

# Appendix B

## Farmland Study Report

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January 19, 2020

Caltrans District 3 – North Region Local Assistance  
ATTN: Chris Carroll, Associate Environmental Planner  
703 B Street  
Marysville, CA 95901

**RE: Farmlands Study for the County Road 98 Bike and Safety and Improvement Project Phase II**

Mr. Carroll;

Yolo County has reviewed the County Road 98 Bike and Safety Improvement Project Phase II (Project) to determine if there is potential for impact to adjacent agricultural lands from the Project's proposed construction activity. Specifically, this study focused on farmland of prime, unique, and local importance within the proposed Project boundary.

The purpose of the Project is to improve public safety by widen and improve shoulders along County Road (CR) 98. The extent of Phase II spans 4.1 miles, starting from approximately 1300± feet south of the CR 98/CR 29 intersection to the Solano County line (see attached **Figure 1** and **Figure 2**). Roundabouts will be constructed at the intersections with CR 31 (Covell Boulevard), CR 32 (Russell Boulevard), and Hutchison Drive; calming entering speeds at the intersections and improving safety for all users. The addition of eight-foot paved shoulders as shared bike lanes, and an additional twelve-foot clear recovery zone will be constructed along the entire length of both sides of the existing two-lane arterial road. The Project also proposes to construct a Class 1 shared path to close the gap between the existing Class 1 bike paths on Russell Blvd and the Class 2 bike lanes on Hutchison Drive on the University of California, Davis campus. The road structure will be reconstructed and improved throughout the entire length of Project. Project related activity will result in permanent impacts to farmland. The following are the justifications for the evaluations in Part VI of the AD1006 form wherein a larger numeric score reflects a higher potential impact to farmland resources. Impacts to designated farmlands present within the proposed Project boundary are broken down by farmland type, type of impact, and parcel in Table 1.

*Evaluation 1: How much land is in nonurban use within a radius of 1.0 mile from where the project is intended?*

The Project is located on a portion of CR 98 outside of Davis that is primarily rural agricultural/residential in setting. Approximately 90 percent of the land surrounding the Project boundary is considered non-urban; therefore, it is valued at 13 of 15 points.

*Evaluation 2: How much of the perimeter of the site borders on land in nonurban use?*

More than 90 percent of the Project perimeter borders agricultural land; therefore it is valued at the maximum of 10 points.

*Evaluation 3: How much of the site has been farmed (managed for a scheduled harvest or timber activity) more than 5 of the last 10 years?*

More than 90 percent of farmland within the site has been farmed more than 5 of the last 10 years; therefore, this criterion is rated at the maximum 20 out of a possible 20.

*Evaluation 4: Is the site subject to State or unit of local government policies or programs to protect farmland or covered by private programs to protect farmland?*

The parcels in the northern half of the Project site are enrolled under a Williamson Act contract. The total amount of land enrolled under the Williamson Act that fall within the Project is 20.3 acres. The Project will permanently impact 10.1 acres of the land that falls under the Williamson Act. Additionally, 2.93 acres of permanently impacted farmlands enrolled under Williamson Act contracts are also under Farmland Conservation Easements funded by the Natural Resource Conservation Service, California Department of Conservation, and the City of Davis. The maximum of 20 points is given for this criterion.

*Evaluation 5: How close is the site to an urban built-up area?/ Evaluation 6: How close is the site to water lines, sewer lines and/or other local facilities and services whose capacities and design would promote nonagricultural use?*

According to §658.5 of the Farmland Protection Policy Act, for projects that have a linear or corridor-type site configuration, Criteria 5 and 6 will not be considered. A corridor-type site configuration is defined as a linear or corridor-type site configuration connecting two distant points, and crossing several different tracts of land. These include utility lines, highways, railroads, stream improvements, and flood control systems. The proposed Project meets the definition of a corridor-type project and therefore both criterion 5 and 6 are rated 0 out 15.

*Evaluation 7: Is the farm unit(s) containing the site (before the project) as large as the average-size farming unit in the county?*

According to the 2017 Census of Agriculture, Acreage of Farm Units in Operation for Yolo County, California, the average size of a farm is 484 acres. The two largest parcels containing the site, APN 037-040-05 and APN 036-170-12, consist of 484 acres and 513 acres respectively. The largest parcel, 513 acres, is 105% of 484 acres, therefore the farm units containing the site is above average by 5%. This criterion is rated at a 10 out of a possible 10.

*Evaluation 8: If this site is chosen for the project, how much of the remaining land on the farm will become nonfarmable because of interference with land patterns?*

The proposed Project will directly convert 16.97 acres of farmland; however the remaining farmland will not be affected, and therefore will not become non-farmable because of interference with land patterns. As a result, this criterion is rated at 0 out of 10.

