

ATTACHMENT D

Response to Comments

LIST OF COMMENT LETTERS

1. GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (STATE CLEARINGHOUSE)
(January 19, 2012)
2. CALIFORNIA DEPARTMENT OF TRANSPORTATION (December 27, 2011)
3. CALIFORNIA DEPARTMENT OF HIGHWAY PATROL (January 6, 2012)
4. EAST BAY MUNICIPAL UTILITY DISTRICT (December 30, 2011)
5. COX, CASTLE & NICHOLSON LLP (January 17, 2012)

LETTER 1



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT



January 19, 2012

Claudia Gemberling
Contra Costa County Department of Conservation and Development
651 Pine Street
Martinez, CA 94553

Subject: Alhambra Valley Road Safety Improvements Project
SCH#: 2011122056

Dear Claudia Gemberling:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 17, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1-1

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011122056
Project Title Alhambra Valley Road Safety Improvements Project
Lead Agency Contra Costa County

Type MND Mitigated Negative Declaration
Description Contra Costa County Public Works Department proposes to realign and widen a 2,425-foot long section of Alhambra Valley Road that extends approximately 225 feet west of Bear Creek Road to 2,200 feet east of Bear Creek Road between Pinole and Martinez to provide shoulders and clear recovery areas for motorists to regain full control of their vehicles should they veer off the traveled way.

Lead Agency Contact

Name Claudia Gemberling
Agency Contra Costa County Department of Conservation and Development
Phone 925 313 2192 **Fax**
email
Address 651 Pine Street
City Martinez **State** CA **Zip** 94553

Project Location

County Contra Costa
City Martinez
Region
Lat / Long 37° 57' 52.34" N / 122° 11' 46.69" W
Cross Streets Bear Creek Road
Parcel No. N/A; Adjoined by multiple parcels
Township 1N **Range** 3W **Section** **Base** MDB&M

Proximity to:

Highways
Airports
Railways
Waterways Pinole Creek
Schools
Land Use GP: Public/Semi-Public; Z: Arterial Roadway

Project Issues Biological Resources

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 3; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Air Resources Board, Transportation Projects; Regional Water Quality Control Board, Region 2; Native American Heritage Commission

Date Received 12/16/2011 **Start of Review** 12/16/2011 **End of Review** 01/17/2012

**COMMENT LETTER #1. GOVERNOR'S OFFICE OF PLANNING AND RESEARCH
(STATE CLEARINGHOUSE) (January 19, 2012)**

1-1: Letter from Governor's Office of Planning and Research, State Clearinghouse and Planning Unit stating that the Initial Study Mitigated Negative Declaration (SCH# 2011122056) was submitted to selected state agencies for review and that comments from the responding agencies are provided. The letter further states that a responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are to be carried out or approved by the agency. The State Clearinghouse received and forwarded two comment letters; California Department of Transportation and California Highway Patrol.

RESPONSE: Acknowledgement letter from the State Clearinghouse is noted. No further response is necessary.

LETTER 2

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5541
FAX (510) 286-5559
TTY 711



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Flex your power!
Be energy efficient!

December 27, 2011

CCVAR011
SCH#2011122056

Ms. Claudia Gemberling
Department of Conservation and Development
Contra Costa County
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553

Dear Ms. Gemberling:

Alhambra Valley Road Safety Improvements – Mitigated Negative Declaration (MND)

Thank you for including the California Department of Transportation (Department) in the environmental review process for the Alhambra Valley Road Safety Improvements Project. The following comments are based on the MND. As the lead agency, the County of Contra Costa County is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy. Since an encroachment permit is required for work in the State right of way (ROW), and the Department will not issue a permit until our concerns are adequately addressed, we strongly recommend that the County of Contra Costa County work with both the applicant and the Department to ensure that our concerns are resolved during the California Environmental Quality Act (CEQA) process, and in any case prior to submittal of a permit application.

2-1

Project Concerns

The Department is particularly concerned with how the trips generated by this project will be distributed, and how the trips generated may potentially impact the existing and future performance of State Route (SR) 4 and Interstate 80 (I-80). If the proposed project will not generate the amount of trips needed to meet the Department's trip-generation thresholds, an explanation of how this conclusion was reached must be provided.

2-2

Ms. Claudia Gemberling/ Contra Costa County
December 27, 2011
Page 2

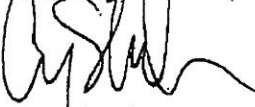
Traffic Management Plan

If it is determined that traffic restrictions and/or detours are needed, a Transportation Management Plan or construction traffic impact study may be required for approval by the local agency having jurisdiction of the project site and affected vicinity prior to construction. Some local jurisdictions have their own standards, while others defer to those of Caltrans. In the case of the latter, you may benefit from information in our Traffic Manual. See the website link below for more information. <http://www.dot.ca.gov/hq/construc/constmanual/> Further information is available on the following website:

<http://www.dot.ca.gov/hq/traffops/signtech/signdel/trafficmanual.htm>

Please feel free to call or email Luis Melendez of my staff at (510) 286-5606 or Luis_Melendez@dot.ca.gov with any questions regarding this letter, as for any other assistance we may provide.

Sincerely,



GARY ARNOLD
District Branch Chief
Local Development – Intergovernmental Review

c: State Clearinghouse

2-3

**COMMENT LETTER #2: CALIFORNIA DEPARTMENT OF TRANSPORTATION
(December 27, 2011)**

2-1: California Department of Transportation states that as the lead agency, Contra Costa County is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all proposed mitigation measures. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy. Encroachment permits are required for work in the State right of way (ROW), and will not be issued until their concerns are adequately addressed.

RESPONSE: Comments are noted. The project will not directly impact a state ROW.

2-2: The Department of Transportation is concerned with how the trips generated by this project will be distributed and how the trips may potentially impact the existing and future performance of State Route (SR) 4 and Interstate 80 (I-80).

RESPONSE: The project will not alter capacity nor generate additional future trips as the project will not create additional travel lanes. The purpose of the project is to widen the existing travel lanes to accommodate widened paved shoulders. Further, current traffic counts show 45 to 71 peak hour trips in each direction through the project limits. Only a fraction of these temporary trips may be diverted to nearby State highways including SR4 and SR24. Project construction is anticipated to take two months to complete and a full road closure of the project segment is anticipated to be two weeks during construction. CCCPWD contacted the Department of Transportation to provide peak traffic count data and get confirmation that the project will not generate a significant increase in traffic onto nearby highways. The Department of Transportation confirmed that the project would not generate increased levels of traffic and had no further concerns (personal communication, Gary Arnold, Department of Transportation 2/8/12).

2-3: The Department of Transportation provides guidance that if it is determined that traffic restrictions and/or detours are needed, a Transportation Management Plan or construction traffic impact study may be required for approval by the local agency having jurisdiction of project vicinity prior to construction.

RESPONSE: The project segment of Alhambra Valley Road is located within the unincorporated jurisdiction of Contra Costa County. A road closure permit will be required which will also require a detour plan (personal communication, Monish Sen, Contra Costa County Public Works Department, 2/7/12).

State of California

Business, Transportation and Housing Agency

Memorandum

Date: January 6, 2012

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RECEIVED

JAN 09 2012

STATE CLEARING HOUSE

To: State Clearing House
1400 Tenth Street, Room 121
Sacramento, CA 95814From: DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
Contra Costa Area

File No.: 320.12620.10281

Subject: ENVIRONMENTAL DOCUMENT REVIEW AND RESPONSE
SCH #2011122056

Thank you for the opportunity to review the "Notice of Completion" environmental document from the State Clearinghouse (SCH) regarding the Alhambra Valley Road Safety Improvements Project, SCH #201112017, encompassing the intersection of Bear Creek Road / Pereira Road between the cities of Pinole and Martinez in Contra Costa County.

The California Highway Patrol (CHP) is the primary agency that provides traffic law enforcement, safety, and traffic management on Alhambra Valley Road and within the unincorporated area of Contra Costa County surrounding the road realignment and widening project. The Contra Costa Area is responsible for these functions and will not be significantly affected by the implementation of this project.

3-1

Questions regarding this response may be directed to Lieutenant Mike Hagerman via e-mail at mhagerman@chp.ca.gov or by telephone at (925) 646-4980.



J. L. FENNER, Captain
Commander

cc: Golden Gate Division
Special Projects Section



INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT
ALHAMBRA VALLEY ROAD SAFETY IMPROVEMENT PROJECT (#0662-6R4101)
COUNTY FILE #: CP 11-91

COMMENT LETTER #3: CALIFORNIA HIGHWAY PATROL (January 6, 2012)

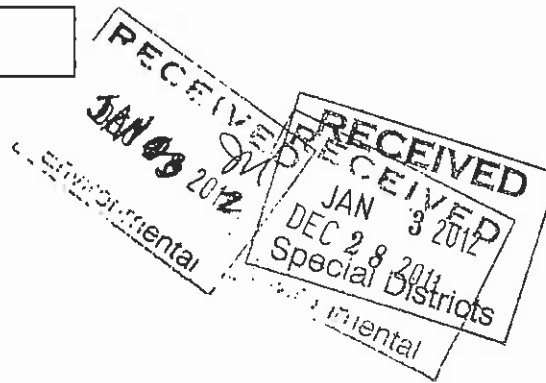
3-1: The California Highway Patrol letter states the Contra Costa Area of the California Highway Patrol is responsible for traffic law enforcement, safety, and traffic management on Alhambra Valley Road and within the unincorporated area of Contra Costa County surrounding the project area, and that the project will not significantly impact their functions.

RESPONSE: Comment noted. No further response is necessary.



December 30, 2011

Claudia Gemberling, Environmental Analyst II
 Contra Costa County Public Works Department
 255 Glacier Drive
 Martinez, CA 94533



Re: Notice of Intent to Adopt a Proposed Mitigated Negative Declaration for Alhambra Valley Road Safety Improvements Project (County File # CP 11-91)

Dear Ms. Gemberling:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the proposed Mitigated Negative Declaration (MND) for the Alhambra Valley Road Safety Improvements Project (Project) located in Contra Costa County (County). EBMUD has the following comments.

GENERAL

1. On page 22 of the MND, the fifth sentence in the *Environmental Setting* paragraph refers to an unnamed tributary to Pinole Creek. This unnamed tributary is Periera Creek. 4 - 1
2. On page 65, under *Water Supply*, it states that the project area is located within the EBMUD water service area. Please note that the project is located inside EBMUD's Ultimate Service Boundary but outside EBMUD's current service area; water service is not readily available to the project area. 4 - 2

If you have any questions concerning this response, please contact David J. Rehnstrom, Senior Civil Engineer, Water Service Planning at (510) 287-1365.

Sincerely,

A handwritten signature in cursive script that reads 'David J. Rehnstrom'.

WR William R. Kirkpatrick
 Manager of Water Distribution Planning

WRK:AMW:sb
 sb11_239.doc

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT
ALHAMBRA VALLEY ROAD SAFETY IMPROVEMENT PROJECT (#0662-6R4101)
COUNTY FILE #: CP 11-91

COMMENT LETTER #4: EAST BAY MUNICIPAL UTILITY DISTRICT (December 30, 2011)

4-1: The comment states that on page 22 of the MND, the fifth sentence in the Environmental Setting paragraph refers to an unnamed tributary to Pinole Creek. This unnamed tributary is Pereira Creek.

RESPONSE: Comment noted. No further response is necessary.

4-2: The comment states that on page 65, under Water Supply, it states the project area is located within the EBMUD water service area. The project is located inside EBMUD's Ultimate Service Boundary but outside EBMUD's current service area; water service is not readily available to the project area.

RESPONSE: Comment noted. No further response is necessary.



Cox, Castle & Nicholson LLP
555 California Street, 10th Floor
San Francisco, California 94104-1513
P 415.392.4200 F 415.392.4250

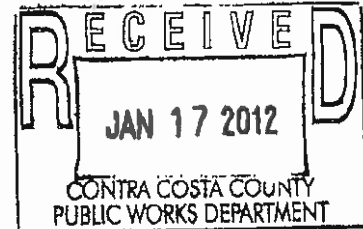
R. Clark Morrison
415.262.5113
cmorrison@coxcastle.com

January 17, 2012

File No. County File CP 11-91

BY HAND DELIVERY

Claudia Emberling
Environmental Analyst II
Contra Costa County
Public Works Department
255 Glacier Drive
Martinez, CA 94553



Re: Alhambra Road Safety Improvements Project

Dear Ms. Emberling:

On behalf of Alhambra Valley Wine Company, LLC ("AVW"), and Alhambra Valley Ranch ("AVR"), owned and operated by Thomas M. and Donna R. Powers, we are writing to object to the above-referenced road improvement project (the "Project"). AVW is the owner of approximately 58 acres of land fronting the north side of Alhambra Valley Road (the "Property"), which land is improved with vineyards, olive orchards, pasture for rescue livestock, vegetable gardens, and a federally-funded hedgerow installed for agricultural purposes. AVW operates the Property as a family winery developed in accordance with two County land use permits (LP052021, LP072018), and is the only such winery in this area, and the only example of a historically important tradition in Alhambra Valley.

The history of vineyards and wineries in the Alhambra Valley and Martinez area goes back to the days of John Muir and John Swett, to name only two of the 30 to 40 such properties. Before federal prohibitions by the Volstead Act the 29th Amendment, there were over 30 major vineyards and more than 22 wineries in the Alhambra Valley and Martinez. Alhambra Valley continues to have an ideal climate and soil for growing a wide variety of premium wine grapes. AVR and AVW started replanting grapes in the Alhambra Valley in 1997 with the idea of reviving the historically significant tradition of premium winegrape growing in the Alhambra Valley. The owners of AVR have now planted over 20 new vineyards in the Alhambra Valley, including 16 acres (about 18,000 vines) on its own 58 acre ranch that will be impacted by the Project.

Importantly, the Property is protected by a land conservation agreement entered into by AVW and the County in accordance with the Williamson Act, Cal. Government Code, section 51200 *et seq.*, and mapped as prime farmland. Appendix G to the CEQA Guidelines states that conflicts with a Williamson Act Contract or changes to the environment which could result in conversion of farmland to non-agricultural use ordinarily will result in a significant environmental impact. Moreover, it is the State's policy that, whenever practicable, public improvements should

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not be made in a Williamson Act Preserve and if it is necessary to locate a public improvement in a Williamson Act Preserve, the improvement "shall, whenever practicable, be located upon land other than land under" a Williamson Act Contract. Cal. Gov. Code § 51290(a)-(b). Under the Williamson Act, a County may only install public improvements on contracted land upon a finding that "there is no other land within or outside the preserve on which it is reasonably feasible to locate the public improvement." Cal. Gov. Code § 51292(b). The County will not be able to make this finding because, as explained below, an alternative is reasonably feasible on non-contracted land to the south of my client's property.

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As currently designed, the Project will have significant and adverse environmental effects due to its profound interference with AVW's agricultural activities. Among other things, a site visit confirms that the Project will eliminate 45-60 mature olive trees on the only portion of the Property suitable for those trees; over 2,000 grape vines and the irrigation system for over 8,000 vines; ten mature oak trees; an existing double-fenced area and associated pasture for AVW's rescue animal program; twenty percent of AVW's vegetable gardens and 1,000 feet of tomato growing area; and over 1,000 feet of hedgerow. The Project will also truncate severely the Property's only two access points for its winery operations, creating driveway slopes exceeding County standards (i.e., over 16%) and placing the actual winery entrances almost directly on Alhambra Valley Road. Thus, in addition to the disruption of AVW's winery operations, the Project will generate new safety impacts.

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Unfortunately, the mitigated negative declaration ("MND") proposed for adoption by the County almost completely ignores these impacts. We therefore strongly urge the County to prepare an environmental impact report ("EIR") which takes seriously the Project's effects on agricultural land, the historic, aesthetic and open space values of the Property and AVW's operations, and the safety concerns identified above.

5-6

The MND discussion of visual impacts contains no discussion of the Project's removal of at least 45 olive trees nor the removal of ten mature oak trees, or 2,000 grape vines. Such impacts will clearly adversely affect the visual experience of public visiting the winery and vineyards and as well as the driving public. Without photosimulations demonstrating the contrary, there is a fair argument that the Project will result in significant visual impacts.

