

**Appendix G:  
Agricultural Resources and Forestry Supporting Information**

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## **G.1 - Land Evaluation and Site Assessment Model**

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July 11, 2022

Mr. Jason Quintel  
Senior Vice President  
Seefried Industrial Properties, Inc.  
2321 Rosecrans Avenue, Suite 2220  
El Segundo, CA 90245

**Subject: LESA Model Letter Report for the Visalia Shirk and Riggin Project, Tulare County, California**

Dear Mr. Quintel:

The attached letter report and exhibits summarize the findings of the Land Evaluation and Site Assessment Model (LESA Model) for the proposed Shirk and Riggin project in the City of Visalia, in Tulare County, California. The results indicate that the development of the proposed project would have a significant impact on the conversion of Important Farmland to nonagricultural use. Please let us know if you have any questions or would like additional information.

Sincerely,



Tsui Li, Project Manager  
**FirstCarbon Solutions**  
250 Commerce, Suite 250  
Irvine, CA 92602



Grant Gruber, Senior Technical Writer  
**FirstCarbon Solutions**  
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Irvine, CA 92602

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#A-537  
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Suite 170-301  
Rocklin, CA 95765

**Utah**  
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Suite 200-62  
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Shelton, CT 06484

**New York**  
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Deposit, NY 13754

56 Broome Corporate Parkway  
Conklin, NY 13748

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**CHINA**

**MALAYSIA**

**SINGAPORE**

## VISALIA RITCHIE PROJECT LAND EVALUATION AND SITE ASSESSMENT MODEL

### Project Location

The approximately 280-acre project site is located in the City of Visalia, in Tulare County, California. The site is bounded by North Kelsey Street (west), the Modoc Ditch irrigation channel (north), North Shirk Street (east), and West Riggan Avenue (south); refer to Exhibit 1 (Attachment A). The project site comprises three parcels (Assessor's Parcel Numbers [APN] 077-840-001; -002; -003) and is located on the *Goshen, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 18 South, Range 24 East, Section 16 (Latitude 36° 21' 39" North; Longitude 119° 52' 22" West).

### Project Summary

The project applicant, Seefried Industrial Properties, Inc., is proposing to develop eight industrial buildings totaling approximately 3,686,350 square feet on the project site.

### Existing Conditions

#### Important Farmland

The project site is currently used for cultivated agriculture. The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) maps the project site as containing 284.27 acres of Prime Farmland and 0.31 acre of Confined Animal Agriculture; refer to Exhibit 1. (The discrepancy in acreage between the assessor parcels and the FMMP is likely from limitations with Geographic Information System [GIS] mapping technology. Regardless, this discrepancy would not materially affect any conclusions contained in this report.)

Pursuant to the California Environmental Quality Act (CEQA), Appendix G Checklist, a LESA Model was prepared to determine the significance of the conversion of Important Farmland to nonagricultural use.

#### LESA Model Findings

The LESA Model is divided into two components: Land Evaluation and Site Assessment. The following narrative describes the model inputs.

A weighting factor for each input is shown in parenthesis at the start of each subsection below. The weighting is multiplied against the score for each category. The total of the weighted scores is used to determine whether the proposed project would result in a significant conversion of agricultural land to nonagricultural use. All LESA Model outputs are appended to this report (Attachment B).

## **Land Evaluation (50 percent of total score)**

### **Land Capability Classification (LCC) (25 Percent)**

As shown in Exhibit 2, the project site contains 92.34 acres of Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes, which is identified as a land capability class I soil (LCC I). The site also contains 192.24 acres of Grangeville sandy loam, drained, 0 to 2 percent slopes, which is also identified as LCC I soil. The model indicates that a property containing more than 80 acres of LCC I or II soils shall receive a score of 100.

Because the entire 284.58-acre site is classified as LCC I soils, the overall LCC score is 100.

(25 percent of this score is 25)

### **Storie Index Rating (25 Percent)**

The Storie Index is a quantitative rating of the agricultural value of the soils. The higher the score, the better the soil.

Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes has a Storie Index of 93. Grangeville sandy loam, drained, 0 to 2 percent slopes has a Storie Index of 66.

The Storie Index scores of these soils are then multiplied by the proportion of each soil of the project area.

