

## Appendix A. California Agricultural LESA Worksheets

### NOTES

#### 301 W Palm Avenue Project

The Project site is located in the City of Redlands at 301 West Palm Avenue. The site is occupied by 2 residential units, a barn, and small outbuildings. There is an active citrus grove on the site with approximately 300 orange trees. According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) the 8.8 acre Project site is designated with 7.19 acres of Prime Farmland. The 7.19 acres of Prime Farmland on the 8.8 acre site would be converted to non-agricultural use. Since the Project would include the conversion of 7.19 acres of Prime Farmland this acreage will be used as the Project Acreage in this LESA Analysis.

The only soil on the site is **Greenfield sandy loam, 2 to 9 percent slopes** according to the Websoil Survey from NRCS.

The LCC for the onsite soil type are found in the County Soil Survey to be: II-e-1. From the LCC Scoring Table the LCC point score for the soil found onsite is 90. The portion of the soil type represented but its point score in Column F (next page), and is summed to get a total LCC Score of 90 points which is entered in box <1> of the Final LESA Score Sheet.

Storie Index for this soil is 69 as determined from the San Bernardino County Soil Survey. The Storie Index ratings are multiplied by the proportion for each soil type and Column H is summed to get a total Storie Index Score of 69 points, which is then entered in box <2> of the Final LESA Score Sheet.

In the Project Size Score Sheet (next page) 7.19 was inserted into Column I to get a Project Size Score of 0 points. The 0 point score was entered in box <3> of the Final LESA Score Sheet.

### Calculation of the Land Evaluation (LE) Score

#### Part 1. Land Capability Classification (LCC) Score:

- (1) Determine the total acreage of the project.
- (2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.
- (3) Calculate the total acres of each soil type and enter the amounts in **Column B**.
- (4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.
- (5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.
- (6) From the LCC Scoring Table below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

| LCC Class | I   | Ile | IIs,w | IIle | IIIs,w | IVe | IVs,w | V  | VI | VII | VIII |
|-----------|-----|-----|-------|------|--------|-----|-------|----|----|-----|------|
| Points    | 100 | 90  | 80    | 70   | 60     | 50  | 40    | 30 | 20 | 10  | 0    |

- (7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.
- (8) Sum the LCC scores in **Column F**.
- (9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

#### Part 2. Storie Index Score:

- (1) Determine the Storie Index rating for each soil type and enter it in **Column G**.
- (2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.
- (3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.
- (4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

**Land Evaluation Worksheet**

**Land Capability Classification (LCC) and Storie Index Scores**

| A             | B             | C                          | D      | E                      | F         | G                               | H                  |
|---------------|---------------|----------------------------|--------|------------------------|-----------|---------------------------------|--------------------|
| Soil Map Unit | Project Acres | Proportion of Project Area | LCC    | LCC Rating             | LCC Score | Storie Index                    | Storie Index Score |
| GtC           | 7.19          | 1.0                        | II-e-1 | 90                     | 90        | 69                              | 69                 |
|               |               |                            |        |                        |           |                                 |                    |
|               |               |                            |        |                        |           |                                 |                    |
|               |               |                            |        |                        |           |                                 |                    |
|               |               |                            |        |                        |           |                                 |                    |
|               |               |                            |        |                        |           |                                 |                    |
|               |               |                            |        |                        |           |                                 |                    |
| <b>Totals</b> | 5.99          | (Must Sum to 1.0)          |        | <b>LCC Total Score</b> | 90        | <b>Storie Index Total Score</b> | 69                 |

**Site Assessment Worksheet 1.**

**Project Size Score**

|                            | I                | J             | K                   |
|----------------------------|------------------|---------------|---------------------|
| LCC Class                  | LCC Class I - II | LCC Class III | LCC Class IV - VIII |
| 7.19                       |                  |               |                     |
|                            |                  |               |                     |
|                            |                  |               |                     |
|                            |                  |               |                     |
|                            |                  |               |                     |
|                            |                  |               |                     |
|                            |                  |               |                     |
| <b>Total Acres</b>         | 7.19             |               |                     |
| <b>Project Size Scores</b> | 0                |               |                     |

