Appendix B Land Evaluation and Site Assessment Report

Appendices

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Tulare County Office of Education

PERFORMING ARTS THEATER, ACCEL CENTER, AND LIBRARY PROJECT

April 2025 | **Land Evaluation and Site Assessment Report**

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1. INTRODUCTION

1.1 DOCUMENT PURPOSE

The purpose of this Land Evaluation and Site Assessment (LESA) Report prepared for the Performing Arts Theater, AcCEL Center, and Library Project (hereafter "proposed project") is threefold: 1) to provide a rating related to the quality of agricultural land on the project site; 2) assess potential effects, if any, to agricultural land that may be present on the project site; and 3) if any impacts to agricultural land would occur, determine the significance of impacts under the California Environmental Quality Act (CEQA).

CEQA Guidelines § 15126.2(a) requires that environmental documentation "identify and focus on the significant environmental effects" of a proposed project. The CEQA Guidelines definition of environment "means the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance" (CEQA Guidelines § 15360). Per the CEQA Guidelines, a proposed project will have a significant effect on the environment if the project site contains important agricultural land that would be converted to a non-agricultural use.

According to CEQA Guidelines § 21060.1(a), "agricultural land" is defined as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland as defined by the United States Department of Agriculture (USDA) land inventory and monitoring criteria, as modified for California.

1.2 PROJECT LOCATION

The project site is owned by the Tulare County Office of Education (COE) and consists of a portion of two parcels with Assessor's Parcel Numbers (APN) 149-030-005 and 149-030-008 located near the southwest corner of Avenue 264/Liberty Road and N Mooney Boulevard in unincorporated Tulare County. The project site consists of approximately 15.6 acres. The project site has an associated address of 26487 N Mooney Boulevard, Tulare, CA, 93274 (see Figure 1, *Aerial Photograph*).

1.3 PROJECT SUMMARY

The proposed project would consist of three components that include a new performing arts theater, AcCEL Center, and library. The AcCEL Center and library would be constructed in the northwest corner of the project site. The AcCEL Center would consist of one 24,442 square foot building and include a shade structure, landscaping, walkways, and basketball court. The proposed library would consist of two buildings totaling approximately 12,000 square feet and would feature landscaping throughout. The AcCEL Center and library would be served by two

ingress and egress driveways that would provide access to a shared parking lot consisting of 70 parking spaces which include 8 Americans with Disabilities Act (ADA) parking spaces. A trash storage area would be located on the eastern side of the parking lot. The AcCEL Center and library would be fenced.

The proposed performing arts theater would consist of one 31,000 square foot building and would be constructed in the southeast corner of the project site. The performing arts theater would be served by two driveways off N Mooney Boulevard and would provide access to a parking lot consisting of 568 parking spaces.

Source: Nearmap, 2025; PlaceWorks, 2025.

Figure 1
Aerial Photograph

1. Introduction

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2. AGRICULTURE IN CALIFORNIA

2.1 WILLIAMSON ACT

In 1965, the California Assembly established the California Land Conservation Act, also known as the Williamson Act, in response to the increasing pressure occurring throughout California during the post-World War II period to convert agricultural lands to urban development. The Williamson Act allows local governments to enter contracts with landowners to restrict property to agricultural or related open space uses for a minimum of 10 years in exchange for a lower property tax assessment to the landowner. After the initial 10-year contract term, the contract remains in effect until canceled by the landowner or the local government. Once canceled, a contract winds down over a period of 10 years (CDC 2025a). According to the California Department of Conservation (CDC), the project site is not subject to a Williamson Act contract. (CDC 2023)

2.2 FARMLAND CLASSIFICATION

As part of the State's efforts to protect agricultural resources, the Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to provide data to public, academia, and government entities for the purposes of making informed decisions regarding the use of California's agricultural land resources. The FMMP is required by California Government Code § 65570 to report on the conversion of agricultural lands in the California Farmland Conversion Report and maintain the Important Farmland Maps database system to record changes in the use of agricultural lands over time. The farmland categories are defined below (CDC 2025b).

- **Prime Farmland (P):** "Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date."
- **Farmland of Statewide Importance (S):** "Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date."
- **Unique Farmland (U):** "Farmland of less quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated. Land must have been cropped at some time during the four years prior to the mapping date."
- **Farmland of Local Importance (L):** "Land of importance to the local agricultural economy as determined by each county's board of supervisors and local advisory committee."

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- **Farmland of Local Potential (LP):** "Farmland of Local Potential is a subcategory of Farmland of Local Importance and aggregated with Farmland of Local Importance acreage in the land use conversion table. Four counties include Farmland of Local Potential, see definitions below."
  - Glenn County: All lands having Prime and Statewide soil mapping units which are not irrigated, regardless of cropping history or irrigation water availability.
  - San Luis Obispo County: Lands having the potential for farmland, which have Prime or Statewide characteristics and are not cultivated.
  - Santa Clara County: All lands having Prime and Statewide soil mapping units which are not irrigated, regardless of cropping history or irrigation water availability.
  - Yolo County: Prime or Statewide soils which are presently not irrigated or cultivated.
- **Grazing Land (G):** "Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities."
- **Urban and Built-up Land (D):** "Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes."
- **Other Land (X):** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.
  - The Other Land category include rural land, which include:
    - Rural Residential Land (R)
    - Semi-Agricultural and Rural Commercial Land (SAC)
    - Vacant or Disturbed Land (V)
    - Confined Animal Agriculture (CI)
    - Nonagricultural or Natural Vegetation (nv)
- **Water (W):** Perennial water bodies with an extent of at least 40 acres.
- **Areas Not Mapped (Z):** Area which falls outside of the Natural Resources Conservation Service (NRCS) soil survey. Not mapped by the FMMP.

