4.2 AGRICULTURAL RESOURCES

This section evaluates the potential loss of agricultural resources due to implementation of the proposed DMP Update. Existing agricultural uses within Carlsbad are summarized, the various criteria and methods used to evaluate the significance and quality of agricultural land with a potential to be affected are outlined, and the potential impacts of the proposed DMP Update to agricultural resources are analyzed. The information presented in this section was derived from resources from the Farmland Mapping and Monitoring Program (FMMP) (CDC 2006a), the City's General Plan Land Use Element (1994b), General Plan Open Space and Conservation Element (1994a), Zoning Ordinance (1986), and the Williamson Act mapping for San Diego County (CDC 2006b).

4.2.1 Existing Conditions

4.2.1.1 Applicable Regulations and Policies

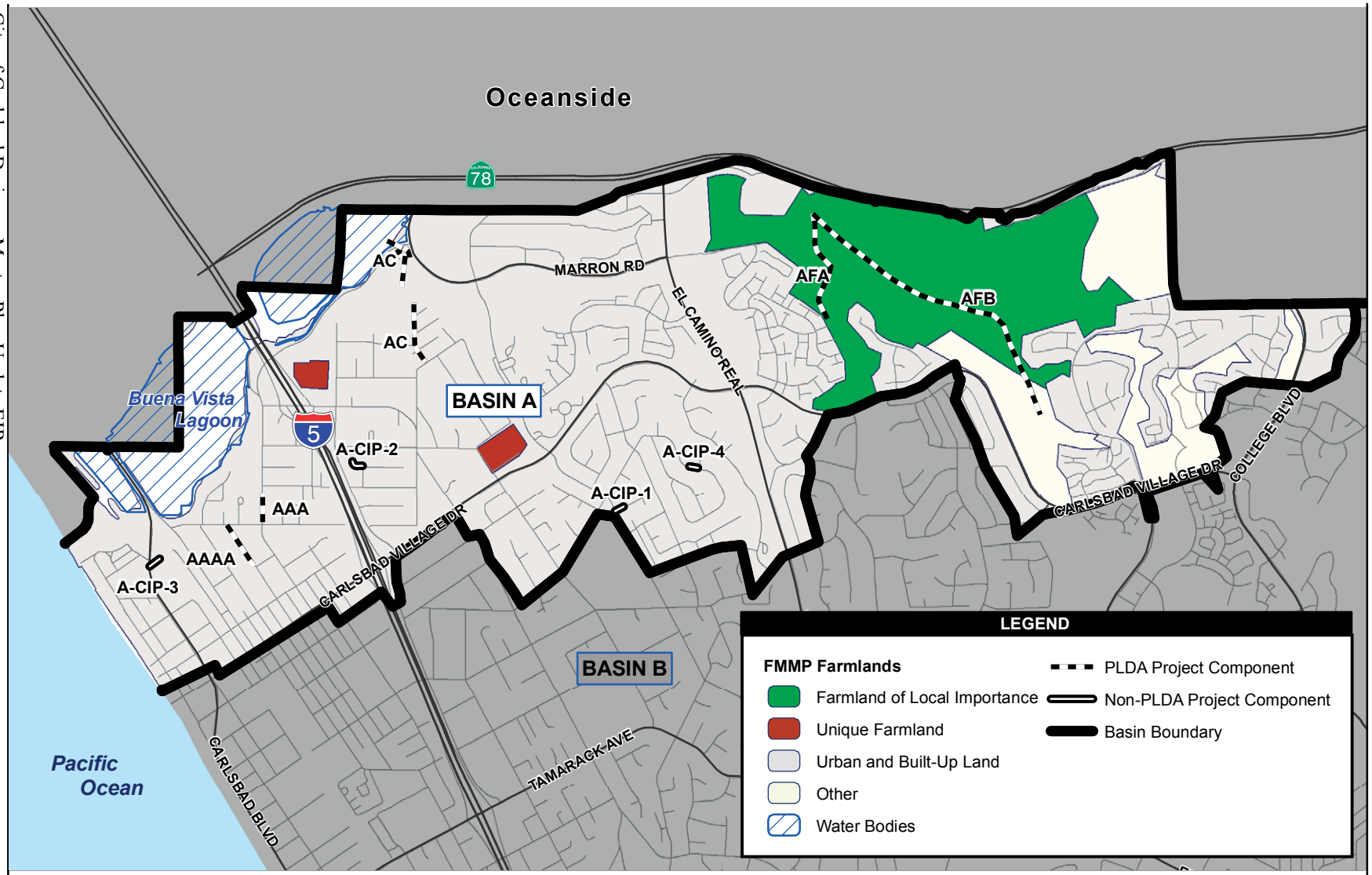
The following describes the plans, policies, and regulations related to agricultural resources that are applicable to implementation of the DMP Update projects (program and project level).