**Highest Project Size Score** 0

**NOTES**

**Calculation of the Site Assessment (SA) Score**

**Part 1. Project Size Score:**

- (1) Using **Site Assessment Worksheet 1** provided on page 2-A, enter the acreage of each soil type from **Column B** in the **Column - I, J or K** - that corresponds to the LCC for that soil. (Note: While the Project Size Score is a component of the Site Assessment calculations, the score sheet is an extension of data collected in the Land Evaluation Worksheet, and is therefore displayed beside it).
- (2) Sum **Column I** to determine the total amount of class I and II soils on the project site.
- (3) Sum **Column J** to determine the total amount of class III soils on the project site.
- (4) Sum **Column K** to determine the total amount of class IV and lower soils on the project site.
- (5) Compare the total score for each LCC group in the Project Size Scoring Table below and determine which group receives the highest score.

**Project Size Scoring Table**

| <b>Class I or II</b> |        | <b>Class III</b> |        | <b>Class IV or Lower</b> |        |
|----------------------|--------|------------------|--------|--------------------------|--------|
| Acreage              | Points | Acreage          | Points | Acreage                  | Points |
| >80                  | 100    | >160             | 100    | >320                     | 100    |
| 60-79                | 90     | 120-159          | 90     | 240-319                  | 80     |
| 40-59                | 80     | 80-119           | 80     | 160-239                  | 60     |
| 20-39                | 50     | 60-79            | 70     | 100-159                  | 40     |
| 10-19                | 30     | 40-59            | 60     | 40-99                    | 20     |
| 10<                  | 0      | 20-39            | 30     | 40<                      | 0      |
|                      |        | 10-19            | 10     |                          |        |
|                      |        | 10<              | 0      |                          |        |

- (6) Enter the **Project Size Score** (the highest score from the three LCC categories) in box <3> of the **Final LESA Score Sheet** on page 10-A.

**NOTES**

The Project site (entire site) receives water (potable, non-potable, and irrigation) from the City of Redlands which relies on both surface (50 percent) and groundwater (50 percent).

During non-drought years irrigated production is feasible on the site, no physical restrictions would exist, and no economic restrictions would exist. During drought years, irrigated production is feasible, physical restrictions do not exist, and economic restrictions do not exist. Based on this a Water Resource Score of 100 points was given to the Project. The 100 point score was entered in box <4> of the Final LESA Score Sheet.

**Part 2. Water Resource Availability Score:**

(1) Determine the type(s) of irrigation present on the project site, including a determination of whether there is dryland agricultural activity as well.

(2) Divide the site into portions according to the type or types of irrigation or dryland cropping that is available in each portion. Enter this information in **Column B** of **Site Assessment Worksheet 2. - Water Resources Availability**.

(3) Determine the proportion of the total site represented for each portion identified, and enter this information in **Column C**.

(4) Using the Water Resources Availability Scoring Table, identify the option that is most applicable for each portion, based upon the feasibility of irrigation in drought and non-drought years, and whether physical or economic restrictions are likely to exist. Enter the applicable Water Resource Availability Score into **Column D**.

(5) Multiply the Water Resource Availability Score for each portion by the proportion of the project area it represents to determine the weighted score for each portion in **Column E**.

(6) Sum the scores for all portions to determine the project's total Water Resources Availability Score

(7) Enter the Water Resource Availability Score in box <4> of the **Final LESA Score Sheet** on page 10-A.

**Site Assessment Worksheet 2. - Water Resources Availability**

| A               | B   | C                          | D                                 | E                                   |
|-----------------|---|----------------------------|-----------------------------------|-------------------------------------|
| Project Portion | Water Source                                    | Proportion of Project Area | Water Availability Score          | Weighted Availability Score (C x D) |
| 1               | City of Redlands Surface Water and Ground Water | 1.0                        | 100                               | 100                                 |
| 2               |   |                            |                                   |                                     |
| 3               |   |                            |                                   |                                     |
| 4               |   |                            |                                   |                                     |
| 5               |   |                            |                                   |                                     |
| 6               |   |                            |                                   |                                     |
|                 |   | (Must Sum to 1.0)          | <b>Total Water Resource Score</b> | 100                                 |

