4.1 AGRICULTURAL RESOURCES

*Agricultural Residential Cluster Subdivision. The Agricultural Residential Cluster Subdivision would permanently compromise the sustainability of a 676.7-acre grazing unit and would permanently convert ~~5~~ **21.2** acres of prime soil to non-agricultural uses. Impacts related to agricultural conversion would be Class I, significant and unavoidable. Land use compatibility conflicts may also arise between proposed urban uses and existing and future agricultural uses. Potential land use conflicts are Class I, significant and unavoidable.*

Future Development Program. Because no active application currently exists for the Future Development Program other than the Agricultural Residential Cluster Subdivision, the assessment of agricultural resources is based on a reasonable worst case scenario with regard to the location of future land uses within anticipated development areas. Buildout of the Future Development Program would result in similar Class I, significant and unavoidable, agricultural conversion impacts as the Agricultural Residential Cluster Subdivision alone. Agricultural land use compatibility impacts associated with the Future Development Program would also be Class I, significant and unavoidalbe.

4.1.1 Setting

a. Regional Agricultural Resources. California is the leading state in agricultural production in the United States and San Luis Obispo County consistently ranks within the top 20 counties of the State in overall agricultural productivity.

Agriculture makes a substantial contribution to the county economy and accounts for approximately 80% of the privately-owned land in the county. In 2005, San Luis Obispo County agricultural production totaled $596,753,000. The top five crops, by value in San Luis Obispo County in 2005 included: wine grapes ($194,373,000), cattle and calves ($53,071,000), broccoli ($50,062,000), vegetable transplants ($30,178,000), and strawberries ($29,367,000). The cow-calf industry has been one of the top value crops in the county since 1928, when crop reports were first conducted. The county has become an increasingly important wine-making region, and the trend of the 1990s to convert ranchlands to vineyards continues.

b. Santa Margarita Ranch Agricultural Resources. The Santa Margarita Ranch has been historically utilized for grazing and crop production since the late 1700s. Crops such as winegrapes and olives were cultivated in the Ranch Headquarters area (north of the community of Santa Margarita) and herds of horses, cattle and sheep were grazed on the surrounding rangelands. The area has been in continuous agricultural production since the Spanish Period and has been used historically for commercial horse, cattle, and sheep grazing and for the cultivation of commercial dryland hay, dryland grain, Sudan grass, seed, winegrapes, and pasture crops. As noted in the Cultural Landscape Report prepared for the property (refer to Appendix E), many ranching traditions, lifeways, crafts, and social institutions have been carried out continuously on the ranch for well more than a century. Existing agriculture infrastructure includes ranch wells and storage reservoirs. An existing vineyard (the Cuesta Ridge Vineyard) is located in the southern portion of the Ranch, including portions of the Agricultural Residential Cluster Subdivision Agricultural Conservation Easement (ACE) area and occupies approximately 1,100 acres, 974 acres of which are currently planted in vineyards. The remainder of the 14,000 acre Ranch, including the 676.7-acre grazing unit proposed for

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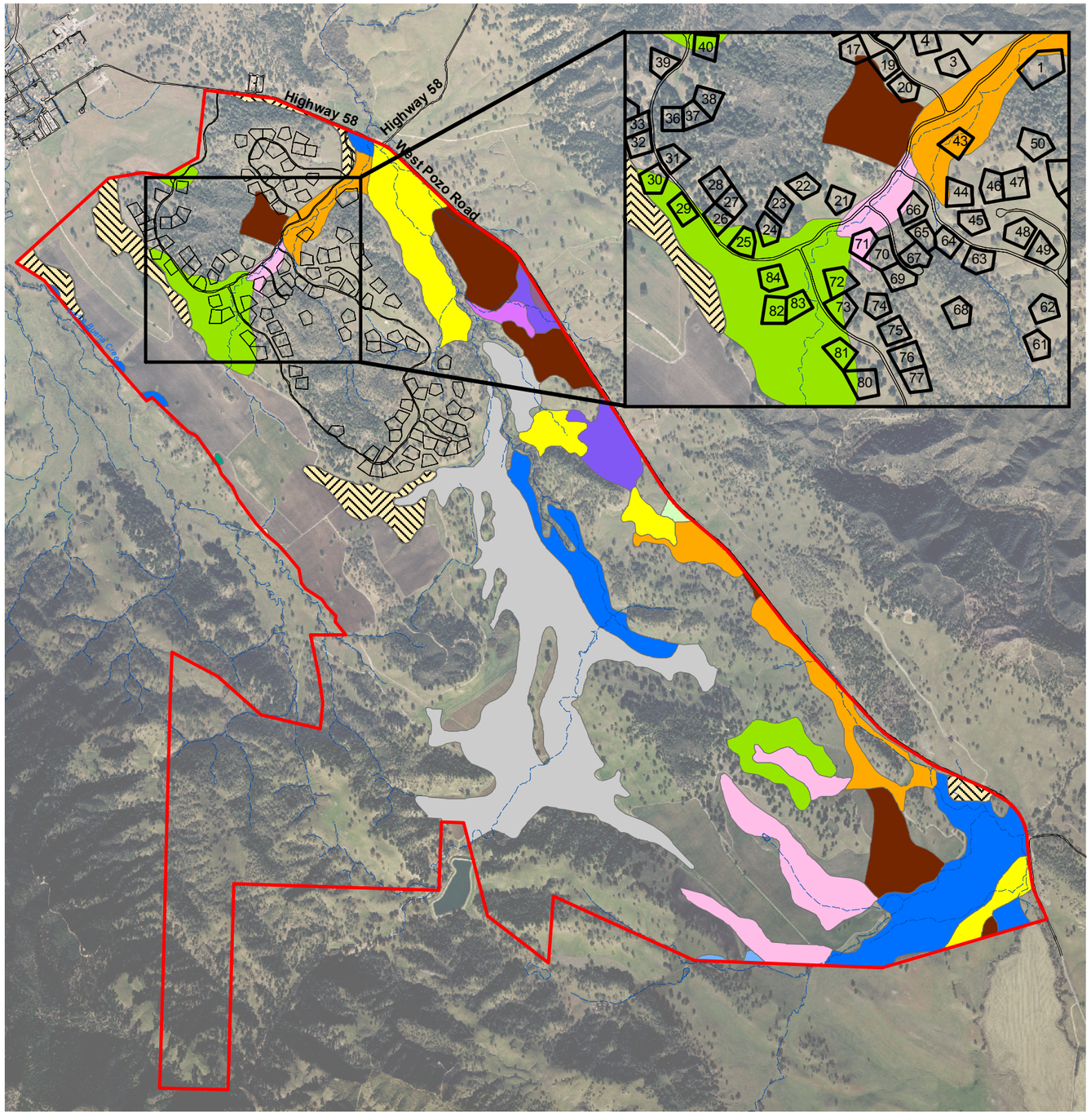
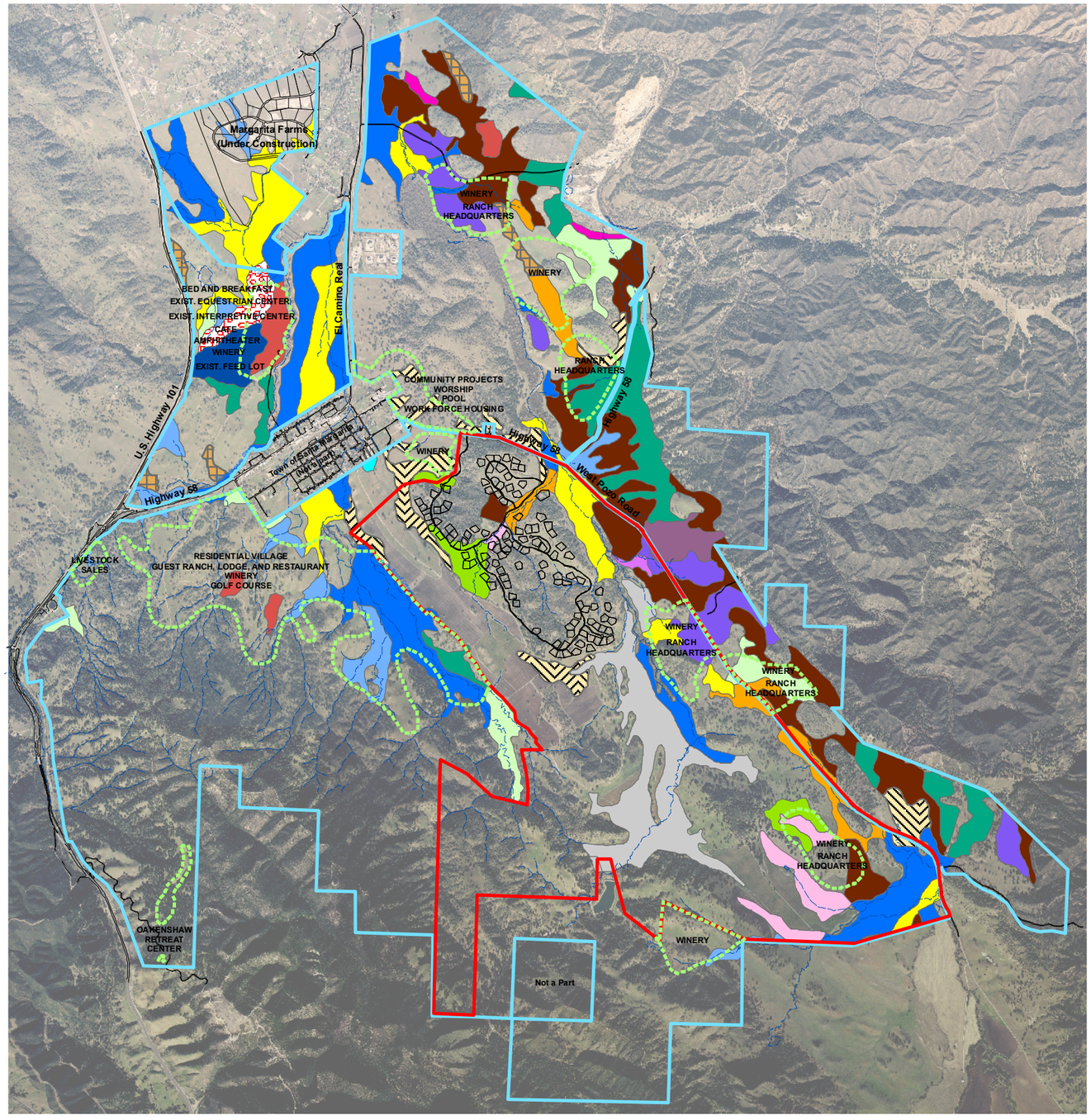


