results in temporary impacts to land zoned for agriculture by the City and County of San Diego and land under a Williamson Act contract, the land will be restored following construction and will not result in any permanent conflicts with agricultural uses or Williamson Act requirements. The permanent facilities to be installed within County of San Diego land zoned for agriculture will not result in a significant conflict with the county's overall agricultural zoning, as the permanent footprint of these facilities is relatively small and located on the edge of existing roadways. Therefore, less-than-significant impacts will occur.

Question 4.2c – Conflict with Forest Land Zoning – *No Impact*

The Proposed Project is not located on and does not cross any land zoned for forest or timberland, or a timberland production zone. Therefore, the Proposed Project will not conflict with or cause the rezoning of forest lands, and there will be no impact.

Question 4.2d – Loss or Conversion of Forest Land

Construction – No Impact

The Proposed Project does not cross any national or state forests or lands managed for timber production. No areas that meet the regulatory definitions of a forest, as described in Section 4.2.2 Existing Conditions, are crossed by the Proposed Project. Though one recreational park—San Dieguito River Park⁷—within the Proposed Project ROW was identified as containing small, segregated areas of forested open space, none of the areas that are considered forest lands are crossed by the Proposed Project. Rather, the Proposed Project travels within and adjacent to Mule Hill Trail, an unpaved hiking trail, within the San Dieguito River Park. No other areas that meet the definitions of forest lands were identified within the Proposed Project ROW.

As previously discussed, the majority of the Proposed Project is located in urban areas where the workspace will be located within the road and the road shoulder, where feasible, and may extend beyond the road shoulder. Every effort will be made to avoid removing or damaging existing trees, as well as to avoid grading outside of the road shoulder. Because minimal tree removal is anticipated and because the Proposed Project will not result in a significant loss or conversion of forest lands, no impacts will occur.

⁷ Potential impacts to recreational facilities, including the San Dieguito River Park, are analyzed in Section 4.15 Recreation.

Operation and Maintenance – No Impact

Operation and maintenance of the Proposed Project will generally involve various inspections once or twice a year. Activities will generally be limited to the aboveground facilities and will not involve the removal of forest or otherwise convert forest land to non-forest use. In addition, operation and maintenance activities will be confined to permanent ROW and will not require new access roads. Therefore, operation and maintenance of the Proposed Project will not result in the loss or conversion of forest land, and no impact will occur.

Question 4.2e – Other Changes That Could Cause Conversion of Agricultural Lands

Construction – Less-than-Significant Impact

Question 4.2a – Conversion of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland discussed potential impacts to Important Farmland. In addition to the previously discussed FMMP lands, the Proposed Project’s temporary ROW and workspace will temporarily impact approximately 3.81 acres of Farmland of Local Importance and approximately 15.57 acres of Grazing Land. The permanent footprint from the Line 2010 Cross-Tie will impact approximately 0.34 acre of Grazing Land⁸. The locations where the Proposed Project crosses Farmland of Local Importance and Grazing Land are listed in Table 4.2-2: FMMP and Williamson Act Lands within the Proposed Project’s Permanent Footprint and Table 4.2-3: FMMP Lands Crossed by the Proposed Project ROW.

Reconnaissance-level surveys along the Proposed Project were conducted to determine areas that are currently cultivated for agricultural purposes. Current agricultural uses crossed by the Proposed Project ROW include orchard/vineyard and intensive agriculture (generally nurseries). The survey results determined that the Proposed Project’s temporary ROW crosses approximately 14.80 acres of land currently used for agricultural purposes.

Construction of the Proposed Project will result in temporary impacts to the designated and active agricultural areas described in the preceding paragraphs. The only portion of the Proposed Project that will result in permanent impacts to existing agricultural operations is within the permanent footprint of MLV 1, which will impact approximately 0.09 acre of existing orchard/vineyard. However, due to the small size of the footprint, permanent impacts will be less than significant. Of the agricultural operations identified within the Proposed Project’s ROW, only three separate areas of existing agricultural operations occur outside of FMMP-designated and agriculturally-zoned areas, including:

- less than 0.01 acre of intensive agricultural operations located near MP 8.2,
- approximately 0.04 acre of orchard/vineyard located near MP 13.8, and
- less than 0.01 acre of orchard/vineyard near MP 36.0.

All other areas of existing agricultural operations are reported in Table 4.2-1: Agricultural Zoning Crossed by the Proposed Project, Table 4.2-2: FMMP and Williamson Act Lands within

⁸ The Grazing Land to be impacted by the Line 2010 Cross-Tie is only accessible by MCAS Miramar and not currently utilized for livestock grazing purposes.

the Proposed Project's Permanent Footprint, and Table 4.2-3: FMMP Lands Crossed by the Proposed Project ROW through the "Current Land Use/Agricultural Type" column.

Temporary impacts to Farmland of Local Importance, Grazing Land, and existing agricultural operations as a result of construction of the Proposed Project will be the same as those described for Question 4.2a. APM-AG-01 and APM-AG-02 will be implemented to protect and restore agricultural soils, and APM-AG-03 will ensure that the pipeline is installed at a depth that is sufficient to avoid conflict with agricultural activities, such as deep tillage. In addition, to minimize temporary impacts to agricultural operations, APM-AG-04 will provide notification to agricultural landowners prior to initiation of construction activities that have the potential to impact the existing operations so that the landowners can plan accordingly. In addition, the Applicants will negotiate with property owners to compensate for any potential loss of agricultural production due to the construction of the Proposed Project. Therefore, impacts associated with changes to other agricultural lands will be less than significant.