**Water Resource Availability Scoring Table**

| Option | Non-Drought Years   |                               |                               | Drought Years                        |                               |                               | WATER<br>RESOURCE<br>SCORE |
|--------|---|-------------------------------|-------------------------------|--------------------------------------|-------------------------------|-------------------------------|----------------------------|
|        | RESTRICTIONS  |                               |                               | RESTRICTIONS                         |                               |                               |                            |
|        | Irrigated<br>Production<br>Feasible?  | Physical<br>Restrictions<br>? | Economic<br>Restrictions<br>? | Irrigated<br>Production<br>Feasible? | Physical<br>Restrictions<br>? | Economic<br>Restrictions<br>? |                            |
| 1      | YES   | NO                            | NO                            | YES                                  | NO                            | NO                            | 100                        |
| 2      | YES   | NO                            | NO                            | YES                                  | NO                            | YES                           | 95                         |
| 3      | YES   | NO                            | YES                           | YES                                  | NO                            | YES                           | 90                         |
| 4      | YES   | NO                            | NO                            | YES                                  | YES                           | NO                            | 85                         |
| 5      | YES   | NO                            | NO                            | YES                                  | YES                           | YES                           | 80                         |
| 6      | YES   | YES                           | NO                            | YES                                  | YES                           | NO                            | 75                         |
| 7      | YES   | YES                           | YES                           | YES                                  | YES                           | YES                           | 65                         |
| 8      | YES   | NO                            | NO                            | NO                                   | -- --                         | -- --                         | 50                         |
| 9      | YES   | NO                            | YES                           | NO                                   | -- --                         | -- --                         | 45                         |
| 10     | YES   | YES                           | NO                            | NO                                   | -- --                         | -- --                         | 35                         |
| 11     | YES   | YES                           | YES                           | NO                                   | -- --                         | -- --                         | 30                         |
| 12     | Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years           |                               |                               |                                      |                               |                               | 25                         |
| 13     | Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years) |                               |                               |                                      |                               |                               | 20                         |
| 14     | Neither irrigated nor dryland production feasible   |                               |                               |                                      |                               |                               | 0                          |

**NOTES**

The ZOI is approximately 271.98 acres in size. In order to determine the amount of land within the ZOI currently under agricultural production, the NRCS Cropscape website was accessed. The data from the NRCS Cropscape website was then used to compare the agriculturally active land that was viewed on Google Earth aerials of the ZOI.

Based on this methodology the ZOI had a 2019 inventory of 26.33 acres of land currently in agricultural use. This represents 9.68 percent of the ZOI. Since the percent of ZOI in Agricultural Production was less than <40 a Surrounding Agricultural Land Score of 0 was used.

The 0 point score was entered in box <5> of the Final LESA Score Sheet.

**Part 3. Surrounding Agricultural Land Use Score:**

- (1) Calculate the project's Zone of Influence (ZOI) as follows:
  - (a) a rectangle is drawn around the project such that the rectangle is the smallest that can completely encompass the project area.
  - (b) a second rectangle is then drawn which extends one quarter mile on all sides beyond the first rectangle.
  - (c) The ZOI includes all parcels that are contained within or are intersected by the second rectangle, less the area of the project itself.
- (2) Sum the area of all parcels to determine the total acreage of the ZOI.
- (3) Determine which parcels are in agricultural use and sum the areas of these parcels
- (4) Divide the area in agriculture found in step (3) by the total area of the ZOI found in step (2) to determine the percent of the ZOI that is in agricultural use.
- (5) Determine the Surrounding Agricultural Land Score utilizing the Surrounding Agricultural Land Scoring Table below.

**Surrounding Agricultural Land Scoring Table**

| Percent of ZOI in Agriculture | Surrounding Agricultural Land Score |
|-------------------------------|-------------------------------------|
| 90-100                        | 100                                 |
| 80-89                         | 90                                  |
| 75-79                         | 80                                  |
| 70-74                         | 70                                  |
| 65-69                         | 60                                  |
| 60-64                         | 50                                  |
| 55-59                         | 40                                  |
| 50-54                         | 30                                  |
| 45-49                         | 20                                  |
| 40-44                         | 10                                  |
| <40                           | 0                                   |

- (5) Enter the Surrounding Agricultural Land Score in box <5> of the **Final LESA Score Sheet** on page 10-A.