Proposed Agricultural
Residential Cluster Subdivision
Prime Agricultural Soils

Figure 4.1-1

Source: SSURGO, 2004, EDA Design Professionals, 2005.



TENTATIVE TRACT 2586 BOUNDARY
PROPOSED LOT LINES FOR TENTATIVE TRACT 2586 RESIDENTIAL CLUSTER SUBDIVISION
RANCH PROPERTY BOUNDARY
FUTURE DEVELOPMENT PROGRAM LAND USE LOCATIONS

PRIME AGRICULTURAL SOILS REGARDLESS OF IRRIGATION:

- 101, ARBUCKLE FINE SANDY LOAM, 2-9
- 102, ARBUCKLE-POSITAS COMPLEX, 9-15
- 106, ARBUCKLE-SAN YSIDRO COMPLEX, 2-9
- 116, BOTELLA SANDY LOAM, 2-9
- 138, ELDER LOAM, 0-2
- 139, ELDER LOAM, 2-9
- 147, HANFORD AND GREENFIELD FINE SANDY LOAMS, 0-2
- 148, HANFORD AND GREENFIELD FINE SANDY LOAMS, 2-9
- 183, PICO FINE SANDY LOAM, 0-2
- 188, RINCON CLAY LOAM, 2-9
- 191, RYER CLAY LOAM, 2-9
- 208, STILL CLAY LOAM, 0-2
- 209, STILL CLAY LOAM, 2-9

PRIME AGRICULTURAL SOILS IF IRRIGATED:

- 130, CLEAR LAKE CLAY, DRAINED
- 133, CROPLEY CLAY, 2-9
- 140, ELDER LOAM, 0-5
- 149, HANFORD AND GREENFIELD GRAVELLY SANDY LOAMS, 0-2
- 150, HANFORD AND GREENFIELD GRAVELLY SANDY LOAMS, 2-9
- 182, OCEANO LOAMY SAND, 2-9
- 207, STILL GRAVELLY LOAM, 0-2

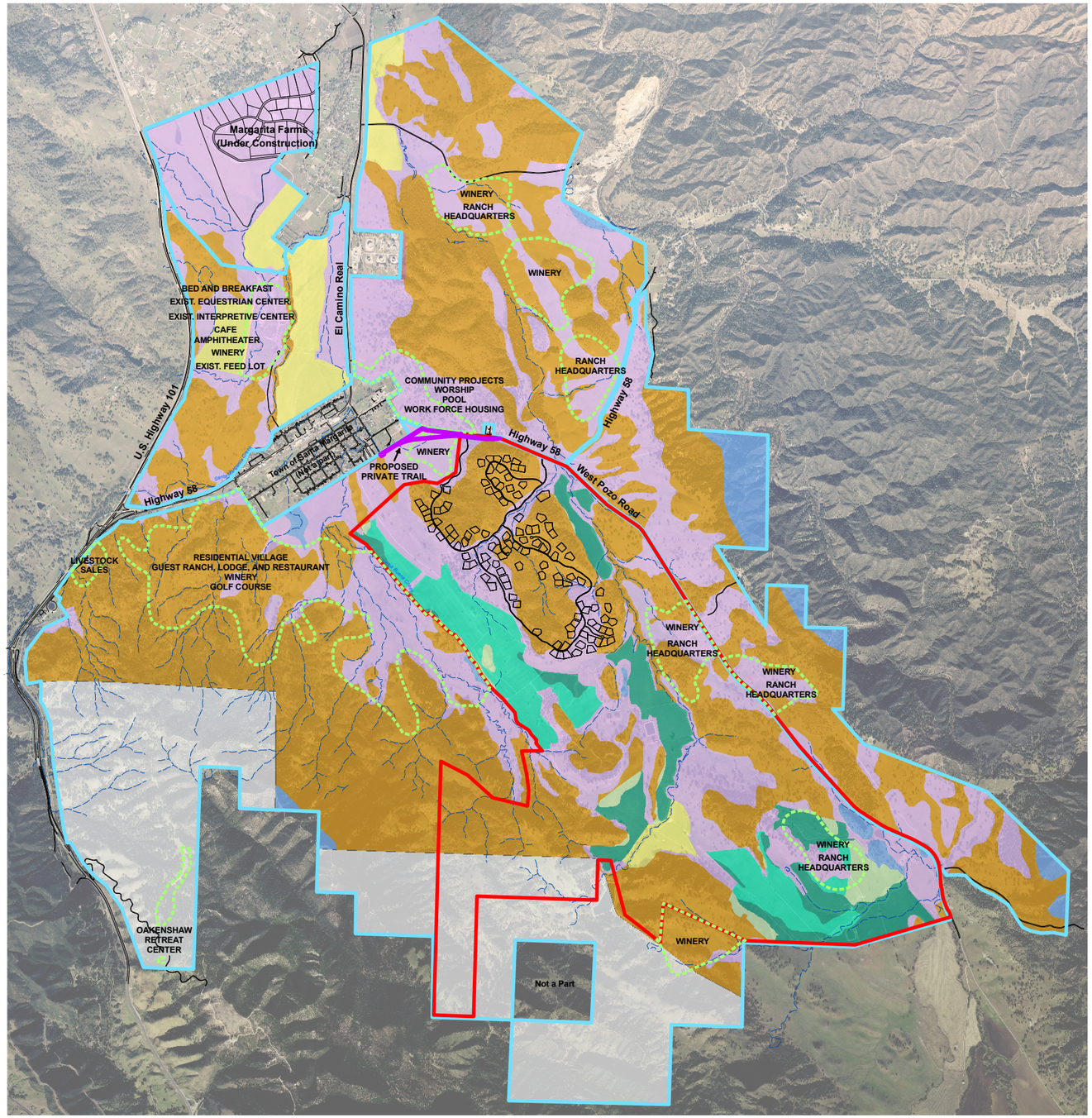
N

0 2,500 5,000 10,000 Feet

Future Development Program
Prime Agricultural Soils

Figure 4.1-2

Source: SSURGO, 2004, EDA Design Professionals, June 2006.



