

Analysis of Proposed Mitigation Parcel

C.1 Description of the Proposed Mitigation Parcel

The proposed mitigation parcel is located approximately 7 miles southwest of the East Area 1 Specific Plan project, in the City of Santa Paula's Area of Interest. The parcel is bounded by the Santa Clara River to the south, Todd Road to the east, Highway 126 to the north, and Ellsworth Barranca to the west. **Figure C-1, Location of Proposed Mitigation Parcels**, and **Figure C-2, Mitigation Parcel Location Map**, show the location of the mitigation parcel in reference to the City of Santa Paula and the East Area 1 Project Site. This parcel is within the City's Area of Interest consistent with the General Plan's implementation measure (IV.19) requiring applicants for development of land in agricultural production that is within an existing greenbelt to provide acquisition of lands and/or easements within the Santa Paula Area of Interest.

The Limoneira Company currently owns the parcel and is leasing it to a strawberry farming company. **Figure C-3, Location of Proposed Mitigation Agriculture Blocks**, shows the specific agriculture production blocks on this parcel of land. The mitigation parcel consists of three agriculture production blocks (designated as numbers LF1, LF2, and LF3). The following is a description of each of these blocks:

- Block LF1 is located just east of block L90 and consists of approximately 16 acres. All of the 16 acres of land in segment LF1 are designated as Prime Farmland on the State Important Farmland Map.
- Block LF2 is located just east of block LF1 and consists of approximately 17 acres. All of the 17 acres of land in segment LF1 are designated Prime Farmland on the State Important Farmland Map.
- Block LF3 consists of approximately 47 acres. Of the 47 acres, 46 acres are designated as Prime Farmland and one acre is designated as Farmland of Statewide Importance on the State Important Farmland Map.

The mitigation parcel has been in agricultural production for at least the last 10 years and has historically been farmed for strawberry production. Strawberries are one of the largest crops and historically have been one of the largest revenue crops in Ventura County. **Table C-1** provides information on Countywide production for strawberries from 2001 to 2005, and estimates the net revenue per acre. As shown, the average per acre net revenue for strawberries in the County is approximately \$20,042 per acre.

Using the five-year average net revenue for strawberries in Ventura County, the mitigation parcel has yielded a total net revenue of approximately \$696,338 as shown in **Table C-2**.

Table C-1
Ventura County Strawberry Production 2001-2005

Year	Harvested Acreage ⁽¹⁾	Total Value ⁽¹⁾	Per Acre			
			Gross Revenue	Land Cost ⁽²⁾	Production Cost ⁽³⁾	Net Revenue
2001	7,777	\$230,697,000	\$29,664	\$2,500	\$19,000	\$8,164
2002	8,582	\$297,924,000	\$34,715	\$2,500	\$19,950	\$12,265
2003	8,794	\$300,746,000	\$34,199	\$2,500	\$20,948	\$10,752
2004	10,349	\$363,646,000	\$35,138	\$2,500	\$21,995	\$10,643
2005	11,333	\$328,567,000	\$28,992	\$2,500	\$23,095	\$3,397
Five Year Average						\$9,044

Notes: (1) Data from Ventura County Agricultural Commissioner's Annual Reports for Years 2002 to 2005.
 (2) Provided by Limoneira Company, property owner.
 (3) Estimate to account for plant costs, fertilizers and pesticides, fuel and machinery, labor, and irrigation costs.

Table C-2
Estimated Per Acre Strawberry Net Revenue for the Mitigation Parcel

Block	Acres	Net Revenue per Acre
L90	44	\$397,936
LF1	16	\$144,704
LF2	17	\$153,748
Totals	77	\$696,338

The Proposed Mitigation Parcel is made up of Prime and Unique Farmland as shown in **Figure C-4, State Important Farmland Map Designations**.

