



Otay Ranch Village 3 North and a Portion of Village 4

Agricultural Plan



Adopted December 2, 2014

By Resolution No. 2014-234

December 2, 2014



I. INTRODUCTION

The 1993 Otay Ranch Program EIR requires the preparation of an Agriculture Plan concurrent with the approval of any SPA affecting onsite agricultural resources. The Findings of Fact state that the Agricultural Plan shall indicate the type of agriculture activity being allowed as an interim use including buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents and chemicals that may accompany agricultural activities and operations.

Historical agricultural uses in the Village 3 and portion of Village 4 "Project Area," include dry farming, as well as cattle and sheep raising. Crop production was limited to "dry farming" of hay and grains due to limited water availability. Cultivation and cattle grazing activities are permitted in the SPA Plan Area. Cattle grazing, cultivation and dry farming no longer occur on the property.

II. PHASED ELIMINATION OF AGRICULTURAL USES

Farming

Land utilized for agricultural activities in properties surrounding the SPA Plan Area has decreased in recent years. Factors that have led to the decrease in agricultural use include the conversion of farmland into urban uses as a result of increases in property taxes and the high cost of importing water. The phased development of the SPA Plan Area incrementally converts agriculture uses to urban development. Consistent with the Otay Ranch GDP, the following agricultural standards will be employed should the property owner or subsequent owner(s) desire to farm on-site prior to development:

- A 200-foot distance buffer shall be maintained between developed property and ongoing agricultural operations. Use of pesticides shall comply with federal, state and local regulations.
- In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agricultural activities.
- The applicant shall notify adjacent property owners of potential pesticide application through advertisements in newspapers of general circulation.
- Where necessary to ensure the safety of area residents, appropriate fencing shall be utilized.



Grazing

The Otay Ranch RMP includes a Range Management Plan and is administered by the Preserve Owner/Manager. The purpose of the Range Management Plan is to provide a framework for the coordinated control of grazing within the Otay Ranch Preserve. Grazing no longer occurs within the Project Area.