Farmland Mapping and Monitoring Program Map

Source: California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2004, EDA Design Professionals, June 2006.

Figure 4.1-3

Agricultural Residential Cluster Subdivision development, is currently used for cattle grazing. The Santa Margarita Ranch is one of the premier cattle ranches in the area.

Land Conservation Act. Preservation of agricultural, recreational and open space lands through agricultural preserve contracts between the County and property owners is a technique encouraged by the State. Agricultural preserve contracts are executed through procedures enabled by the California Land Conservation Act of 1965, also known as the Williamson Act. A contract may be entered into for property with agricultural, recreational and/or open space uses in return for decreased property taxes. The County Agricultural Preserve Rules of Procedure **(adopted July 2, 1991 and amended August 14, 2001)** require certain minimum parcel sizes and land use restrictions applicable to agricultural preserve lands under their respective contracts. **The Rules of Procedure additionally outline agricultural and compatible uses for lands subject to land conservation contracts.** Land Conservation Act contracts preserve agriculture and open space over a rolling term 10 year contract.

The inclusion of a parcel in a Williamson Act contract is entirely voluntary, and must have the consent of the property owner. None of the Ranch property is currently under Land Conservation Act (Williamson Act) contract.

Agricultural Conservation Easements. An agricultural conservation easement (ACE) is a deed restriction landowners voluntarily place on their property to protect resources such as productive agricultural land, ground and surface water, wildlife habitat, historic sites or scenic views. They are used by landowners to authorize a qualified conservation organization or public agency to monitor and enforce the restrictions set forth in the agreement.

The terms of ACE's can be tailored to suit the needs of the landowner and his or her property. While agricultural easements generally restrict all non-agricultural use of the land, continued ranching and farming are permitted, and some limited development may be allowed. For example, an ACE generally permits the construction of new farm buildings and can allow construction of a home for family members or the subdivision of a lot for resale. In addition, ACE's often permit commercial development related to the farm operation. The flexibility of these and other restrictions vary with the characteristics of the agricultural land and the conservation objectives of the easement. **In addition, it should be noted that the San Luis Obispo County Land Use Ordinance (LUO) precludes future subdivision of cluster project sites and restricts allowed uses.**

Similar to Land Conservation Act contracts, agricultural conservation easements are designed to keep land available for farming. However, conservation easements are permanent, while Land Conservation Act contracts preserves agriculture and open space over a rolling term 10 year contract. Although Land Conservation Act contracts are not permanent, they are generally more restrictive in the types of land uses that may be permitted on a protected parcel, compared to ACE's. None of the Ranch property is currently under an agricultural conservation easement.

c. Santa Margarita Ranch Soil Characteristics. ~~The individual characteristics~~ **Agricultural classifications** of each soil type found within the Santa Margarita Ranch property were analyzed based on their Capability Class**,** ~~and~~ **California Revised** Storie Index grade **and**

NRCS farmland designation. Capability Classes provide insight into the suitability of a soil for field crop uses based on factors that include texture, erosion, wetness, permeability, and fertility. ~~By USDA definition~~ **As defined in Government Code Section 51201 (California Land Conservation Act of 1965)**, Capability Class ~~I~~ **1** and Class ~~II~~ **2** soils qualify as prime soils~~, depending on irrigation~~. **The** Storie Index ~~ratings evaluate the agricultural suitability of a soil for intensive farming based on the soil depth, texture, density, drainage, alkali content and relief~~ **is a soil rating based on soil properties that govern a soil's potential for cultivated agriculture in California. The Storie Index assesses the productivity of a soil from the following four characteristics: factor A, degree of soil profile development; factor B, texture of the surface layer; factor C, slope; and factor X, manageable features, including drainage, micro relief, fertility, acidity, erosion, and salt content.** ~~By USDA definition~~ **As defined in Government Code Section 51201 (California Land Conservation Act of 1965)**, soils with a Storie Index from 80 to 100 qualify as prime soils. **Under the California Revised Storie Index, this translates to Grade 1 (excellent) index rating.** ~~Together the Capability Class and Storie Index can be used to help evaluate the soil suitability for agriculture.~~ **The NRCS farmland classification identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. It identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland.**

Santa Margarita Ranch soils and their Capability Class, **California Revised** Storie Index Rating, and **NRCS** ~~Prime Soil~~ **farmland** classification are shown in Table 4.1-1. Prime soils are defined as those with a Land Capability Class of ~~I~~ **1** or ~~II~~ **2,** ~~or~~ a **California Revised** Storie Index of ~~80 to 100~~ **Grade One (Excellent), or an NRCS farmland classification of "prime farmland if irrigated."**

Table 4.1-1 Santa Margarita Ranch Soil ~~Characteristics~~ Map Units and Agricultural Classifications

Map Unit	Name	Capability Class		CA Revised Storie Index	NRCS Prime ~~Soil~~ Farmland Classification	Prime Soil?
		Irrigated	Non-Irrigated			
101	Arbuckle fine~~-~~ sandy loam (2 – 9% slopes)	~~II~~ **3**	~~IV~~ **4**	~~85~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
102	Arbuckle-Positas complex (9 – 15% slopes)	~~III~~ **4**	~~IV~~ **4**	~~59~~ **Grade One – Excellent**	No~~n-~~**t** Prime **Farmland**	**Yes**
103	Arbuckle-Positas complex (15 – 30% slopes)	~~IV~~ **6**	~~IV~~ **6**	~~45~~ **Grade Two – Good**	No~~n-~~**t** Prime **Farmland**	**No**
104	Arbuckle-Positas complex (30 – 50% slopes)	~~NA~~ **7**	~~VI~~ **7**	~~28~~ **Grade Three - Fair**	No~~n-~~**t** Prime **Farmland**	**No**
106	Arbuckle-San Ysidro complex (2 – 9% slopes)	~~III~~ **3**	~~IV~~ **4**	~~72~~ **Grade One – Excellent**	~~Non-Prime~~ **Farmland of Statewide Importance**	**Yes**
108	Arnold-San Andreas complex (30 – 75% slopes)	~~NA~~ **7**	~~VII~~ **7**	~~13~~ **Grade Four – Poor**	No~~n-~~**t** Prime **Farmland**	**No**
109	Ayar and Diablo soils (9 – 15% slopes)	~~III~~ **3**	~~IV~~ **4**	43 **Not Rated**	No~~n-~~**t** Prime **Farmland**	**No**
110	Ayar and Diablo soils (15 – 30% slopes)	~~IV~~ **4**	~~IV~~ **4**	~~36~~ **Not Rated**	No~~n-~~**t** Prime **Farmland**	**No**

Table 4.1-1 Santa Margarita Ranch Soil ~~Characteristics~~ Map Units and Agricultural Classifications