The types of soils must also be taken into account on the Proposed Mitigation Parcel. There are eight different types of soils that are located within the proposed project site, including; Metz loamy fine sand (McA), Metz loamy sand (MeA), Mocho loam (MoA), Mocho clay loam 0 -2 percent slopes (MsA), Mocho clay loam 25 percent slopes (MsB), Pico sandy loam (PcA), Pico loam sandy substratum (PsA) and Sandy alluvial land (Sd). The percentage of each soil within the Mitigation Parcel is described in the attached Land Evaluation and Site Assessment (LESA) score sheets. Each type of soil and its location within the segments of the parcel are shown in **Figure C-5, Mitigation Parcel Soil Designations**.

C.2 California Agricultural Land Evaluation and Assessment Model

The LESA model rates the relative quality of land resources, based on specific measurable features. The LESA model is comprised of six weighted factors:

- Two Land Evaluation (LE) factors are based on measures of soil resource quality and
- Four Site Assessment (SA) factors based on the amount of agricultural land, water availability, surrounding agricultural lands, and the presence of surrounding protected-resource lands.

C.2.1 Land Evaluation Factors

Each of the LE factors is rated on a 100-point scale and weighted relative to one another to generate a single numeric potential-significance threshold score, with 100 points as the maximum attainable score.

The Soil Survey, Ventura Area, California was used to determine soil mapping units for the property, as well as the:

- United States Department of Agriculture (USDA) Land Capability Classification (LCC), which rates soil limitations and risk of agricultural damage to soils from outside factors such as change in soil chemistry from the use of herbicides. Class I provides the lowest risk and Class VIII the highest risk for agricultural production and
- Storie index which rates the relative degree of soil suitability for intensive agriculture.

Multiplying the proportion of each of the soils on the site by the LESA point rating scale generates a single project site score for each LE factor.

C.2.2 Site Assessment Factors

The Project Size Rating segregates acreage figures for groupings of LCC classes and points are assigned for each of the groupings on a 100-point scale. The model requires use of the highest value from amongst the groupings; since either of the two represented groupings attained the highest or 100 points, the score of 100 was entered into the proposed mitigation parcel's total area LESA Score model.

The Water Resources Availability Rating is based on drought and non-drought restrictions on water supply for the site. Since the site uses only on-site water as its sole source, it received a value of 100, which was proposed mitigation parcel's total area LESA Score model.

A Zone of Influence (ZOI) was identified and used to determine the final two SA factors: Surrounding Agricultural Land Rating and Surrounding Protected Resource Land Rating. The ZOI includes all parcels within 0.5 mile of the property. The Agricultural Land Rating score is based on the percentage of the ZOI currently producing agricultural crops (55 percent), and the Surrounding Protected Resource Land Rating

is based on the percentage of the ZOI lands with long-term restrictions compatible with or supportive of agricultural land uses, including Williamson Act lands (approximately 0 percent). Each of these values is assigned points based on area and the points appear in the spreadsheets. The Zone of Influence for the proposed mitigation parcel's total area is shown in **Figure C-6, Zone of Influence of the Mitigation Parcel**.

C.2.3 Mitigation Area LESA Scoring

A single LESA score is generated for a given site after all the individual LE and SA factors have been scored and weighted. The California Agricultural LESA Model is weighted so that 50 percent of the total LESA score of a given project is derived from the LE factors and 50 percent from the SA factors. Individual factor weights are listed below, with the sum of the factor weights required to equal 100 percent.

The results of the LESA model for the proposed mitigation parcel's total area is shown in **Table C-3, Proposed Mitigation Parcel Total Area LESA Score**. The Proposed Mitigation Parcel Score Sheet is attached. Also provided in **Tables C-4 to C-7** are the results of the LESA model on each segment of land that is being considered in the project. Each mitigation score sheet for each of the four different segments is also attached.