Optional Designation

- **Land Committed to Nonagricultural Use:** "Land Committed to Nonagricultural Use is defined as existing farmland, grazing land, and vacant areas which have a permanent commitment for development."

According to the CDC Important Farmland Finder Map (see Figure 2, *Farmland Monitoring and Mapping Program Map*), the majority of the project site is classified as Prime Farmland and a minor portion is identified as Urban and Built-Up Land (CDC 2020).

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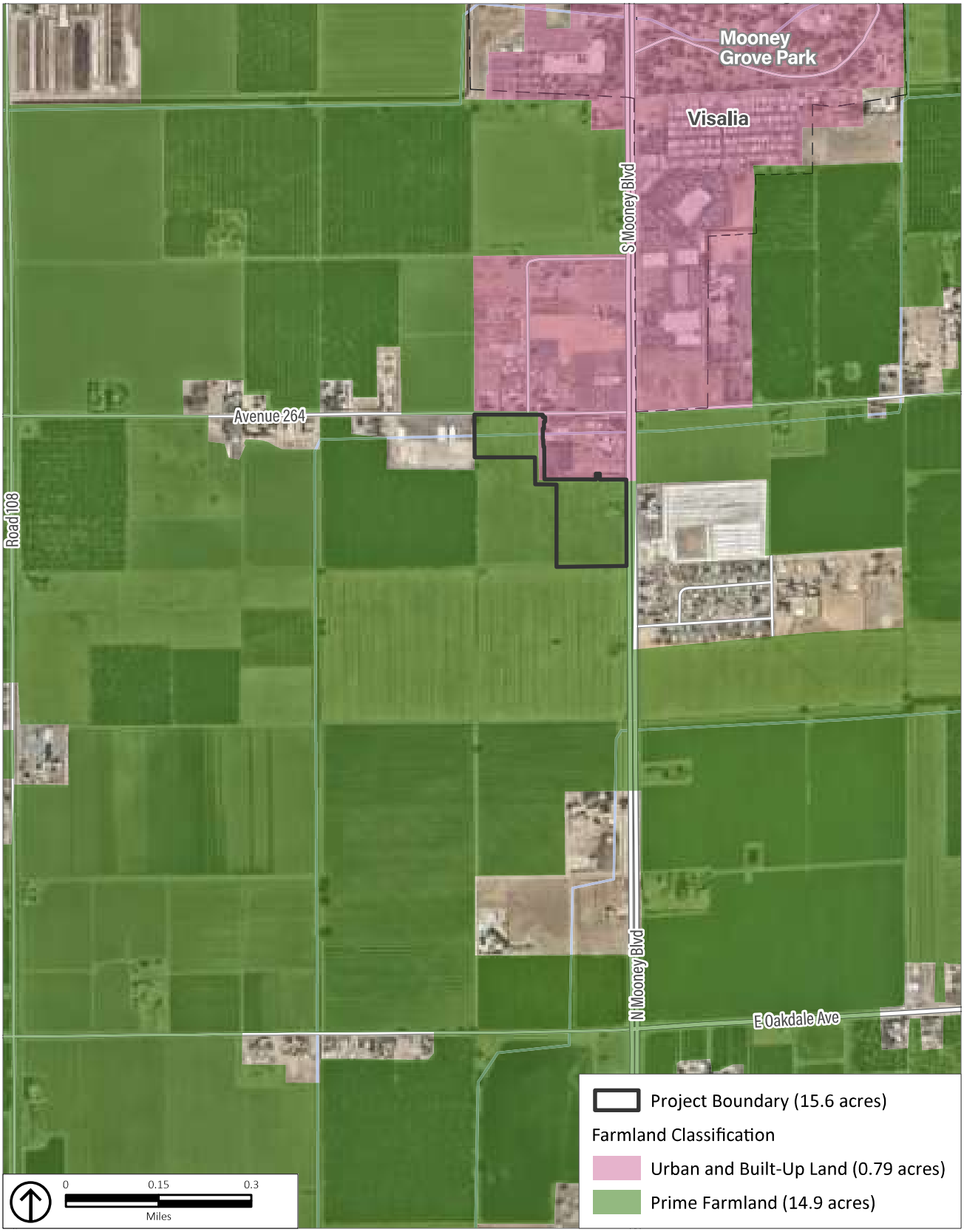

Source: FFMP, 2020; Nearmap, 2025; PlaceWorks, 2025.