Farmland Mapping and Monitoring Program

The FMMP is a state program that monitors and documents land use changes that specifically affect the Country's agricultural land. The FMMP classifies the land's suitability for agricultural production, including physical and chemical characteristics of soils, as well as specified land use characteristics, and identifies Important Farmland based on those classifications. The FMMP classifies land as (1) Prime Farmland, (2) Farmland of Statewide Importance, (3) Unique Farmland, (4) Farmland of Local Importance, and other categories such as (5) Grazing Land, (6) Urban and Built-Up Land, and (7) Other Land. The first four categories are considered Important Farmland under the FMMP (CDC 2006a). FMMP data were obtained from the California Department of Conservation (CDC) Department of Land Resource Protection.

The various types of Important Farmland within Carlsbad's boundaries, as delineated by the FMMP, are illustrated in Figures 4.2-1 through 4.2-4 and summarized in Table 4.2-1. Approximately 3,533 acres of the city is categorized as Important Farmland. It should be noted that some areas identified as Important Farmland, particularly those shown as Farmland of Local Importance, may reflect historically farmed areas. Many of these areas now simply exist as unfarmed open space.

Path: P:\20040408\0135 Carlsbad Drainage Master Plan\5GIS\Mxd\PEIR\AG\2004\Drainage Basin A.mxd, 04/30/07, marraccinib