#### ***Akers-Akers, Saline-Sodic, Complex, 0 to 2 Percent Slopes***

There are 92.34 acres of this soil on the 284.58-acre project site, which equates 32 percent of the overall project area.

32 percent \* 93 Storie Index = 29.76

#### ***Grangeville Sandy Loam***

There are 192.24 acres of this soil on the 284.58-acre project site, which equates 68 percent of the overall project area.

68 percent \* 66 Storie Index = 44.88

#### ***Overall Storie Index Score***

Adding the two Storie Index scores of the two types of soils on-site, the overall Storie Index score is 74.64. (25 percent of this score is 18.7)

The Total Land Evaluation Score is 25 + 18.7 = **43.7**.

## Site Assessment (50 percent of total score)

### Project Size (15 Percent)

The project site consists of 284.58 acres of LCC I soils. The LESA Model assigns a score of 100 for projects over 80 acres in size that contain LCC I soils. Therefore, the overall project size score is 100. (15 percent of this score is 15.)

### Water Availability (15 Percent)

The LESA Model assigns scoring based on the proposed project's access to irrigation in non-drought and drought years. It was conservatively assumed that the project site had access to both irrigation and groundwater with no physical or economic restrictions during non-drought years and only physical restrictions during drought years. The water availability score is 85. (15 percent of this score is 12.8.)

### Surrounding Agricultural Lands (15 Percent)

The LESA Model assigns points when Important Farmland accounts for 40 percent or more of surrounding land uses. Properties within 0.25 mile of the project site total 1,535 acres. Important Farmland represents 1,312 acres, or 84 percent, of the surrounding uses; refer to Exhibit 3. The surrounding agricultural land score is 90. (15 percent of this score is 13.5.)

### Protected Resource Lands (5 Percent)

The LESA Model assigns points when Protected Resource Lands accounts for 40 percent or more of surrounding land uses. Protected resource lands are those with active Williamson Act Contracts for which Notices of Non-Renewal have not been filed. Surrounding agricultural lands to the east have active Williamson Act Contracts. Overall, it is estimated that less than 40 percent of the lands that are within the Zone of Influence are encumbered by active, ongoing Williamson Act Contract. The Protected Resource Lands score is 0. (5 percent of this score is 0.)

The Total Site Assessment Score is  $15 + 12.8 + 13.5 + 0 = 41.3$ .