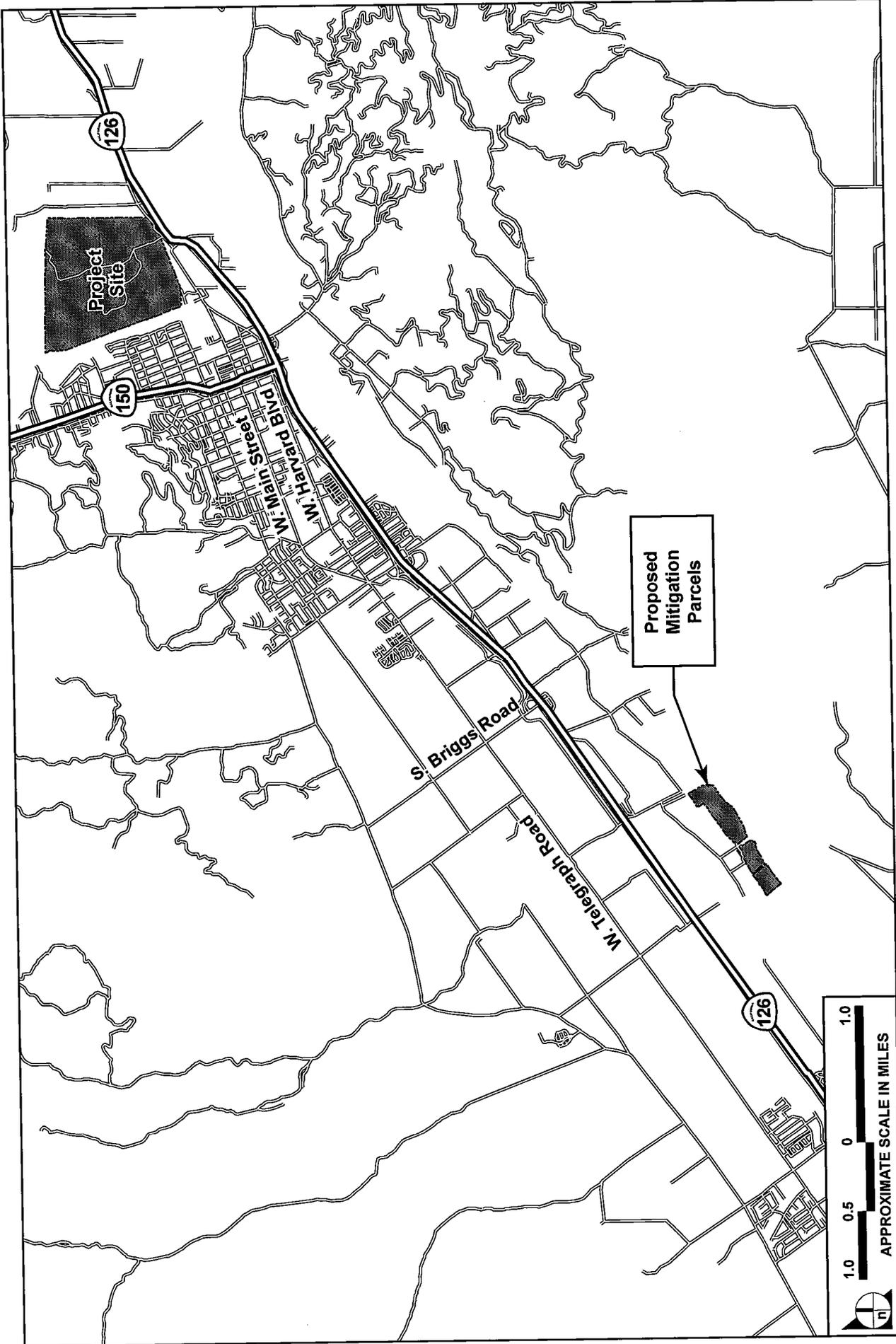
Total Mitigation Area - With a final LESA Score of 79 as shown in **Table C-3, Proposed Mitigation Parcel Total Area LESA Score**, and given that each of the LE and SA subscores are greater than 20 points, this parcel's LESA score exceeds the land being converted on the East Area 1 site, the LESA score for which is 67.

Block LF1 - With a final LESA Score of 70 as shown in **Table C-4, Block LF1 Mitigation LESA Score**, and given that each of the LE and SA sub-scores are greater than 20 points, this parcel's LESA score exceeds the land being converted on the East Area 1 site, the LESA score for which is 67.