**Site Assessment Worksheet 3.**

**Surrounding Agricultural Land and Surrounding Protected Resource Land**

| A                        | B                       | C   | D                                  | E  | F   | G  |
|--------------------------|-------------------------|---|------------------------------------|--|---|--|
| <b>Zone of Influence</b> |                         |   |                                    |  | Surrounding<br>Agricultural<br>Land Score<br>(From Table) | Surrounding<br>Protected<br>Resource<br>Land Score<br>(From Table) |
| Total Acres              | Acres in<br>Agriculture | Acres of<br>Protected<br>Resource<br>Land | Percent in<br>Agriculture<br>(A/B) | Percent<br>Protected<br>Resource Land<br>(A/C) |   |  |
| 274.2                    | 26.33                   | 4.61                                      | 9.68                               | 1.7%   | 0   | 0  |



**NOTES**

After review of information from the City of Redlands and San Bernardino County it was determined that no land within the ZOI is under a Williamson Act Contract, nor is there publicly owned lands maintained as forest or watershed resources. There are no lands with agricultural, wildlife habitat, open space, or other natural resource easements that restrict the conversion of such land to urban or industrial uses. There is approximately 4.62 acres of parkland within the ZOI that is publically owned. This represents 1.7 percent of land within the ZOI. Based on this information the Protected Resource Land Score was 0.

The 0 point score was entered in box <6> of the Final LESA Score Sheet.

**Part 4. Protected Resource Lands Score:**

The Protected Resource Lands scoring relies upon the same Zone of Influence information gathered in Part 3, and figures are entered in Site Assessment Worksheet 3, which combines the surrounding agricultural and protected lands calculations.

- (1) Use the total area of the ZOI calculated in Part 3. for the Surrounding Agricultural Land Use score.
- (2) Sum the area of those parcels within the ZOI that are protected resource lands, as defined in the California Agricultural LESA Guidelines.
- (3) Divide the area that is determined to be protected in Step (2) by the total acreage of the ZOI to determine the percentage of the surrounding area that is under resource protection.
- (4) Determine the Surrounding Protected Resource Land Score utilizing the Surrounding Protected Resource Land Scoring Table below.

**Surrounding Protected Resource Land Scoring Table**

| Percent of ZOI Protected | Protected Resource Land Score |
|--------------------------|-------------------------------|
| 90-100                   | 100                           |
| 80-89                    | 90                            |
| 75-79                    | 80                            |
| 70-74                    | 70                            |
| 65-69                    | 60                            |
| 60-64                    | 50                            |
| 55-59                    | 40                            |
| 50-54                    | 30                            |
| 45-49                    | 20                            |
| 40-44                    | 10                            |
| <40                      | 0                             |

- (5) Enter the Protected Resource Land score in box <6> of the **Final LESA Score Sheet** on page 10-A.

**NOTES**

Based on the analysis that was conducted in this LESA Model, the Final LESA Score for the Project site is 54.75 points.

According to the California LESA Model Scoring Threshold a total LESA Score between 40 to 59 points for a Project is "considered significant only if LE and SA subscores are each greater than or equal to 20 points".

As such, the loss of the active agricultural land due to implementation of the proposed Project would be less than significant under CEQA.

**Final LESA Score Sheet**

**Calculation of the Final LESA Score:**

- (1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
- (2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
- (3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
- (4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

|                                | <b>Factor Scores</b> | <b>Factor Weight</b> | <b>Weighted Factor Scores</b> |
|--------------------------------|----------------------|----------------------|-------------------------------|
| <b>LE Factors</b>              |                      |                      |                               |
| Land Capability Classification | <1> 90               | 0.25                 | 22.5                          |
| Storie Index                   | <2> 69               | 0.25                 | 17.25                         |
| <i>LE Subtotal</i>             |                      | <b>0.50</b>          | <b>39.75</b>                  |
| <b>SA Factors</b>              |                      |                      |                               |
| Project Size                   | <3> 0                | 0.15                 | 0                             |
| Water Resource Availability    | <4> 100              | 0.15                 | 15                            |
| Surrounding Agricultural Land  | <5> 0                | 0.15                 | 0                             |
| Protected Resource Land        | <6> 0                | 0.05                 | 0                             |
| <i>SA Subtotal</i>             |                      | <b>0.50</b>          | <b>15</b>                     |
| <b>Final LESA Score</b>        |                      |                      | <b>54.75</b>                  |

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.