## Conclusions

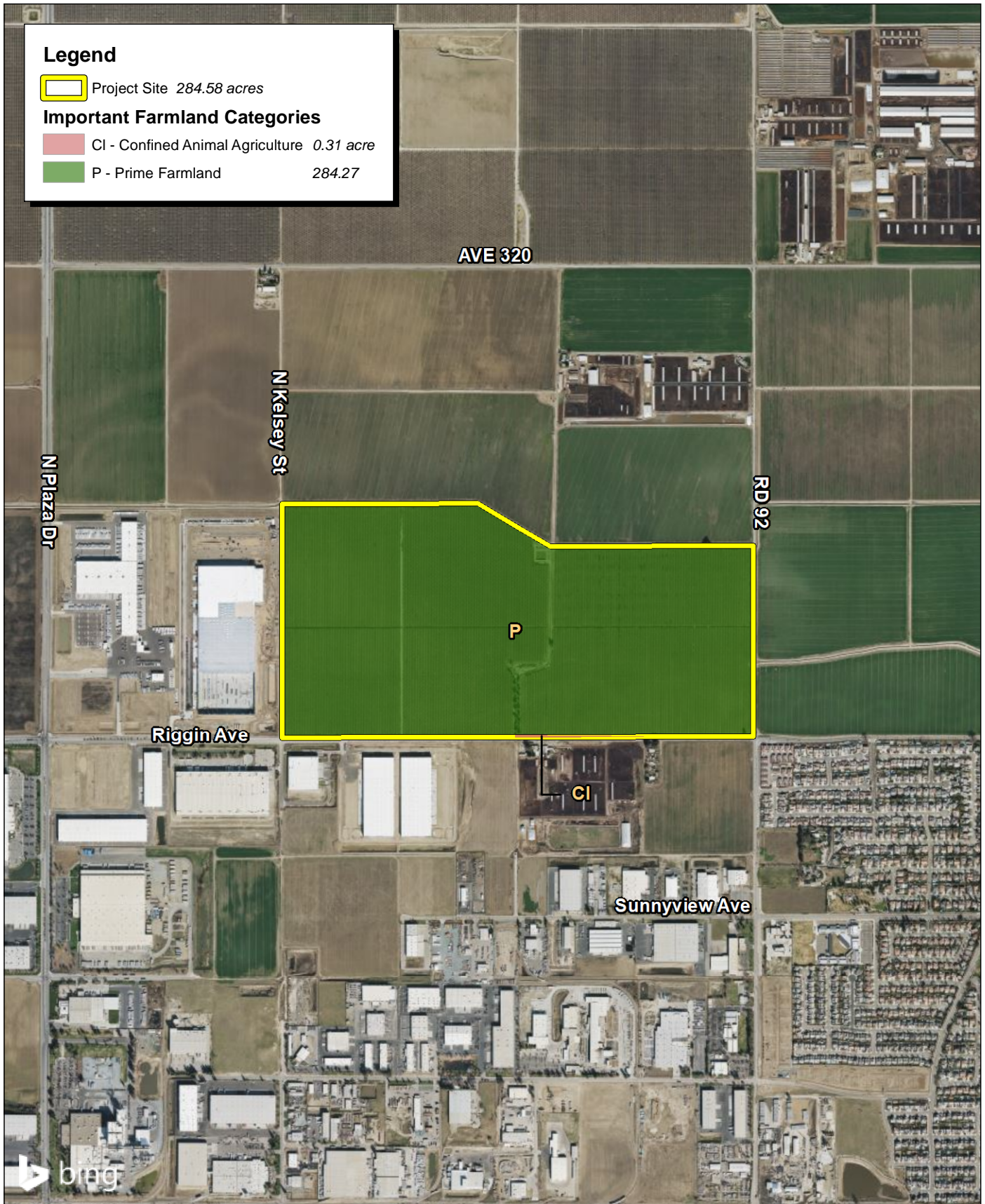
When the weighting factors are applied, the project site yields a LESA Model score of **84.9**. For projects that score between 80 and 100 points, LESA Model significance criteria indicates that this is a significant impact. Therefore, the proposed conversion of agricultural land to nonagricultural use is considered significant for the purposes of CEQA.





**Attachment A:  
Exhibits**






Source: Bing Aerial Imagery. CA Department of Conservation Tulare County 2018.