Figure 2
Farmland Mapping and Monitoring Program

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3. ASSESSMENT METHODOLOGY

3.1 LESA MODEL

The LESA Model is a point-based approach that uses measurable factors to quantify the relative value of agricultural land resources and assist in the determination of the significance of agricultural land conversions. Many states have developed LESA Models specific to their local contexts. The California LESA Model was created as a result of Senate Bill 850 (Chapter 812/1993) and provides lead agencies with an optional methodology to ensure that potentially significant effects on the environment associated with agricultural land conversions are quantitatively and consistently considered in the environmental review process (CDC 1997). The California LESA Model is the methodology used by the Tulare County Office of Education to determine whether important agricultural resources are present on a property.

3.2 CALIFORNIA LESA MODEL SCORING SYSTEM

The California LESA Model is made up of two components, known as "Land Evaluation" (LE) and "Site Assessment" (SA), that are scored and weighted separately to yield a total LE subscore and SA subscore. The Final LESA Score is the sum of the LE and SA subscores and has a maximum possible score of 100 points. Based on the Final LESA Score, numerical thresholds are used to determine the significance of a project's impacts on agricultural resources (CDC 1997).

3.2.1 LAND EVALUATION (LE)

The LE subscore consists of two factors, including the Land Capability Classification (LCC) rating and the Storie Index rating, which were devised to measure the inherent soil-based qualities of land as they relate to agricultural production. The LCC Rating and Storie Index rating scores are based upon the soil map unit(s) identified on a property and the acreage of each soil mapping unit relative to the property's total acreage. Data for the soil map unit(s), LCC, and Storie Index are obtained from soil survey data provided by the USDA NRCS (CDC 1997).

LLC RATING

There are eight classes of LCC (I through VIII). Soils designated "I" have the fewest limitations for agricultural production and soils designated "VIII" are least suitable for farmland. The LCC is further divided into subclasses (designated by lowercase letters e, w, s, or c) to describe limitations, including a soil's susceptibility to erosion ("e"), limitations due to water in or on the soil ("w"), shallow or stony soils ("s"), or climate ("c") (USDA, 2023).

Once the LCC for each soil mapping unit is obtained from the USDA NRCS soil survey, the LCC classification is converted into a numeric score established by the California LESA Model. Table

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3-1, *Numeric Conversion of Land Capability Classification Units*, summarizes the LCC numeric conversion scores used by the LESA model. The LCC Score accounts for 25 percent of the total California LESA Model Score (CDC 1997).

Table 3-1 Numeric Conversion of Land Capability Classification Units

LCC	I	IIe	IIs,w	IIIe	IIIs,w	IVe	IVs,w	V	VI	VII	VIII
Rating	100	90	80	70	60	50	40	30	20	10	0

Source: CDC 1997

For properties with multiple soil mapping units, the LCC Score used in the LESA Model is determined by multiplying the LCC Rating for each map unit by the corresponding map unit's proportion of the property's total acreage. The LCC Score for each map unit is summed together for a total, single LCC Score for the property (CDC 1997).

STORIE INDEX RATING

The Storie Index is a quantitative method of rating the agricultural capability of soils. The Storie Index has been used in California for over 50 years, with the most recent version of the Storie Index being published in 1978. The Storie Index is based on four factors: 1) degree of soil profile development; 2) surface texture; 3) slope; 4) other soil and landscape conditions including drainage, alkalinity, nutrient level, acidity, erosion, and microrelief. Soils are graded on a 100-point scale that represents the relative value of a given soil when used for intensive agricultural purposes (University of California 1978). The Storie Index Score accounts for 25 percent of the total California LESA Model Score (CDC 1997).

For properties with multiple soil mapping units, the Storie Index Score is calculated by multiplying the Storie Index rating by the map unit's proportion of the property's total acreage. The Storie Index Score for each map unit is added together to provide a single Storie Index Score for the property (CDC 1997).

3.2.2 SITE ASSESSMENT (SA)

The SA subscore consists of four factors that measure social, economic, and geographic features that contribute to the overall value of agricultural land. The SA factors include Project Size, Water Resource Availability, Surrounding Agricultural Land, and Protected Resource Land (CDC, 1997).

PROJECT SIZE

The Project Size rating evaluates the potential viability of potential agricultural productivity on a property. Generally, high quality soils (high rate of economic return per acre planted) only need to be present in relatively small quantities on a property to be considered important, whereas lower quality soils (low or moderate rate of economic return per acre planted) need to be present in larger quantities to be considered important.

The Project Size rating corresponds with the acreage of each LCC Class identified on a property. Table 3-2, *Project Size Scoring*, summarizes the different Project Size scoring combinations. For properties with multiple map units within the subject property, the mapping unit that generates the highest Project Size score is used as the final Project Size score for the project site. The Project Size score accounts for 15 percent of the total California LESA Model Score (CDC 1997).

Table 3-2 Project Size Scoring

LCC Class I or II soils		LCC Class III soils		LCC Class IV or lower soils	
Acreage	Points	Acreage	Points	Acreage	Points
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		

Source: CDC 1997

WATER RESOURCES AVAILABILITY

The Water Resources Availability rating measures the reliability of a property's water resources (e.g., irrigation district water, groundwater, and riparian water) that could be used for agricultural production during non-drought and drought years (water availability score) and the proportion of the property served by each water source (weighted availability score). For each water resource supply portion of the project determine whether irrigated and dryland

3. Assessment Methodology

agriculture is feasible and if any physical or economic restrictions exist during both drought and non-drought years.