Block LF2 - With a final LESA Score of 67 as shown in **Table C-5, Block LF2 Mitigation LESA Score**, and given that each of the LE and SA sub-scores are greater than 20 points, this parcel's LESA score is the same as the land being converted on the East Area 1, the LESA score for which is of 67.

Block LF3 - With a final LESA Score of 75 as shown in **Table C-6, Block LF3 Mitigation LESA Score**, and given that each of the LE and SA subscores are greater than 20 points, this parcel's LESA score exceeds the land being converted on the East Area 1 site, the LESA score for which is 67.

The LESA model worksheets for the proposed mitigation parcel and each of the individual blocks are shown in **Tables C-7 through C-10**.

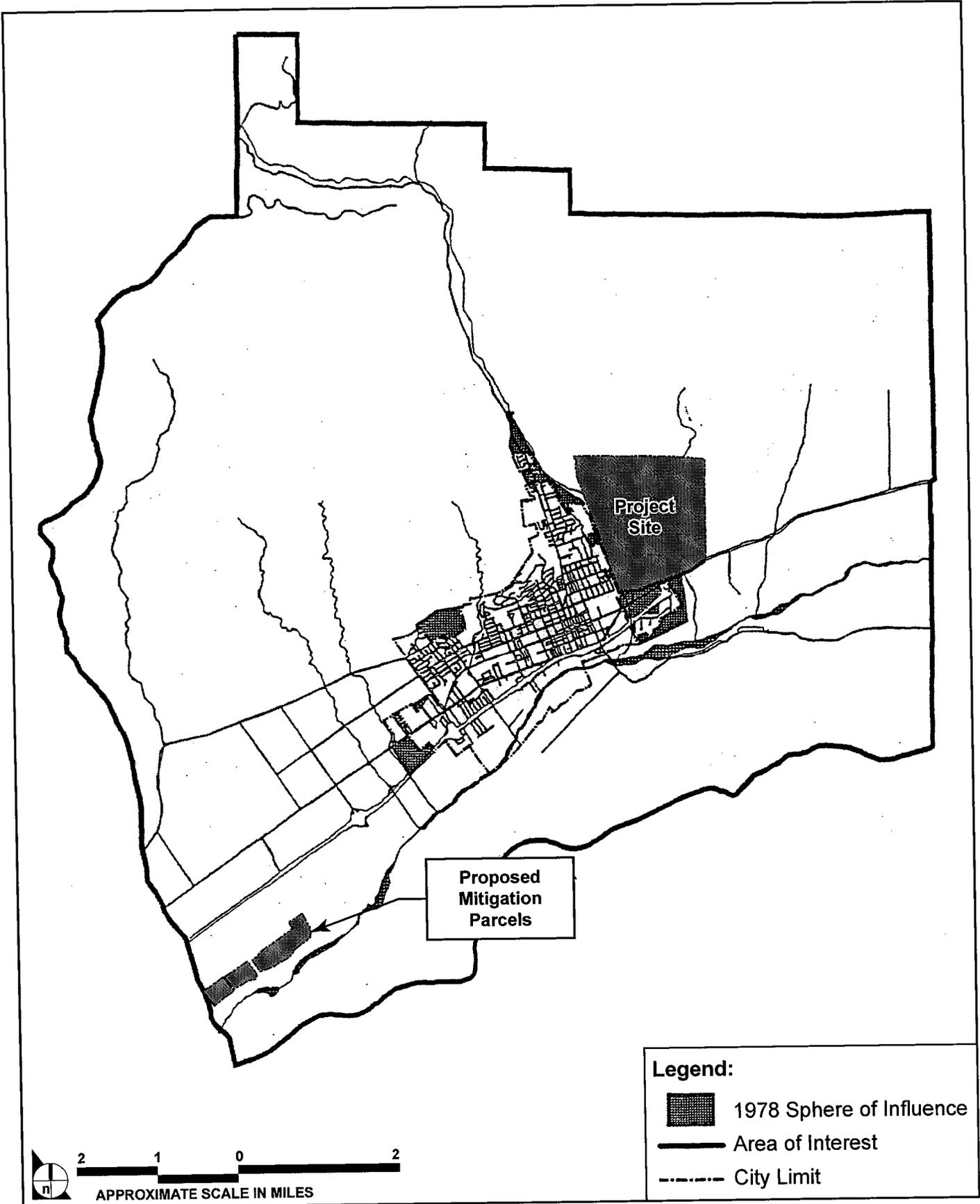


SOURCE: Impact Sciences, Inc. - April 2007

FIGURE C-1

Location of Proposed Mitigation Parcels





SOURCE: Impact Sciences, Inc. - April 2007

FIGURE C-2

Mitigation Parcel Location Map

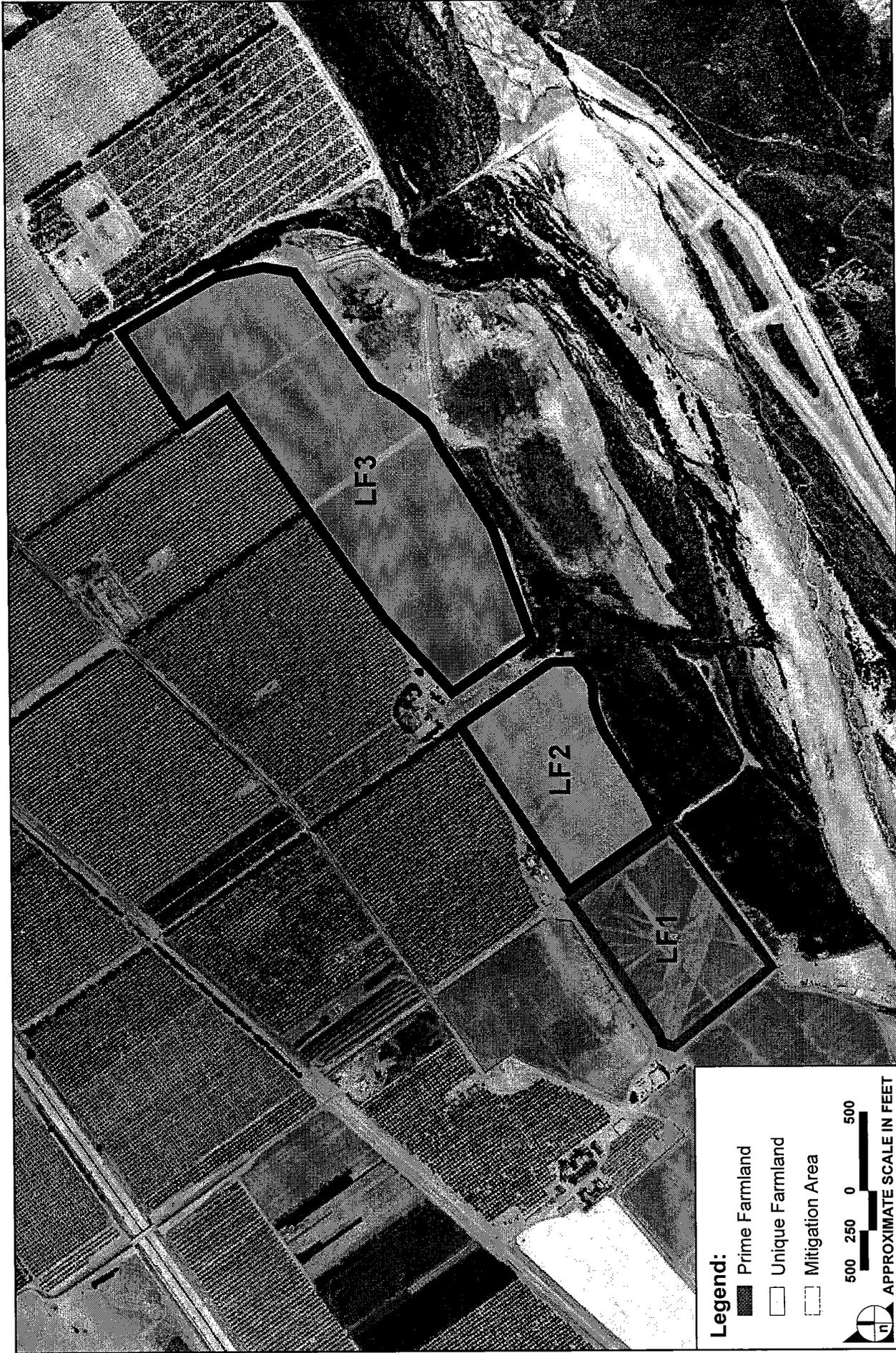


SOURCE: Impact Sciences, Inc. - April 2007

FIGURE C-3

Location of Proposed Mitigation Agriculture Blocks





Legend:

- Prime Farmland
- Unique Farmland
- Mitigation Area



APPROXIMATE SCALE IN FEET

SOURCE: Impact Sciences, Inc. - April 2007

FIGURE C-4

State Important Farmland Map Designations

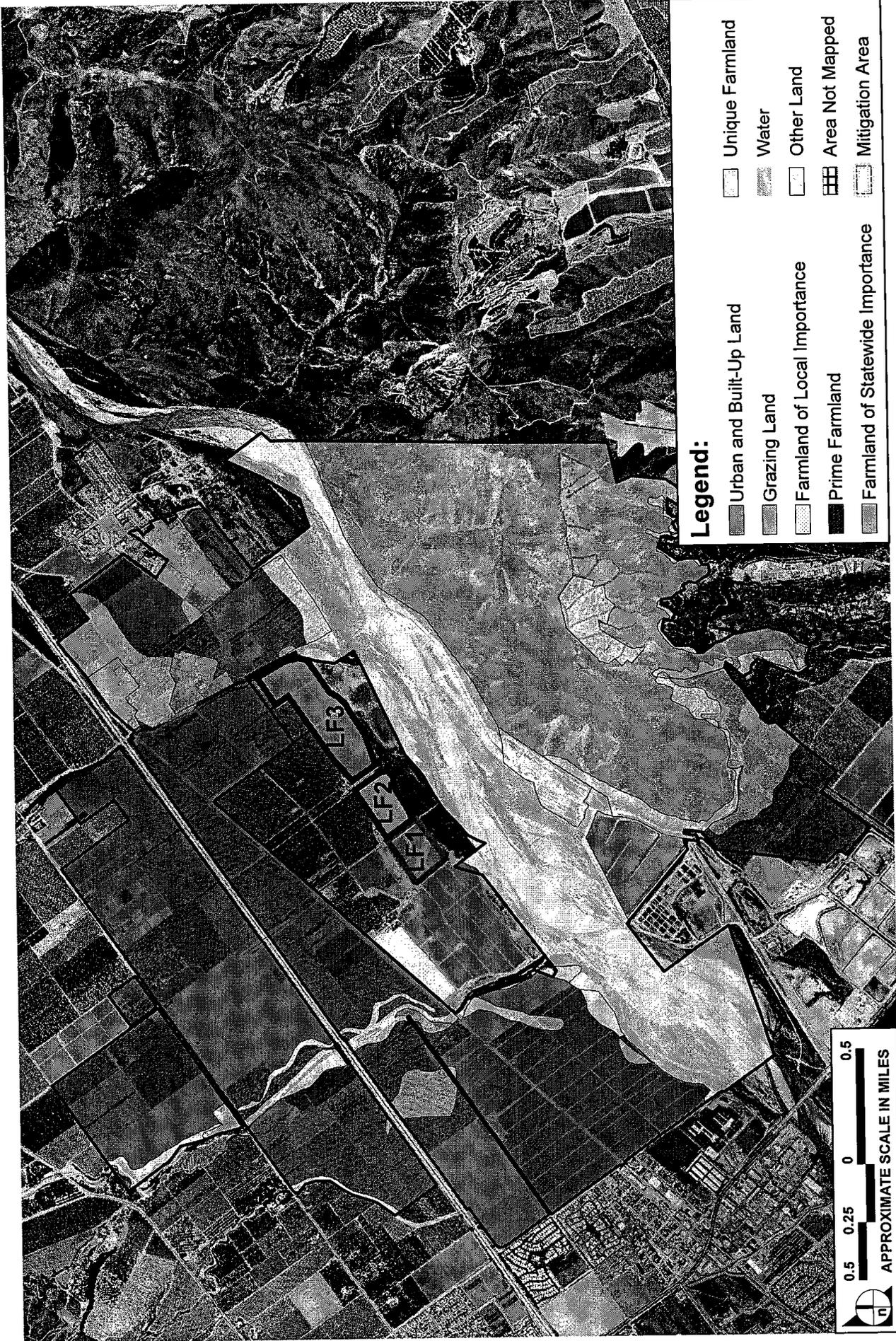


SOURCE: Impact Sciences, Inc. - April 2007

FIGURE C-5

Mitigation Parcel Soil Designations





Legend:

- Urban and Built-Up Land
- Grazing Land
- Farmland of Local Importance
- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Water
- Other Land
- Area Not Mapped
- Mitigation Area



SOURCE: Impact Sciences, Inc. - April 2007

FIGURE C-6

Zone of Influence of the Mitigation Parcel

**Table C-3
Proposed Mitigation Parcel Total Area LESA Score**

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
Land Capability Classification	85	0.25	21
Storie Index	87	0.25	22
LE Subtotal		0.5	43
SA Factors			
Project Size	100	0.15	15
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	40	0.15	6
Protected Resource Land	0	0.05	0
SA Subtotal		0.5	36
Final LESA Score			79

**Table C-4
Block LF1 Mitigation LESA Score**

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
Land Capability Classification	90	0.25	22
Storie Index	89	0.25	22
LE Subtotal		0.5	44
SA Factors			
Project Size	30	0.15	5
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	40	0.15	6
Protected Resource Land	0	0.05	0
SA Subtotal		0.5	26
Final LESA Score			70

**Table C-5
Block LF2 Mitigation LESA Score**

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
Land Capability Classification	81	0.25	20
Storie Index	82	0.25	20
LE Subtotal		0.5	40
SA Factors			
Project Size	30	0.15	5
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	40	0.15	6