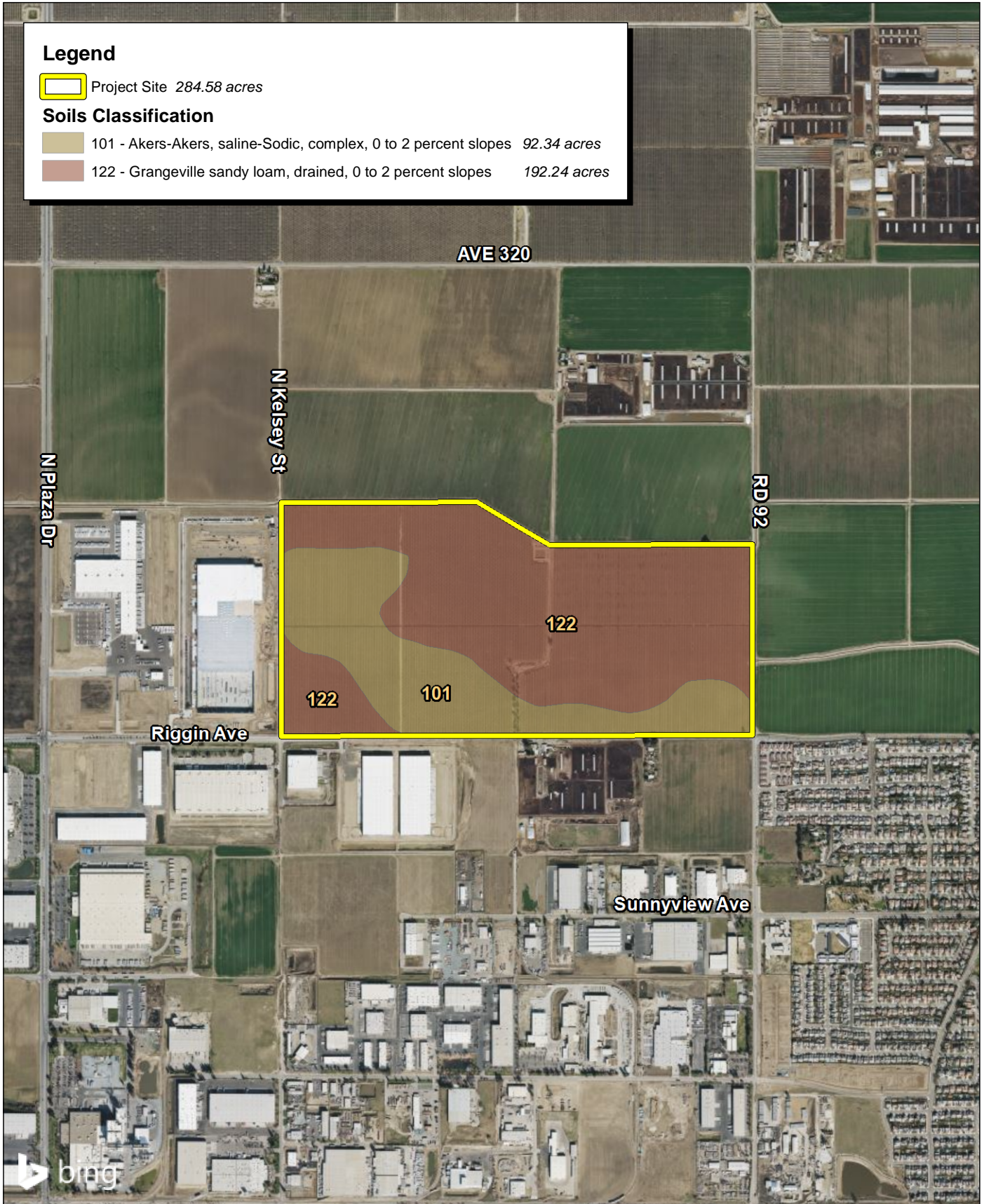
**Legend**

 Project Site 284.58 acres

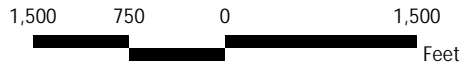
**Soils Classification**

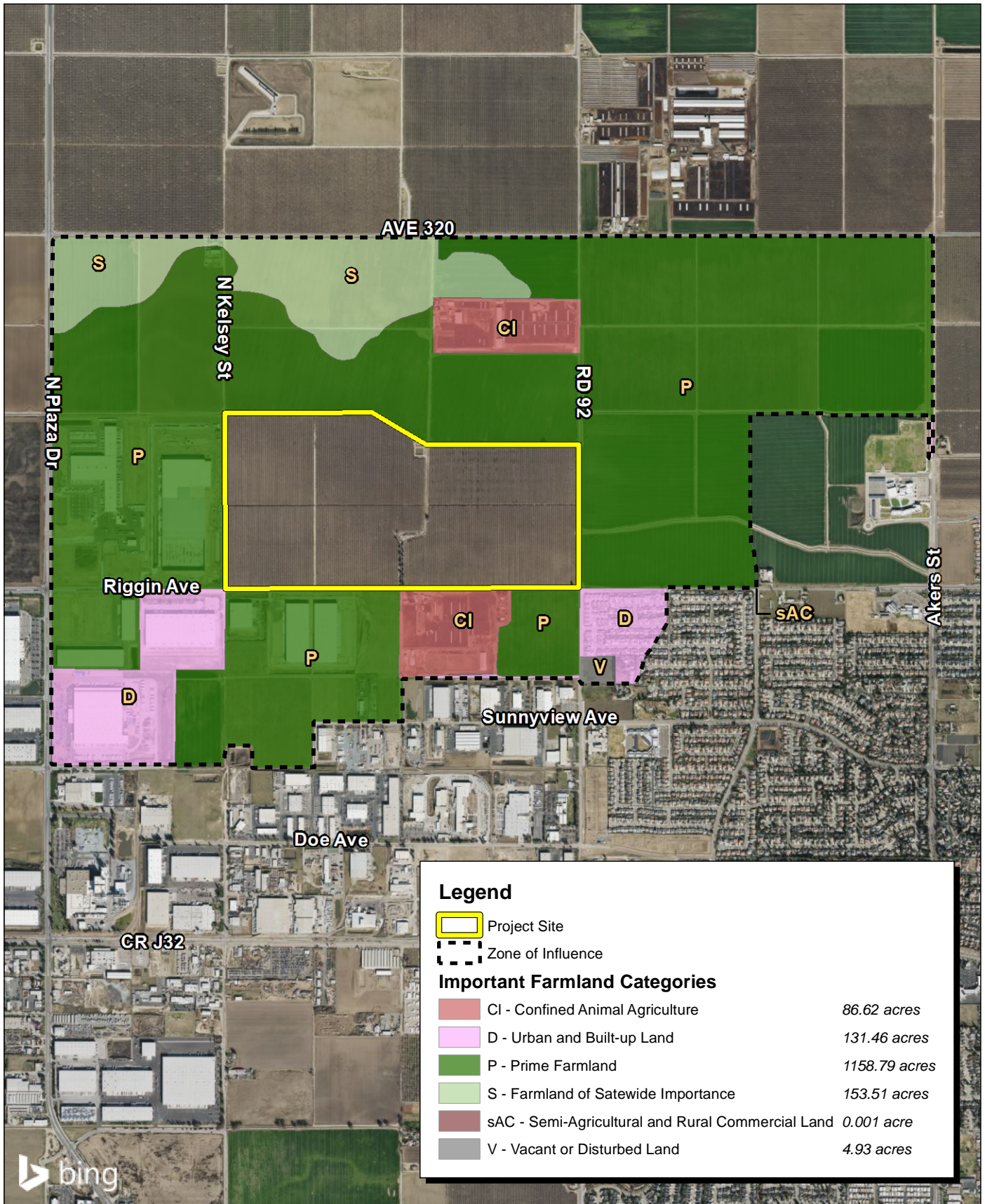
 101 - Akers-Akers, saline-Sodic, complex, 0 to 2 percent slopes 92.34 acres

