

Technical Memorandum:
California Department of Conservation Land Evaluation and Site Assessment
Model for the Vineyard Crossing Subdivision, Mendocino, CA
March 1, 2017

Introduction

Gallaway Enterprises conducted a Land Evaluation and Site Assessment (LESA) for the approximately 23.6 acre Vineyard Crossing Subdivision in Mendocino County, CA (APNs 170-040-05 and 170-030-06). The following sources of information were utilized in the development of this evaluation:

- California Department of Conservation LESA Model Instruction Manual (1997)
- California Department of Conservation – Land Conservation Act of 1965 (Williamson Act)
- California Department of Conservation – Farmland Mapping and Monitoring Program
- Farm Service Agency – National Agricultural Imagery Program (NAIP)
- Geographic Information Systems (GIS)
- Mendocino County Water Agency's - Water Supply Assessment for the Ukiah Valley Area Plan
- Natural Resource Conservation Service - Soil Survey

The location and extents of the proposed subdivision were cross referenced with the above mentioned information sources per the directions contained within the LESA Model Instruction Manual.

Results

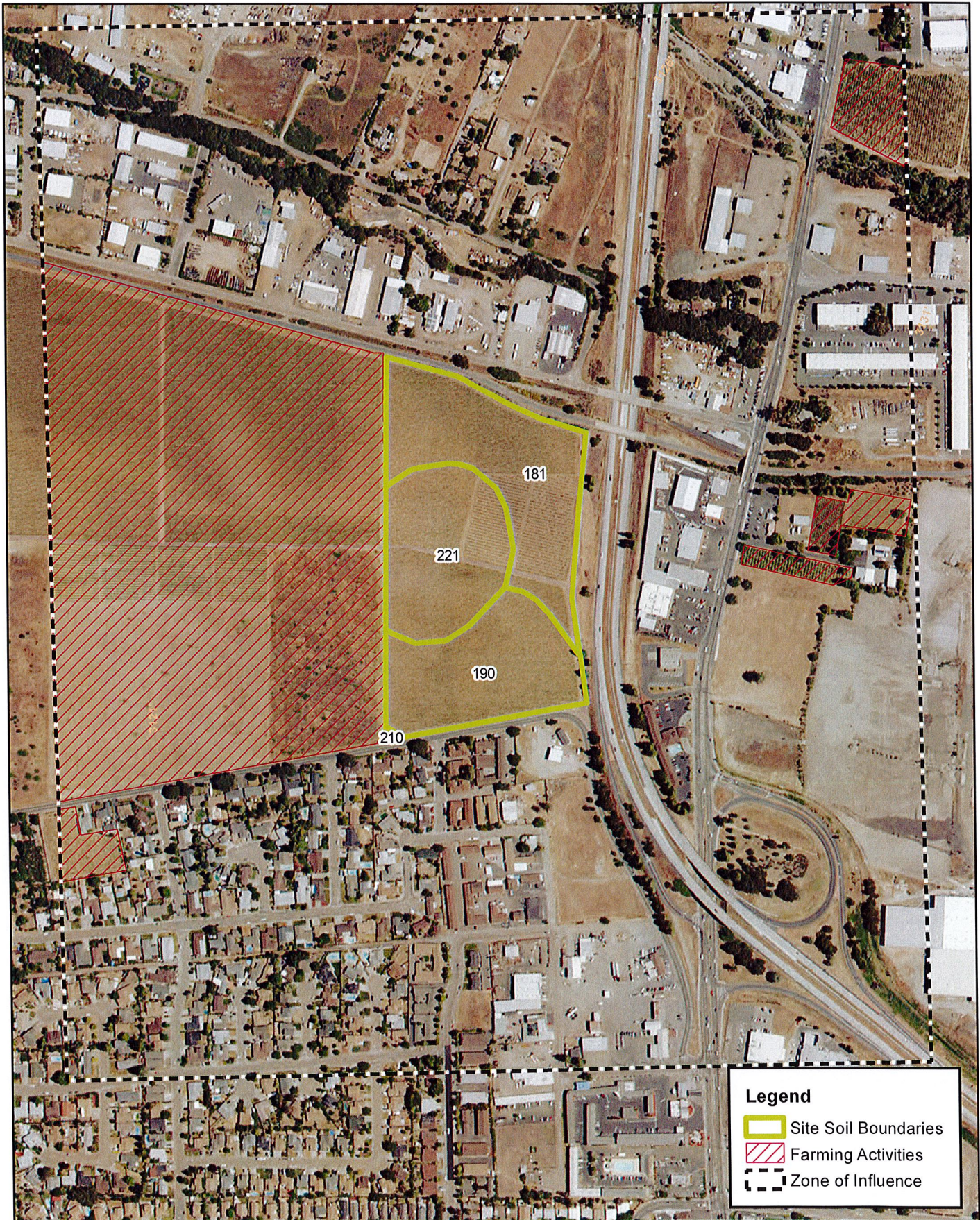
The Land Evaluation (LE) score is 35.4 and the Site Assessment (SA) score is 12.8 with a combined LESA score of 48.2. LESA scores of 48.2 are considered significant only if LE and SA sub-scores are each greater than or equal to 20 points. For a complete set of values from the LESA Model, please see the enclosed Attachment A. Based on the results of the LESA Model for the Vineyard Crossing Subdivision, there will not be a significant impact with regards to the conversion of agricultural and farmland to non-agricultural use or impair the agricultural productivity of agricultural and farmland land as a result of the implementation of the proposed project.