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Likewise, the MND's discussion of agricultural impacts is inadequate. First, the MND fails to state the quantitative or qualitative threshold of significance it relies on to determine that the Project's conversion of prime farmland will be less than significant. Instead, the MND confusingly states that "No set acreage of prime farmland conversion has been determined by case law or regulatory framework." The MND then states that the Project would not cross the undisclosed threshold found in the USDA's farmland Conversion Impact Rating Form. What is that threshold? The reader of the MND is not provided any meaningful information on how significance was determined for this impact. Appendix G to the CEQA Guidelines is clear that the conversion of prime farmland should ordinarily be considered a significant impact. The Project will convert prime farmland. This is more than a fair argument that the project will have significant agricultural impacts. The MND's reliance on an obscure federal form is not sufficient to allow the

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MND to escape from this obvious conclusion. The MND propose mitigation for this impact or the County must prepare an EIR.

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Second, despite the fact that the Project involves converting Williamson Act contracted lands into a paved right-of-way, the MND concludes that the Project will not conflict with a Williamson Act contract. This is nonsense. The MND's explanation for this result is hard to divine, but appears to be that because the Project will not conflict with the County's general plan and will provide certain notices required by law, paving over Williamson Act contracted lands will not result in a significant conflict with a Williamson Act contract. Compliance with the general plan is not the threshold at issue. Such compliance is relevant to land use and planning impacts. See Appendix G to the CEQA Guidelines, § 10. Sending out a notice, likewise, does not avoid the conflict with a Williamson Act Contract. If it did, a lead agency could pave over hundreds of acres of Williamson Act contracted lands, send out its notice, and claim a less than significant impact. That result would clearly not be tolerated under CEQA. The County must mitigate its obvious conflict with a Williamson Act contract or prepare an EIR.

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Further, the use of an MND versus an EIR is suspect because the MND has not clearly shown that it will mitigate the Project's impacts to listed species. See CEQA Guideline § 15065. For example, the MND's mitigation measure for California red-legged frog only contemplates relocating individuals of this listed species if encountered. Relocation itself would be considered a "take" of the species that would require appropriate permits from federal and State wildlife agencies. Further, relocation, without compensatory habitat mitigation would not be mitigation for the species. The mitigation measure should be revised to include compensation for the lost red-legged frog habitat that will result from the project. Anything less will likely be unacceptable to CDFG and USFWS.

5-14

You should be aware that there is a feasible alternative to the Project, as currently designed, which would both eliminate the above-referenced impacts and could reduce significantly both the land acquisition and construction costs associated with the Project. This alternative (the "Environmentally Preferable Alternative") would locate the Project further to the south on dry pasture that is not protected by the Williamson Act. The owner of that property is contractually obligated to dedicate land for any road improvement project, and should be willing to do so. The Environmentally Preferable Alternative would not any generate impacts not already identified in the MND and, in fact, would create opportunities for significant on-site restoration of creek resources that have been substantially degraded due to excessive cattle grazing, further enhancing the biological and open space values of the area. All without the need to interfere with an existing agricultural operation on Williamson Act contracted land, and in a manner which significantly reduces the impacts of the Project on private property. The need to cross a creek does not make such an alternative infeasible as roads are designed over waterways on a regular basis, and a creek crossing would not pose a significant engineering obstacle.

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Claudia Emberling
January 17, 2012
Page 4

We would be happy to meet with you further at your convenience. In any event, however, there is in this case substantial evidence of a fair argument that the Project will result in significant environmental effects. Unless the County pursues a different alignment, such as that reflected by the Environmentally Preferable Alternative, a mitigated negative declaration is completely inappropriate.

Sincerely,


R. Clark Morrison

RCM/nmg

99999M133151v4

COMMENT LETTER #5: COX, CASTLE & NICHOLSON LLP (January 17, 2012)

5-1: Comment states that the Alhambra Valley Wine Company LLC ("AVW") and Alhambra Valley Ranch ("AVR") is owned by Thomas and Donna Powers and is developed with vineyards, olive orchards, pasture for rescue livestock, vegetable gardens, and is operated as a family winery in accordance with two County land use permits, and is the only winery in the area, and is an example of a historically important tradition in Alhambra Valley.

RESPONSE: Comment noted. No further response is necessary.

5-2: Comment states that Appendix G to the CEQA Guidelines states that conflicts with a Williamson Act Contract or changes to the environment which could result in conversion of farmland to non-agricultural use ordinarily will result in a significant impact.

RESPONSE: The Agriculture and Forestry Resources section of Appendix G of the CEQA Guidelines does not clearly state that conversion of farmland to non-agricultural use would result in a significant environmental impact. It states "In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland." and provides varying levels of impact for the CEQA analyst to make a determination (i.e., "Potentially Significant Impact", "Less than Significant with Mitigation Incorporated", "Less Than Significant Impact", and "No Impact"). Contra Costa County Public Works Department (CCCPWD) verified with the Governor's Office of Planning and Research that the decision regarding level of impact should be based on data specific to the project and significance of impact is not a foregone conclusion (pers. comm. Cuauhtemoc Gonzalez 1/31/12).

5-3: Comment states that it is the State's policy that when practicable, public improvements should not be made in a Williamson Act Preserve and if it is necessary to locate a public improvement in a Williamson Act Preserve the County may only do so upon findings that there is no other land within or outside the preserve on which it is reasonably feasible to locate the public improvement (California Government Code Section 51292(b)). And, that the County will not be able to make this finding because commenter believes there is an alternative that is reasonably feasible on non-contracted land to the south of the project segment.

RESPONSE: Consistent with California Government Code Section 51292(b), CCCPWD staff has made the preliminary finding that "there is no other land within or outside the preserve on which it is reasonably feasible to locate the public improvement" due to the

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
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COUNTY FILE #: CP 11-91

presence of the creek south of the road which provides suitable habitat for the federally-listed threatened California red-legged frog and other wildlife species as well as the fact the parcels south of the creek are also designated as Williamson Act contract lands (Serb et al.: 365-020-036, 037) (Attachment D-1). This finding will be formalized by the County Board of Supervisors when the CEQA document is adopted. The parcel just east of the Serb property (365-020-028 J. Pereira) is not designated as Williamson Act contract lands. CCCPWD plans to acquire right-of-way from this parcel which avoids impact to the eastern portion of Mr. Powers' parcel (365-020-035), the location of the planned wine tasting room. Areas where the creek posed project constraints due to proximity to the roadway and steep banks CCCPWD had to shift the impact to Mr. Powers' parcel. Otherwise, CCCPWD designed the project to avoid impacts to Mr. Powers' parcel.

5-4: Comment states that as currently designed, the project will have significant and adverse environmental effects due to its profound interference with AVW's agricultural activities and further states estimated numbers of grapevines and associated irrigation system and olive orchard trees the project will remove, and estimated area of vegetable garden, hedgerow, and pasture area the project will remove. The comment also states that the project will remove ten mature oak trees.

RESPONSE: The project will not have a significant and adverse environmental impact because the project will not significantly interfere with the AVW for the reasons stated below. Since inception of the project, CCCPWD has made efforts to minimize impacts to Mr. Powers' parcels considering the constraints of the adjacent creek. CCCPWD project engineers met with Mr. Powers in October 2010 regarding this project with subsequent phone discussions. We have incorporated Mr. Powers' concerns to the extent possible in the current plans. The stated numbers of agricultural crops that will need to be removed are not consistent with our current project design. At this time, the project design includes removal of up to 30 olive orchard trees. As discussed in the meeting on January 26 to address Mr. Powers' concerns, the double-fenced pasture area for the AVW rescue livestock program and portions of the hedgerow and vegetable garden are located within an area that is dedicated for County road right-of-way purposes and the right-of-way dedication boundary immediately abuts the grapevines (Attachment D-2). Up to 12 mature oak trees that line the road on both sides (six on each side) occur within the existing County road right-of-way. Those trees that fall within the riparian canopy of the creek will be mitigated based on consultation with the California Department of Fish and Game. Further, removal of these trees will not have a significant aesthetic impact to the overall oak woodland corridor given the dense oak woodland cover of the riparian corridor.

5-5: Comment states that the project will also severely truncate the property's only two access points for its winery operations, creating driveway slopes exceeding County

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT
ALHAMBRA VALLEY ROAD SAFETY IMPROVEMENT PROJECT (#0662-6R4101)
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standards (i.e., over 16%) and placing the actual winery entrance almost directly on Alhambra Valley Road, thus also creating safety impacts.

RESPONSE: The project will eliminate portions of the two driveways along Alhambra Valley Road that are contained within an area that is dedicated for road right-of-way purposes. The project will conform the new driveways to newly installed paved shoulders along Alhambra Valley Road in accordance with County standards. As discussed at our meeting on January 26, CCCPWD project design engineers are prepared to meet with Mr. Powers' engineer to discuss the impacts to the driveways and minimize impacts to the winery operation to the extent feasible. The CCCPWD project engineers met with Mr. Powers and his engineer on January 31 and will continue to coordinate with his engineer to minimize impacts to the extent feasible.

5-6: Comment states that the MND almost completely ignores these impacts and urges the County to prepare an environmental impact report ("EIR") which addresses the project's effects on agricultural land, the historic, aesthetic and open space values of the property and AVW's operations, and the safety concerns identified above.

RESPONSE: The MND addressed these potential impacts and determined them not to be significant for the reasons stated above and within the MND. We believe we have adequately and appropriately analyzed the project's impacts within the MND.

5-7: Comment states that the MND discussion of visual impacts contains no discussion of the project's removal of at least 45 olive trees, ten mature oak trees, and grapevines and that such impacts will adversely affect the visual experience of the public visiting the winery as well as the driving public.

RESPONSE: The project design includes removal of up to 30 olive trees from Mr. Powers' parcel and up to 12 mature oak trees within the existing County right-of-way; no grapevines are proposed for removal. Removal of the olive trees and oak trees will not adversely affect the visual experience of visitors to the winery and vineyards and the driving public as the project will remove only a small portion of both the olive and oak trees relative to what exists currently. The remaining rows of olive orchard trees beyond those removed would continue to be visible to the driving public and public visiting the winery and vineyards. Similarly, while the project will remove two small groupings of native oak trees (6 trees per grouping), the majority of the Alhambra Valley corridor, including this section of the corridor, is heavily wooded with oak-bay woodland. Therefore, the view visible to the driving and visiting public will remain essentially unchanged and there will be no significant aesthetic impact due to removal of these trees. The oak trees that fall within the riparian canopy of the creek will be mitigated based on consultation with the California Department of Fish and Game.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CONTRA COSTA COUNTY PUBLIC WORKS DEPARTMENT
ALHAMBRA VALLEY ROAD SAFETY IMPROVEMENT PROJECT (#0662-6R4101)
COUNTY FILE #: CP 11-91

5-8: The comment states that without photosimulations there is a fair argument that the project will result in significant impacts.

RESPONSE: CCCPWD does not believe that photosimulations were warranted for the reasons stated above.

5-9: The comment states that the MND's discussion of agricultural impacts is inadequate as it fails to state that the quantitative or qualitative threshold significance it relies on to determine the significance of the project impact. Rather, it states that no set acreage of prime farmland conversion has been determined by case law or regulatory framework, and that it does not cross the undisclosed threshold found in the United States Department of Agriculture's Farmland Conversion Impact Rating form. Further, the comment states that the MND does not include meaningful information on how the significance of impact was determined.

RESPONSE: CCCPWD staff did evaluate the project's impacts on prime farmland, unique farmland, and farmland of statewide importance using the federal and California Land Evaluation and Site Assessment (LESA) models. In both models, the Land Evaluation (LE) section and the Site Assessment (SA) section are each scored separately and combined for a total score to determine if the project will have a significant impact on farmland. Projects receiving a combined rating score of less than 160 under the federal LESA model do not require further evaluation. The state model is set up differently; projects receiving a combined rating score of less than 80 are not considered as having a significant impact unless the score is between 60 and 79 and has a LE or SA subscore of 20 points or more, or if the score is between 40 and 59 and the LE and SA subscores are each 20 points or more. Since the project is considering two options for the existing hillside between the vineyards, retaining wall option (Option A) and cut slope option (Option B), both options were evaluated using each model. The score for the federal model for Option A is 138, and 156 for Option B; both options fall below the threshold of significance under the federal model (Attachment D-3). The score for the state model for Option A is 51.04 and 50.15 for Option B; both options were considered to have less than significant impacts because both LE and SA subscores were not higher than 20 points (Attachment D-4). The final rating scores between both models were comparable and fell below the established thresholds which confirm that the project will not have significant impact.

While this information was relayed qualitatively rather than quantitatively in the MND, the information provided in the MND is based on the results of the LESA models which is available at the Public Works Department upon request as indicated in the Public Notice for the MND and is attached for your reference (Attachments A-3, A-4).

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
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5-10: The comment states that Appendix G of the CEQA Guidelines is clear that the conversion of prime farmland should ordinarily be considered a significant impact, and that the project will convert prime farmland.

RESPONSE: As stated above, Appendix G of the CEQA Guidelines does not clearly state that conversion of prime farmland should ordinarily be considered a significant impact. While the project will convert prime farmland, the level of impact is what determines the significance of the impact which was determined through both the federal and state LESA model systems. Therefore, we believe the project will not have significant farmland impacts.

5-11: The comment further states that the MND's reliance on an obscure federal form is not sufficient to allow the MND to escape from this conclusion and that the MND should propose mitigation or an EIR should be prepared.

RESPONSE: CCCPWD staff used two separate LESA models to rate farmland conversion impacts. Both models resulted in impact levels that fell under thresholds of significance identified in the models (Attachments D-3, D-4). Based on the results of both assessments, mitigation for farmland conversion impacts is not warranted, nor is an EIR warranted.

5-12: The comment states that despite the fact that the project involves converting Williamson Act contracted lands into a paved right-of-way, the MND concludes that the project will not conflict with a Williamson Act contract which appears to be because the project will not conflict with the County's general plan and will provide certain notices required by law. The comment further states that the compliance with the general plan is not the threshold at issue as such compliance is relevant to land use and planning impacts.

RESPONSE: The project will not convert all portions of the proposed right-of-way into paved right-of-way; some areas within the proposed right-of-way will be re-vegetated with grassland species appropriate for the area.

The conclusion is not based on compliance with the general plan. The thresholds are not for impacts to Williamson Act contract lands, rather the thresholds are to determine the impact on prime farmland, unique farmland, and farmland of statewide importance. In accordance with Government Code Section 51292 of the Williamson Act, CCCPWD has notified the California Department of Conservation and Contra Costa County Department of Conservation and Development, Williamson Act Program, with specific findings that the primary consideration for the proposed public improvements to the existing road was not based on the lower cost of the agricultural preserve land because this safety improvement project is based on existing road traffic accident data recorded

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at this specific location. Therefore, the proposed acquisitions are not based on a lower cost of agricultural preserve rather they are based on traffic accident data. Further, due to the location of the existing road and presence of a creek located immediately adjacent to the south side of the road which is also adjoined by Williamson Act contracted parcels (365-020-036, 037 Serb et al.), there is no other land that is reasonably feasible to implement this public improvement as acquisition of alternate land would not achieve the goal of the safety project. These findings will be formally adopted by the County Board of Supervisors when the CEQA document is adopted. Given the following: 1) both project options fall under significance thresholds using both the federal and state LESA models, 2) the primary consideration for the improvements was not based on the lower cost of the agricultural preserve land, and 3) there is no other land within or outside the preserve on which it is reasonably feasible to locate the public improvement due to other Williamson contracted lands, we believe that impacts to Williamson Act contracted lands are less than significant.

5-13: The comment states that sending out a notice does not avoid conflict with a Williamson Act Contract; if it did a lead agency could pave over hundreds of acres of Williamson Act contracted lands, send out its notice, and claim a less than significant impact.

RESPONSE: A lead agency could not simply pave over hundreds of acres of Williamson Act contracted lands as it would need to be consistent with their agency's General Plan for agricultural preservation and be below the thresholds of the LESA. CCCPWD believes we have appropriately addressed the farmland impacts in accordance with the CEQA Guidelines. Therefore, the County does not believe that mitigation or an EIR is warranted.

5-14: The comment states that use of an MND versus an EIR is suspect because the MND has not clearly shown that it will mitigate the project's impacts to listed species. It further provides an example that the MND mitigation measure for California red-legged frog only contemplates relocating these species if encountered which would be considered "take" that would require appropriate permits from federal and state wildlife agencies.