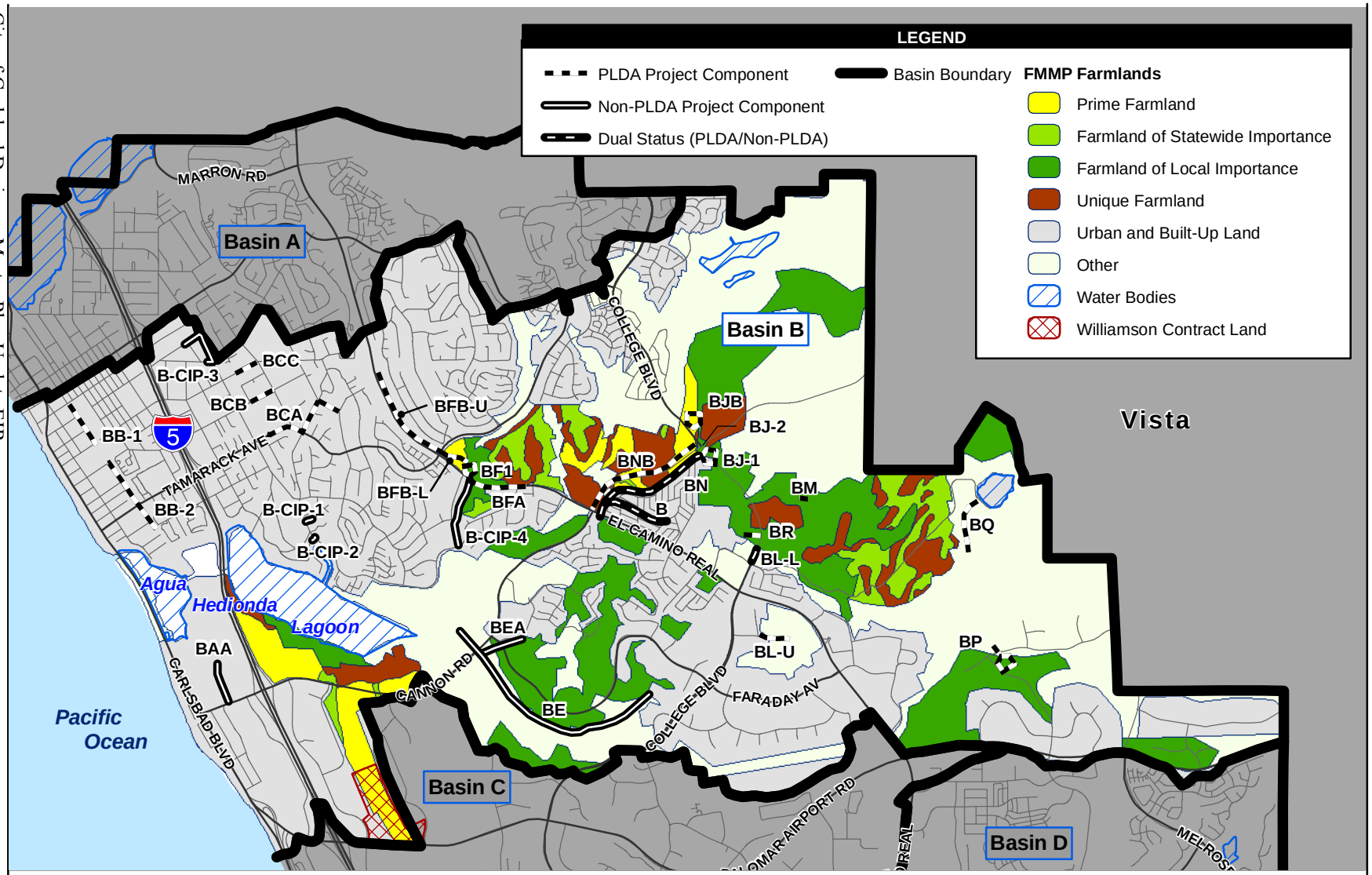
Source: SanGIS 2006; NRCS 2004

2,500 1,250 0 2,500 Feet

Scale: 1:30,000; 1 inch = 2,500 feet

Figure 4.2-1
FMMP Farmland Designations
Basin A

Path: P:\20040\40080135 Carlsbad Drainage Master Plan\5GIS\Mxd\PEIR\AG\2004\Drainage Basin B.mxd, 04/30/07, marraccinib