A physical restriction is an occasional or regular interruption or reduction in a water supply, or a shortened irrigation season, that forces a change in agricultural practices -- such as planting a crop that uses less water, or leaving land fallow.[1]

An economic restriction is a rise in the cost of water to a level that forces a reduction in consumption. This could be from surcharge increases from water suppliers as they pass along the cost of finding new water supplies, the extra cost of pumping more ground water to make up for losses in surface water supplies, or the extra energy costs of pumping the same amount of ground water from deeper within an aquifer.

It should be noted that irrigated agricultural production is feasible when:

1. There is an existing irrigation system on the project site that can serve the portion of the project site identified as receiving water from an irrigation district;
2. Physical and /or economic restrictions are not severe enough to halt production; and
3. It is possible to achieve a viable economic return on crops through irrigated production.

Dryland production is feasible when rainfall is adequate to allow an economically viable return on a non-irrigated crop.

A drought year is a year that lies within a defined drought period, as defined by the Department of Water Resources or by a local water agency. Many regions of the State are by their arid nature dependent upon imports of water to support irrigated agriculture. These regions shall not be considered under periods of drought unless a condition of drought is declared for the regions that typically would be providing water exports.

The water availability score established by the California LESA Model is summarized in Table 3-3, *Water Resources Availability Scoring*. The total Water Resources score is the sum of the weighted availability score(s). The Water Resources Availability score accounts for 15 percent of the total California LESA Score (CDC 1997).

[1] This could be from cutbacks in supply by irrigation and water districts, or by ground or surface water becoming depleted or unusable. Poor water quality can also result in a physical restriction -- for example by requiring the planting of salt-tolerant plants, or by effectively reducing the amount of available water.

Table 3-3 Water Resources Availability Scoring

Option No.	Non-Drought Years			Drought Years			Score
	Restrictions			Restrictions			
	Irrigation Feasible	Physical Restrictions	Economic Restrictions	Irrigation 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

Source: CDC 1997

SURROUNDING AGRICULTURAL LAND

The Surrounding Agricultural Land rating is designed to provide a measurement of the level of agricultural land use for lands in proximity to a subject property. The Surrounding Agricultural Land rates the potential significance of the conversion of an agricultural parcel that has a large proportion of surrounding land in agricultural production more highly than one that has a relatively small percentage of surrounding land in agricultural production. The Surrounding Agricultural Land rating is dependent on the amount of agricultural land or related open space within a project's "Zone of Influence" (ZOI). The ZOI is determined by drawing the smallest rectangle that will completely contain the project site on a map (Rectangle A) and creating a second rectangle that extends 0.25-mile beyond Rectangle A on all sides (Rectangle B). All parcels that are within or intersected by Rectangle B are included within the project's ZOI (CDC, 1997). The ZOI for the project site is illustrated on Figure 3, *Zone of Influence*.

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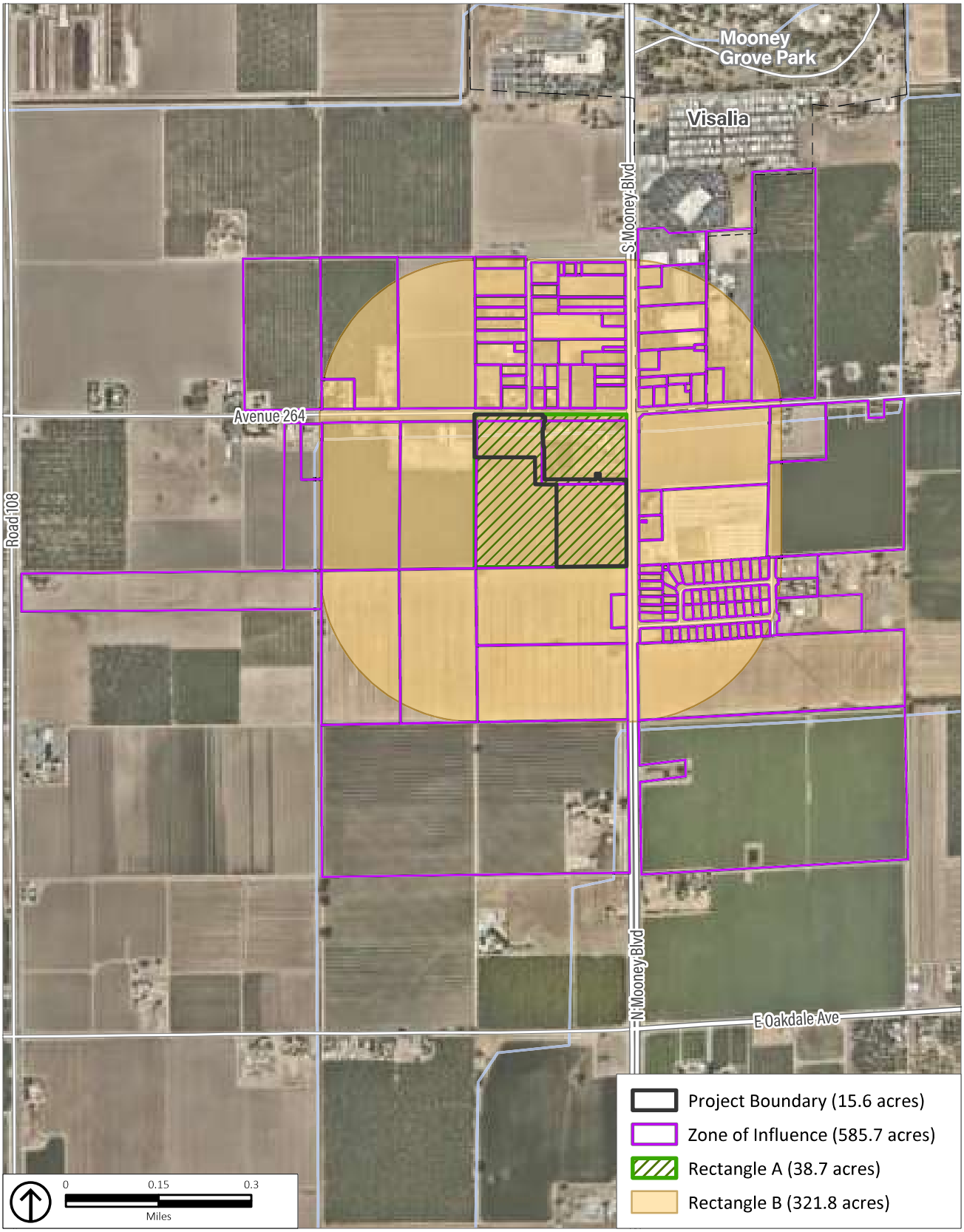