RESPONSE: The MND addresses potential impacts to special-status species that have the potential to occur in the area by proposing off-site compensatory mitigation via purchase of credits at an approved conservation bank (as determined through consultations with the U.S. Fish and Wildlife Service and California Department of Fish and Game) as well as species-specific avoidance measures (refer to MND pages 23-27). CCCPWD is currently consulting with the U.S. Fish and Wildlife Service under Section 7 of the federal Endangered Species Act for an Incidental Take Statement as well as with the California Department of Fish and Game under the California Endangered Species

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Act for an Incidental Take Permit for the California red-legged frog, federally-listed as threatened, and the Alameda whipsnake, federal and state-listed as threatened. Relocations of any listed species would only be conducted under the authority of an incidental take permit.

5-15: The comment states that there is a feasible project alternative ("Environmentally Preferable Alternative") which would eliminate the above-referenced impacts and could significantly reduce both the land acquisition and construction costs.

RESPONSE: There is not a feasible alternative as the land south of the creek is also under Williamson Act contract. Further, the creek poses substantial environmental constraints for various reasons as the creek is considered a sensitive natural resource with suitable habitat for the California red-legged frog and various other wildlife species. Improvements on the creek side of roadway would result in substantial impacts to a critical biological resource that would pose both state and federal regulatory permitting challenges. Construction of the project alternative would actually be expected to result in increased land acquisition and construction costs as more land would need to be acquired and regulatory permitting and mitigation costs would be significantly higher.

5-16: The comment states that the Environmentally Preferable Alternative would locate the project south of the project on dry pasture that is not protected by the Williamson Act. The comment further states that the owner of that property is contractually obligated to dedicate land for any road improvement project.

RESPONSE: As stated above, the parcels to the south are also protected by a Williamson Act contract (Serb et al.: 365-020-036, 037) and also contain area of dedication for County roadway purposes (Attachments D-1 and D-2).

5-17: The comment states that the Environmentally Preferred Alternative would not generate impacts not already identified in the MND, and would create opportunities for significant on-site restoration of creek resources that have been substantially degraded due to excessive cattle grazing, further enhancing the biological and open space values of the area and avoiding impacts to Williamson Act contract lands and private property.

RESPONSE: Given that the County has determined the farmland impacts of the project are less than significant based on the assessments conducted, a project that has substantial, potentially significant impacts to a protected resource (i.e., the creek and its associated wildlife and habitat) is not a reasonable alternative and therefore is not considered by the County to be the "Environmentally Preferable Alternative". The County makes every effort with Capital Improvement Projects to avoid impacts to sensitive resources where feasible, and is obligated to provide on-site restoration if

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those impacts cannot be avoided (or off-site alternate mitigation). We do not have the necessary funding or the obligation to enhance the biological and open space values of private properties that have been degraded due to excessive cattle grazing that were not the result of County actions and when a County project would not otherwise be impacting those properties and resources.

5-18: The comment states the need to cross a creek does not make such an alternative infeasible as roads are designed over waterways on a regular basis, and a creek crossing would not pose a significant engineering obstacle.

RESPONSE: This specific road improvement would not require the need to cross the creek. Further avoidance of Mr. Powers' property would necessitate impact to the creek in a linear fashion which would have substantial impacts to this sensitive resource.

**KEY DOCUMENTS AND CORRESPONDENCES REFERENCED
AND CITED IN RESPONSES TO COMMENTS**

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
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COMMENT LETTER #2:

Comment 2-2:

Personal Communication 2/8/12: Gary Arnold, Department of Transportation, District Branch Chief, Local Development-Intergovernmental Review, (510) 286-3541. Claudia Gemberling, Environmental Analyst of CCCPWD notified Gary that existing peak hour trips within project segment of Alhambra Valley Road is 45 to 71 in each direction and that only a fraction of these temporary trips may be diverted to nearby State Highways 4 and 24. She further explained that the project will not create additional travel lanes; rather existing travel lanes will be widened to accommodate widened paved shoulders and that the project will take approximately two months to complete and full road closure is anticipated to be two weeks during that time. She further notified Gary that he will be receiving the Board of Supervisor package that includes all comments received and County responses to those comments. Gary indicated that with the information provided via this phone conversation he has no further concerns and will respond to our responses to that effect.

Comment 2-3:

Personal Communication 2/7/12: Monish Sen, Senior Traffic Engineer, Contra Costa County Public Works Department, (925) 313-2000. Provided information as to whether or not a traffic management plan would be needed. The project segment of Alhambra Valley Road is located within the unincorporated jurisdiction of Contra Costa County. A road closure permit will be required which will also require a detour plan.

COMMENT LETTER #5:

Comment 5-2:

Personal Communication 1/31/12: Cuauhtemoc Gonzalez, Associate Planner, Governor's Office of Planning and Research, (916) 445-0613 Fax (916) 323-3018, Email: cuauhtemoc.gonzalez@opr.ca.gov. Regarding Agriculture and Forestry Resource section of Appendix G of the CEQA Guidelines. Requested clarification on the statement provided in commenter's letter that "Appendix G states that conflicts with a Williamson Act Contract or changes to the environment which could result in conversion of farmland to non-agricultural use ordinarily will result in a significant environmental impact." Mr. Gonzalez checked with his supervisor, Scott Morgan, Director of the State Clearinghouse, and stated while conversion of farmland into non-farmland will normally be considered a significant impact, if the results of the Land Evaluation and Site Assessment model is below the thresholds, then the project would not have a significant impact.

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Comments 5-3, 5-16:

Attachment A-1:

Map showing Williamson Act Contract parcels within project vicinity.

Comments 5-3, 5-16:

Attachment A-2:

Contra Costa County Parcel Map, Subdivision MS 970015, Book 175, page 27 (recorded November 9, 1998). Shows areas of dedication for County roadway purposes for parcels 365-020-039, 035 (Powers) and 365-020-036, 037 (Serb et al.).

Comments 5-9, 5-11:

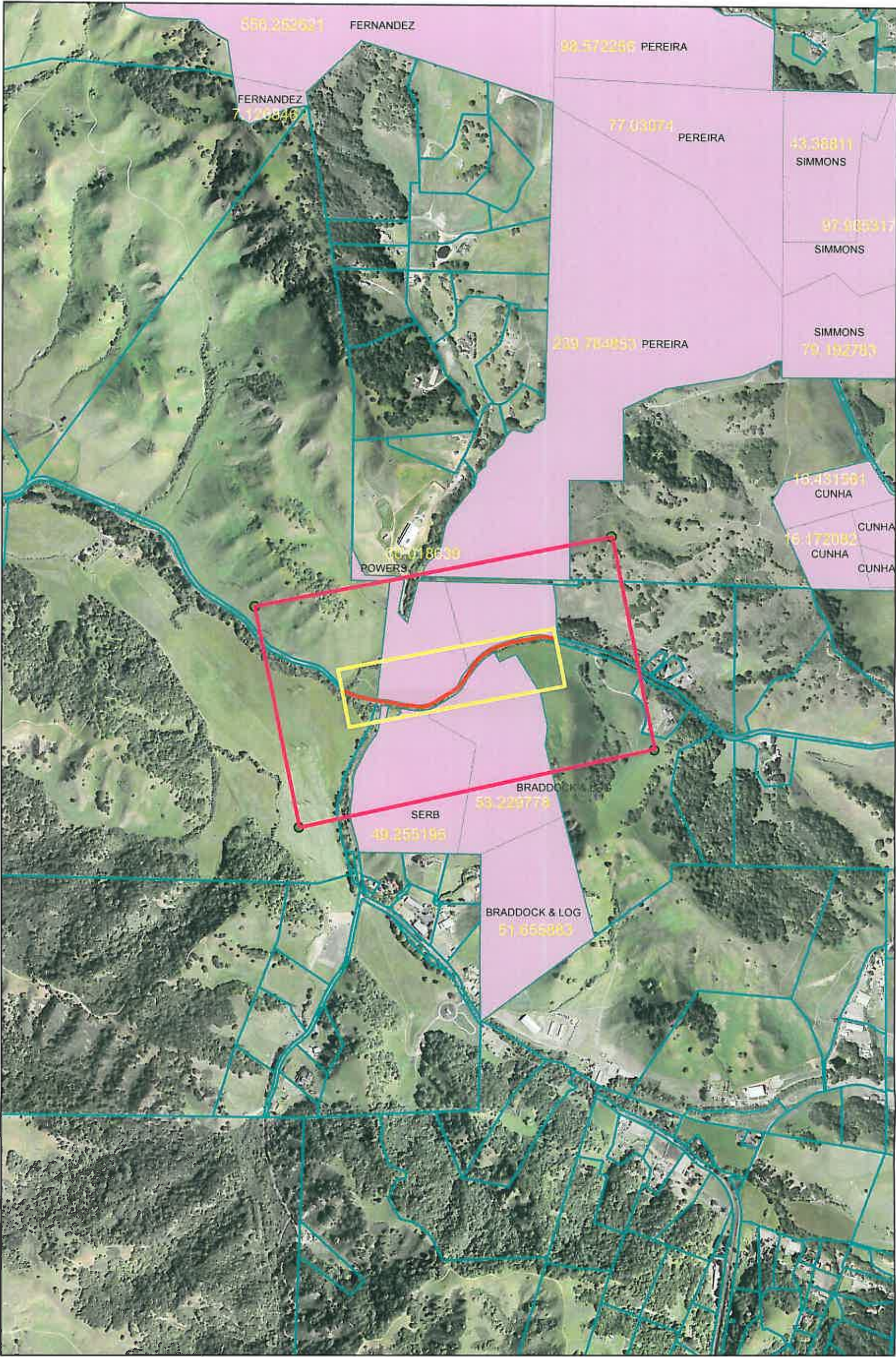
Attachment A-3: U.S. Department of Agriculture Farmland Conversion Impact Rating Form (AD 1006)

Attachment A-4: California Agricultural Land Evaluation and Site Assessment (LESA) Model worksheet.

ATTACHMENT D-1

Map of Williamson Act Contract Parcels in Project Vicinity

Alhambra Valley Road Shoulder Widening Project Williamson Act Parcels and Acreages



- Project Segment
- Rectangle A
- Rectangle B
- Parcel Boundaries

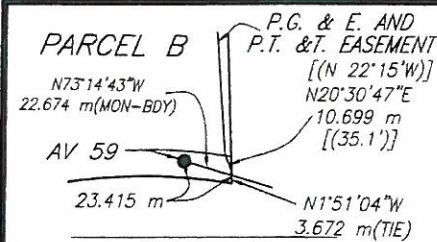
Williamson Act Contract

0 0.2 0.4 0.8 Miles

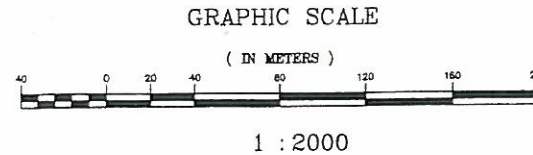


ATTACHMENT D-2

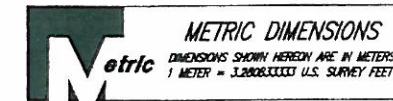
**Contra Costa County Parcel Map, Subdivision MS 970015, Book 175, page 27
(recorded November 9, 1998)**



BASIS OF BEARINGS
 THE LINE FOUND BETWEEN 1 1/2" IRON PIPE, NO TAG AND A 1 1/4" IRON PIPE
 TAGGED L.S. 2469 TAKEN AS N 88°50'15"W AS SHOWN ON 70 LSM 18
 BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III (C C S 27).



PARCEL MAP
SUBDIVISION MS 970015
 A PORTION OF RANCHO BOCA
 DE LA CANADA DE PINOLE
 CONTRA COSTA COUNTY, CALIFORNIA
 DATE: JUNE 1998 SCALE 1: 2000
 BELLECCI & ASSOCIATES, INC.
 CONCORD

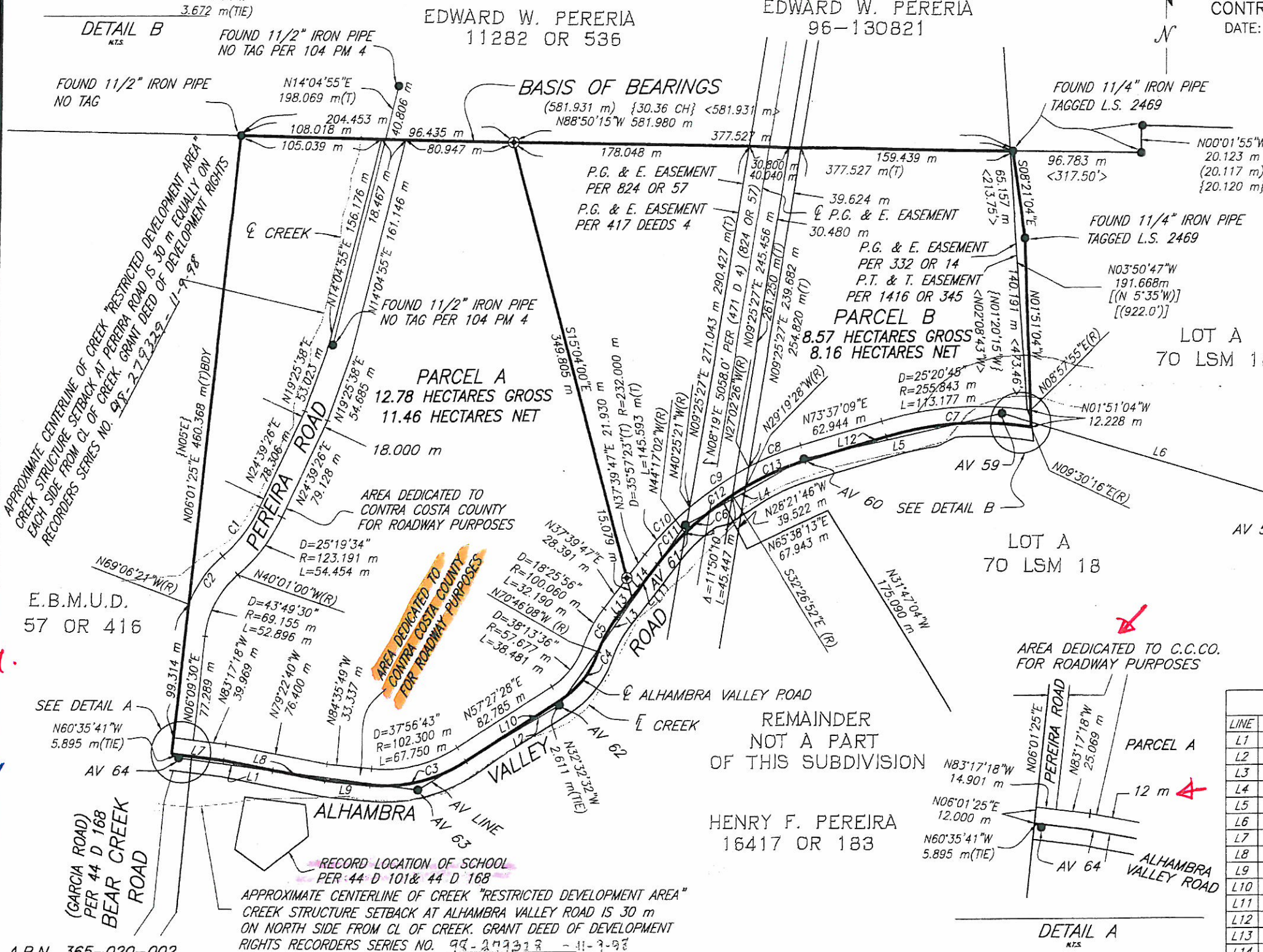


- LEGEND**
- SET 16 mm REBAR, TAGGED L.S. 5399
 - FOUND 1 1/4" IRON PIPE PER COUNTY PRECISE ALIGNMENT FOR ALHAMBRA VALLEY ROAD - ROAD #1481
 - (T) TOTAL
 - (M-M) MONUMENT TO MONUMENT
 - [] RECORD PER C.C.CO. R/W MAP COUNTY RD. NO. 1481 FILE NO. D-9245
 - { } RECORD PER 6867 OR 293
 - < > RECORD PER 70 LSM 18
 - () RECORD PER 104 PM 4
 - (()) RECORD PER COUNTY PRECISE ALIGNMENT FOR ALHAMBRA VALLEY ROAD - ROAD #1481
 - [[]] RECORD PER 332 OR 14

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	25°19'34"	105.191 m	46.497 m
C2	29°05'21"	87.155 m	44.249 m
C3	37°56'42"	114.300 m	75.697 m
C4	38°13'36"	69.677 m	46.487 m
C5	18°25'55"	88.060 m	28.329 m
C6	35°57'23"	220.000 m	138.062 m
C7	25°53'06"	243.843 m	110.163 m
C8	10°36'11"	232.000 m	42.933 m
C9	13°26'20"	232.000 m	54.416 m
C10	11°54'52"	232.000 m	48.244 m
C11	08°03'11"	220.000 m	30.922 m
C12	14°57'35"	220.000 m	57.441 m
C13	12°56'37"	220.000 m	49.700 m

LINE TABLE			
LINE	BEARING	LENGTH	RECORD DATA
L1	N82°48'56"W	180.646 m	((180.632 m))
L2	N59°27'02"E	122.234 m	((122.224 m))
L3	N35°08'01"E	162.751 m	((162.736 m))
L4	N61°38'14"E	103.062 m	((103.052 m))
L5	N77°28'54"E	151.964 m	((151.950 m))
L6	N73°14'43"W	245.985 m	((245.964 m))
L7	N83°17'18"W	39.416 m	
L8	N79°22'40"W	76.537 m	
L9	N84°35'49"W	33.884 m	
L10	N57°27'28"E	82.785 m	
L11	N37°39'47"E	50.321 m(T)	
L12	N73°37'09"E	62.944 m	
L13	N37°39'47"E	19.259 m	
L14	N37°39'47"E	31.062 m	

SHEET 2 OF 2



A.P.N. 365-020-002

175-28

175 PM 28

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DOES HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME: AND WE DO HEREBY DEDICATE TO THE COUNTY OF CONTRA COSTA FOR PUBLIC USE THOSE PORTIONS OF SAID LANDS DESIGNATED ON SAID MAP AS "AREA DEDICATED TO CONTRA COSTA COUNTY FOR ROADWAY PURPOSES."