Protected Resource Land	0	0.05	0
SA Subtotal		0.5	26
Final LESA Score			66

**Table C-6
Block LF3 Mitigation LESA Score**

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
Land Capability Classification	82	0.25	21
Storie Index	85	0.25	21
LE Subtotal		0.5	42
SA Factors			
Project Size	80	0.15	12
Water Resource Availability	100	0.15	15
Surrounding Agricultural Land	40	0.15	6
Protected Resource Land	0	0.05	0
SA Subtotal		0.5	33
Final LESA Score			75

**Table C-7
California Agricultural Land Evaluation and Site Assessment (LESA) Model Work Sheet
Total Proposed Mitigation Parcel**

Soil Map Unit Symbol	Soil Map Unit Name	Acres	Proportion	Capability Grouping LCC	LCC Rating	LCC Score	Storie Index			Project Size Score			Meets Gov Code 56064 Prime Ag Land Definition
							Index Rating	Index Score	Soil Grade	LCC Class I-II	LCC Class III	LCC Class IV-VIII	
McA	Metz loamy fine sand	6.63	0.053	IIIs-4	80	4.24	72	3.816	6.63				Yes- Class II soil
MeA	Metz loamy sand	0.70	0.006	IIIs-4	60	0.36	64	0.384		0.70			
MoA	Mocho loam	29.73	0.238	I-1	100	23.8	100	23.80					Storie Index rating of 100
MsA	Mocho clay loam 0-2 percent slopes	6.95	0.056	I-1	100	5.6	85	4.76					Storie Index rating of 100
MsB	Mocho clay loam 25 percent slopes	4.36	0.035	IIe-1	90	3.15	81	2.835		4.36			Yes- Class II soil
PcA	Pico sandy loam	72.87	0.584	IIIs-4	80	46.72	86	50.224		72.87			Yes- Class II soil
PsA	Pico sandy loam substratum	1.29	0.010	IIIs-0	60	0.60	76	0.76		1.29			
Sd	Sandy alluvial land	2.28	0.018	IVw-4	40	0.72	10	0.18				2.28	
	Total	124.81	1.000			85.19		86.759		120.54		1.99	2.28
	Total meeting Gov Code Prime Ag Definition	120.54							Project Size Scores	100	0	0	0