Source: Nearmap, 2025; PlaceWorks, 2025.

Figure 3
Zone of Influence

3. Assessment Methodology

The Surrounding Agricultural Land rating is determined by the proportion of land within a project's ZOI that is currently used for agricultural production. The Surrounding Agricultural Land score established by the California LESA Model is summarized in Table 3-4, *Surrounding Agricultural Land Score*. Data for surrounding agricultural land can be obtained from the Department of Conservation's Important Farmland Map Series, the Department of Water Resources' Land Use Map Series, locally derived maps, and/or inspection of the site. The surrounding agricultural land score accounts for 15 percent of the total California LESA Model Score (CDC 1997).

Table 3-4 Surrounding Agricultural Land Score

Percent of Project's ZOI in Agricultural Use	Surrounding Agricultural Land Score (Points)
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

Source: CDC 1997

SURROUNDING PROTECTED RESOURCE LAND

The Surrounding Protected Resource Land Rating is an extension of the Surrounding Agricultural Land Rating and is scored in a similar manner. Protected resource lands are those lands with long-term use restrictions that are compatible with or supportive of agricultural uses of land. Protected resource lands include but are not limited to Williamson Act contracted lands; publicly owned lands maintained as park, forest, or watershed resources; and lands with natural

resource easements (e.g., agricultural, wildlife habitat, open space) that restrict the conversion of such land to urban or industrial uses.

The Surrounding Protected Resource Land rating is determined by the proportion of protected resource lands within a project's ZOI. The Surrounding Protected Resource Land scoring system established by the California LESA Model is summarized in Table 3-5, *Surrounding Protected Resource Land Score*. The Surrounding Protected Resource Land score accounts for 5 percent of the total California LESA Score (CDC 1997).

Table 3-5 Surrounding Protected Resource Land Score

Percent of Project's ZOI Defined as Protected	Surrounding Protected Resource Land Score (Points)
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

Source: CDC 1997

3. Assessment Methodology

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4. PROJECT SITE EVALUATION

In this section, the California LESA Model is applied to the project site to evaluate whether the project site contains important agricultural resources.

4.1 LAND EVALUATION (LE)

As discussed in Subsection 3.2.1, the LE subscore measures the agricultural suitability of soils identified on a property by using the LCC Rating and Storie Index for each present soil map unit. The project site consists of two soil map units including: Nord fine sandy loam, 0 to 2 percent slopes (130) and Yettem sandy loam, 0 to 2 percent slopes (143) (USDA 2025).

4.1.1 LAND CAPABILITY CLASSIFICATION

Refer to Table 4-1, *Land Capability Classification Score*, below, for the LLC Scores of the project site. The project site's overall LLC Score is 100.

Table 4-1 Land Capability Classification Score

Soil Map Unit	Acres	Proportion of Project Site	LCC	LCC Rating	LCC Score
130	11.6	0.74	I	100	72.5
143	4.0	0.25	I	100	27.5
Totals	**15.6**	**1.0**			**100.0**

Source: (USDA 2025)

4.1.2 STORIE INDEX

Refer to Table 4-2, *Storie Index Score*, below, for the Storie Index scores for the project site. The project site's overall Storie Index score is 87.0.

Table 4-2 Storie Index Score

Soil Map Unit	Acres	Proportion of Project Site	Storie Index	Storie Index Score
130	11.6	0.74	86	63.9
143	4.0	0.25	90	23.1
Totals	**15.6**	**1.0**		**87.0**

Source: (USDA 2025)

4.2 SITE ASSESSMENT (SA)

As discussed in Subsection 3.2.2, the SA subscore is based on a combination of a property's size, the availability of water resources, the presence/absence of surrounding agricultural lands, and the presence/absence of surrounding protected resource lands.