 122 - Grangeville sandy loam, drained, 0 to 2 percent slopes 192.24 acres



Source: Bing Aerial Imagery. USDA Soils Data Mart, Tulare County.





**Legend**

- Project Site
- Zone of Influence

**Important Farmland Categories**

<span style="display: inline-block; width: 15px; height: 10px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></span> CI - Confined Animal Agriculture	86.62 acres
<span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> D - Urban and Built-up Land	131.46 acres
<span style="display: inline-block; width: 15px; height: 10px; background-color: #27ae60; border: 1px solid black; margin-right: 5px;"></span> P - Prime Farmland	1158.79 acres
<span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> S - Farmland of Statewide Importance	153.51 acres
<span style="display: inline-block; width: 15px; height: 10px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> sAC - Semi-Agricultural and Rural Commercial Land	0.001 acre
<span style="display: inline-block; width: 15px; height: 10px; background-color: #95a5a6; border: 1px solid black; margin-right: 5px;"></span> V - Vacant or Disturbed Land	4.93 acres

Source: Bing Aerial Imagery. CA Department of Conservation Tulare County 2018.





**Attachment B:  
Model Outputs**



**Table 1: Land Capability Classification (LCC) and Storie Index Scores**

Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
101	92.34			0.32 I	100	32.00	93
122	192.24			0.68 I	100	68.00	66
<b>TOTAL</b>	<b>284.58</b>			<b>1</b>		<b>100</b>	<b>74.64</b>

Total Acres

Total Class I	Total Class II	Total Class III	Total Class IV	Total Class V
284.58				

**Table 2: Proposed Project Size Score**

	LCC Class I-II	LCC Class III	LCC Class IV-VIII	N/A
101 Akers-Akers	92.34			
122 Grangeville	192.24			

Total Acres	284.58	0	0	0
Project Size Scores	100	0	0	0

Highest Project Size Score

100
-----

**Table 3: Project Size Scoring**

LCC Class I-II		LCC Class III		LCC Class IV-VIII	
Acres	Score	Acres	Score	Acres	Score
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, fewer than 10	30	40-59	60	40-99	20
	0	20-39	30	fewer than 40	0
		10-19, fewer than 10	10		
			0		
<b>Total Class I</b>		<b>Total Class II</b>		<b>Total Class III</b>	
				<b>Total Class IV</b>	
				<b>Total Class V</b>	