Map Unit	Name	Capability Class		CA Revised Storie Index	NRCS Prime ~~Soil~~ Farmland Classification	Prime Soil?
		Irrigated	Non-Irrigated			
114	Balcom-Nacimiento association, moderately steep	~~NA~~ **4**	~~IV~~ **4**	~~28 to 25~~ **Grade Three – Fair**	Non~~-~~**t** Prime **Farmland**	**No**
116	Botella sandy loam (2 – 9% slopes)	~~II~~ **2**	~~IV~~ **4**	~~77~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
126	Cieneba coarse sandy loam (30 – 75% slopes)	~~NA~~ **7**	~~VIII~~ **7**	~~6~~ **Grade Six – Nonagricultural**	Non~~-~~**t** Prime **Farmland**	**No**
127	Cieneba-Andregg ~~coarse sandy loams~~ **complex** (30 – 75% slopes)	~~NA~~ **7**	~~VII~~ **7**	~~10~~ **Grade Five – Very Poor**	Non~~-~~**t** Prime **Farmland**	**No**
129	Clear Lake clay	~~NA~~ **3**	~~IV~~ **4**	~~21~~ **Grade Five – Very Poor**	Non~~-~~**t** Prime **Farmland**	**No**
130	Clear Lake clay, drained	~~II~~ **2**	~~IV~~ **4**	~~38~~ **Grade Three – Fair**	Prime **Farmland if Irrigated**	**Yes**
133	~~Cropely~~ **Cropley** clay (2 – 9% slopes)	~~II~~ **2**	~~IV~~ **4**	~~38~~ **Grade Three – Fair**	Prime **Farmland if Irrigated**	**Yes**
134	Dibble clay loam (9 – 15% slopes)	~~III~~ **3**	~~IV~~ **4**	~~35~~ **Grade Three – Fair**	Non~~-~~**t** Prime **Farmland**	**No**
138	Elder loam (0 – 2% slopes)	~~I~~ **1**	~~IV~~ **4**	~~100~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
139	Elder loam (2 – 9% slopes)	~~II~~ **2**	~~IV~~ **4**	~~90~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
140	Elder loam, flooded (0 – 5% slopes)	~~II~~ **2**	~~IV~~ **4**	~~85~~ **Grade Two – Good**	Prime **Farmland if Irrigated and Drained**	**Yes**
143	Gaviota-San Andreas association, very steep	~~NA~~ **7**	~~VII~~ **7**	~~7 to 12~~ **Not Rated**	Non~~-~~**t** Prime **Farmland**	**No**
144	Gazos shaly clay loam (9 – 30% slopes)	~~IV~~ **4**	~~IV~~ **4**	~~28~~ **Grade Four – Poor**	Non~~-~~**t** Prime **Farmland**	**No**
145	Gazos shaly clay loam (30 – 50% slopes)	~~NA~~ **6**	~~VI~~ **6**	~~16~~ **Grade Five – Very Poor**	Non~~-~~**t** Prime **Farmland**	**No**
147	Hanford and Greenfield ~~fine sandy loams~~ **soils** (0 – 2% slopes)	~~I~~ **1**	~~IV~~ **4**	~~100~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
148	Hanford and Greenfield ~~fine sandy loams~~ **soils** (2 – 9% slopes)	~~II~~ **2**	~~IV~~ **4**	~~85~~ **Grade One – Excellent**	~~Prime~~ **Farmland of Statewide Importance**	**Yes**
149	Hanford and Greenfield gravelly sandy loams (0 – 2% slopes)	~~II~~ **2**	~~IV~~ **4**	~~70~~ **Grade Three – Fair**	Prime **Farmland if Irrigated**	**Yes**
150	Hanford and Greenfield gravelly sandy loams (2 – 9% slopes)	~~II~~ **2**	~~IV~~ **4**	~~63~~ **Grade Three – Fair**	~~Non-Prime~~ **Prime Farmland if Irrigated**	**Yes**
152	Linne-Calodo complex (9 – 30% slopes)	~~IV~~ **4**	~~IV~~ **4**	~~39~~ **Grade Four – Poor**	Non~~-~~**t** Prime **Farmland**	**No**
153	Linne-Calodo complex (30 – 50% slopes)	NA	~~VI~~ **NA**	~~22~~ **Grade Four – Poor**	Non~~-~~**t** Prime **Farmland**	**No**
162	Lompico-McMullin complex (50 – 75% slopes)	~~NA~~ **7**	~~VII~~ **7**	~~9~~ **Grade Four – Poor**	Non~~-~~**t** Prime **Farmland**	**No**
166	Metz loamy sand (0 – 5% slopes)	~~III~~ **3**	~~IV~~ **4**	~~61~~ **Grade Two – Good**	~~Non-Prime~~ **Farmland of Statewide Importance**	**No**

Table 4.1-1 Santa Margarita Ranch Soil ~~Characteristics~~ Map Units and Agricultural Classifications

Map Unit	Name	Capability Class		CA Revised Storie Index	NRCS Prime ~~Soil~~ Farmland Classification	Prime Soil?
		Irrigated	Non-Irrigated			
167	Metz-Tujunga complex, occasionally flooded (0 – 5% slopes)	~~NA~~ **3**	~~IV~~ **4**	~~55~~ **Grade Two – Good**	No~~n~~**t** Prime **Farmland**	**No**
169	Millsholm-Dibble clay loams (15 – 30% slopes)	NA	~~VI~~ **NA**	~~20~~ **Not Rated**	No~~n~~**t** Prime **Farmland**	**No**
170	Millsholm-Dibble clay loams (30 – 50% slopes)	~~NA~~ **6**	~~VII~~ **6**	~~15~~ **Not Rated**	No~~n~~**t** Prime **Farmland**	**No**
177	Nacimiento-Ayar complex (9 – 30% slopes)	~~IV~~ **4**	~~IV~~ **4**	~~49~~ **Grade Three – Fair**	No~~n~~**t** Prime **Farmland**	**No**
179	Nacimiento-Los Osos complex (9 – 30% slopes)	~~IV~~ **4**	~~IV~~ **4**	~~33~~ **Not Rated**	No~~n~~**t** Prime **Farmland**	**No**
182	Oceano loamy sand (2 – 9% slopes)	~~III~~ **3**	~~VI~~ **6**	~~68~~ **Grade Two – Good**	~~Non-Prime~~ **Prime Farmland if Irrigated**	**Yes**
183	Pico fine sandy loam (0 – 2% slopes)	~~I~~ **1**	~~IV~~ **4**	~~100~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
185	Pits	~~Not Assigned~~ **8**	~~Not Assigned~~ **8**	Not ~~Assigned~~ **Rated**	~~Not Assigned~~ **Not Prime Farmland**	**No**
188	Rincon clay loam (2 – 9% slopes)	~~II~~ **2**	~~IV~~ **4**	~~58~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
190	Rock outcrop-Gaviota complex (30 – 75% slopes)	~~NA~~ **8**	~~VIII~~ **8**	~~1~~ **Not Rated**	No~~n~~**t** Prime **Farmland**	**No**
191	Ryer clay loam (2 – 9% slopes)	~~II~~ **2**	~~IV~~ **4**	~~58~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
192	San Andreas sandy loam (15 – 30% slopes)	~~IV~~ **4**	~~IV~~ **4**	~~35~~ **Grade Three – Fair**	No~~n~~**t** Prime **Farmland**	**No**
193	San Andreas-Arujo ~~sandy loams~~ **complex** (9 – 15% slopes)	~~III~~ **3**	~~IV~~ **4**	~~50~~ **Not Rated**	~~Non-Prime~~ **Farmland of Statewide Importance**	**No**
198	Santa Lucia-Lopez complex (15 – ~~30~~ **50**% slopes)	~~NA~~ **6**	~~VI~~ **6**	~~50~~ **Not Rated**	No~~n~~**t** Prime **Farmland**	**No**
199	Santa Lucia-Gazos complex (50 – 75% slopes)	~~NA~~ **7**	~~VII~~ **7**	~~7~~ **Not Rated**	No~~n~~**t** Prime **Farmland**	**No**
202	Shimmon loam (30 – 50% slopes)	~~NA~~ **6**	~~VI~~ **6**	~~23~~ **Grade Four – Poor**	No~~n~~**t** Prime **Farmland**	**No**
203	Shimmon-Dibble association, steep	~~NA~~ **6**	~~VI~~ **6**	~~18~~ **Grade Four – Poor**	No~~n~~**t** Prime **Farmland**	**No**
204	Shimmon-Dibble association, very steep	~~NA~~ **7**	~~VII~~ **7**	~~11~~ **Grade Four – Poor**	No~~n~~**t** Prime **Farmland**	**No**
207	Still ~~clay~~ **gravelly** loam (0 – 2% slopes)	~~I~~ **2**	~~IV~~ **4**	~~85~~ **Grade Three – Fair**	Prime **Farmland if Irrigated**	**Yes**
208	Still clay loam (~~2 – 9~~ **0 – 2**% slopes)	~~II~~ **1**	~~IV~~ **4**	~~76~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**
209	Still ~~gravelly~~ **clay** loam (~~0 – 2~~ **2 – 9**% slopes)	~~II~~ **2**	~~IV~~ **4**	~~80~~ **Grade One – Excellent**	Prime **Farmland if Irrigated**	**Yes**