4.2.1 PROJECT SIZE

Refer to Table 4-3, *Project Size Score*, below, for the Project Size scores for the project site. The overall Project Size score is 30.

Table 4-3 Project Size Score

	Soil Class		
	LCC Class I-II	**LCC Class III**	**LCC Class IV-VIII**
Acres of the Project Site	15.6	0	0
Project Size Scores	**30**	**0**	**0**

Source: (USDA 2025)
Refer to Table 3-2 for Project Size Scoring, which is based on LCC Class and acreage.

4.2.2 WATER RESOURCE AVAILABILITY

The project site was previously used for agricultural purposes that included an irrigated orchard. Agricultural uses ceased between 2022 and 2023; under existing conditions, the project site is vacant and disturbed. It is unknown at this time if the irrigation system is still intact. Given this uncertainty, it was conservatively assumed that the irrigation system remains in place. This assumption is consistent with typical agricultural practices, where infrastructure is often retained even after cessation of farming operations, especially when the land has historically supported intensive, irrigated agriculture. Recognizing that water availability can be influenced by both physical[2] and economic[3] restrictions, these considerations are assumed to ensure a realistic representation of future agricultural viability (CDC 1997). Table 4-4, *Water Resource Availability Score*, summarizes the Water Resource Availability score for the project site; the project site's Water Resource Availability score is 65.

[2] As discussed in Section 3.2.2, a physical restriction is an occasional or regular interruption or reduction in water supply or shortened irrigation season.
[3] As discussed in Section 3.3., an economic restriction is a rise in cost of water to a level that forces a reduction in consumption.

Table 4-4 Water Resource Availability Score

Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score
1	Irrigation Only	1.0	65	65
Total		**1.0**		**65**

Source: (CDC 1997)

Refer to Table 3-2 for Project Size Scoring, which is based on LCC Class and acreage.

4.2.3 SURROUNDING AGRICULTURAL LAND

The Surrounding Agricultural Land score is dependent on the presence or absence of active agricultural production land within a project's ZOI. Figure 4, *Surrounding Agricultural Land*, illustrates the active agricultural production lands in the ZOI for the project site. Table 4-5, *Surrounding Agricultural Land Score*, summarizes the Surrounding Agricultural Land score for the project site; the project site's Surrounding Agricultural Land score is 60.

Table 4-5 Surrounding Agricultural Land Score

Zone of Influence			Surrounding Agricultural Land Score
Total Acres	**Acres of Surrounding Agricultural Land**	**Percent Surrounding Agricultural Land**	
585.7	402.5	69%	**60**

4.2.4 SURROUNDING PROTECTED RESOURCES LAND

The Surrounding Protected Resource Land score is dependent on the presence or absence of protected resource lands within a project's ZOI that have long-term use restrictions that are compatible with or supportive of agricultural uses. Figure 5, *Surrounding Protected Resources Land*, illustrates the protected resource lands in the project's ZOI. Table 4-6, *Surrounding Protected Resources Land Score*, summarizes the Surrounding Protected Resources Land score for the project site; the project site's Surrounding Protected Resource Land score is 0.