A GRANT DEED OF DEVELOPMENT RIGHTS DOCUMENT SHOWING THE "RESTRICTED DEVELOPMENT AREA" FOR "CREEK STRUCTURE SETBACK" IS RECORDED CONCURRENTLY WITH THIS PARCEL MAP.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

HENRY F. PEREIRA, AS TRUSTEE OF THE ANTONE E. PEREIRA TRUST,
HENRY FRANK PEREIRA, TRUSTEE FOR ANTONE E. PEREIRA.

Henry F. Pereira Henry Frank Pereira

HENRY F. PEREIRA, TRUSTEE
PRINT NAME, TITLE

HENRY FRANK PEREIRA, TRUSTEE
PRINT NAME, TITLE

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

ON AUGUST 30, 1998, BEFORE ME, Gary L. Goularte,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Henry F. Pereira, Henry Frank Pereira, PERSONALLY
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE
THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING STATEMENT
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
STATEMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S)
ACTED, EXECUTED THE STATEMENT.

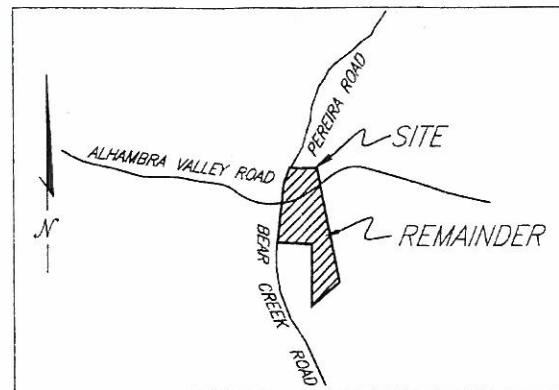
WITNESS MY HAND.



Gary L. Goularte
(SIGNATURE)
Gary L. Goularte
(PRINT)

MY COMMISSION EXPIRES: 9-13-01

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa



VICINITY MAP
N.T.S.

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

I, PHIL BATCHELOR, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED SUBDIVISION MS 970015 WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE DAY OF September 22, 1998, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND DID NOT ACCEPT OR REJECT ON BEHALF OF THE PUBLIC ANY OF THE STREETS, ROADS, AVENUES, OR EASEMENTS SHOWN THEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, AND FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS
DAY OF November 3, 1998.



PHIL BATCHELOR
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
BY: Maurice Pikes
DEPUTY CLERK

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HENRY PEREIRA IN JUNE OF 1998. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



Frank C. Bellecci
FRANK C. BELLECCI, L.S. 5399
EXP. DATE: 9-30-00

PARCEL MAP
SUBDIVISION MS 970015
A PORTION OF RANCHO BOCA
DE LA CANADA DE PINOLE
CONTRA COSTA COUNTY, CALIFORNIA
DATE: JUNE 1998
BELLECCI & ASSOCIATES, INC.
CONCORD

COUNTY SURVEYOR'S STATEMENT

I, J. MICHAEL WALFORD, ROAD COMMISSIONER-SURVEYOR OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THE MAP OF SUBDIVISION MS 970015, AND THAT SAID SUBDIVISION IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP, AND THAT ALL THE PROVISIONS OF STATE LAWS AND LOCAL ORDINANCES GOVERNING THE FILING OF SUBDIVISION MAPS HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

DATED: 11-3-98

J. MICHAEL WALFORD
COUNTY ROAD COMMISSIONER-SURVEYOR

BY: Rene Tamm
DEPUTY COUNTY ROAD COMMISSIONER-SURVEYOR

L.S. NO. 5999



98-279326

RECORDER'S STATEMENT

FILED THIS 9th DAY OF NOVEMBER, 1998, AT 8:55 A.M. IN BOOK
175 OF PARCEL MAPS, AT PAGE 27, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

STEPHEN L. WEIR
COUNTY RECORDER

BY: Rose Dumont
DEPUTY COUNTY RECORDER

ATTACHMENT D-3

**U.S. Department of Agriculture Farmland Conversion Impact Rating Form
(AD 1006)**

U.S. Department of Agriculture

FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request 11/16/11			
Name of Project Alhambra Valley Road Safety Improvem		Federal Agency Involved FHWA/Caltrans			
Proposed Land Use improve existing road for safety		County and State Contra Costa, California			
PART II (To be completed by NRCS)		Date Request Received By NRCS 11/17/11		Person Completing Form: Ken Oster, Templeton	
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Acres Irrigated 27.241		Average Farm Size 230
Major Crop(s) Corn, Alfalfa, Grapes	Farmable Land In Govt. Jurisdiction Acres: 35,853 % 7.8	Amount of Farmland As Defined in FPPA Acres: 93,690 % 20.3			
Name of Land Evaluation System Used CA Revised Storie Index	Name of State or Local Site Assessment System None	Date Land Evaluation Returned by NRCS 12/20/11			
PART III (To be completed by Federal Agency)		Alternative Site Rating			
		Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly					
B. Total Acres To Be Converted Indirectly					
C. Total Acres In Site		0.6	1.2		
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland		0.5	0.7		
B. Total Acres Statewide Important or Local Important Farmland		0.1	0.6		
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted					
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value					
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)		41.0	59.0		
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)		Maximum Points	Site A	Site B	Site C
1. Area In Non-urban Use		(15)	15	15	
2. Perimeter In Non-urban Use		(10)	10	10	
3. Percent Of Site Belng Farmed		(20)	0	0	
4. Protection Provided By State and Local Government		(20)	20	20	
5. Distance From Urban Built-up Area		(15)	15	15	
6. Distance To Urban Support Services		(15)	15	15	
7. Size Of Present Farm Unit Compared To Average		(10)	0	0	
8. Creation Of Non-farmable Farmland		(10)	0	0	
9. Availability Of Farm Support Services		(5)	2	2	
10. On-Farm Investments		(20)	20	20	
11. Effects Of Conversion On Farm Support Services		(10)	0	0	
12. Compatibility With Existing Agricultural Use		(10)	0	0	
TOTAL SITE ASSESSMENT POINTS		160	97	97	0
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)		100	41	59	0
Total Site Assessment (From Part VI above or local site assessment)		160	97	97	0
TOTAL POINTS (Total of above 2 lines)		260	138	156	0
Site Selected: B	Date Of Selection 12/20/11	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
Reason For Selection: Creek immediately adjacent to south side of road. Option A and B impact areas north of the road. Option B (cut slope) will be cut at a 2:1 slope and areas of disturbance will recover within year of project construction whereas Option A (retaining wall) will have a permanent impact.					
Name of Federal agency representative completing this form: Caltrans District 4					Date: 1/5/12

(See Instructions on reverse side)

Form AD-1006 (03-02)

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, <http://fbpa.nrcs.usda.gov/lesa/>.
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll?oip_public/USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.

Claudia Gemberling

From: Oster, Ken - NRCS, Templeton, CA <Ken.Oster@ca.usda.gov>
Sent: Wednesday, December 14, 2011 12:29 PM
To: Claudia Gemberling
Subject: Soils and Alhambra Valley Road Project
Attachments: Alhambra Valley Road Prime Farmland Map.jpg

Hi Claudia,

I've attached a map showing prime farmland and farmland of statewide importance in the vicinity of Alhambra Valley Road. It shows this farmland extending beyond those on the map you e-mailed to me on December 13th.

For your soil map you used geodata from the Department of Conservation Farmland Mapping and Monitoring Program. Their definition of prime farmland requires irrigation within the last 4 years. The NRCS map only considers soil features whether or not the land has been irrigated. For form AD-106, I need to use the NRCS map.

To complete my part of the form, may I have either (1) shapefiles (*.shp and the associated files), or (2) acreages of the red polygons on your map.

Thanks. Sorry for the hassles.

Ken Oster
Area Resource Soil Scientist
USDA - Natural Resources Conservation Service
65 South Main Street, Suite 108
Templeton, California 93465
(805) 434-0396 x 111

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

-----Original Message-----

From: Claudia Gemberling [<mailto:cgemb@pw.cccounty.us>]
Sent: Tuesday, December 13, 2011 11:36 AM
To: Oster, Ken - NRCS, Templeton, CA
Cc: Montalvo, Inara - NRCS, Stockton, CA
Subject: RE: Completed AD-1006 for Alhambra Valley Road Safety Improvement

Hi Ken, we had spoken last week and I was going to forward you a shapefile so we can ensure the acreage of farmland impact is accurate. The farmland impacts figure is attached and the shapefile for the farmland impact figure can be obtained from the link below. However, if you have problems downloading, another option is to access our consultant's ftp site (email with link/password/instructions attach). Let me know if you have any questions or need anything else.

http://dl.dropbox.com/u/52796414/AVR_ROW_Impacts_20111212.zip

Thanks!

Claudia Gemberling
Environmental Analyst II
255 Glacier Drive, Martinez, CA 94553
(925) 313-2192; (925) 313-2333 FAX
cgemb@pw.cccounty.us

-----Original Message-----

From: Oster, Ken - NRCS, Templeton, CA [<mailto:Ken.Oster@ca.usda.gov>]
Sent: Friday, November 18, 2011 4:51 PM
To: Claudia Gemberling
Cc: Montalvo, Inara - NRCS, Stockton, CA
Subject: Completed AD-1006 for Alhambra Valley Road Safety Improvement

Hi Claudia and Inara,

I've attached the completed AD-1006 for the Alhambra Valley Road Safety Improvement project. I've added a map and calculations just for Inara's records.

Thanks for asking.

Ken Oster
Area Resource Soil Scientist
USDA - Natural Resources Conservation Service
65 South Main Street, Suite 108
Templeton, California 93465
(805) 434-0396 x 111

FARMLAND CONVERSION IMPACT RATING FOR CORRIDOR TYPE PROJECTS

PART I (To be completed by Federal Agency)

3. Date Of Land Evaluation Request: 11/16/2011

4.

Sheet 1 of 1

1. Name of Project: Alhambra Valley Road Safety Improvement

5. Federal Agency Involved: FHWA/Caltrans

2. Proposed Land Use: Road Improvement

6. County and State: Contra Costa, California

PART II (To be completed by NRCS)

1. Date Request Received By
NRCS 11/17/2011

2. Person Completing Form:
Ken Oster

3. Does the corridor contain prime, unique, statewide or local important farmland?
(If no, the FPPA does not apply - do not complete additional parts of this form)

YES NO
X ☐

4. Acres Irrigated
27.241

Average Farm Size
230

5. Major Crop(s)

Corn, Alfalfa, Grapes

6. Farmable Land In Government Jurisdiction

Acres: 35,853 % 7.8

7. Amount of Farmland As Defined in FPPA

Acres: 93,690 % 20.3

8. Name of Land Evaluation System Used

CA Revised Storie Index

9. Name of State or Local Site Assessment System

None

10. Date Land Evaluation Returned by NRCS

12/20/2011

PART III (To be completed by Federal Agency)

Alternative Corridor For Segment:

A. Total Acres To Be Converted Directly

B. Total Acres To Be Converted Indirectly

C. Total Acres In Site

Corridor A Corridor B Corridor C Corridor d

PART IV (To be completed by NRCS) Land Evaluation Information

A. Total Acres Prime And Unique Farmland

0.498 0.660

B. Total Acres Statewide Important or Local Important Farmland

0.116 0.576

C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted

0.000 0.000

D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value

Data not available Data not available

PART V (To be completed by NRCS) Land Evaluation Criterion

Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)

41 59

PART VI (To be completed by Federal Agency) Corridor Assessment Criteria

(Criteria are explained in 7 CFR 658.5 b & c. For Non-Corridor project use form AD-1006)

Maximum Points

Corridor A Corridor B Corridor C Corridor D

1. Area In Non-urban Use

(15)

2. Perimeter In Non-urban Use

(10)

3. Percent Of Corridor Being Farmed

(20)

4. Protection Provided By State and Local Government

(20)

5. Size Of Present Farm Unit Compared To Average

(10)

6. Creation Of Non-farmable Farmland

(25)

7. Availability Of Farm Support Services

(5)

8. On-Farm Investments

(20)

9. Effects Of Conversion On Farm Support Services

(25)

10. Compatibility With Existing Agricultural Use

(10)

TOTAL CORRIDOR ASSESSMENT POINTS

160

PART VII (To be completed by Federal Agency)

Relative Value Of Farmland (From Part V)

100

Total Corridor Assessment (From Part VI above or local site assessment)

160

TOTAL POINTS (Total of above 2 lines)

260

1. Corridor Selected:

2. Total Acres of Farmlands to be
Converted by Project:

3. Date Of Selection

4. Was A Local Site Assessment Used?

YES ☐

NO ☐

5. Reason For Selection:

Signature of Federal agency representative completing this form:

Date:

NOTE: Complete one form for each segment with more than one Alternate Corridor

(See Instructions on reverse side)

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

(Use this form only for Corridor type projects. Other projects use form AD-1006)

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Non-Corridor type projects, the Federal agency shall use form AD-1006 in place of form NRCS-CPA-106
- Step 2 - Originator will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days. In the event NRCS fails to complete a response within the required period, the agency may proceed as though the site were not farmland.)
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form.
- Step 7 - The Federal agency involved in the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA and the agency's internal policies.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County And State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities) that will cause a direct conversion.

Part VI: Do not complete Part VI if a State or Local site assessment is used.

Assign the maximum points for each site assessment criterion as shown in § 658.5(b and c) of CFR. In cases of corridor-type project such as transportation, powerline and flood control, criteria #5 and #6 do not apply or show on form CPA-106, however, original criterion #8 will be weighed a maximum of 25 points and original criterion #11 a maximum of 25 points.

Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points are equal to or exceed 160, FPPA suggests the agency consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites).

In rating alternative corridors, Federal agencies shall consider each of the criteria and assign points within the limits established in the FPPA rule. Corridors most suitable for protection under these criteria will receive the highest total scores, and sites least suitable, the lowest scores.