Table 4.1-1 Santa Margarita Ranch Soil ~~Characteristics~~ Map Units and Agricultural Classifications

Map Unit	Name	Capability Class		CA Revised Storie Index	NRCS Prime ~~Soil~~ Farmland Classification	Prime Soil?
		Irrigated	Non-Irrigated			
210	Vista coarse sandy loam (9 – 15% slopes)	~~NA~~ **4**	~~IV~~ **4**	~~36~~ **Grade Three – Fair**	No~~n~~**t** Prime **Farmland**	**No**
211	Vista-Cieneba ~~coarse sandy loams~~ **complex** (15 – 30% slopes)	~~NA~~ **4**	~~VI~~ **6**	~~22~~ **Grade Three – Fair**	No~~n~~**t** Prime **Farmland**	**No**
212	Xerofluvents-Riverwas**h** association	~~NA~~ **6**	~~VIII~~ **8**	~~17~~ **Not Rated**	No~~n~~**t** Prime **Farmland**	**No**

Sources: U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), Soil Survey of San Luis Obispo County, California, Paso Robles Area, May 1983. ***Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/ accessed 8/3/2007.***

A total of 54 soil ~~types~~ **map units** occur on the Santa Margarita Ranch. Of these soils, ~~nine (9)~~ **13** are considered prime regardless of irrigation **(i.e. have a California Revised Storie Index of Grade One)**, while ~~16~~ **20** (total) are considered prime if irrigated.[1]

d. Santa Margarita Ranch Farmland Characteristics. The California Department of Conservation (DOC) identifies and designates important farmlands throughout the State (2004) (refer to Figure 4.1-3). **DOC important farmlands differ from the NRCS farmland classification because the NRCS farmland classification is based solely on soil quality, while the DOC important farmland designation is based on both soil quality and current land use. According to the DOC important farmland mapping, T**~~t~~he Santa Margarita Ranch contains approximately 416 acres of Prime Farmland. The Ranch also contains approximately 389 acres of Farmland of Statewide Importance and 105 acres of Unique Farmland. In addition, the Ranch contains approximately 443 acres of Farmland of Local Importance and 3,788 acres of Farmland of Local Potential. Examples of Farmland of Local Importance include dry farmed areas of the ranch, while examples of Farmland of Local Potential includes some of the ranch that is currently used for grazing that has soils that are suitable for farming but are not cultivated at this time. Some areas of the ranch that have been previously mapped as Prime Farmland or as Farmland of Statewide Importance may be included in this category if the land has not been in agricultural irrigation for the last four years. The Santa Margarita Ranch contains approximately 5,868 acres of land designated as Grazing Land. These ranch lands are currently used primarily for cattle grazing.

Approximately 2,340 acres in the southern portion of the Ranch property have not been mapped by the Department of Conservation. Therefore, important farmlands data is not available for this area (refer to Figure 4.1-3). Approximately 258 acres of the Ranch are designated as Other Land.

[1] This distinction is made because the Land Capability Class and NRCS farmland classification may change depending on irrigation, while the California Revised Storie Index does not. Irrigation is available in the project area.

Refer to Section 4.6, *Geologic Stability*, for a detailed discussion of soil characteristics as they impact Agricultural Residential Cluster Subdivision and Future Development Program development.

e. Available Forage. The term available forage refers to the portion of the forage, expressed as weight of forage per unit land area, which is accessible for consumption by a grazing animal. Available forage is an important component in calculating stocking rate, or the amount of land allotted to each animal for the entire grazeable portion of the year.

Available forage production throughout the Santa Margarita Ranch ranges from 200 pounds per acre to 2,750 pounds per acre. Available forage of 200 lbs/acre permits approximately 1 animal unit per 50 acres, while available forage of 2,750 lbs/acre permits approximately 1 animal unit per 4 acres [one animal unit equates to 1,000 pounds of grazing animal(s)]. Generally, available forage is greatest for the fine loamy bottom, loamy bottom, clayey, and fine loamy range sites and less for the sandy or shallow soil range sites. Areas of thistle infestation will also reduce the availability of palatable forage.

f. Existing Cropland and Rangeland Conditions. Based solely on soil characteristics taken from NRCS data, the Ranch contains approximately 7,174 acres suitable for the production of a variety of crops including, but not limited to, alfalfa, barley, grain hay, wheat, almonds, walnuts, olives, irrigated pasture, safflower, vegetables, seed and other crops suited to the ranch's microclimates. Of the above 7,174 acres, approximately 6,276 acres are suitable for winegrapes, again, based solely on soil characteristics and regional soil uses.

Range condition compares the present forage production capacity of an area to a desirable standard and is a product of long-term grazing management. Most of the ranch has a good to excellent range condition comprised of a mixture of palatable annual grasses and perennial bunch grasses, which would be expected, based on soil types and climatic conditions. Rangeland assessments typically equate stocking rates to a particular "level" or intensity of cattle grazing. Existing cattle stocking on the entire Ranch is light to moderate with ample residual dry matter on a ranch-wide basis that shows a management commitment to high-quality stewardship practices. Stocking has been lighter than normal to allow the ranch to rest (Filipponi, pers. comm., 2006). Rangeland conditions on the Agricultural Residential Cluster Subdivision site are excellent with a light to moderate livestock stocking rate and ample residual dry matter. Cattle distribution is predicated by management practices, available water, cross fencing, temperatures, slope, and access. Existing cattle distribution continues to improve with new cross-fencing and livestock water observed in many locations.

The Ranch's stocking rate is currently about 660 cow/calve pairs, 40 bulls, and 85 heifers that equates to about 750 animal units per year (Filipponi, pers. comm., 2006). With additional cross fencing and livestock water development, and with continued thistle control, approximately 900 to 1,000 animal units could be grazed at a moderate level of grazing on the ranch.

As an agricultural cluster subdivision, the Agricultural Residential Cluster Subdivision component of the proposed project is subject to the County's Agricultural Lands Clustering Ordinance (Section 22.22.150 of the Land Use Ordinance). Refer to Appendix C, *Policy Consistency*, for discussion of the Agricultural Subdivision Ordinance.

