



Appendix E

Agricultural Plan



AGRICULTURE PLAN
Otay Land Company Village 8 West
Otay Ranch, Chula Vista, California

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Project Sponsor/Applicant
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INTRODUCTION

The 1993 Otay Ranch Program Environmental Impact Report (PEIR) requires the preparation of an agriculture plan concurrent with the processing and approval of a Sectional Planning Area (SPA) plan where existing or future onsite agricultural uses may affect contemplated development. The Findings of Fact require that the agricultural plan indicate the type of agriculture activity allowed as an interim use and that it includes guidelines designed to minimize land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may be produced or used by agricultural activities or operations.

Historical agricultural uses within Village 8 West included farming as well as cattle and sheep ranching. Crop production was limited to the "dry farming" of hay and grains due to the lack of water.

CURRENT AGRICULTURAL USE

The portion of Village 8 West outside of the Preserve is currently dry farmed. Each winter the site is tilled in preparation for the seeding of small grains. This tilling also controls invasive vegetation which otherwise may become a safety or access issue. There are no cattle grazing activities on site.

Because there is no farming or ranching activity within the Preserve, there is no administration associated with the Resource Management Plan (RMP). Because there is no grazing on site, there is no need to manage the site in conformance with the Range Management Plan.

PERMITTED AGRICULTURAL USES

The Development Code for Village 8 West permits crop farming, tree farming and nursery production as permitted interim uses in any zone, provided the area in which the use will occur has not been subdivided or plotted into any parcels less than one acre in size. Any associated buildings including but not limited to farm buildings, packing sheds, and nursery greenhouses shall be subject to a conditional use permit. Cattle grazing activities are not permitted in Village 8 West.

All agricultural uses will be incrementally phased out during the course of development.

PHASED ELIMINATION OF AGRICULTURAL USES

The Otay Ranch General Development Plan (GDP) and the Village 8 West SPA provide for interim agricultural uses as noted above and their phased elimination. The following agricultural standards will be employed during the interim period:

- A minimum 200-foot buffer shall be maintained between developed property and any ongoing agricultural operations. Use of pesticides shall comply with federal, state and local regulations.
- In areas where agricultural related pesticides will be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from these agricultural activities.
- The responsible farmer or land owner shall notify adjacent property owners (those within 400 feet) of pending pesticide application through advertisements in newspapers of general circulation or other approved manner such as by mail.
- To ensure the safety of area residents, appropriate fencing shall be utilized where necessary.