Part VII: In computing the "Total Corridor Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, adjust the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

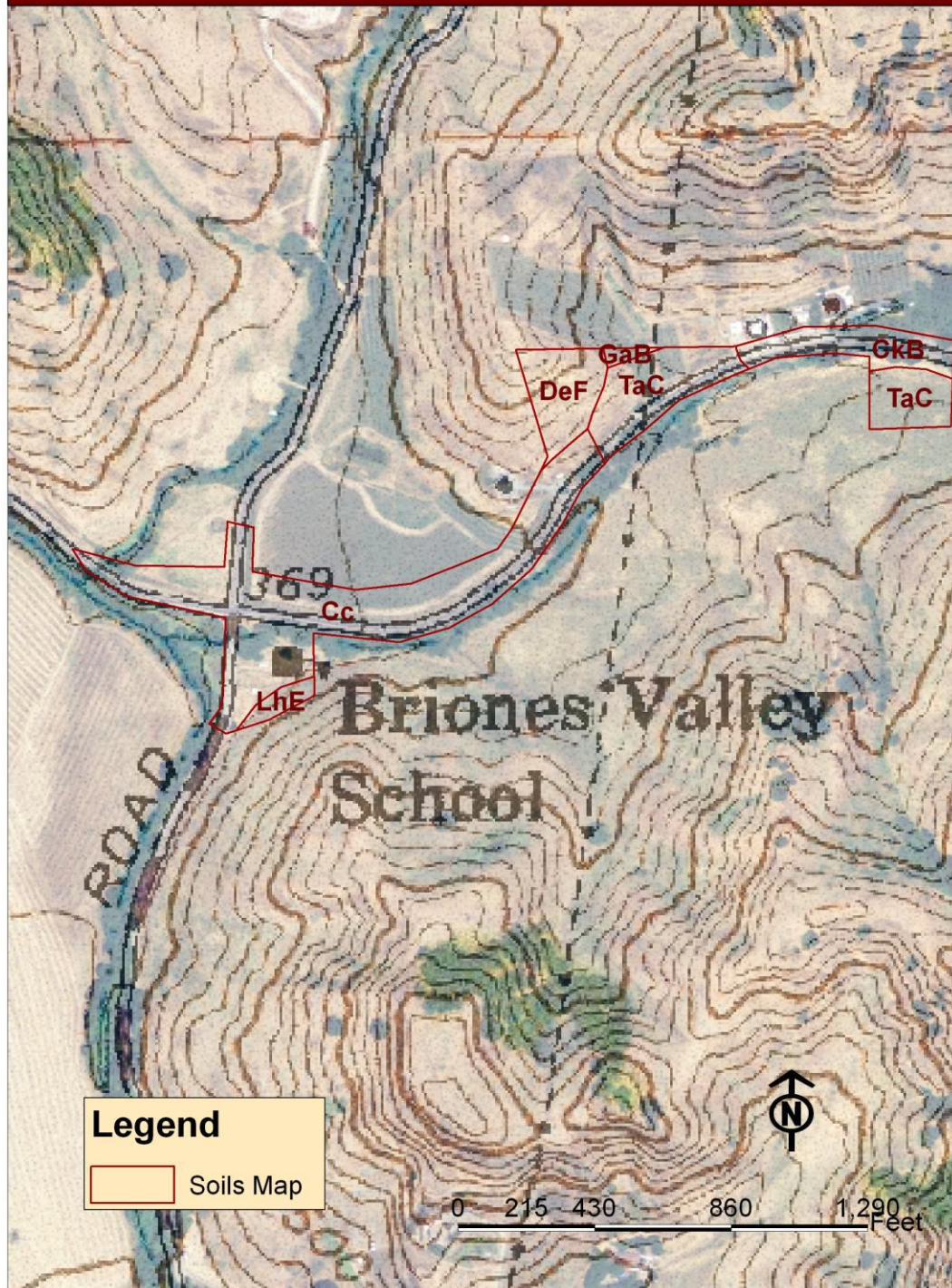
$\frac{\text{Total points assigned Corridor A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Corridor A}$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees consult the FPPA Manual and/or policy for additional instructions to complete form NRCS-CPA-106.

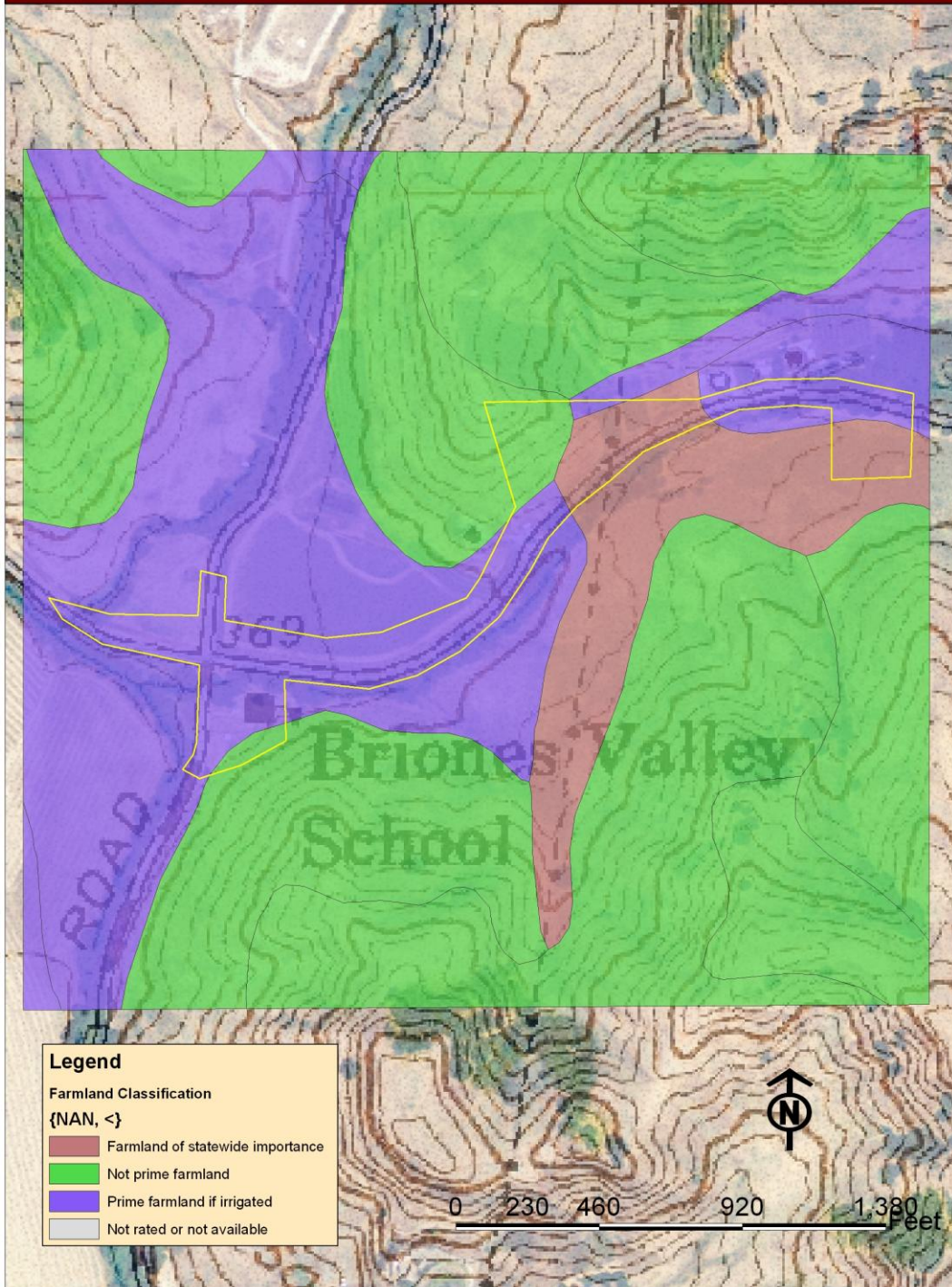
Soils Map
for Farmland Conversion Impact Rating
Alhambra Valley Road Safety Improvement
Alhambra Valley Road at Periera Road, Contra Costa County, CA

USDA - Natural Resources Conservation Service
November 18, 2011



Prime Farmland Map
for Farmland Conversion Impact Rating
Alhambra Valley Road Safety Improvement
Alhambra Valley Road at Periera Road, Contra Costa County, CA

USDA - Natural Resources Conservation Service
December 14, 2011



ATTACHMENT D-4

California Agricultural Land Evaluation and Site Assessment Model Worksheet

CALIFORNIA AGRICULTURAL LAND EVALUATION AND SITE ASSESSMENT (LESA) MODEL WORKSHEET

Project: Alhambra Valley Road Safety Improvement Project (east of Bear Creek Road) (**OPTION A**)

Project Footprint: 4.01 acres; **Proposed ROW Acreage from Designated Farmlands:** 0.66 acres

SECTION I: LAND EVALUATION

Enter the acreage of the proposed right-of-way on designated farmland parcels (Prime Farmland, Unique Farmland, Farmland of Statewide Importance) as shown on the California Department of Conservation Farmland Mapping and Monitoring Program website or the Contra Costa County Department of Conservation and Development website. Refer to the Contra Costa County Soil Survey Map for the soil map units that fall within the project area. Enter the information in **Table I-1A** on the following page. **Refer to the California Agricultural LESA for specific explanations of the purpose for each type of evaluation.**

1. Land Capability Classification Rating

Step 1: In the Guide to Mapping Units within Contra Costa County Soil Survey (after page 123), identify the Land Capability Classification (LCC) designation (e.g., IV-e) for each soil map unit that has been identified in the project and enter these designations in **Column D** of the **Table I-1C** on the following page.

Step 2: From **Table I-1B**, Numeric Conversion of Land Capability Classification Units on the following page, obtain a numeric score for each mapping unit, and enter these scores in **Column E of Table I-1C**.

Step 3: Multiply the proportion of each soil mapping unit (**Column C**) by the LCC points for each mapping unit (**Column E**) and enter the resulting scores in **Column F of Table I-1C**.

Step 4: Sum the LCC scores in **Column F** to obtain a single LCC score for the project. Enter this LCC score in **Line 1** of the **Final LESA Score Sheet on the last page**.

2. Storie Index Rating Score

Step 1: From the Soil Survey Map or other sources of information identified in Appendix C of the California Agricultural LESA Model Instruction Manual, determine the Storie Index Rating (the Storie Rating is already based upon a 100 point scale) for each mapping unit and enter these values in **Column G of Table I-1C** on the following page. (Figures 1A-1C)

Step 2: Multiply the proportion of each soil mapping unit found within the project (**Column C**) by the Storie Index Rating (**Column G**), and enter these scores in **Column H of Table I-1C**.

Step 3: Sum the Storie Index Rating scores in **Column H** to obtain a single Storie Index Rating score for the project. Enter this Storie Index Rating Score in **Line 2** of the **Final LESA Score Sheet**.

LESA Model

Alhambra Valley Road Safety Improvement Project (east of Bear Creek Road) (Option A)

Table I-1A: Proposed ROW Acquisitions from Designated Farmland Parcels

Parcel Number	Soil Type	Acreage
362-100-003 (EBMUD)	Clear Lake clay (Cc)	0.02
365-020-018 (Briones Valley School District)	Cc	0.1
365-020-039 (D. & T. Powers) (Williamson Act Contract)	Cc	0.17
365-020-035 (D. & T. Powers) (Williamson Act Contract)	Tierra loam (TaC)	0.01
365-020-028 (J. Pereira)	TaC	0.11
	Cropley clay (CkB)	0.25
Project Acreage within Designated Farmlands		0.66

Table I-1B: Numeric Conversion of LCC Units

LCC	LCC Point Rating
I	100
Ile	90
Ils, w	80
IIle	70
IIIs, w	60
IVe	50
IVs, w	40
V	30
VI	20
VII	10
VIII	0

Table I-1C: 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 Rating	Storie Index Score
Cc (Clear Lake clay) (APNs: 362-100-003, 365-020-018, 365-020-039, 365-020-035)	0.29	0.44	Ils-5(17)	80	35.20	49	21.56
Ckb (Cropley clay, 2-5% slopes) (APN: 365-020-028)	0.25	0.38	IIe-5(17)	90	34.2	51	19.38
TaC (Tierra loam, 2-9% slopes) (APNs: 365-020-035, 365-020-028)	0.12	0.18	IVe-3(15)	50	9	49	8.82
Totals	0.66	(Must Sum to 1.0)		LCC Total Score	78.4	Storie Index Total Score	49.76

SECTION II: SITE ASSESSMENT

Four (4) Site Assessment factors are separately rated in this section:

1. **Project Size Rating**
2. **Water Resources Availability Rating**
3. **Surrounding Agricultural Land Rating**
4. **Surrounding Protected Resource Land Rating**

1. Project Size Rating

The Project Size Rating relies upon acreage figures that were tabulated under Table I-1C on the previous page. The Project Size Rating is based upon identifying acreage figures for three (3) separate groupings of soil classes within the project area, and then determining which grouping generates the highest Project Size Score.

Step 1: Using **Columns B** and **D** of **Table I-1C** on the previous page, enter acreage figures in **Table II-2A** on the following page using **Column I, J, or K** from **Table II-2B** for each of the soil map units.

Step 2: Sum the entries in **Columns I, J, and K** to determine the total acreage of Class I and II, III, and IV soils.

Step 3: Apply the appropriate score from each column provided in **Table II-2A** and enter the score for each grouping in **Table II-2B**. Of all the columns, enter the highest score in the Highest Project Score. Enter this number in **Line 3** of the **Final LESA Score Sheet**.

Table II-2A: Project Size Scoring

LCC Class I or II Soils		LCC Class III Soils		LCC Class IV or Higher Soils	
Acres	Score	Acres	Score	Acres	Score
80 or more	100	160 or above	100	320 or more	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
Less than 10	0	20-39	30	Less than 40	0
		10-19	10		
		Less than 10	0		

Table II-2B: Project Size Score

	I	J	K
Soil Map Unit	LCC Class (I-II) (acre)	LCC Class (III) (acre)	LCC Class IV-VIII (acre)
Cc	0.29		
CkB	0.25		
TaC			0.12
Total Acres	0.54		0.12
Project Size Scores	0		0
Highest Project Score: 0			

2. Water Resource Availability Rating

The Water Resource Availability Rating is based upon identifying the various water sources that may supply a given property, and then determining whether different restrictions in supply are likely to take place in years that are characterized as being periods of drought and non-drought.

Step 1: Identify the different water resource types that are used to supply the designated farmland parcels that the project area will impact (i.e., irrigation district water, groundwater, riparian water). Where there is only one water source identified for the proposed project, skip to Step 4.

Step 2: Divide the proposed project area into portions, with the boundaries of each portion being defined by the irrigation water source(s) supplying it. A site that is fully served by a single source of water will have a single portion, encompassing the entire site. Parcel(s) that are fully served by two or more sources that are consistently merged together to serve a crop's needs would also have a single portion (e.g., a portion of the project area may receive both irrigation district and groundwater). If the project area includes land that has no irrigation supply, consider this acreage as a separate portion as well. Enter the water resource portions of the project area in **Column B** of **Table II-2A, Water Resource Availability**.

Step 3: Calculate the proportion of the total project area that is represented by each water resource portion and enter these figures in **Column C** of **Table II-2A**, verifying that the sum of the proportions equals 1.0.

Step 4: For each water resource supply portion, determine whether irrigated and dryland agriculture is feasible, and if any physical or economic restrictions exist, during both drought and non-drought years.

Step 6: For each portion of the project area, determine the section's weighted score by multiplying the portion's score (**Column D**) by its proportion of the project area (**Column C**), and enter these scores in **Column E**, the weighted Water Availability Score. Sum the **Column E** scores to obtain the total Water Resource Availability Score, and enter this figure in **Line 4** of the **Final LESA Score Sheet**.

Table II-2A: Water Resource Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	Well	1.0	100	100
2				
3				
4				
6				
		(Must Sum to 1.0)	Total Score	100

Table 3B: Water Resources 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 or dryland production feasible						0

1/23/12 Per County EHSD (Barbara Morris, 925-692-2513) well permit for drinking and/or agricultural water for 6140 Alhambra Valley Road (365-020-035) issued in 1997. No permits issued for 6180 Alhambra Valley Road (365-020-039) according to their computer database; older records not included in database; need to submit Request for Records to County EHSD (ehlu@ehsd@cccouny.us). Timeframe depends on if they are busy and/or if records difficult to locate (2 days to 3 months).