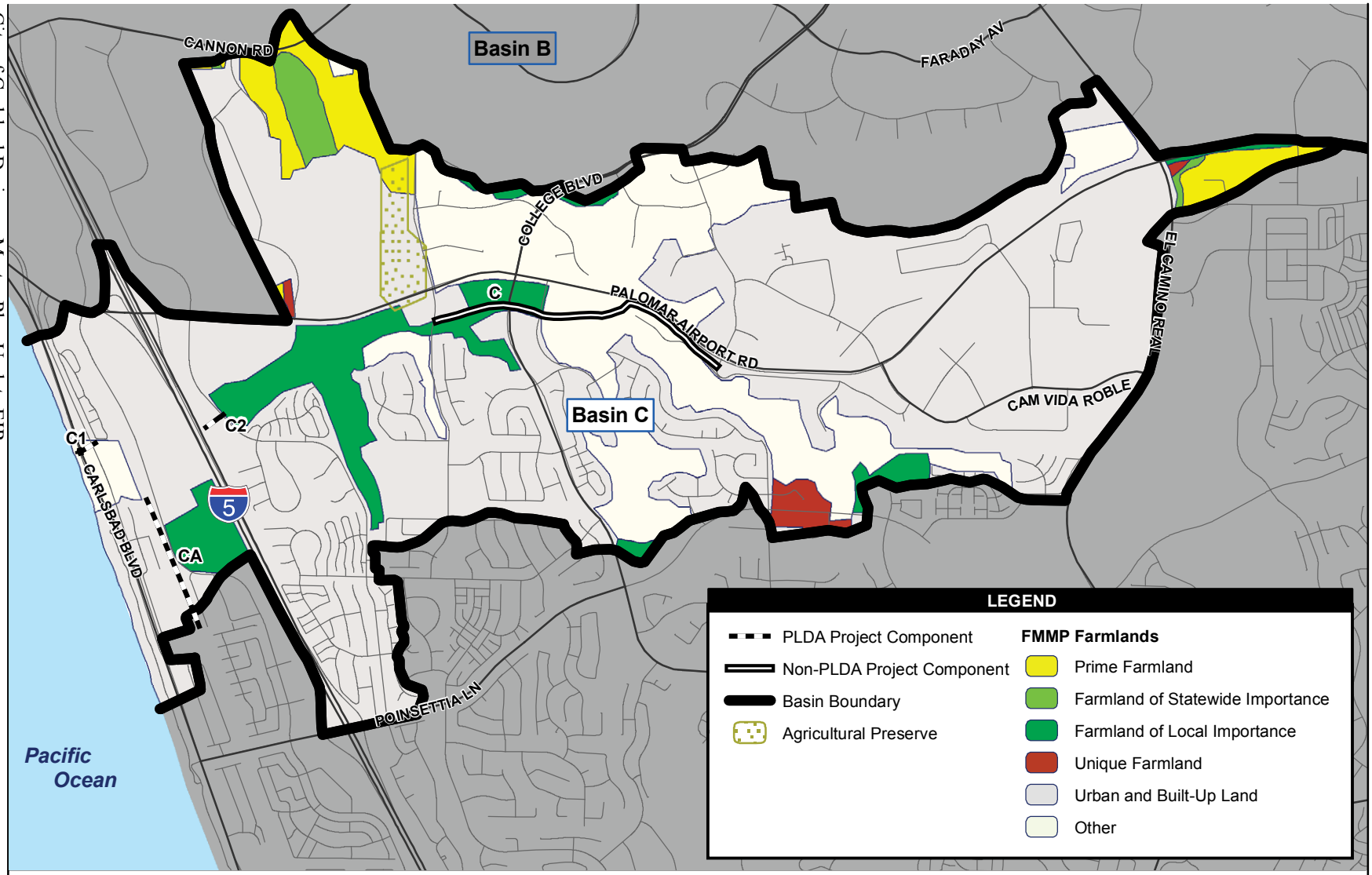
Source: SanGIS 2006, NRCS 2004

4,500 2,250 0 4,500 Feet

Scale: 1:54,087; 1 inch = 4,507 feet

Figure 4.2-2
FMMP Farmland Designations
Basin B

Path: P:\2004\04080135 Carlsbad Drainage Master Plan\5GIS\Mxd\PEIR\AG\2004\Drainage Basin C.mxd, 04/30/07, marraccinib