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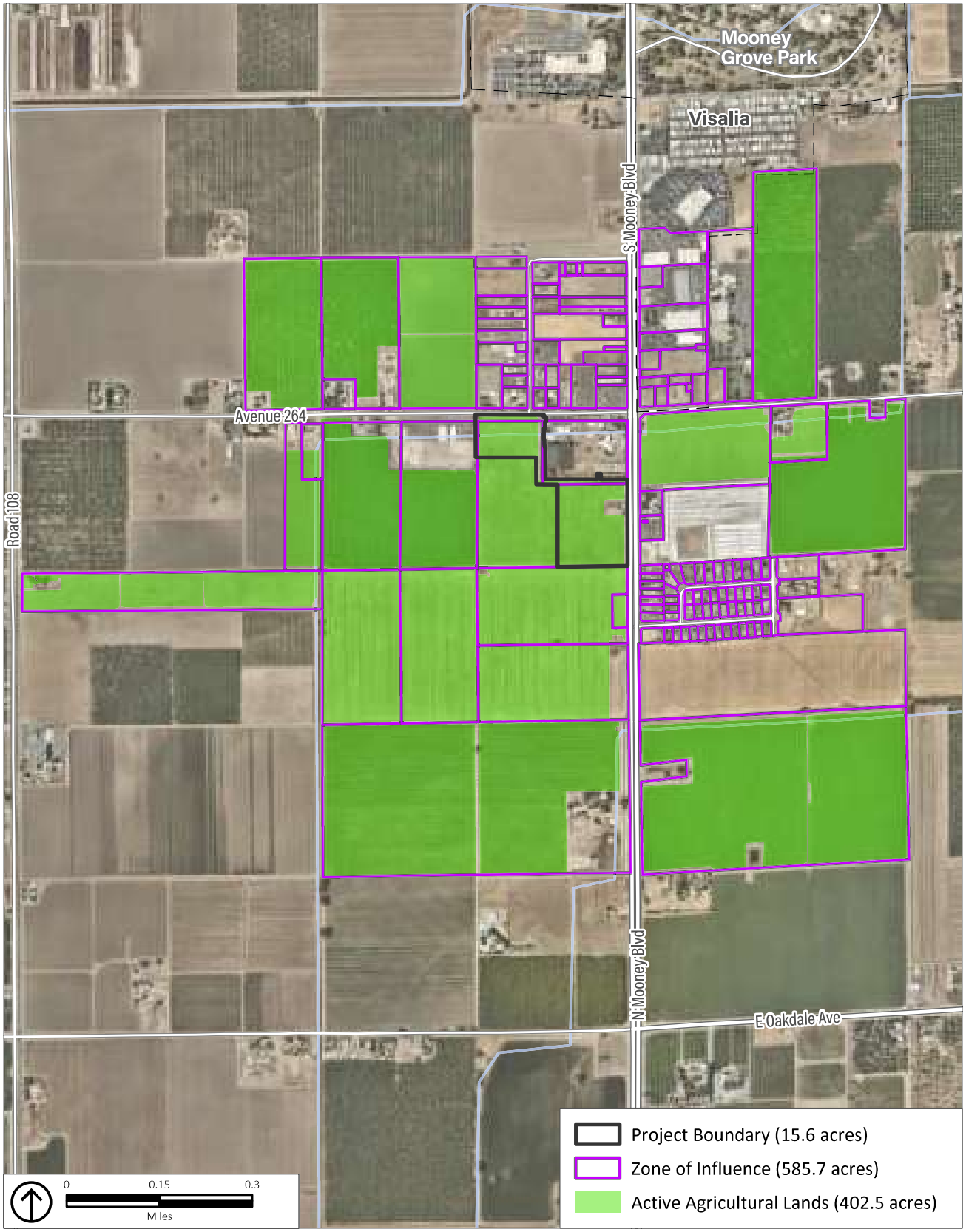
Table 4-6 Surrounding Protected Resources Land Score

Zone of Influence			Surrounding Protected Resource Land Score
Total Acres	Acres of Protected Resource Land	Percent Protected Resource Land	
585.7	126.7	22%	**0**



Source: CA DWR, 2023; Nearmap, 2025; PlaceWorks, 2025.

Figure 4
Surrounding Agricultural Land

4. Project Site Evaluation

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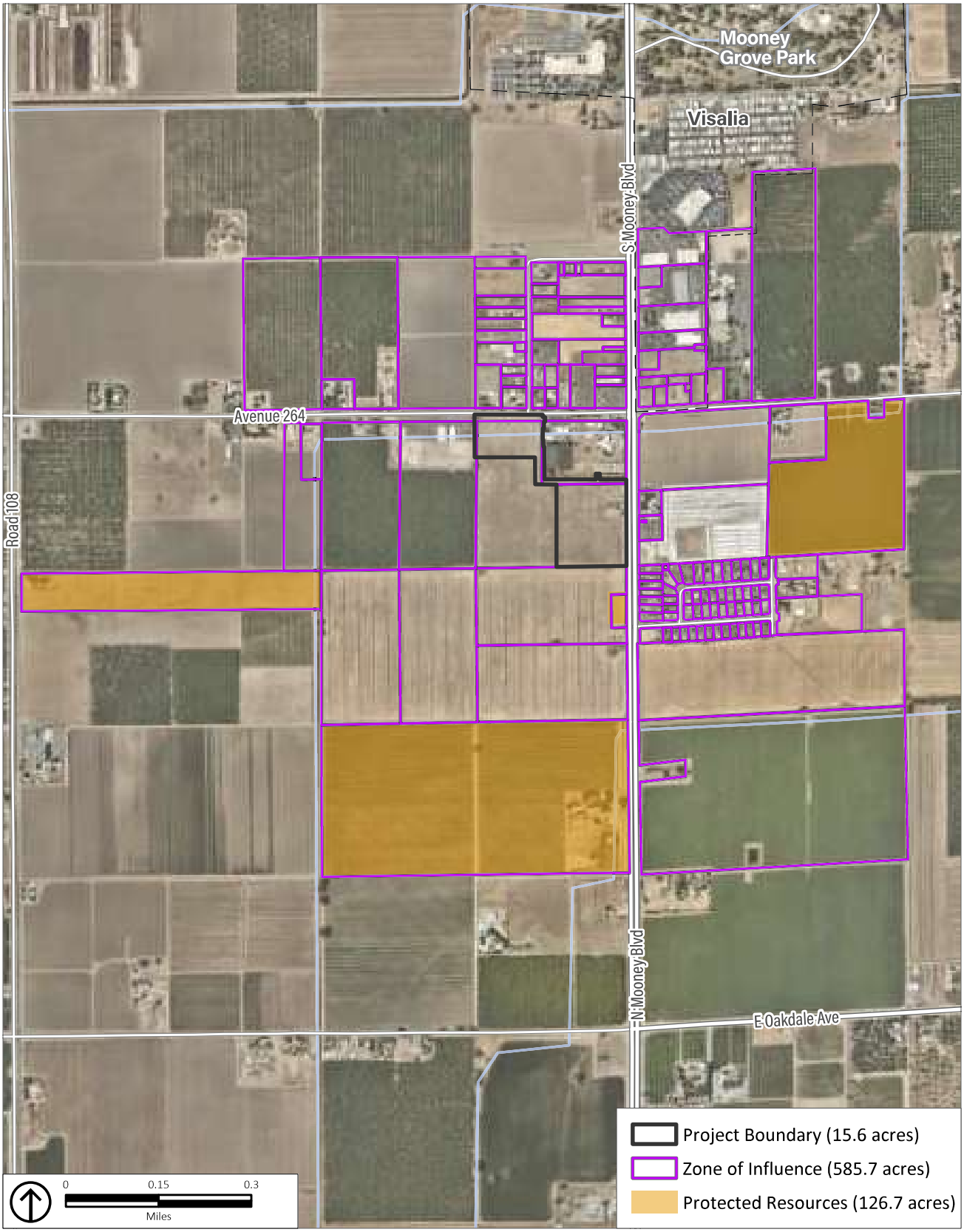