4.1.2 Impact Analysis

a. Methodology and Significance Thresholds. The conversion of prime agricultural land to non-agricultural use or impairment of the productivity of prime agricultural land is a significant unavoidable impact. The conversion of ~~Capability Class I and II~~ prime soils to urban uses constitutes such an impact. **As a reasonable worst case scenario, the EIR considers soils prime if they meet either State or federal definitions of prime agricultural land or prime farmland, respectively. The State defines prime agricultural land as follows (Government Code § 51201):**

> **(c) "Prime agricultural land" means any of the following:**
> **(1) All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service land use capability classification [now referred to in the Arabic numerals 1 and 2].**
> **(2) Land which qualifies for rating 80 through 100 in the Storie Index Rating [Under the California Revised Storie Index, this translates to Grade 1 (excellent) index rating].**
> **(3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United State Department of Agriculture.**

As defined in the Code of Federal Regulations (CFR) Title 7 (Agriculture) § 657.5(a) (1), prime farmland is defined as follows:

> **Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses.**

Soils are designated as prime farmland by the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), in accordance with 7 CFR § 657.5. As a matter of federal law and County policy [refer to San Luis Obispo County's Agriculture and Open Space Element Appendix C (Agricultural Mapping Criteria)], NRCS farmland classifications of "prime farmland if irrigated" are also considered prime.

Based on the State and federal definitions of prime agricultural land and prime farmland outlined above, for the purposes of this EIR, prime soils are defined as those with a Land Capability Class of 1 or 2, a California Revised Storie Index of Grade One (Excellent), or an NRCS farmland classification of "prime farmland if irrigated." In accordance with Appendix G of the State CEQA Guidelines impacts would be significant if development under the Agricultural Residential Cluster Subdivision or the Future Development Program would result in any of the following:

- *Convert Prime Farmland, Unique Farmland, 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 nonagricultural use;*
- *Conflict with existing zoning for agricultural use, or a Williamson Act contract; and/or*

- *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.*

For the purposes of this analysis, "Farmland" includes land which is currently under agricultural production (including grazing).

b. Agricultural Residential Cluster Subdivision Impacts and Mitigation Measures.

Agricultural Residential Cluster Subdivision Impact AG-1	**The proposed Agricultural Residential Cluster Subdivision would permanently compromise the sustainability of a 676.7-acre grazing unit and would permanently convert ~~5~~ 21.2 acres containing prime soils to non-agricultural uses. Impacts related to agricultural conversion would be Class I, *significant and unavoidable*.**

As illustrated in Figure 4.1-3, the Agricultural Residential Cluster Subdivision area is primarily composed of Grazing Land (as defined by the California Department of Conservation, Farmland Mapping and Monitoring Program). The proposed Agricultural Residential Cluster Subdivision includes 111 clustered residential parcels, one ranch headquarters unit (located on Parcel 42), and related infrastructure, which would directly convert approximately 163 acres from existing grazing use to residential use. In addition, based on the non-contiguous layout of the proposed lots, approximately 513 acres of the grazing unit (including areas between and around lots) would not be suitable for grazing after development of proposed residential lots because of inherent incompatibilities between residential uses and cattle grazing (refer to Agricultural Residential Cluster Subdivision Impact AG-2 for a discussion of potential land use conflicts). As a result, the 676.7-acre grazing unit would no longer meet the California Department of Conservation Farmland Mapping criteria for Grazing Land **(defined as land on which the existing vegetation is suited to the grazing of livestock, based on technical soil ratings and current land use)** and would instead be classified as Other Land/~~r~~**R**ural ~~r~~**R**esidential **(defined as land not included in any other mapping category, including low density rural development)**. In addition, **using a ratio of 1 animal unit per 8 acres based on the rangeland productivity of soil types within the Agricultural Residential Cluster Subdivision area [U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), *Soil Survey of San Luis Obispo County, California, Paso Robles Area*, May 1983],** conversion of the 676.7-acre grazing unit would result in a reduction in the overall carrying capacity of the Ranch by 85 animal units per year.

In addition to permanently compromising the sustainability of a 676.7-acre grazing unit, the proposed Agricultural Residential Cluster Subdivision would permanently convert prime agricultural soils. Prime soils are defined as those with a Land Capability Class of ~~I~~ **1** or ~~II~~ **2,** ~~or~~ a **California Revised** Storie Index of ~~80 to 100~~ **Grade One (Excellent), or an NRCS farmland classification of "prime farmland if irrigated."** Of the 32 soil ~~types~~ **map units** that are found on the Agricultural Residential Cluster Subdivision site, ~~four~~ **eight** are considered prime regardless of irrigation **(i.e. have a California Revised Storie Index of Grade One)**, while ~~10~~ **14** (total) are considered prime if irrigated.

Of the 163 acres that would be directly converted by Agricultural Residential Cluster Subdivision development, ~~one~~ **four** soil type**s** occur~~s~~ that ~~is~~ **are** considered ~~a~~ prime soil**s**

regardless of irrigation status [**Arbuckle-Positas complex (9 – 15% slopes), Botella sandy loam (2 – 9% slopes),** Elder loam (2 - 9% slopes)**, and Still clay loam (0 – 2% slopes)**]. ~~However, t~~**T**wo additional soil types occur that are considered prime if irrigated: [~~Botella sandy loam (2 – 9% slopes) and~~ Cropley clay (2 – 9% slopes**) and Oceano loamy sand (0 – 2% slopes)**]. In total, these soils comprise approximately ~~5~~ **21.2** acres near the center of the Agricultural Residential Cluster Subdivision area (refer to inset in Figure 4.1-1). Therefore, the Agricultural Residential Cluster Subdivision could result in the direct conversion of ~~5~~ **21.2** acres of prime agricultural soils. **In addition, although prime soils located outside of direct development areas but within the 676.7 acre grazing unit would not be directly converted by the proposed development, these areas would nonetheless be impacted because they would no longer be viable for commercial agriculture due to the adjacency of residential development. These areas would therefore be secondarily converted by the Agricultural Residential Cluster Subdivision.**

Refer to Appendix C, *Policy Consistency*, for an analysis of the Agricultural Residential Cluster Subdivision's potential inconsistency with the County's Agricultural Lands Clustering Ordinance (Section 22.22.150 of the Land Use Ordinance). ~~**It should also be noted that Section 22.22.152(D) of the Land Use Ordinance requires that the open space area of an agricultural residential cluster subdivision be at least 95% of the gross site area, with clustered development allowed on the remaining 5%. The proposed Agricultural Residential Cluster Subdivision would convert approximately 17.9% of the gross site area, placing only 82.1% of the site in open space.**~~

Mitigation Measures. No feasible measures are available that would mitigate impacts to the grazing unit and prime soils located on the Agricultural Residential Cluster Subdivision site without substantial redesign of the proposed Agricultural Residential Cluster Subdivision.

Residual Impacts. Impacts would remain Class I, s*ignificant and unavoidable*.

Agricultural Residential Cluster Subdivision Impact AG-2	**The proposed Agricultural Residential Cluster Subdivision would create conflicts between proposed urban uses and existing and future agricultural uses. Potential land use conflicts are a Class I, *significant and unavoidable*, impact.**

Active grazing lands and vineyards are located on the Agricultural Residential Cluster Subdivision site, within and adjacent to proposed development areas. **In addition, approximately 1,026 acres of additional vineyards (above existing plantings), as well as approximately 500 acres of orchards, are planned throughout the Ranch property.** Since the proposed residential development would remove existing grazing uses from the site, the majority of development would be located at least 500 feet from adjacent grazing land uses. However, Lots 1, 53, 54, 56, 78, 79, 80, 82, 87, 99, 100, 101, 108 and 115 would be located within 500 feet of ~~adjacent~~ **existing** on-site vineyards (the Cuesta Ridge Vineyard) **while Lots 39 and 40 would be located within 500 feet of potential vineyards**. According to the San Luis Obispo County Agricultural Commissioners' Office, based on a lot-specific review of site conditions relative to adjacent **existing and potential** agricultural uses, the locations of proposed residential parcels are considered compatible with the adjacent agricultural production areas, and additional buffer distances are not required with the exception of Lots 1, **39, 40,** 99 and 100. **It should be noted, however, that the Agricultural Commissioner recommends that Lots 39**

and 40 be relocated at least 500 feet from the northwestern project boundary. Because the relocation areas have not been identified, and because such relocations would fundamentally alter the proposed project evaluated in this EIR, this cannot be required as mitigation. ~~Nevertheless, t~~ **T**he proposed residential uses would be expected to result in potential conflicts between the existing on-site agricultural operations and new non-agricultural uses. Potential land use conflicts are described below.