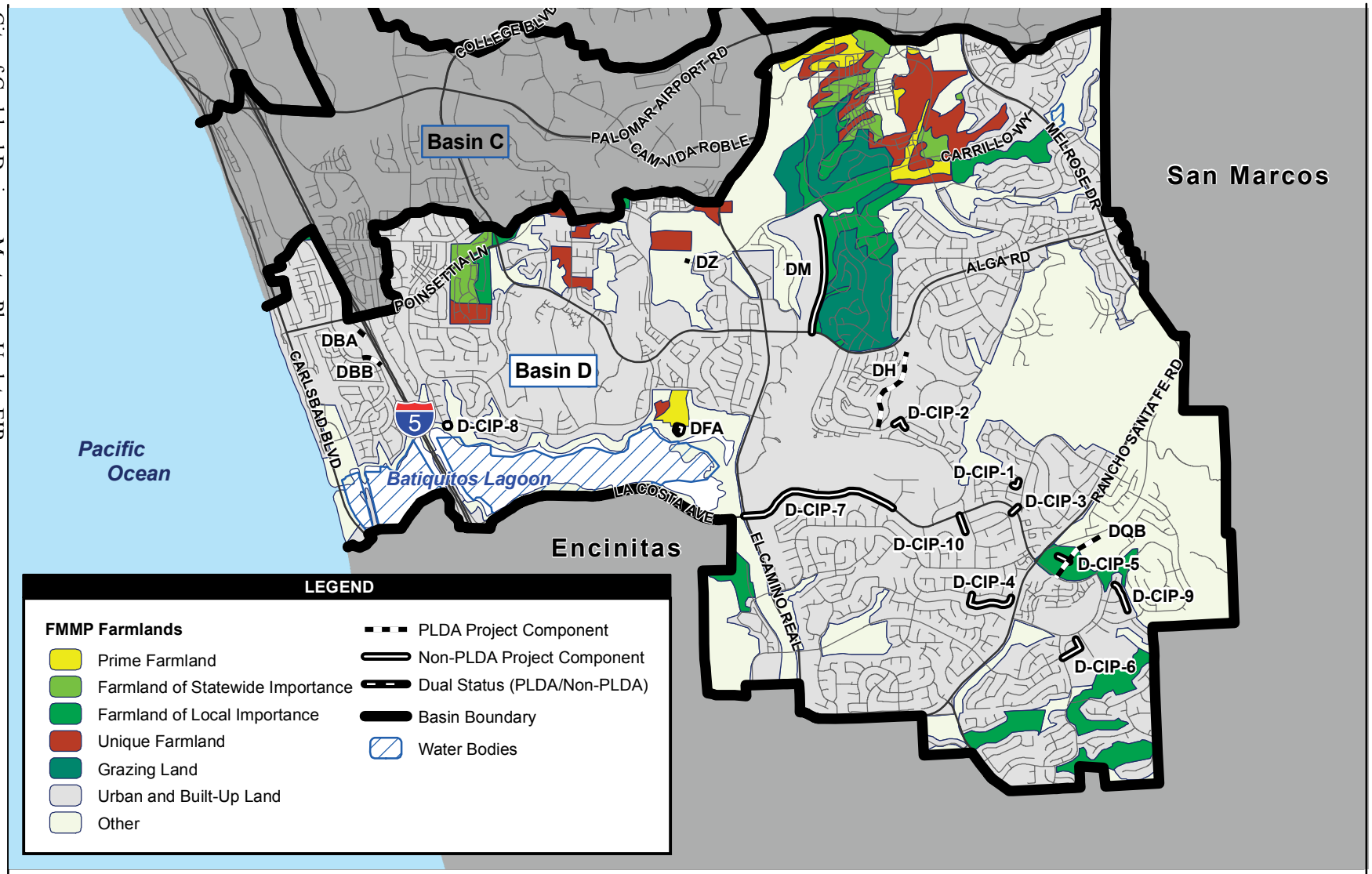
Source: SanGIS 2006; NRCS 2004

2,500 1,250 0 2,500 Feet

Scale: 1:30,000; 1 inch = 2,500 feet

Figure 4.2-3
FMMP Farmland Designations
Basin C

Path: P:\2004\04080135 Carlsbad Drainage Master Plan\5GIS\Mxd\PEIR\AG\2004\Drainage Basin D.mxd, 04/30/07, marraccinib



Source: SanGIS 2006; NRCS 2004

Figure 4.2-4
FMMP Farmland Designations
Basin D

Table 4.2-1
Designated Important Farmland in the City of Carlsbad

FMMP Farmland Category	Acres of Farmland				
	Basin A	Basin B	Basin C	Basin D	Total
Prime Farmland	0	409.7	98.6	70.8	579
Farmland of Statewide Importance	0	405.8	50.7	256.4	713
Unique Farmland	13.5	144.0	0	252.0	409
Farmland of Local Importance	290.9	1,046.2	166.7	328.1	1,832
Total	**304.4**	**1,705.7**	**316**	**907.3**	**3,533**

Source: CDC 2006a

General Plan

Land Use Element

The Land Use Element of the City's General Plan does not include a separate agricultural land use designation (City of Carlsbad 1994b) but rather incorporates agricultural land use into the open space designation. The Land Use Element of the City's General Plan includes goals to prevent premature conversion of agricultural land and support agricultural uses while planning for possible transitions to urban uses.

Open Space Element

The City's General Plan designates agricultural lands as Open Space for the Managed Production of Resources (City of Carlsbad 1994a). The City considers this type of open space designation as a Category 5 (lowest priority) for future open space planning.

Zoning Ordinance

The City's Zoning Ordinance identifies agricultural land under Exclusive Agriculture (E-A) (City of Carlsbad 1986). The intent of the E-A zone district is to provide for agricultural uses in areas that are not yet appropriate or suited for urban development and to protect and encourage agricultural uses wherever feasible. Only approximately 16.4 acres within the city is zoned E-A.

The Coastal Agriculture Overlay Zone recognizes agriculture as a priority use under the Coastal Act and protects that use by establishing mechanisms to ensure the continued and renewed agricultural use of agricultural lands. The LCP recognizes that long-term agriculture may not be feasible and establishes agriculture as an interim use. Therefore, this zone allows urban development of such lands if specific findings are made or mitigation measures are undertaken (as described above).

Williamson Act

The California Land Conservation Act (Williamson Act) of 1965 is the state's principal policy for the "preservation of a maximum amount of the limited supply of agricultural land" in the state (Government Code Section 51220). The purpose of the Williamson Act is to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Williamson Act creates an arrangement whereby private landowners contract with counties and cities to voluntarily restrict their land to agricultural and compatible open-space uses. In return for this guarantee by landowners, the government jurisdiction assesses taxes based on the agricultural value of the land rather than the market value, which typically results in a substantial reduction in property taxes. One area within Carlsbad (i.e., the Flower Fields), located between Palomar Airport Road and Cannon Road within Basins B and C and totaling approximately 343 acres, is under a Williamson Act contract (Figures 4.2-2 and 4.2-3).

A 31-acre agricultural preserve is located at the northwest intersection of Hidden Valley Road and Palomar Airport Road (Figure 4.2-3). However, no project components are proposed within or directly adjacent to this preserve.