Total Acres	284.58	0
Score	100	0

TOTAL PROJECT SIZE RATING= 100

**Table 4: Site Assessment Worksheet 2 - Water Resources Availability**

Project Portion	Water Source	Proportion	Water Availability Score	Weighted Availability Score (C x D)
1	Irrigation District Water Only			0
2	Groundwater only			0
3	Both irrigation and ground	100%	85	85
4	Not irrigated at all			0
Total		1	Total water resource score	85

**Table 5. Water Resource Availability Scoring**

Option	Non-Drought Years			Drought Years			WATER RESOURCE SCORE
	RESTRICTIONS			RESTRICTIONS			
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	
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

**Table 6: Surrounding Ag Land Rating**

Percent of Project's Zone of Influence	Surround Ag Land Score
90-100%	100 points
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

**Table 7: Surrounding Protected Resource Land Score**

Percent of Project's Zone of Influence	Surround Ag Land Score
90-100%	100 points
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



### Section III. Weighting of Factors and Final LESA Scoring

The California LESA Model is weighted so that 50 percent of the total LESA score of a given project is derived from the Land Evaluation factors, and 50 percent from the Site Assessment factors. Individual factor weights are listed below, with the sum of the factor weights required to equal 100 percent.

#### Land Evaluation Factors

Land Capability Classification	25%
Storie Index Rating	25%
<b>Land Evaluation Subtotal</b>	<b>50%</b>

#### Site Assessment Factors

Project Size	15%
Water Resource Availability	15%
Surrounding Agricultural Lands	15%
Surrounding Protected Resource Lands	5%
<b>Site Assessment Subtotal</b>	<b>50%</b>

**Total LESA Factor Weighting**                      **100%**

Each factor is measured separately (each on 100 point scale) and entered in the appropriate line in **Column B** of the **Final LESA Scoresheet** (Table 8). Each factor's score is then multiplied by its respective factor weight, resulting in a weighted factor score in **Column D** as indicated in Table 8. The weighted factor scores are summed, yielding a Total LESA Score (100 points maximum ) for a given project, which is entered in **Line 7** of **Column D**.

**Table 8: Project LESA Scoring**

Factor Name	Factor Rating (0-100 points)	X	Factor Weighting (Total=1.0)	=	Weighted Factor Rating
<b>Land Evaluation</b>					
1. Land Capability Classification	100		0.25		25.0
2. Storie Index Rating	74.6		0.25		18.7
	<b>Subtotal</b>		0.5		43.7
<b>Site Assessment</b>					
1. Project Size	100		0.15		15.0
2. Water Resource Availability	85		0.15		12.8
3. Surrounding Agricultural Lands	90		0.15		13.5
4. Protected Resource Lands	0		0.05		0.0
	<b>Subtotal</b>		0.5		41.3
<b>TOTAL</b>					<b>84.9</b>

**Table 9. California LESA Model Scoring Thresholds**

<b>Total LESA Score</b>	<b>Scoring Decision</b>
0 to 39 Points	Not Considered Significant
40 to 59 Points	Considered Significant <u>only</u> if LE <u>and</u> SA subscores are each <u>greater</u> than or equal to 20 points
60 to 79 Points	Considered Significant <u>unless</u> either LE <u>or</u> SA subscore is <u>less</u> than 20 points
80 to 100 Points	Considered Significant

## **G.2 - Cancellation of Williamson Act Contract**

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# BEFORE THE BOARD OF SUPERVISORS COUNTY OF TULARE, STATE OF CALIFORNIA

IN THE MATTER OF Cancellation of )  
Agricultural Preserve Contracts and Land ) Resolution No. 2022-1005  
Conservation Contract Amendments )

UPON MOTION OF SUPERVISOR SHUKLIAN, SECONDED BY SUPERVISOR TOWNSEND, THE FOLLOWING WAS ADOPTED BY THE BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD NOVEMBER 29, 2022, BY THE FOLLOWING VOTE:

AYES: SUPERVISORS MICARI, VANDER POEL, SHUKLIAN, VALERO AND TOWNSEND  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE



ATTEST: JASON T. BRITT  
COUNTY ADMINISTRATIVE OFFICER/  
CLERK, BOARD OF SUPERVISORS

BY: Jason Britt  
Deputy Clerk

\* \* \* \* \*

1. Held a public hearing to cancel four (4) Williamson Act Cancellations.
2. Approved Williamson Act Cancellation No. WAC 21-002 between the County and Kenneth A. Turner c/o Smee Homes, Inc, to remove a 20.0-acre parcel from Agricultural Preserve No. 3933 and Williamson Act Contract No. 13294, located Southwest corner of Jaye Street and Gibbons Avenue (APN: 269-060-020).
3. Approved Williamson Act Cancellation No. WAC 22-002 between the County and Larry Ritchie, to remove 280.0-acres total from three parcels from Agricultural Preserve No. 0293 and Williamson Act Contract No. 2880, located on the Northwest corner of Avenue 312 and Road 92 (APNs: 077-840-001, 002, and 003).
4. Approved Williamson Act Cancellation No. WAC 22-003 between the County and SE Land, LLC, to remove a 33.4-acre parcel from Agricultural Preserve No.

- 3509 and Williamson Act Contract No. 10351, located at 29709 Road 88, Visalia, CA 93291, on the west side of Road 88, approximately 300 feet north of State Route 198; (APN: 081-071-020).
5. Approved Williamson Act Cancellation No. WAC 22-004 between the County and SE Land, LLC, to remove an 80.73-acre parcel from Agricultural Preserve No. 3382 and Williamson Act Contract No. 9794, located at 29811 Road 88, Visalia, CA 93291, on west side of Road 88, approximately 1500 feet north of State Route 198; (APN: 081-040-001).
  6. Determined that the cancellation is consistent with the purposes of the Williamson Act.
  7. Determined and certified to the County Auditor the cancellation fee for WAC 21-002 shall be in the amount of \$162,000. The fee amount will be equal to 12.5% of the Current Fair Market Value of \$1,300,000.
  8. Determined and certified to the County Auditor the cancellation fee for WAC 22-002 shall be in the amount of \$1,956,250. The fee amount will be equal to 12.5% of the Current Fair Market Value of \$15,650,000.
  9. Determined that in the interest of the public that the cancellation payment be waived for WAC 22-003.
  10. Determined that in the interest of the public that the cancellation payment be waived for WAC 22-004.
  11. Adopted the conditions of approval for tentative cancellation of WAC 21-002.
  12. Adopted the conditions of approval for tentative cancellation of WAC 22-002.
  13. Adopted the conditions of approval for tentative cancellation of WAC 22-003.
  14. Adopted the conditions of approval for tentative cancellation of WAC 22-004.
  15. Directed the Clerk of the Board to request a Certificate of Tentative Cancellation in the Office of the County Recorder.
  16. Authorized the Clerk of the Board of Supervisors to execute the Final Certificate of Cancellation of Land Conservation Contract No. 13294, 2880, 10351 and 9794 upon which time the condition and contingencies have been satisfied and enumerated in the Certificate of Tentative Cancellation.
  17. Directed the Clerk of the Board of Supervisors to record the executed Certificate of Final Cancellation in the office of the Tulare County Recorder.
  18. Approved a Categorical Exemption, consistent with the California Environmental Quality Act (CEQA) and State CEQA Guidelines pursuant to Title 14, Cal. Code Regulations, Section 15305, Class 5, pertaining to Minor Alterations in Land Use Limitations.



2022-0073141

Recording requested by, and when recorded, return to:

Tulare County Resource Management Agency Planning Division 5961 S. Mooney Boulevard Visalia, CA 93277-9394

Recorded | REC FEE 0.00
Official Records |
County of |
Tulare |
TARA FREITAS, CPA |
CLERK RECORDER |
| NB
09:31AM 01-Dec-2022 | Page 1 of 4

Space above this line for Recorder's use only

CERTIFICATE OF PARTIAL TENTATIVE CANCELLATION OF LAND CONSERVATION CONTRACT

(Case No. WAC 22-002, Larry Ritchie)

The Clerk of the Board of Supervisors of the County of Tulare does hereby certify that a Certificate of Cancellation of Land Conservation Contract No. 2880 will be issued and recorded pursuant to the Williamson Act (California Code Section 51200 et seq) at such time as the specified conditions and contingencies set forth in this certificate are satisfied.