Operation and Maintenance – No Impact

The Proposed Project will not result in other changes to the existing environment, which—due to their location or nature—could result in the permanent conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. This is largely due to the fact that the pipeline will be built underground—mainly within existing paved roads—with aboveground facilities located approximately every five miles. Operation and maintenance activities will not cause a change in the existing environment that would result in the conversion of agricultural land or forests to other uses. Therefore, no impact will occur.

4.2.4 Applicants-Proposed Measures

The Applicants have designed and incorporated the following APMs into the Proposed Project to avoid or minimize potential impacts to agricultural resources:

- **APM-AG-01:** The Applicants will salvage topsoil to the actual depth, but no more than 12 inches, where temporary ground disturbance will occur to Important Farmland or land that is currently used for agricultural purposes other than grazing. Segregated topsoil and subsoil will be maintained and kept separated throughout all construction activities. If the agricultural area is only used for minor temporary staging or limited construction activities, the Applicants' Environmental Inspector will determine if working on the topsoil will result in fewer impacts to the soil structure and function than stripping the topsoil. If work occurs on the topsoil, construction activities will be limited to avoid rutting (i.e., activities that are found to result in rutting will be halted).

If crushed stone or gravel will be used for equipment access in agricultural areas, the topsoil will first be stripped where feasible, and synthetic fabric will be applied over the subsoil prior to spreading the stone or gravel to facilitate removal. Any imported gravel, fill, or soil will be verified to be free of noxious weeds or soil pests prior to their application to construction sites within agricultural areas. Following construction within agricultural areas, excess stone/gravel and synthetic fabric will be removed prior to topsoil replacement. The segregated topsoil will be replaced immediately following the completion of construction activities in the area. In addition, excess rock will be

removed from the topsoil and disturbed areas will be restored to pre-construction conditions following construction.

- **APM-AG-02:** The Applicants will plow or rip the soil with a paraplow or other deep tillage equipment, where feasible, if construction activities cause severe soil compaction to land designated as Important Farmland or land that is currently used for agricultural purposes other than grazing. Plowing will be conducted prior to replacing the segregated topsoil in areas with no underground utilities or safety hazards.
- **APM-AG-03:** When adjacent pipelines or underground utilities exist in agricultural areas, the pipeline will be installed with at least the same depth of cover as the existing pipelines and utilities, except where the pipeline will be installed within the road or road shoulder. Where no adjacent pipelines or underground utilities exist in agricultural areas, the pipeline will be installed at a minimum depth of 48 inches to avoid conflict with typical tillage activities, except where the pipeline will be installed within the road or road shoulder.
- **APM-AG-04:** If construction activities have the potential to interfere with existing agricultural operations, the Applicants will provide notification to applicable property owners at least 30 days prior to initiating the associated construction activities.

4.2.5 References

CAL FIRE. 2012. The Fire and Resource Assessment Program. Online. <http://frap.fire.ca.gov/index.php>. Site visited October 9, 2014.

City of Escondido. 2012. City of Escondido General Plan. Online. <http://www.escondido.org/general-plan-update.aspx>. Site visited September 8, 2014.

City of Poway. 1991. City of Poway General Plan. Online. <http://www.poway.org/index.aspx/Modules/Index.aspx?page=1072>. Site visited September 8, 2014.

City of San Diego. 2008. City of San Diego General Plan. Online. <http://www.sandiego.gov/planning/genplan/#genplan>. Site visited September 8, 2014.

City of San Diego. 2014. Municipal Code. Online. <http://www.sandiego.gov/city-clerk/officialdocs/legisdocs/muni.shtml>. Site visited December 5, 2013.

County of San Diego. 2014. Zoning Ordinance. Online. <http://www.sandiegocounty.gov/content/sdc/pds/zoning.html>. Site visited November 13, 2014.

County of San Diego. 2011. County of San Diego General Plan. Online. <http://www.sdcounty.ca.gov/pds/generalplan.html>. Site visited September 8, 2014.

California DOC. 2013a. 2008-2010 Regional and Statewide Conservation Summary. Online. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/2008-2010.aspx>. Site visited November 13, 2014.

California DOC. 2013b. Important Farmland Categories. Online. http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx. Site visited September 8, 2014.

California DOC. 2013c. FMMP. Online. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>. Site visited January 26, 2015.

Federal Energy Regulatory Commission. 2013. Upland Erosion Control, Revegetation, and Maintenance Plan.

San Diego Association of Governments. Maps and GIS. Online. <http://www.sandag.org/index.asp?classid=21&fuseaction=home.classhome>. Site visited October 10, 2014.

SanGIS. 2012. Williamson Act parcel database information. Online. <http://www.sangis.org>. Site visited November 5, 2014.

State of California. 1965. Government Code Section 51200 et seq. The Williamson Act or The California Land Conservation Act of 1965.

ATTACHMENT 4.2-A: FMMP LANDS CROSSED BY THE PROPOSED PROJECT