4.2.1.2 Existing Agricultural Land Use

Program Level

While agriculture is, and has historically been, an important resource in Carlsbad, only an estimated 2,026 acres (8 percent) of the city is currently dedicated to agricultural land uses, primarily flower production. Only two small areas of the city, totaling approximately 16.4 acres, are zoned Exclusive Agricultural (one area is east and west of Aviara Parkway, south of Palomar Airport Road on the border of Basins B and C; the other area is east of and adjacent to El Camino Real, south of Camino Vida Robles, in Basin D). While the City recognizes the important value of agricultural lands and intends to support and secure agricultural uses for as long as possible prior to development, the City also recognizes that the pattern of development is

such that extensive areas of agricultural operations are unlikely to be available in the long term (City of Carlsbad 1994a).

Project Level

There are no agricultural land uses within the proposed project boundary for DMP Update components B and BN. The proposed project boundary is adjacent to land designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland (Figure 4.2-2), but no FMMP-designated farmland occurs within the proposed limits of work (CDC 2006a).

4.2.2 Significance Criteria

The DMP Update would result in potentially significant impacts to agricultural resources if it would:

- convert Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, as shown on the maps prepared pursuant to FMMP (i.e., Important Farmland), to nonagricultural use;
- conflict with existing General Plan policies, zoning for agricultural use, or a Williamson Act contract; or
- involve other changes in the existing environment, which, due to their location or nature, could result in conversion of agricultural land uses to nonagricultural use.

4.2.3 Impact Analysis

4.2.3.1 Program Level

Table 4.2-2 is a summary of the program level analysis for impacts to agricultural resources resulting from proposed PLDA project components. Table 4.2-3 summarizes the program level analysis for impacts to agricultural resources resulting from proposed non-PLDA project components. Although a number of proposed DMP Update components would be located within designated Important Farmland, none of these projects would involve the loss of Important Farmland or the conversion of existing agricultural land to nonagricultural uses because proposed DMP Update components would occur within existing drainage channels or involve rehabilitation/replacement of existing drainage facilities and would not affect agricultural land

Table 4.2-2
Potential Impacts to Agricultural Resources from Proposed DMP Update PLDA Project Components
Program Level Analysis

Project Component ID	Name	Designated Farmland Category	Williamson Contract Participant?	Zoned for Agricultural Use?	Conclusion
Basin A					
AAA	Jefferson Street Drainage Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
AAAA	Madison Street Drainage Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
AC	Highland Drive Drainage Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
AFA	Hidden Valley Drainage Restoration and Enhancement Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
AFB	North Calavera Hills Drainage Restoration and Enhancement Project	Farmland of Local Importance	No	No	The proposed project component would involve restoration and enhancement of an existing drainage channel. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
Basin B					
BB-1	Washington Street Drainage Improvements Phase I	None	No	No	No impact to agricultural resources would result from the proposed project component.
BB-2	Washington Street Drainage Improvements Phase II	None	No	No	No impact to agricultural resources would result from the proposed project component.
BCA	Park Drive/Tamarack Avenue Drainage Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
BCB	Magnolia Avenue Drainage Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
BCC	Chestnut Avenue Drainage Project	None	No	No	No impact to agricultural resources would result from the proposed project component.

Table 4.2-2. Potential Impacts to Agricultural Resources from Proposed DMP Update PLDA Project Components Program Level Analysis (Continued)

Project Component ID	Name	Designated Farmland Category	Williamson Contract Participant?	Zoned for Agricultural Use?	Conclusion
BF1	Kelly Drive Water Quality Basin Project	Farmland of Local Importance	No	No	The proposed project component would involve construction of a sediment basin within an existing drainage channel adjacent to an existing power line tower and access road. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
BFA	Country Store Storm Drain Project	Farmland of Local Importance	No	No	The proposed project component would be constructed within an existing road right-of-way. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
BFB-L	El Camino Real Drainage Project (Phase II)	Prime Farmland	No	No	The proposed project component would involve repair of an existing drainage channel and construction of an underground RCP. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
BFB-U	El Camino Real Drainage Project (Phase I)	None	No	No	No impact to agricultural resources would result from the proposed project component.
BJ-1	Rancho Carlsbad Retention Basin Project	Farmland of Local Importance	No	No	The proposed project component would be constructed within an existing drainage channel adjacent to an existing road right-of-way. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.