Larry Ritchie, being the owner of the real property described as Tulare County Assessor's Parcel Numbers 077-840-001, 077-840-002, and 077-840-003 (280 acres), have requested that the Board of Supervisors of the County of Tulare approve a cancellation of a 280-acres of Land Conservation Contract No. 2735, which was recorded in the official records of the Tulare County Recorder on February 28, 1969, as Document No. 1969-0007548. The portion to be cancelled is described in "Exhibit A."

The Board of Supervisors of the County of Tulare has determined and agreed that a Certificate of Cancellation of the above contract as requested will be issued and recorded at such time as the following conditions and contingencies have been satisfied:

- 1. Payment in full to the County Treasurer for the amount of the cancellation fee, which is \$1,956,250, computed pursuant to the provisions of the California Government Code (GC) Section 51283, with such notices and statements as are required to be included by the provisions of California GC Section 51283.4. If the cancellation fee is not paid, or a certificate of cancellation of contract is not issued within one (1) year of the date of the recording of the certificate of tentative cancellation, such fee shall be recomputed as of the date of notice described in GC Section 51283.4(c).
2. Filing an application and paying fees for the Cancellation of the Agricultural Preserve (No. 0293) for the subject property.


3. Securing all applicable County permits necessary for the alternative use.
4. Payment in full to the County Resource Management Agency of any outstanding balance due for the cancellation application processing and report preparation costs.

The landowners shall notify the Board of Supervisors when they have satisfied the conditions and contingencies enumerated above. Within 30 days of receipt of such notice, and upon a determination that the conditions and contingencies have been satisfied, the Chairman of the Board of Supervisors shall execute a Certificate of Cancellation and cause the same to be recorded, so that the real property described in attached "Exhibit A" shall be free from the Land Conservation contractual restrictions.

If the landowners have been unable to satisfy the conditions and contingencies enumerated hereinabove, the landowners shall notify the Board of Supervisors of the particular conditions or contingencies they are unable to satisfy. Within 30 days of receipt of said notice, and upon a determination that the landowners are unable to satisfy the conditions and contingencies listed, the Board of Supervisors shall execute a certificate of withdrawal of tentative approval of cancellation of contract and cause the same to be recorded.

I certify the foregoing approval and the issuance of this Certificate of Tentative Cancellation were authorized by action duly taken by the Tulare County Board of Supervisors in regular session held on November 29, 2022.

By order of the Tulare County Board of Supervisors

By:   
\_\_\_\_\_  
Chairman, Board of Supervisors

**EDUARDO VALERO**



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

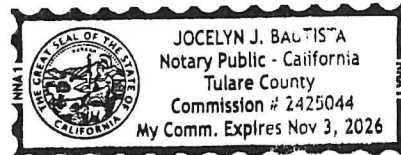
State of California  
County of Tulare )

On November 29, 2022 before me, Jocelyn J. Bautista, Notary Public  
(insert name and title of the officer)

personally appeared Edwardo Valero, Chair Tulare County Board of Supervisors,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jocelyn J. Bautista (Seal)

## EXHIBIT A

Portion to be Canceled:

All that certain real property identified as Parcel 1 in that certain Parcel Map Waiver No. PPM 17-042 Recorded March 27, 2018 as Document No. 2018-0015724, and Re-Recorded April 9, 2018 as Document No. 2018-0018098, Official Records, more particularly described as follows:

That portion of Section 16, Township 18 South, Range 24 East, Mount Diablo Base and Meridian, in the County of Tulare, State of California, more particularly described as follows:

Beginning at the Southwest corner of said section; THENCE North  $0^{\circ}2'13''$  West  $26^{\circ}28.47$  Feet along the West line of said section to the centerline of Modoc Ditch;

THENCE North  $89^{\circ}57'09''$  East 1315.16 Feet along the centerline of said ditch;

THENCE South  $0^{\circ}02'38''$  East 2626.08 Feet to the South line of said section;

THENCE South  $89^{\circ}50'55''$  West 1315.48 Feet along said South line to the Southwest corner thereof and true point of beginning;

EXEPTING THEREFROM one-half of the oil, gas, minerals and hydrocarbon substances, for a period of 25 years, as reserved in the Deed from Hazed G.M. Montague to Albert F. Blain, Et A, dated August 8, 1958 and recorded August 22, 1958 in Book 2072, Page 5 of official records.