1/23/12 According to EBMUD (County General Plan indicates project area in EBMUD service area), Contra Costa Water District, City of Martinez Water System, no listings in their database for 6140 or 6180 Alhambra Valley Road.

LESA Model

Alhambra Valley Road Safety Improvement Project (east of Bear Creek Road) (Option A)

3. Surrounding Agricultural Land Rating

Determination of the surrounding land use rating is based upon the identification of a project's "Zone of Influence" (ZOI) which is defined as that land near a given project, both directly adjoining and within a define distance away, that is likely to influence, and be influenced by, the agricultural land use of the project area.

Defining a Project's "Zone of Influence"

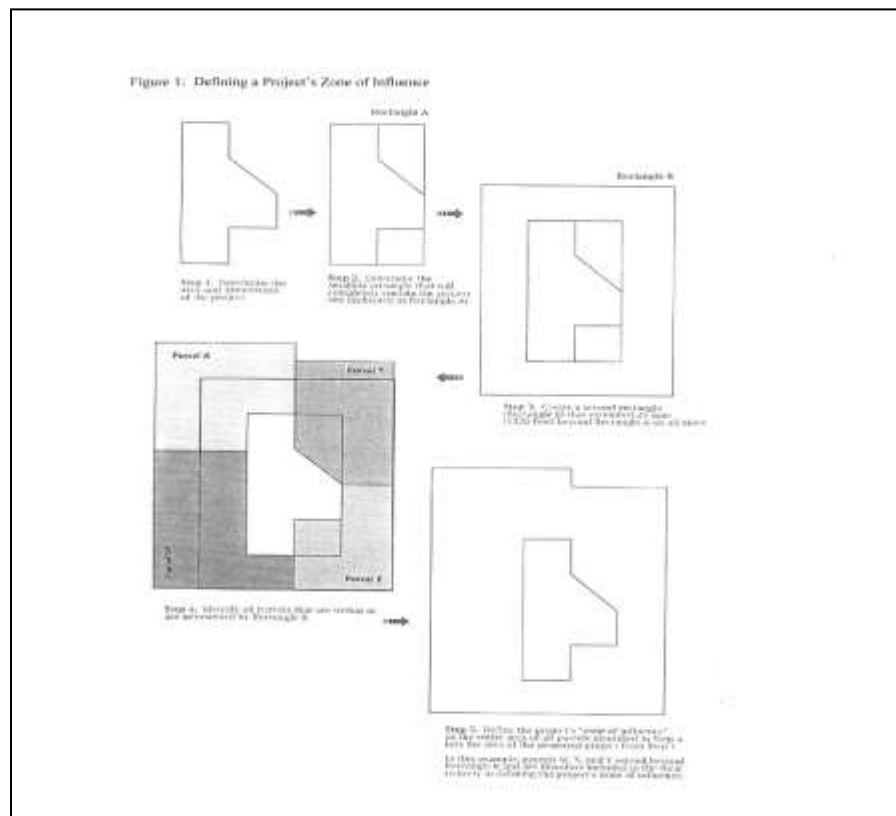
Step 1: Locate the project area on an appropriate map and outline the area and dimensions.

Step 2: Draw a rectangle around the project area such that the rectangle is the smallest than can completely encompass the project area (Rectangle A).

Step 3: Create a second rectangle (Rectangle B) that extends 0.25 mile (1,320 feet) beyond Rectangle A on all sides.

Step 4: Identify all parcels that are within or are intersected by Rectangle B.

Step 5: Define the project area's ZOI as the entire area of all parcels identified in Step 4, less the area of the project area from Step 1.



Measuring Surrounding Agricultural Land

Step 1: Calculate the percentage of the project's ZOI that is currently producing agricultural crops. (This figure can be determined using information from the Department of Conservation's Important Farmland Map Series, Department of Water Resources' Land Use Map Series, locally derived maps, or direct site inspection. For agricultural land that is currently fallowed, a determination must be made concerning whether the land has been fallowed as part of a rotational sequence during normal agricultural operations, or because the land has become formally "committed" to a nonagricultural use. Land that has become formally committed, whether fallow or not, should not generally be included in determining the proportion of the ZOI that is agricultural land.

Step 2: Based on the percentage of agricultural land in the ZOI determined in Step 1, assign a score from Table 4 below and enter this score in **Line 5** of the **Final LESA Worksheet** (Table 8).

4. Surrounding Protected Resource Land Rating

The Surrounding Protected Resource Land Rating is essentially an extension of the Surrounding Agricultural Land Rating, and is scored in a similar manner. Protected resource land are those lands with long term use restrictions that are compatible with or supportive of agricultural uses of land such as:

- Williamson Act contracted lands
- Publicly owned lands maintained as park, forest, or watershed resources
- Lands with agricultural, wildlife habitat, open space, or other natural resource easements that restrict the conversion of such land to urban or industrial uses.

Step 1: Using the same ZOI area calculated under the Surrounding Agricultural Land Rating, calculate the percentage of the ZOI that is Protected Resource Land as defined above.

Step 2: Assign a score from the Table 5 below and enter the score on Line 6 of the Final LESA Worksheet (Table 8).

APN	Owner Name	Acreage	Lands in ZOI Currently Producing Agricultural Crops (acre)	Protected Lands (acre)
362-100-003	EBMUD	295.3		295.3 (Watershed)
362-140-007	Pereira Property LLC	160.45		
362-120-003	Pereira, Darryl & Judy	249.50		249.50 (Williamson Act)
362-110-027	Babacorp	42.87		
365-020-035	Thomas Powers	21.8	21.8	21.8 (Williamson Act)
365-020-039	Thomas Powers	31.22	31.22	31.22 (Williamson Act)
365-020-028	John Pereira	160.1		
365-020-027	Polkabra Michael Andrew	68.6		
365-010-001	EBMUD	447.58		447.58 (Watershed)
365-020-037	Andrew Serb	53.196		53.196 (Williamson Act)
365-020-036	Andrew Serb	49.366		49.366 (Williamson Act)
	Total Acreage within ZOI	1,517.71	53.02	1,147.96
	Percent in ZOI		3.5%	75%

Table II-3B: Surrounding Agricultural and Surrounding Protected Resource Land Scoring

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

Table II-3C: Surrounding Agricultural and Surrounding Protected Resource Land Scoring

A	B	C	D	E	F	G
Zone of Influence					Surrounding Agricultural Land Score	Surrounding Protected Resource Land Score
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)		
1,517.71	53.02	1,147.96	3.5%	75%	0	80

FINAL LESA SCORE SHEET

	Factor Scores	Factor Weight	Weighted Factor Scores
Land Evaluation Factors			
Land Capability Classification	(Line 1) 78.4	0.25	19.6
Storie Index	(Line 2) 49.76	0.25	12.44
LE Subtotal		0.50	32.04
Site Assessment Factors			
Project Size	(Line 3) 0	0.15	0
Water Resource Availability	(Line 4) 100	0.15	15
Surrounding Agricultural Land	(Line 5) 0	0.15	0
Protected Resource Land	(Line 6) 80	0.05	4
Site Assessment Subtotal		0.50	19
		FINAL LESA SCORE	51.04

Total LESA Score

Scoring Decision

0 to 39

Not Considered Significant

40 to 59

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

60 to 79

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

80 to 100

Considered Significant

CALIFORNIA AGRICULTURAL LAND EVALUATION AND SITE ASSESSMENT (LESA) MODEL WORKSHEET

Project: Alhambra Valley Road Safety Improvement Project (east of Bear Creek Road) (**OPTION B**)

Project Footprint: 4.01 acres; **Project Acreage within Designated Farmlands:** 1.27 acres

SECTION I: LAND EVALUATION

Enter the acreage of the proposed right-of-way on designated farmland parcels (Prime Farmland, Unique Farmland, Farmland of Statewide Importance) as shown on the California Department of Conservation Farmland Mapping and Monitoring Program website or the Contra Costa County Department of Conservation and Development website. Refer to the Contra Costa County Soil Survey Map for the soil map units that fall within the project area. Enter the information in **Table I-1A** on the following page. **Refer to the California Agricultural LESA Model for specific explanations of the purpose of each type of evaluation.**

1. Land Capability Classification Rating

Step 1: In the Guide to Mapping Units within Contra Costa County Soil Survey (after page 123), identify the Land Capability Classification (LCC) designation (e.g., IV-e) for each soil map unit that has been identified in the project and enter these designations in **Column D** of the **Table I-1C** on the following page.

Step 2: From **Table I-1B**, Numeric Conversion of Land Capability Classification Units on the following page, obtain a numeric score for each mapping unit, and enter these scores in **Column E of Table I-1C**.

Step 3: Multiply the proportion of each soil mapping unit (**Column C**) by the LCC points for each mapping unit (**Column E**) and enter the resulting scores in **Column F of Table I-1C**.

Step 4: Sum the LCC scores in **Column F** to obtain a single LCC score for the project. Enter this LCC score in **Line 1** of the **Final LESA Score Sheet on the last page**.

2. Storie Index Rating Score

Step 1: From the Soil Survey Map or other sources of information identified in Appendix C of the California Agricultural LESA Model Instruction Manual, determine the Storie Index Rating (the Storie Rating is already based upon a 100 point scale) for each mapping unit and enter these values in **Column G of Table I-1C** on the following page.

Step 2: Multiply the proportion of each soil mapping unit found within the project (**Column C**) by the Storie Index Rating (**Column G**), and enter these scores in **Column H of Table I-1C**.

Step 3: Sum the Storie Index Rating scores in **Column H** to obtain a single Storie Index Rating score for the project. Enter this Storie Index Rating Score in **Line 2** of the **Final LESA Score Sheet**.

LESA Model

Alhambra Valley Road Safety Improvement Project (east of Bear Creek Road) (Option B)

Table I-1A: Proposed ROW Acquisitions from Designated Farmland Parcels

Parcel Number	Soil Type	Acreage
362-100-003 (EBMUD)	Clear Lake clay (Cc)	0.02
365-020-018 (Briones Valley School District)	Cc	0.1
365-020-035 (D. & T. Powers) (Williamson Act Contract)	Cc	0.56
365-020-039 (D. & T. Powers) (Williamson Act Contract)	Tierra loam (TaC)	0.23
365-020-028 (J. Pereira)	TaC	0.11
	Cropley clay (CkB)	0.25
Project Acreage within Designated Farmlands		1.27

Table I-1B: Numeric Conversion of LCC Units

LCC	LCC Point Rating
I	100
Ile	90
Ils, w	80
IIle	70
IIIs, w	60
IVe	50
IVs, w	40
V	30
VI	20
VII	10
VIII	0

Table I-1C: 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 Rating	Storie Index Score
Cc (Clear Lake clay) (APNs: 362-100-003, 365-020-018, 365- 020-039, 365-020- 035)	0.68	0.54	Ils-5(17)	80	43.2	49	26.46
Ckb (Cropley clay, 2-5% slopes) (APN: 365-020-028)	0.25	0.20	Ile-5(17)	90	18	51	10.2
TaC (Tierra loam, 2-9% slopes) (APNs: 365-020-035, 365-020-028)	0.34	0.27	IVe-3(15)	50	13.5	49	13.23
Totals	1.27	(Must Sum to 1.0)		LCC Total Score	74.7	Storie Index Total Score	49.89

SECTION II: SITE ASSESSMENT

Four (4) Site Assessment factors are separately rated in this section:

1. **Project Size Rating**
2. **Water Resources Availability Rating**
3. **Surrounding Agricultural Land Rating**
4. **Surrounding Protected Resource Land Rating**

1. Project Size Rating

The Project Size Rating relies upon acreage figures that were tabulated under Table I-1C on the previous page. The Project Size Rating is based upon identifying acreage figures for three (3) separate groupings of soil classes within the project area, and then determining which grouping generates the highest Project Size Score.

Step 1: Using **Columns B** and **D** of **Table I-1C** on the previous page, enter acreage figures in **Table II-2A** below using **Column I, J, or K** from **Table II-2B** for each of the soil map units.

Step 2: Sum the entries in **Columns I, J, and K** to determine the total acreage of Class I and II, III, and IV soils.

Step 3: Apply the appropriate score from each column provided in **Table II-2A** and enter the score for each grouping in **Table II-2B**. Of all the columns, enter the highest score in the Highest Project Score. Enter this number in **Line 3** of the **Final LESA Score Sheet**.

Table II-2A: Project Size Scoring

LCC Class I or II Soils		LCC Class III Soils		LCC Class IV or Higher Soils	
Acres	Score	Acres	Score	Acres	Score
80 or more	100	160 or above	100	320 or more	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
Less than 10	0	20-39	30	Less than 40	0
		10-19	10		
		Less than 10	0		

Table 2B: Project Size Score

	I	J	K
Soil Map Unit	LCC Class (I-II) (acre)	LCC Class (III) (acre)	LCC Class IV-VIII (acre)
Cc	0.68		
CkB	0.25		
TaC			0.34
Total Acres	0.93		0.34
Project Size Scores	0		0
Highest Project Score: 0			

2. Water Resource Availability Rating

The Water Resource Availability Rating is based upon identifying the various water sources that may supply a given property, and then determining whether different restrictions in supply are likely to take place in years that are characterized as being periods of drought and non-drought.

Step 1: Identify the different water resource types that are used to supply the designated farmland parcels that the project area will impact (i.e., irrigation district water, groundwater, riparian water). Where there is only one water source identified for the proposed project, skip to Step 4.

Step 2: Divide the proposed project area into portions, with the boundaries of each portion being defined by the irrigation water source(s) supplying it. A site that is fully served by a single source of water will have a single portion, encompassing the entire site. Parcel(s) that are fully served by two or more sources that are consistently merged together to serve a crop's needs would also have a single portion (e.g., a portion of the project area may receive both irrigation district and groundwater). If the project area includes land that has no irrigation supply, consider this acreage as a separate portion as well. Enter the water resource portions of the project area in **Column B of Table II-2A, Water Resource Availability**.

Step 3: Calculate the proportion of the total project area that is represented by each water resource portion and enter these figures in **Column C of Table II-2A**, verifying that the sum of the proportions equals 1.0.

Step 4: For each water resource supply portion, determine whether irrigated and dryland agriculture is feasible, and if any physical or economic restrictions exist, during both drought and non-drought years.

Step 5: Each of the project area's water resource supply portions identified in **Step 2** is scored separately. Using **Table II-2A** on the following page, identify the option that best describes the water resource availability for that portion and its corresponding water resource score. Option 1 defines the condition of no restrictions on water resource availability and is followed progressively with increasing restrictions to Option 14, the most severe condition, where neither irrigated nor dryland production is considered feasible. Enter each score into **Column D of Table II-2A** on the following page.

Step 6: For each portion of the project area, determine the section's weighted score by multiplying the portion's score (**Column D**) by its proportion of the project area (**Column C**), and enter these scores in **Column E**, the weighted Water Availability Score. Sum the **Column E** scores to obtain the total Water Resource Availability Score, and enter this figure in **Line 4** of the **Final LESA Score Sheet**.

Table II-2A: Water Resource Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	Well	1.0	100	100
2				
3				
4				
6				
		(Must Sum to 1.0)	Total Score	100

Table II-2B: Water Resources 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 or dryland production feasible						0

1/23/12 Per County EHSD (Barbara Morris, 925-692-2513) well permit for drinking and/or agricultural water for 6140 Alhambra Valley Road (365-020-035) in 1997. No permits issued for 6180 Alhambra Valley Road (365-020-039) according to their computer database; older records not included in database; need to submit Request for Records to County EHSD (ehlu@ehsd@ccccounty.us). Timeframe depends on if they are busy and/or if records difficult to locate (2 days to 3 months).

1/23/12 According to EBMUD (County General Plan indicates project area in EBMUD service area), Contra Costa Water District, City of Martinez Water System, no listings in their database for 6140 or 6180 Alhambra Valley Road.

LESA Model

Alhambra Valley Road Safety Improvement Project (east of Bear Creek Road) (Option B)

3. Surrounding Agricultural Land Rating

Determination of the surrounding land use rating is based upon the identification of a project's "Zone of Influence" (ZOI) which is defined as that land near a given project, both directly adjoining and within a define distance away, that is likely to influence, and be influenced by, the agricultural land use of the project area.