**Table C-8
California Agricultural Land Evaluation and Site Assessment (LESA) Model Work Sheet
LF1 Mitigation Block**

Soil Map Unit Symbol	Soil Map Unit Name	Acres	Proportion	Capability Grouping LCC	LCC Rating	LCC Score	Storie Index			Project Size Score			Meets Gov Code 56064 Prime Ag Land Definition
							Index Rating	Index Score	Soil Grade	LCC Class I-II	LCC Class III	LCC Class IV-VIII	
McA	Metz loamy fine sand	2.06161	0.132	IIs-4	80	10.57	72	9.516		2.06			Yes- Class II soil
MoA	Mocho loam	6.474532	0.415	I-1	100	41.5	100	41.51		6.47			Storie Index rating of 100
MsB	Mocho clay loam 25 percent slopes	2.228935	0.143	IIs-1	90	12.86	81	11.575		2.23			Yes- Class II soil
PcA	Pico sandy loam	4.832726	0.310	IIs-4	80	24.79	86	26.646		4.83			Yes- Class II soil
	Total	15.60	1.000			89.73		89.246		15.60	0.00	0.00	
	Total meeting Gov Code Prime Ag Definition	15.60							Project Size Scores	30	0	0	

**Table C-9
California Agricultural Land Evaluation and Site Assessment (LESA) Model Work Sheet
LF2 Mitigation Block**

Soil Map Unit Symbol	Soil Map Unit Name	Acres	Proportion	Capability Grouping LCC	LCC Rating	LCC Score	Storic Index		Project Size Score			Meets Gov Code 56064 Prime Ag Land Definition
							Index Rating	Index Score	LCC Class I-II	LCC Class III	LCC Class IV-VIII	
McA	Mochlo loam	4.566731	0.271	IIs-4	80	21.66	72	19.490	4.566731			Yes- Class II soil
MsB	Mochlo clay loam 25 percent slopes	2.060948	0.122	IIs-1	90	10.99	81	9.895	2.060948			Yes- Class II soil
PcA	Pico sandy loam	10.2406	0.607	IIs-4	80	48.56	86	52.205	10.2406			Yes- Class II soil
	Total	16.87	1.000			81.21		81.591	16.87	0.00	0.00	
	Total meeting Gov Code Prime Ag Definition	16.87						Project Size Scores	30	0	0	

**Table C-10
California Agricultural Land Evaluation and Site Assessment (LESA) Model Work Sheet
LF3 Mitigation Block**

Soil Map Unit Symbol	Soil Map Unit Name	Acres	Proportion	Capability Grouping LCC	LCC Rating	LCC Score	Index Rating	Index Score	Storie Index			Meets Gov Code	
									Index Rating	Index Score	Soil Grade		
										Project Size Score		Meets Gov Code	
										LCC Class I-II	LCC Class III		LCC Class IV-VIII
MeA	Metz loamy sand	0.699225	0.015	IIIs-4	60	0.88	64	0.935			0.699225		56064 Prime Ag Land Definition
MsA	Moch clay loam 0-2 percent slopes	6.948304	0.145	I-1	100	14.5	85	12.34		6.948304			Storie Index rating of 100
PcA	Pico sandy loam	38.94286	0.813	IIIs-4	80	65.07	86	69.947		38.94286			Yes-Class II soil
PsA	Pico sandy loam substratum	1.289008	0.027	IIIIs-0	60	1.62	76	2.05			1.29		
	Total	47.88	1.000			82.07		85.263		45.89	1.99	0.00	
	Total meeting Gov Code Prime Ag Definition	45.89							Project Size Scores	80	0	0	