Source: Tulare County, 2019; CA Department of Conservation, 2023; Nearmap, 2025; PlaceWorks, 2025.

Figure 5
Surrounding Protected Resources Land

4.3 TOTAL LESA SCORE

The total LESA Score is calculated by summing the project site's LE and SA subscores. The project site's LESA subscores are summarized in Table 4-7, *Total LESA Score Sheet*. The project site's final LESA score is 70.1.

Table 4-7 Total LESA Score Sheet

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
LCC	100	0.25	25.0
Storie Index	87.0	0.25	21.8
		LE Subscore	*46.8*
SA Factors			
Project Size	30.0	0.15	4.5
Water Resource Availability	65.0	0.15	9.8
Surrounding Agricultural Land	60.0	0.15	9.0
Protected Resources Land	0.0	0.05	0.0
		SA Subscore	*23.3*
		Final LESA Score	**70.1**

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5. CONCLUSION

The project site received a LESA score of 70.1. As shown in Table 5-1, *California LESA Model Scoring Thresholds*, impacts to land that receives a LESA score between 60 and 79 are considered significant under CEQA unless either the LE or SA subscore is less than 20 points. As shown in Table 4-7, the project's LE score is 46.8 and the SA score is 23.3. Thus, because the project site score is 70.1 and neither the LA nor the SA scores are less than 20, the project site is determined to have important agricultural resources on on-site and project impacts on agricultural resources would be significant under CEQA.

Table 5-1 California LESA Model Scoring Thresholds

Total LESA Score	Scoring Designation
0-39	Not Considered Significant
40-59	Considered Significant only if the LE and SA subscores are each greater than or equal to 20 points
60-79	**Considered Significant unless either LE or SA subscore is less than 20 points**
80-100	Considered Significant

Source: (CDC 1997)

5. Conclusion

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6. REFERENCES

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Appendix A Land Evaluation and Site Assessment Calculations

PERFORMING ARTS THEATER, ACCEL CENTER, AND LIBRARY PROJECT - LESA MODEL CALCULATIONS

Land Capability Classification Score

Soil Map Unit	Acres	Proportion of Project Site	LCC	LCC Rating	LCC Score
130	11.6	0.744	I	100	74.4
143	4	0.256	I	100	25.6
Totals	15.6	**1.0**			**100.0**

Storie Index Score

Soil Map Unit	Acres	Proportion of Project Site	Storie Index	Storie Index Score
130	11.6	0.74	86	63.9
143	4	0.26	90	23.1
Totals	15.6	**1.0**		**87.0**

Project Size Score

	Soil Class		
	LCC Class I-II	LCC Class III	LCC Class IV-VIII
Acres of the Project Site	15.6	0	0
Project Size Scores	**30**	**0**	**0**

The Project Size score will be the highest score.

Water Resource Availability Score

Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score
1	Irrigation Only	1.00	100	65
Total		**1.0**		**65.0**

Soil Map Unit			
	130	143	Totals (Acres)
LCC Class I-II (Acres)	11.6	4	**15.6**
LCC Class III (Acres)			**0**
LCC Class IV-VIII (Acres)			**0**

Surrounding Agricultural Land Score			
Zone of Influence			Surrounding Agricultural Land Score
Total Acres	Acres of Surrounding Agricultural Land	Percent Surrounding Agricultural Land	
585.7	402.5	69%	60

Surrounding Protected Resource Land Score			
Zone of Influence			Surrounding Protected Resource Land Score
Total Acres	Acres of Protected Resource Land	Percent Protected Resource Land	
585.7	126.7	22%	0

Total LESA Score Sheet			
	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
LCC	100.0	0.25	25.0
Storie Index	87.0	0.25	21.8
		LE Subscore	*46.8*
SA Factors			
Project Size	30	0.15	4.5
Water Resource Availability	65.0	0.15	9.8
Surrounding Agricultural Land	60.0	0.15	9.0
Protected Resource Land	0.0	0.05	0.00
		SA Subscore	*23.3*
		Final LESA Score	**70.0**