Impacts to Agricultural Uses. Implementation of the proposed residential development would generate approximately 302 residents. The 112 residential units and associated 302 people in the Santa Margarita area would constitute an approximate 22.8% increase in the existing population of the Santa Margarita community, which was estimated as 1,325 people as of the year 2005. Residential development adjacent to farmland can have several negative impacts on the continued on-site and adjacent agricultural production activities. Direct physical impacts resulting from trespassing may include vandalism to farm equipment and theft of crops. These can result in indirect economic impacts. These impacts are potentially significant but mitigable.

Other indirect impacts to agriculture from nearby urban uses can affect the long-term viability of such operations. Increased regulations and liability insurance to protect the farmer from adjacent urban uses cost time and money. Some farmers sensitive to nearby public uses voluntarily limit their hours of operation and do not intensively use the portions of their property closest to urban uses, in effect establishing informal buffer zones on their own property. This has the effect of lowering the crop yield, and therefore the long-term economic viability, of the agricultural operation. Over time, this may provide an incentive for the property owners of adjacent lands under Williamson Act contract to file a notice of non-renewal.

Impacts to Residential Uses. Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. Other incompatibilities include unpredictable behavior by cattle in the presence of pedestrians, bicyclists, and/or domestic pets. The County's right to farm ordinance provides, as a good neighbor policy, for disclosure to residents of the inherent potential problems associated with the purchase of residential properties adjacent to agricultural uses [Sec 5.16.020]. In addition, the ordinance also provides for alternative dispute resolution [Sec 5.16.090].

The County Department of Agriculture/Measurement Standards maintains recommended standards for setbacks (buffers) and screening techniques between development and agricultural property. Buffers are used to address a range of compatibility issues that can either impact the agricultural operation (trespass, litter, vandalism, theft, and general liability issues) or adjacent residents (dust, day and night-time noise, odor, and heavy vehicle traffic). Legal pesticide use would continue to be allowed for vineyard operations, gopher or weed control on the project site. However, some legal pesticides are restricted if residences are in close proximity. Therefore, the development of residences in close proximately to agricultural operations can limit certain legal pesticide applications. The County of San Luis Obispo has developed agricultural buffer polices and procedures that recommend buffer distance ranges for intensive and non-intensive agricultural uses from proposed residential uses. These buffers are designed to reduce land use incompatibilities. Intensive uses include vineyards and non-intensive uses include rangeland/pasture uses outside of the residential portion of the Agricultural Residential Cluster Subdivision site. The County requires vineyard buffers ranging between 200 to 600 feet, and rangeland buffers are recommended of 50-100 feet from residential

uses. Given the non-contiguous design of the proposed Agricultural Residential Cluster Subdivision, buffers would not effectively mitigate incompatibilities. Therefore, grazing activities on the existing 676.~~6~~**7**-acre grazing unit could not practicably occur. In addition, although **with mitigation** the location of proposed residential lots satisfies buffer distances recommended by the County Agricultural Commissioners Office, **with the exception of Lots 39 and 40,** ongoing agricultural operations could result in nuisances experienced by future homeowners. **This may include agricultural burning of materials in close proximity to or upwind of Agricultural Residential Cluster Subdivision residences, which may create nuisances and negative health effects.** These would be potentially significant land use compatibility impacts.

Mitigation Measures. The following mitigation measures are required to reduce potential impacts related to conflicts between agriculture and adjacent proposed residential uses:

Agricultural Residential Cluster Subdivision AG-2(a)

Disclosure of Potential Nuisance. In accordance with the County Right to Farm Ordinance (No. 2050), upon the transfer of real property on the Agricultural Residential Cluster Subdivision site, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make all prospective homeowners in the proposed Agricultural Residential Cluster Subdivision aware that although potential impacts or discomforts between agricultural and non-agricultural uses may be lessened by proper maintenance, some level of incompatibility between the two uses would remain. This notification shall include disclosure of potential nuisances associated with on-site agricultural uses, including the frequency, type, and technique for pesticide spraying, frequency of noise-making bird control devices, dust, and any other vineyard practices that may present potential health and safety effects. ~~Should crop maintenance practices change substantially (e.g., through the use of new agricultural chemicals or application techniques), notification shall be provided to existing and prospective project residents.~~ **In addition, the notification shall identify that adjoining agricultural land is permanently protected for agricultural uses, and that future agricultural uses may vary from current uses and might include processing facilities, nighttime operation, wind machines, odor, dust, noise, legal chemical applications, use and creation of compost, and/or changes in irrigation patterns and water use. The establishment of new agricultural uses, if established in accordance with standard agricultural practices, will not be considered a nuisance from the time of establishment.**

Plan Requirements and Timing. The disclosure shall be provided by the property transferor to prospective homeowners upon the transfer of real property on the Agricultural Residential Cluster Subdivision site. Updated disclosure notifications shall

	be provided to existing and prospective homeowners on the Agricultural Residential Cluster Subdivision site as necessary if agricultural maintenance practices change. **Monitoring.** Planning and Building staff shall review the disclosure statement prior to project occupancy.
Agricultural Residential Cluster Subdivision AG-2(b)	**Agricultural Buffers.** The applicant shall maintain buffered lot locations as approved by the Agricultural Commissioner. Additionally, a building limit line shall be established for habitable structures on Lots 1, **99 and** 100 ~~and 101.~~ **Plan Requirements and Timing.** This provision shall be noted on the applicant's site plan. **Monitoring.** Planning and Building staff shall approve a site plan that conforms to this requirement.
Agricultural Residential Cluster Subdivision AG-2(c)	**Oak Tree Retention.** All existing oak trees located between Agricultural Residential Cluster Subdivision lots and vineyards shall be retained for screening/buffering purposes. **Should oak tree removal be required for safety reasons, trees shall be replaced in accordance with Agricultural Residential Cluster Subdivision measure B-3(b) (Oak Tree Replacement, Monitoring, and Conservation).** **Plan Requirements and Timing.** Planning and Building shall review individual site plans for retention of oak trees located between Agricultural Residential Cluster Subdivision lots and vineyards. **Monitoring.** Planning and Building staff shall monitor for conformance with this requirement.
Agricultural Residential Cluster Subdivision AG-2(d)	**No-Climb Fencing.** Existing fencing located between the outer perimeter of Agricultural Residential Cluster Subdivision residential lots and vineyards shall be maintained in perpetuity, or new no-climb fencing shall be installed, to reduce trespass potential. **Plan Requirements and Timing.** Planning and Building shall review tract maps for inclusion of no-climb fencing as applicable. **Monitoring.** Planning and Building shall review tract maps prior to issuance of grading permits and inspect units prior to occupancy clearance for each phase.

Residual Impacts. Implementation of the above mitigation measures and the proposed agricultural conservation easements would partially reduce land use compatibility impacts. However, given the non-contiguous design of proposed lots and the intensity of existing agricultural activities on the site (vineyards), impacts would remain Class I, *significant and unavoidable*.

Refer to Section 4.9, *Public Safety*, for a discussion of impacts related to agricultural chemicals and agricultural vehicle conflicts. Refer to Section 4.4, *Cultural Resources*, for a discussion of impacts to the historical agricultural values of the site.