Table 4.2-2. Potential Impacts to Agricultural Resources from Proposed DMP Update PLDA Project Components Program Level Analysis (Continued)

Project Component ID	Name	Designated Farmland Category	Williamson Contract Participant?	Zoned for Agricultural Use?	Conclusion
BJB	College Boulevard Sedimentation Basin Structural Improvements Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
BL-L	College Boulevard Drainage Project Phase V – Downstream Portion	None	No	No	No impact to agricultural resources would result from the proposed project component.
BL-U	College Boulevard Drainage Project Phase IV – Upstream Portion	None	No	No	No impact to agricultural resources would result from the proposed project component.
BM	Cantarini Box Culvert Project	Farmland of Local Importance	No	No	The proposed culvert would be constructed within an existing drainage channel under two roadways. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
BNB	Calavera Creek Flood Control Improvement Phase II	Prime Farmland; Unique Farmland	No	No	The proposed project component would be located on property in the process of being developed (Robertson Ranch). Impacts from that development project are addressed in a separate environmental document (City of Carlsbad 2006). No additional impacts to agricultural resources would result from the proposed project component.
BP	Melrose Flood Retention Facility	Farmland of Local Importance	No	No	The proposed structure would be constructed within and existing drainage channel. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.

Table 4.2-2. Potential Impacts to Agricultural Resources from Proposed DMP Update PLDA Project Components Program Level Analysis (Continued)

Project Component ID	Name	Designated Farmland Category	Williamson Contract Participant?	Zoned for Agricultural Use?	Conclusion
BQ	Sunny Creek Road Restoration and Enhancement Project	None	No	No	No impact to agricultural resources would result from the proposed project component.
BR	Cantarini and Holly Springs Development	Farmland of Local Importance	No	No	The proposed project would involve construction of a culvert within an existing drainage under an existing roadway. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
Basin C					
C1	Carlsbad Boulevard South Drainage Improvements	None	No	No	No impact to agricultural resources would result from the proposed project component.
C2	Paseo Del Norte Drainage Improvements	None	No	No	No impact to agricultural resources would result from the proposed project component.
CA	Avenida Encinas Drainage Improvements	None	No	No	No impact to agricultural resources would result from the proposed project component.
Basin D					
DBA	Poinsettia Village Drainage Improvements	None	No	No	No impact to agricultural resources would result from the proposed project component.
DBB	Avenida Encinas Drainage Improvements	None	No	No	No impact to agricultural resources would result from the proposed project component.
DFA	Batiquitos Lagoon Stormwater Treatment System	None	No	No	No impact to agricultural resources would result from the proposed project component.
DH	Altiva Place Canyon Restoration and Enhancement Project	None	No	No	No impact to agricultural resources would result from the proposed project component.

Table 4.2-2. Potential Impacts to Agricultural Resources from Proposed DMP Update PLDA Project Components Program Level Analysis (Continued)

Project Component ID	Name	Designated Farmland Category	Williamson Contract Participant?	Zoned for Agricultural Use?	Conclusion
DQB	La Costa Town Center Drainage Improvements Project	Farmland of Local Importance	No	No	The proposed project component would involve construction of an underground RCP within an existing development. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
DZ	Poinsettia Lane Drainage Improvements	None	No	No	No impact to agricultural resources would result from the proposed project component.

Table 4.2-3
Potential Impacts to Agricultural Resources from
Proposed DMP Update Non-PLDA/CIP Project Components
Program Level Analysis

Project Component ID	Designated Farmland Category	Williamson Contract Participant?	Zoned for Agricultural Use?	Discussion
Basin A				
Non-PLDA Project Components				
No specific non-PLDA components have been identified in Basin A at this time.				
CIP Project Components				
A-CIP-1	None	No	No	No impact to agricultural resources would result from the proposed project component.
A-CIP-2	None	No	No	No impact to agricultural resources would result from the proposed project component.
A-CIP-3	None	No	No	No impact to agricultural resources would result from the proposed project component.
A-CIP-4	None	No	No	No impact to agricultural resources would result from the proposed project component.
Basin B				
Non-PLDA Project Components				
BAA	None	No	No	No impact to agricultural resources would result from the proposed project component.
BE	None	No	No	No impact to agricultural resources would result from the proposed project component.
BEA	Farmland of Local Importance	No	No	The proposed project component would involve enhancement of an existing drainage channel. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
BJ-2	Farmland of Local Importance	No	No	The proposed project would involve construction of a culvert within an existing drainage channel. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
BL-L	None	No	No	No impact to agricultural resources would result from the proposed project component.
CIP Project Components				
B-CIP-1 and B-CIP-2	None	No	No	No impact to agricultural resources would result from the proposed project component.