Defining a Project's "Zone of Influence"

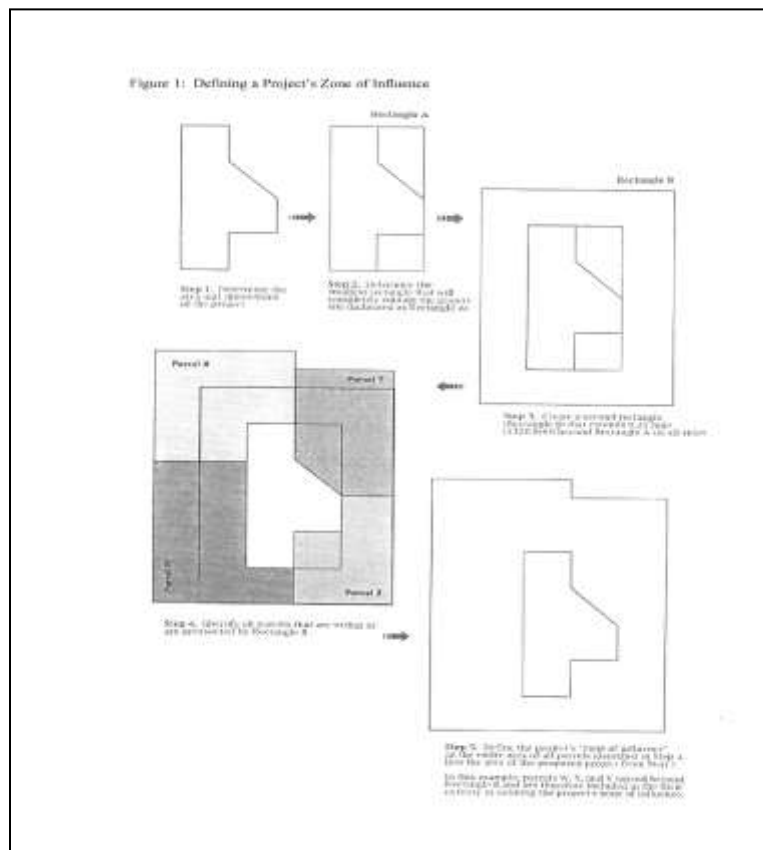
Step 1: Locate the project area on an appropriate map and outline the area and dimensions.

Step 2: Draw a rectangle around the project area such that the rectangle is the smallest than can completely encompass the project area (Rectangle A).

Step 3: Create a second rectangle (Rectangle B) that extends 0.25 mile (1,320 feet) beyond Rectangle A on all sides.

Step 4: Identify all parcels that are within or are intersected by Rectangle B.

Step 5: Define the project area's ZOI as the entire area of all parcels identified in Step 4, less the area of the project area from Step 1.



Measuring Surrounding Agricultural Land

Step 1: Calculate the percentage of the project's ZOI that is currently producing agricultural crops. (This figure can be determined using information from the Department of Conservation's Important Farmland Map Series, Department of Water Resources' Land Use Map Series, locally derived maps, or direct site inspection. For agricultural land that is currently fallowed, a determination must be made concerning whether the land has been fallowed as part of a rotational sequence during normal agricultural operations, or because the land has become formally "committed" to a nonagricultural use. Land that has become formally committed, whether fallow or not, should not generally be included in determining the proportion of the ZOI that is agricultural land.

Step 2: Based on the percentage of agricultural land in the ZOI determined in Step 1, assign a score from Table 4 below and enter this score in **Line 5** of the **Final LESA Worksheet** (Table 8).

4. Surrounding Protected Resource Land Rating

The Surrounding Protected Resource Land Rating is essentially an extension of the Surrounding Agricultural Land Rating, and is scored in a similar manner. Protected resource land are those lands with long term use restrictions that are compatible with or supportive of agricultural uses of land such as:

- Williamson Act contracted lands
- Publicly owned lands maintained as park, forest, or watershed resources
- Lands with agricultural, wildlife habitat, open space, or other natural resource easements that restrict the conversion of such land to urban or industrial uses.

Step 1: Using the same ZOI area calculated under the Surrounding Agricultural Land Rating, calculate the percentage of the ZOI that is Protected Resource Land as defined above.

Step 2: Assign a score from the Table **II-3C** below and enter the score on **Line 6** of the **Final LESA Score Sheet**.

APN	Owner Name	Acreage	Lands in ZOI Currently Producing Agricultural Crops (acre)	Protected Lands (acre)
362-100-003	EBMUD	295.3		295.3 (Watershed)
362-140-007	Pereira Property LLC	160.45		
362-120-003	Pereira, Darryl & Judy	249.50		249.50 (Williamson Act)
362-110-027	Babacorp	42.87		
365-020-035	Thomas Powers	21.8	21.8	21.8 (Williamson Act)
365-020-039	Thomas Powers	31.22	31.22	31.22 (Williamson Act)
365-020-028	John Pereira	160.1		
365-020-027	Polkabra Michael Andrew	68.6		
365-010-001	EBMUD	447.58		447.58 (Watershed)
365-020-037	Andrew Serb	53.196		53.196 (Williamson Act)
365-020-036	Andrew Serb	49.366		49.366 (Williamson Act)
	Total Acreage within ZOI	1,517.71	53.02	1,147.96
	Percent in ZOI		3.5%	75%

Table II-3B: Surrounding Agricultural and Surrounding Protected Resource Land Scoring

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

Table II-3C: Surrounding Agricultural and Surrounding Protected Resource Land Scoring

A	B	C	D	E	F	G
Zone of Influence					Surrounding Agricultural Land Score	Surrounding Protected Resource Land Score
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)		
1,517.71	53.02	1,147.96	3.5%	75%	0	80

FINAL LESA SCORE SHEET

	Factor Scores	Factor Weight	Weighted Factor Scores
Land Evaluation Factors			
Land Capability Classification	(Line 1) 74.7	0.25	18.68
Storie Index	(Line 2) 49.89	0.25	12.47
LE Subtotal		0.50	31.15
Site Assessment Factors			
Project Size	(Line 3) 0	0.15	0
Water Resource Availability	(Line 4) 100	0.15	15
Surrounding Agricultural Land	(Line 5) 0	0.15	0
Protected Resource Land	(Line 6) 80	0.05	4
Site Assessment Subtotal		0.50	19
		FINAL LESA SCORE	50.15

Total LESA Score

Scoring Decision

0 to 39

Not Considered Significant

40 to 59

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

60 to 79

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

80 to 100

Considered Significant

Poorly drained soils are wet for long periods and are light gray and generally mottled from the surface downward, although mottling may be absent or nearly so in some soils.

Very poorly drained soils are wet nearly all the time. They have a dark-gray or black surface layer and are gray or light gray, with or without mottling, in the deeper parts of the profile.

Horizon, soil. A layer of soil, approximately parallel to the surface, that has distinct characteristics produced by soil-forming processes. These are the major horizons:

O horizon.—The layer of organic matter on the surface of a mineral soil. This layer consists of decaying plant residues.

A horizon.—The mineral horizon at the surface or just below an O horizon. This horizon is the one in which living organisms are most active and therefore is marked by the accumulation of humus. The horizon may have lost one or more of soluble salts, clay, and sesquioxides (iron and aluminum oxides).

B horizon.—The mineral horizon below an A horizon. The B horizon is in part a layer of change from the overlying A to the underlying C horizon. The B horizon also has distinctive characteristics caused (1) by accumulation of clay, sesquioxides, humus, or some combination of these; (2) by prismatic or blocky structure; (3) by redder or stronger colors than the A horizon; or (4) by some combination of these. Combined A and B horizons are usually called the solum, or true soil. If a soil lacks a B horizon, the A horizon alone is the solum.

C horizon.—The weathered rock material immediately beneath the solum. In most soils this material is presumed to be like that from which the overlying horizons were formed. If the material is known to be different from that in the solum, a Roman numeral precedes the letter C.

R layer.—Consolidated rock beneath the soil. The rock usually underlies a C horizon but may be immediately beneath an A or B horizon.

Liquid limit. The moisture content at which the soil passes from a plastic to a liquid state. In engineering, a high liquid limit indicates that the soil has a high content of clay and a low capacity for supporting loads.

Mottling, soil. Irregularly marked with spots of different colors that vary in number and size. Mottling in soils usually indicates poor aeration and lack of drainage. Descriptive terms are as follows: abundance—few, common, and many; size—fine, medium, and coarse; and contrast—faint, distinct, and prominent. The size measurements are these: fine, less than 5 millimeters (about 0.3 inch) in diameter along the greatest dimension; medium, ranging from 5 millimeters to 15 millimeters (about 0.3 to 0.6 inch) in diameter along the greatest dimension; and coarse, more than 15 millimeters (about 0.6 inch) in diameter along the greatest dimension.

Parent material. Disintegrated and partly weathered rock from which soil has formed.

Permeability. The quality that enables the soil to transmit water or air. Terms used to describe permeability are as follows: very slow, slow, moderately slow, moderate, moderately rapid, rapid, and very rapid.

Plasticity index. The numerical difference between the liquid limit and the plastic limit; the range of moisture content within which the soil remains plastic.

Plastic limit. The moisture content at which a soil changes from a semisolid to a plastic state.

Profile, soil. A vertical section of the soil through all its horizons and extending into the parent material.

Reaction, soil. The degree of acidity or alkalinity of a soil, expressed in pH values. A soil that tests to pH 7.0 is precisely neutral in reaction because it is neither acid nor alkaline. An acid, or "sour," soil is one that gives an acid reaction; an alkaline soil is one that is alkaline in reaction. In words, the degrees of acidity or alkalinity are expressed thus:

	pH		pH
Extremely acid	Below 4.5	Mildly alkaline	7.4 to 7.8
Very strongly acid	4.5 to 5.0	Moderately alkaline	7.9 to 8.4
Strongly acid	5.1 to 5.5	Strongly alkaline	8.5 to 9.0
Medium acid	5.6 to 6.0	Very strongly alkaline	9.1 and higher
Slightly acid	6.1 to 6.5		
Neutral	6.6 to 7.3		

Sand. Individual rock or mineral fragments in a soil that range in diameter from 0.05 to 2.0 millimeters. Most sand grains consist of quartz, but they may be of any mineral composition. The textural class name of any soil that contains 35 percent or more sand and not more than 10 percent clay.

Series, soil. A group of soils developed from a particular type of parent material and having genetic horizons that, except for texture of the surface layer, are similar in differentiating characteristics and in arrangement in the profile.

Silt. Individual mineral particles in a soil that range in diameter from the upper limit of clay (0.002 millimeter) to the lower limit of very fine sand (0.06 millimeter). Soil of the silt textural class is 35 percent or more silt and less than 15 percent clay.

Solum. The upper part of a soil profile, above the parent material, in which the processes of soil formation are active. The solum in mature soil includes the A and B horizons.

Generally, the characteristics of the material in these horizons are unlike those of the underlying material. The living roots and other plant and animal life characteristics of the soil are largely confined to the solum.

Substratum. Technically, the part of the soil below the solum.

Texture, soil. The relative proportions of sand, silt, and clay particles in a mass of soil. The basic textural classes, in order of increasing proportion of fine particles are: sand, loamy sand, sandy loam, loam, silt loam, silt, silty clay, clay loam, silty clay loam, sandy clay, silty clay, and clay. The sand, loamy sand, and sandy loam classes may be further divided by specifying "coarse," "fine," or "very fine."

Topsoil. A presumed fertile soil or soil material, or one that responds to fertilization, ordinarily rich in organic matter, used to topdress roadbanks, lawns, and gardens.

Water table. The highest part of the soil or underlying rock material that is wholly saturated with water. In some places an upper, or perched, water table may be separated from a lower one by a dry zone.

GUIDE TO MAPPING UNITS

For a full description of a mapping unit, read both the description of the mapping unit and that of the soil series to which it belongs. For information about the capability grouping system, see the section beginning on page 55. For information about the Storie index ratings, see the section beginning on page 66.

Map symbol	Mapping unit	Page	Symbol	Page	Name	Page	Storie index rating
AAE	Alto clay, 15 to 30 percent slopes	7	IVe-5(15)	61	Clayey	69	23
AAF	Alto clay, 30 to 50 percent slopes	8	Vle-1(15)	62	Clayey, steep	69	12
AAg	Alto clay, 50 to 75 percent slopes	9	Vle-1(15)	62	Clayey, very steep	69	6
ABD	Altamont clay, 9 to 15 percent slopes	9	IVle-5(15)	59	Clayey	69	36
ABE	Altamont clay, 15 to 30 percent slopes	10	IVe-5(15)	61	Clayey	69	27
ACF	Altamont-Fontana complex, 30 to 50 percent slopes	10	Vle-1(15)	62	Clayey, steep	69	19
ACG	Altamont-Fontana complex, 50 to 75 percent slopes	10	Vle-1(15)	62	Clayey, very steep	69	9
ADA	Antioch loam, 0 to 2 percent slopes	11	IIIs-3(17)	60	Claypan	71	38
ADC	Antioch loam, 2 to 9 percent slopes	11	IVe-3(15)	61	Claypan	71	36
BA	Botella clay loam, 0 to 2 percent slopes	11	I(17)	56			81
BB	Botella clay loam, 2 to 9 percent slopes	12	IIe-1(17)	57			77
Bc	Brentwood clay loam	13	I(17)	56			81
BdE	Brentwood clay loam, wet	13	IIw-2(17)	58			65
BdE2	Briones loamy sand, 5 to 30 percent slopes	13	Vle-1(15)	62	Sandy	70	38
BdF	Briones loamy sand, 15 to 30 percent slopes, eroded	14	Vle-1(15)	62	Sandy	70	20
BdF2	Briones loamy sand, 30 to 50 percent slopes	14	Vle-1(15)	62	Sandy, steep	70	16
BdF2	Briones loamy sand, 30 to 50 percent slopes, eroded	14	Vle-1(15)	62	Sandy, steep	70	11
BeB	Briones fine sandy loam, 2 to 5 percent slopes	14	IIIs-4(17)	60			65
CA	Capay clay, 0 to 2 percent slopes	15	IIIs-5(17)	58			54
CAD	Capay clay, 2 to 9 percent slopes	15	IIe-5(17)	57			51
CAN	Capay clay, wet, 0 to 2 percent slopes	16	IIw-5(17)	58			43
CE	Clear Lake clay	16	IIIs-5(17)	58			49
CEA	Conejo clay loam, 0 to 2 percent slopes	17	I(17)	56			85
CEB	Conejo clay loam, 2 to 5 percent slopes	17	IIe-1(17)	57			81
CIA	Conejo clay loam, clay substratum, 0 to 2 percent slopes	17	IIIs-3(17)	58			68
CEB	Cropley clay, 2 to 5 percent slopes	18	IIe-5(17)	57			51
CUE	Cut and fill land-Diablo complex, 9 to 30 percent slopes	18					
CUE	Cut and fill land-Los Osos complex, 9 to 30 percent slopes	19					
CUE	Cut and fill land-Millshole complex, 9 to 30 percent slopes	19					
CUE	Cut and fill land-Millshole complex, 30 to 50 percent slopes	19					
SAC	Delhi sand, 2 to 9 percent slopes	20	IIIs-4(17)	60			49
SAD	Diablo clay, 9 to 15 percent slopes	21	IIIs-5(15)	59	Clayey	69	36
SEH	Diablo clay, 15 to 30 percent slopes	21	IVe-5(15)	61	Clayey	69	27
SEH	Diablo clay, 30 to 50 percent slopes	21	Vle-1(15)	62	Clayey, steep	69	17
SEH	Dibble silty clay loam, 15 to 30 percent slopes	22	IVe-3(15)	61	Loamy	70	36
SEH	Dibble silty clay loam, 30 to 50 percent slopes	22	Vle-1(15)	62	Loamy, steep	70	22
EA	Egbert mucky clay loam	23	IIIs-2(16)	59			32
FA	Felton loam, 50 to 75 percent slopes	24	VIIe-1(15)	62			14
FC	Fluvaquents	24	VIIIs-1(16)	63			<10
FD	Fontana-Altamont complex	24	IVe-5(15)	61	Clayey	69	32
GAA	Garretson loam, 0 to 2 percent slopes	25	I(17)	56			100
GAB	Garretson loam, 2 to 5 percent slopes	25	IIe-1(17)	57			95
GAE	Gaviota sandy loam, 15 to 30 percent slopes	26	VIIe-1(15)	62	Shallow Coarse Loamy	71	23