It should be noted that the proposed Agricultural Residential Cluster Subdivision and envisioned Future Development Program would not result in impacts related to agricultural tourism activities on the site (e.g., tours, dude ranch activities), when compared to existing conditions, because no intensification of existing baseline agricultural tourism activities is proposed with the exception of the guest ranch and other lodging units evaluated throughout this EIR. Ongoing and/or intensified agricultural tourism activities are subject to County land use regulations and nuisance ordinances.

c. Future Development Program Impacts and Mitigation Measures. The Future Development Program represents potential future buildout of the Santa Margarita Ranch, including the proposed Agricultural Residential Cluster Subdivision. Refer to Section 4.1.2(b) for a discussion of agricultural resource impacts resulting from the Agricultural Residential Cluster Subdivision independently.

Future Development Program Impact AG-1	**Development in accordance with the Future Development Program could permanently convert existing grazing lands and ~~573~~ 758 acres containing prime soils to non-agricultural uses. Impacts related to agricultural conversion would be Class I, *significant and unavoidable*.**

As illustrated in Figure 4.1-3, areas envisioned for future development subsequent to the Agricultural Residential Cluster Subdivision are primarily composed of Farmland of Local Potential and Grazing Land (as defined by the California Department of Conservation, Farmland Mapping and Monitoring Program). The Future Development Program conceptual land use locations comprise approximately 1,836 acres. Assuming a reasonable worst case scenario with respect to the location and amount of disturbance within anticipated future development areas, a large portion of these 1,836 acres would be converted to non-agricultural land uses. Of the acres that may be converted, approximately ~~568~~ **736.8** acres are considered prime if irrigated (~~573~~ **758** including the proposed Agricultural Residential Cluster Subdivision) (refer to Figure 4.1-2).

Land uses envisioned for location in areas containing prime soils (if irrigated) include: a 12-room Bed and Breakfast, 6,000 square foot café, 600 seat amphitheater and 40,000 square foot winery near the existing Ranch headquarters location; a residential village, 250-unit guest ranch and lodge with a 24,000 square foot restaurant, 40,000 square foot winery, and 36-hole golf course on 280 acres, including a 25,000 square foot clubhouse and shop southwest of the community of Santa Margarita; a livestock sales yard; ~~a retreat center;~~ a 5-acre park and community pool, three worship centers, and 50 units of work force housing located east of the community of Santa Margarita; nine wineries and five ranch headquarters located along the eastern portion of the Ranch property (refer to Figure 4.1-2). Because no application has been filed for the Future Development Program subsequent to the Agricultural Residential Cluster Subdivision, as a worst case scenario, any of these uses could be located directly atop prime

soils within their anticipated development areas. Permanent conversion of prime soils would result.

Because the Future Development Program subsequent to the Agricultural Residential Cluster Subdivision is conceptual, it does not provide specific locations or sizes of potential future development. However, ~~573~~ **758** acres of prime soil (including ~~5~~ **21.2** acres on the Agricultural Residential Cluster Subdivision site) may be directly converted to non-agricultural use. In addition, future development would fragment existing grazing units on the Ranch. This is a potentially significant impact and mitigation is required.

Mitigation Measures. The following mitigation measures are required:

Future Development Program AG-1(a)

Avoidance of Agricultural Areas. Relocate and/or reduce the size of conceptual future development as land uses are finalized for each area to avoid prime soils areas, incorporate required buffers from existing and potential future agricultural operations, reduce land use incompatibilities, and reduce the fragmentation of existing and potential future agricultural production areas. This could include the relocation of potential future winery and ranch headquarter uses within the Agricultural Conservation Easements, and the relocation of potential future urban uses envisioned for location southwest and east of the community of Santa Margarita (refer to Figure 4.1-1).

Plan Requirements and Timing. Residential location shall be subject to review by Planning and Building. **Monitoring.** Planning and Building shall be responsible for ensuring that all structures meet the preferred location requirement. If structures are proposed for location in areas containing prime soils, Planning and Building shall ensure that proper mitigation is applied.

Future Development Program AG-1(b)

Future Agricultural Conservation Easements. Agricultural conservation easement(s) shall be established for all agricultural areas of the entire Ranch, including both rangeland and cropland, which are outside of the area anticipated to be converted to future development. These easements will protect the remaining ranchland from further fragmentation. The easements shall be in perpetuity, shall preserve agricultural uses, and shall be held by an independent third party that is knowledgeable regarding working landscape agricultural conservation easements. Future applicants shall provide an endowment for the funding of future monitoring requirements of the easements. These easements shall be in lieu of suggested 40-year Land Conservation Act contracts since these contracts do not provide for the preservation of agricultural land in

perpetuity. Permitted uses retained in the agricultural conservation easement (retained rights) may include those allowable uses listed in Section 2.4.2 of the EIR Project Description provided that those allowable uses are acceptable to the easement holder and do not compromise, and are not inconsistent with, the stated purposes of the agricultural conservation easements to preserve agricultural land and to provide habitat conservation.

Plan Requirements and Timing. This provision shall be noted on future site plans. **Monitoring.** Planning and Building staff shall review site plans for conformance.

Residual Impacts. With implementation of required mitigation measures, impacts related to agricultural conversion would be reduced to the extent feasible. However, no feasible measures are available that would fully mitigate impacts related to the fragmentation of agricultural areas and conversion of prime soils without substantial limitations to the location and extent of future conceptual development envisioned for the Future Development Program. Therefore, impacts would remain Class I, *significant and unavoidable*.

Future Development Program Impact AG-2 **The Future Development Program would create conflicts between proposed urban uses and existing and future agricultural uses. Potential land use conflicts are a Class I, *significant and unavoidable,* impact.**

Active grazing lands are located throughout the Ranch property and an existing vineyard (Cuesta Ridge Vineyard) is located in the southern portion of the Ranch property. All potential future development pursuant to the Future Development Program has the potential to abut farming operations, creating potential conflicts. Potential conflicts that may occur are described in detail under Agricultural Residential Cluster Subdivision Impact AG-2 in Section 4.1.2(b). This is a potentially significant impact.

Mitigation Measures. Agricultural Residential Cluster Subdivision measure AG-2(a) (Disclosure of Potential Nuisance) would apply to all Future Development Program land uses. Future Development Program measures AG-1(a) (Avoidance of Agricultural Areas) and AG-1(b) (Future Agricultural Conservation Easements) would also reduce impacts related to land use conflicts. The following additional mitigation measure is also required to reduce conflicts:

Future Development Program AG-2(a) **Future Trail Locations**. Future trails shall be installed in locations that will minimize cattle and foot traffic interaction and not adversely impact the ranch livestock operation, per County policy.

Plan Requirements and Timing. This provision shall be noted on future site plans. **Monitoring.** Planning and Building staff shall review site plans for conformance.

Residual Impacts. With implementation of required mitigation measures, land use compatibility impacts between agricultural and urban land uses would be reduced to the extent feasible. However, no feasible measures are available that would fully mitigate impacts related to land use compatibility without substantial limitations to the location and extent of future conceptual development envisioned for the Future Development Program. Therefore, impacts would remain Class I, *significant and unavoidable*.

d. Cumulative Impacts. The evaluation of the Future Development Program, which includes the Agricultural Residential Cluster Subdivision, in this EIR accounts for all of the expected growth in the Santa Margarita area, as it represents buildout of the major landholding that surrounds the existing community, consistent with the Salinas River Area Plan. Therefore, cumulative agricultural impacts from buildout of the Agricultural Residential Cluster Subdivision in combination with buildout of the Future Development Program were addressed in the Future Development Program impact analysis above. As future applications for individual Future Development Program projects are submitted at a project level of detail, the precise evaluation of future project cumulative impacts would be coordinated through the required Specific Plan and associated environmental review, or through individual project-level environmental review, as applicable.