Table 4.2-3. Potential Impacts to Agricultural Resources from Proposed DMP Update Non-PLDA/CIP Project Components Program Level Analysis (Continued)

Project Component ID	Designated Farmland Category	Williamson Contract Participant?	Zoned for Agricultural Use?	Discussion
B-CIP-3	None	No	No	No impact to agricultural resources would result from the proposed project component.
B-CIP-4	Farmland of Local Importance	No	No	The proposed project component would involve rehabilitation of existing drainage facilities. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
Basin C				
Non-PLDA Project Components				
C	Farmland of Local Importance	No	No	The proposed project component would involve restoration of an existing drainage channel adjacent to a road right-of-way. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
CIP Project Components				
No specific CIP projects have been identified in Basin C at this time				
Basin D				
Non-PLDA Project Components				
DFA	None	No	No	No impact to agricultural resources would result from the proposed project component.
DM	None	No	No	No impact to agricultural resources would result from the proposed project component.
CIP Project Components				
D-CIP-1 through D-CIP-6	Farmland of Local Importance	No	No	The proposed project component would involve rehabilitation of existing storm drains within an existing development. No Important Farmland would be converted. Therefore, no impact to agricultural resources would result from the proposed project component.
D-CIP-7	None	No	No	No impact to agricultural resources would result from the proposed project component.
D-CIP-8	None	No	No	No impact to agricultural resources would result from the proposed project component.
D-CIP-9	None	No	No	No impact to agricultural resources would result from the proposed project component.
D-CIP-10	None	No	No	No impact to agricultural resources would result from the proposed project component.

resources or activities, or conflict with existing General Plan policies related to agricultural land use (see Tables 4.2-2 and 4.2-3). DMP Update components are not proposed within Williamson Act contract lands or areas zoned for agricultural use. Based on the analysis in Tables 4.2-2 and 4.2-3, potential impacts to agricultural resources would be less than significant.

4.2.3.2 Operation and Maintenance

Proposed operation and maintenance activities are anticipated to occur within existing or proposed DMP Update facilities (see Tables 4.2-2 and 4.2-3). Proposed operation and maintenance activities would not require the conversion of designated Important Farmland or the conversion of existing agricultural uses to nonagricultural uses. Operation and maintenance activities would be conducted primarily within existing drainage facilities and would not involve the construction of new structures on existing agricultural land or Important Farmlands and would not affect areas currently zoned for agricultural use or under a Williamson Act contract. Potential impacts to agricultural resources from operation and maintenance activities would be less than significant.

4.2.3.3 Project Level

PLDA Project Components

Although PLDA components B and BN are located adjacent to lands designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, none of the land within the project component boundaries is designated as Important Farmland (CDC 2006a). These areas are not suitable for agricultural uses. None of the land within the project limits is zoned for agricultural use or mapped by the County of San Diego as being protected under a Williamson Act contract (CDC 2006b). Therefore, project level PLDA components would not affect agricultural activities or resources, or conflict with General Plan policies related to agricultural land use. Potential impacts would be less than significant.

Non-PLDA Project Components

Although non-PLDA components B and BN are located adjacent to lands designated as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, none of the land within the project boundary is designated as Important Farmland (CDC 2006a). The proposed dredging and improvements within the creeks would affect channel bottom and banks. These areas are not suitable for agricultural uses. None of the land within the project limits is zoned for agricultural

use or mapped by the County of San Diego as being protected under a Williamson Act contract (CDC 2006b). Therefore, project level non-PLDA components would not affect agricultural activities or resources, or conflict with General Plan policies related to agricultural land use. Potential impacts would be less than significant.

4.2.4 Significance of Impacts

4.2.4.1 Program Level

No direct or indirect potentially significant short- or long-term impacts to agricultural resources are anticipated as a result of proposed program level DMP Update components.

4.2.4.2 Operation and Maintenance

No direct or indirect potentially significant short- or long-term impacts to agricultural resources are anticipated as a result of proposed operation and maintenance activities.

4.2.4.3 Project Level

No direct or indirect potentially significant short- or long-term impacts to agricultural resources are anticipated as a result of proposed project level DMP Update components.

4.2.5 Mitigation Measures

4.2.5.1 Program Level

No potentially significant impacts to agricultural resources are anticipated as a result of proposed program level DMP Update components; therefore, no mitigation would be required.

4.2.5.2 Operation and Maintenance

No potentially significant impacts to agricultural resources are anticipated as a result of proposed operation and maintenance activities; therefore, no mitigation would be required.

4.2.5.3 Project Level

No potentially significant impacts to agricultural resources are anticipated as a result of proposed project level DMP Update components; therefore no mitigation would be required.

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