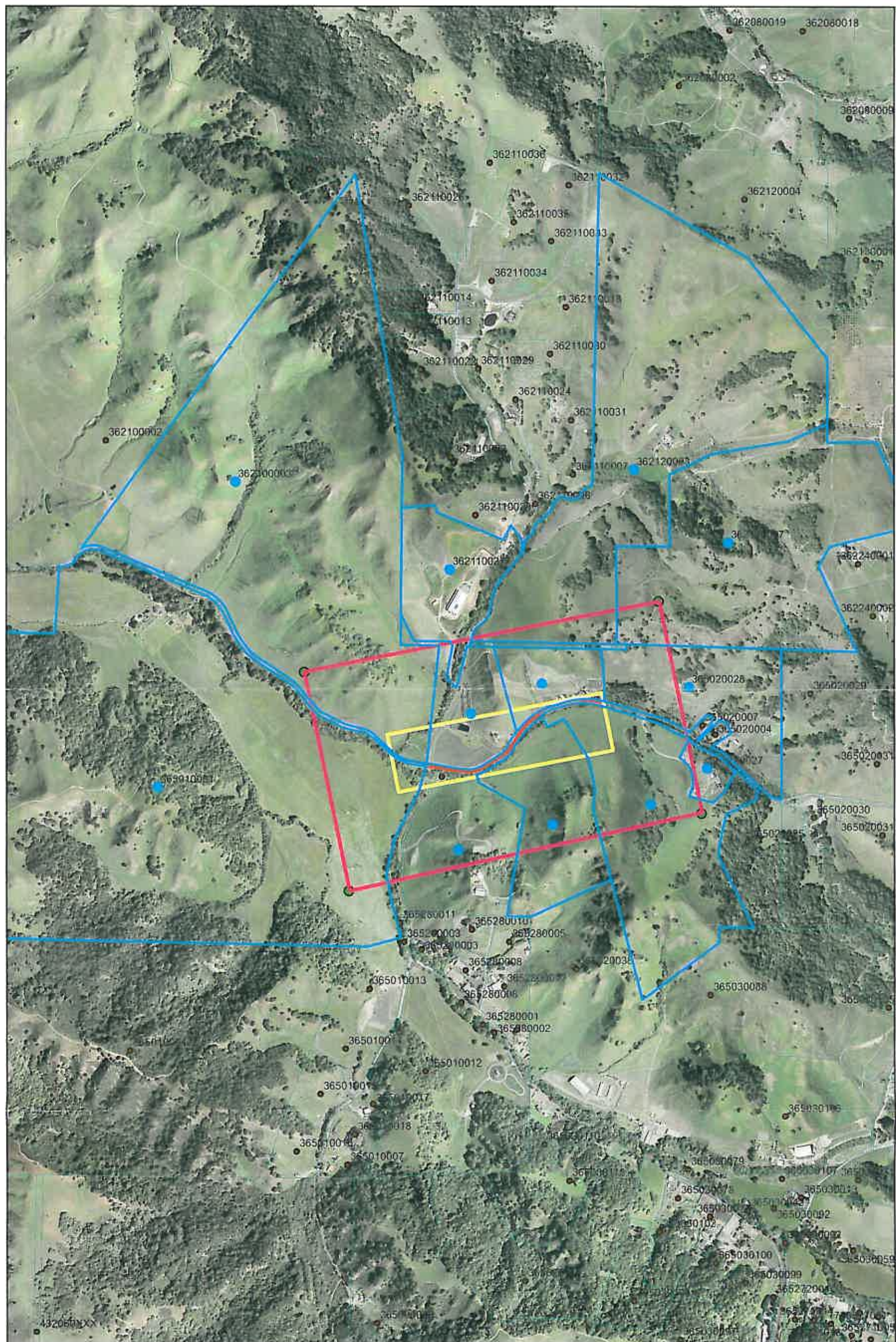
GUIDE TO MAPPING UNITS--Continued

Map symbol	Mapping unit	Page	Symbol	Page	Name	Page	Storie index rating
GbF	Gaviota sandy loam, 30 to 50 percent slopes--	26	VIIe-1(15)	62	Shallow Coarse Loamy	71	14
GbG	Gaviota sandy loam, 50 to 75 percent slopes--	26	VIIe-1(15)	62	Shallow Coarse Loamy, steep	71	7
GeE	Gilroy clay loam, 15 to 30 percent slopes--	26	IVe-1(15)	61	Loamy	70	35
GeF	Gilroy clay loam, 30 to 50 percent slopes--	26	VIe-1(15)	62	Loamy, steep	70	22
GeG	Gilroy clay loam, 50 to 75 percent slopes--	26	VIIe-1(15)	62	Loamy, very steep	70	9
Ja	Joice muck--	27	VIw-1(16)	62	-----	---	5
KaC	Kimball gravelly clay loam, 2 to 9 percent slopes--	28	IVe-3(15)	61	Claypan	71	32
KaE	Kimball gravelly clay loam, 9 to 30 percent slopes--	28	VIe-1(15)	62	Claypan	71	27
Kb	Kingile muck--	29	IIW-10(16)	59	-----	---	32
La	Laughaour loam--	30	IIIs-0(17)	58	-----	---	77
LbD	Llana clay loam, 5 to 15 percent slopes--	30	IIIs-5(15)	59	Clayey	69	43
LbE	Llana clay loam, 15 to 30 percent slopes--	30	IVe-1(15)	61	Clayey	69	33
LcE	Lodo clay loam, 9 to 30 percent slopes--	31	VIe-1(15)	62	Shallow Fine Loamy	71	27
LcF	Lodo clay loam, 30 to 50 percent slopes--	31	VIIe-1(15)	62	Shallow Fine Loamy, steep	71	14
LcG	Lodo clay loam, 50 to 75 percent slopes--	31	VIIe-1(15)	62	Shallow Fine Loamy, very steep	71	7
Ld	Lodo-Rock outcrop complex--	31	VIIe-1(15)	62	Shallow Fine Loamy, very steep	71	2-13
LeE	Los Gatos loam, 15 to 30 percent slopes--	32	IVe-1(15)	61	Loamy	70	37
LeF	Los Gatos loam, 30 to 50 percent slopes--	32	VIe-1(15)	62	Loamy, steep	70	23
LeG	Los Gatos loam, 50 to 75 percent slopes--	32	VIIe-1(15)	62	Loamy, very steep	70	11
LhE	Los Osos clay loam, 15 to 30 percent slopes--	33	IVe-3(15)	61	Fine Loamy	70	30
LhF	Los Osos clay loam, 30 to 50 percent slopes--	33	VIe-1(15)	62	Fine Loamy, steep	70	19
LhG	Los Osos clay loam, 50 to 75 percent slopes--	33	VIIe-1(15)	62	Fine Loamy, very steep	70	9
Lk	Los Osos-Los Gatos complex--	33	VIIe-1(15)	62	Fine Loamy, very steep	70	10
La	Los Robles clay loam--	34	I(17)	56	-----	---	81
Ma	Marcuso sand--	34	IVw-6(17)	62	-----	---	23
Mb	Marcuso clay--	35	IVw-6(17)	62	-----	---	16
Mc	Marcuso clay, strongly alkali--	35	VIw-1(17)	62	-----	---	8
Me	Merritt loam--	35	IIW-2(16)	59	-----	---	60
MeE	Millsholm loam, 15 to 30 percent slopes--	36	VIe-1(15)	62	Shallow Fine Loamy	71	25
MeF	Millsholm loam, 30 to 50 percent slopes--	36	VIIe-1(15)	62	Shallow Fine Loamy, steep	71	15
McG	Millsholm loam, 50 to 75 percent slopes--	36	VIIe-1(15)	62	Shallow Fine Loamy, very steep	71	8
On	Omi clay loam--	37	IIw-2(17)	58	-----	---	61
Ob	Omi silty clay--	37	IVw-6(17)	62	-----	---	25
PaC	Perkins gravelly loam, 2 to 9 percent slopes--	38	IIIs-3(15)	59	Claypan	71	44
PaD	Perkins gravelly loam, 9 to 15 percent slopes--	38	IVe-3(15)	61	Claypan	71	39
Pb	Pescadero clay loam--	39	IVw-6(17)	62	-----	---	27
Pc	Pescadero clay loam, strongly alkali--	39	VIw-1(17)	62	-----	---	20
Pd	Piper sand--	40	IVw-4(16)	61	-----	---	36
Pe	Piper loamy sand--	40	IVw-4(16)	61	-----	---	32
Ph	Piper fine sandy loam--	40	IVe-9(16)	61	-----	---	23
PKA	Positas loam, 0 to 2 percent slopes--	41	IIIs-3(17)	60	Claypan	71	52
PKC	Positas loam, 2 to 9 percent slopes--	41	IVe-3(15)	61	Claypan	71	50
Qa	Quarry--	41	VIIIs-1(15)	63	-----	---	<10
Ra	Royos silty clay--	42	VIIIs-1(16)	63	-----	---	6
RbA	Rincon clay loam, 0 to 2 percent slopes--	42	IIIs-3(17)	58	-----	---	68
RbC	Rincon clay loam, 2 to 9 percent slopes--	42	IIe-3(17)	57	-----	---	65
RbD	Rincon clay loam, 9 to 15 percent slopes--	43	IVe-3(17)	57	-----	---	61
RcA	Rincon clay loam, wet, 0 to 2 percent slopes--	43	IIw-2(17)	58	-----	---	54
Rd	Rindge muck--	43	IIW-10(16)	59	-----	---	40

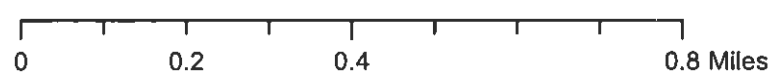
GUIDE TO MAPPING UNITS--Continued

Map symbol	Mapping unit	Page	Symbol	Page	Name	Page	Storie index rating
re	Rock outcrop-Xerorhents association--	44	VIIIs-1(15)	63	-----	---	<10
Rh	Ryde silt loam--	44	IIW-2(16)	59	-----	---	50
sa	Sacramento clay, alkali--	45	IIW-5(16)	59	-----	---	49
sb	Sacramento clay, alkali--	45	IVw-6(17)	62	-----	---	39
Sc	San Ysidro loam--	46	IIIs-3(17)	60	Claypan	71	43
sdE	Sehorn clay, 15 to 30 percent slopes--	47	IVe-5(15)	61	Clayey	69	27
sdF	Sehorn clay, 30 to 50 percent slopes--	47	VIe-1(15)	62	Clayey, steep	69	17
sdG	Sehorn clay, 50 to 75 percent slopes--	47	VIIe-1(15)	62	Clayey, very steep	69	7
Se	Shima muck--	48	IIW-10(16)	59	-----	---	32
Sh	Solano loam--	49	IVw-6(17)	62	-----	---	23
Sk	Solano loam, strongly alkali--	49	VIw-1(17)	62	-----	---	17
Sm	Sorrento silty clay loam--	49	I(17)	56	-----	---	90
Sn	Sorrento silty clay loam, sand substratum--	49	IIIs-0(17)	58	-----	---	72
So	Sycamore silty clay loam--	50	I(17)	56	-----	---	81
Sp	Sycamore silty clay loam, clay substratum--	51	IIw-2(17)	58	-----	---	77
TaC	Tierra loam, 2 to 9 percent slopes--	51	IVe-3(15)	61	Claypan	71	49
TaD	Tierra loam, 9 to 15 percent slopes--	51	IVe-3(15)	61	Claypan	71	44
TaE	Tierra loam, 15 to 30 percent slopes--	52	VIe-1(15)	62	Claypan	71	33
Ub	Urban land--	52	-----	---	-----	---	<10
VaF	Vallecitos loam, 30 to 50 percent slopes--	52	VIIe-1(15)	62	Loamy	70	13
Vb	Venice muck--	53	IIW-10(16)	59	-----	---	40
Wa	Wheeler muck--	54	IIW-10(16)	59	-----	---	32
ZaA	Zamorra silty clay loam, 0 to 2 percent slopes--	54	I(17)	56	-----	---	86
ZaB	Zamorra silty clay loam, 2 to 5 percent slopes--	54	IIIs-1(17)	57	-----	---	81

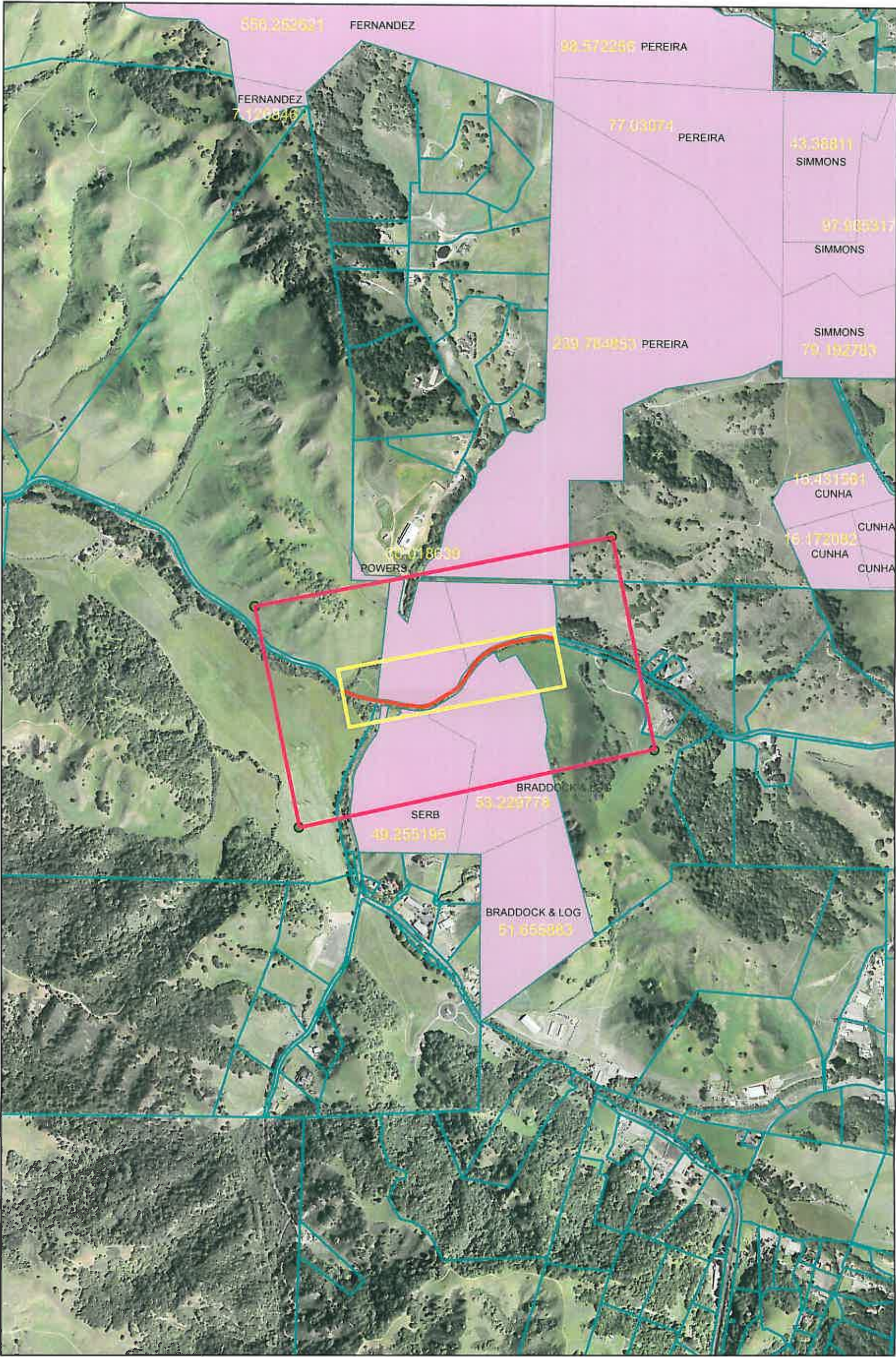
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- Project Segment
- Retangle A
- Rectangle B
- Parcel Boundaries



Alhambra Valley Road Shoulder Widening Project Williamson Act Parcels and Acreages



- Project Segment
- Rectangle A
- Rectangle B
- Parcel Boundaries

Williamson Act Contract

0 0.2 0.4 0.8 Miles