Prepared by,



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Attach: Map of site and LESA data extents
Attachment A – LESA Model Tables and Calculations



- Legend**
- Site Soil Boundaries
 - Farming Activities
 - Zone of Influence

NORTH ↑
 1:6,000
 0 100 200 Feet

Land Evaluation and Site Assessment
 Vineyard Crossing Subdivision
 Mendocino County, CA

gallaway
ENTERPRISES

GE: #17-022 Map Date: 03/01/17

Data Sources: ESRI, Guillon, Inc. NRCS, FMMP

Table 1A. 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 Rate	LCC Score	Storie Index	Storie Index Score
221	7.0	29.5%	3e	70	20.6	89	26.3
210	0.1	0.2%	n/a	0	0.0	0.0	0.0
190	7.3	30.7%	2s	80	24.5	98.2	30.1
181	9.4	39.6%	4s	40	15.8	60.9	24.1
Totals	23.6	100.0%		LCC Total	61.0	Storie Index Total	80.5

Soil units 210 and 221 are "unique", 181 and 190 are "prime" as defined by the Department of Conservation.

Table 1B. Site Assessment

Worksheet 1

Project Size Score

	I	J	K
	LCC Class I-II	LCC Class III	LCC Class IV-VIII
	7.3	7	9.4
Total Acres	7.3	7	9.4
Project Size Scores	0	0	0

Highest Project Size Score	0
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Table 3. Project Size Scoring

LCC Class I or II soils		LCC Class III soils		LCC Class IV or lower	
Acres	Score	Acres	Score	Acres	Score
80 or above	100	160 or above	100	320 or above	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
fewer than 10	0	20-39	30	fewer than 40	0
		10-19	10		
		fewer than 10	0		

Table 4. 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	Irrigation District Water	100.0%	85	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
Agricultural Land Rating

Percentage of Project's Zone of Influence in Agricultural Use	Surrounding Agricultural 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

Zone of Influence Acres	Acres in Agricultural Use
312.2	62.5
Percentage =	20%

Table 7. Surrounding
Agricultural Land Rating

Percentage of Project's Zone of Influence Defined as Protected	Surrounding Protected Resource 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

Zone of Influence Acres	Acres in Zone of Influence Defined as Protected
312.2	0
Percentage =	0%

Table 8. Final LESA Scoresheet

A	B	C	D	E	F
Factor Name	Factor Rating (0-100 points)	x	Factor Weighting (Total = 1.00)	=	Weighted Factor Rating
Land Evaluation					
1. Land Capability Classification	61.0	x	0.25	=	15.3
2. Storie Index Rating	80.5	x	0.25	=	20.1
Site Assessment					
1. Project Size	0	x	0.15	=	0.0
2. Water Resource Availability	85	x	0.15	=	12.8
3. Surrounding Agricultural Lands	0	x	0.15	=	0.0
4. Protected Resource Lands	0	x	0.15	=	0.0
			Total LESA Score		48.2

Table 9. California LESA Model Scoring Thresholds

Total LESA Score	Scoring Decision
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0 to 39 Points

Not Considered Significant

40 to 59 Points

Considered Significant only if LE and SA
 subscores are each greater than or equal to 20 points

60 to 79 Points

Considered Significant unless either LE or SA
 subscore is less than 20 points

80 to 100 Points

Considered Significant