*Evaluation 9: Does the site have available adequate supply of farm support services and markets, i.e., farm suppliers, equipment dealers, processing and storage facilities and farmer's markets?*

It is assumed that the site has an adequate supply of farm support services and markets; therefore this criterion is rated at a 5 out of a possible 5.

*Evaluation 10: Does the site have substantial and well-maintained on-farm investments such as barns, other storage buildings, fruit trees and vines, field terraces, drainage, irrigation, waterways, or other soil and water conservation measures?*

The parcels containing the Project site appear to contain substantial and well-maintained on-farm investments. Conservatively, this criterion is rated 20 out of 20 possible points.

*Evaluation 11: Would the project at this site, by converting farmland to nonagricultural use, reduce the demand for farm support services so as to jeopardize the continued existence of these support services and thus, the viability of the farms remaining in the area?*

The proposed Project would not reduce the demand for farm support services so as to jeopardize the continued existence of these support services and the viability of the farms remaining in the area. This criterion is rated at a 0 out of a possible 10.

*Evaluation 12: Is the kind and intensity of the proposed use of the site sufficiently incompatible with agriculture that it is likely to contribute to the eventual conversion of surrounding farmland to nonagricultural uses?*

The proposed Project involves the improvement of the roadway and adjoining bike paths and is not considered to be an incompatible use that would lead to the eventual conversion of surrounding farmland to nonagricultural use. This criterion is rated at a 0 out of a possible 10.

**Table 4. Breakdown of Impacts to Farmland Type**

Parcel Number		Prime Farmland (acres)	Williamson Act (acres)	Farmland Conservation Easements (acres)
<b>APN 036-010-04</b>				
Permanent Impacts	Designated Farmland	0.07	0.14	NA
<b>APN 036-010-05</b>				
Permanent Impacts	Designated Farmland	2.91	1.99	NA
<b>APN 036-010-07</b>				
Permanent Impacts	Designated Farmland	0.82	0.37	NA
<b>APN 036-010-08</b>				
Permanent Impacts	Designated Farmland	0.44	0.05	NA
<b>APN 036-170-01</b>				
Permanent Impacts	Designated Farmland	1.94	NA	NA
<b>APN 036-170-02</b>				
Permanent Impacts	Designated Farmland	0.03	NA	NA
<b>APN 036-450-01</b>				
Permanent Impacts	Designated Farmland	3.23	NA	NA
<b>APN 036-450-02</b>				
Permanent Impacts	Designated Farmland	2.56	NA	NA
<b>APN 037-040-01</b>				
Permanent Impacts	Designated Farmland	1.25	1.68	NA
<b>APN 037-040-05</b>				
Permanent Impacts	Designated Farmland	0.73	1.98	NA
<b>APN 037-050-07</b>				
Permanent Impacts	Designated Farmland	0.36	1.01	NA
<b>APN 037-050-08</b>				
Permanent Impacts	Designated Farmland	0.30	0.26	NA
<b>APN 037-050-09</b>				
Permanent Impacts	Designated Farmland	0.09	0.03	NA
<b>APN 040-200-15</b>				
Permanent Impacts	Designated Farmland	NA	0.27	NA
<b>APN 040-200-31</b>				
Permanent Impacts	Designated Farmland	0.08	0.37	0.42
<b>APN 040-200-32</b>				
Permanent Impacts	Designated Farmland	0.47	0.78	1.57
<b>APN 041-120-02</b>				
Permanent Impacts	Designated Farmland	0.52	0.31	NA
<b>APN 041-120-52</b>				
Permanent Impacts	Designated Farmland	0.43	0.59	0.59
<b>APN 041-120-53</b>				
Permanent Impacts	Designated Farmland	0.76	0.36	0.36
<b>Total Permanent Impacts</b>	<b>Designated Farmland</b>	<b>16.97</b>	<b>10.19</b>	<b>2.93</b>

Please find attached a U.S. Department of Agriculture Form AD-1006 that shows this Project earning a score of 98 Assessment Points in Part VI. When the scores in Part VI exceed 60 points the Caltrans District Environmental Branch submits the appropriate forms to NRCS. Part IV "Land Evaluation Information" must be completed by NRCS prior to determining the final score. Final scores should be evaluated under the guidelines of §7 CFR 658.4. Projects with a score of less than 160 (Site Assessment Criteria and Land Evaluation Information combined) need not be given further consideration for protection and no additional sites need to be evaluated.

Regards,

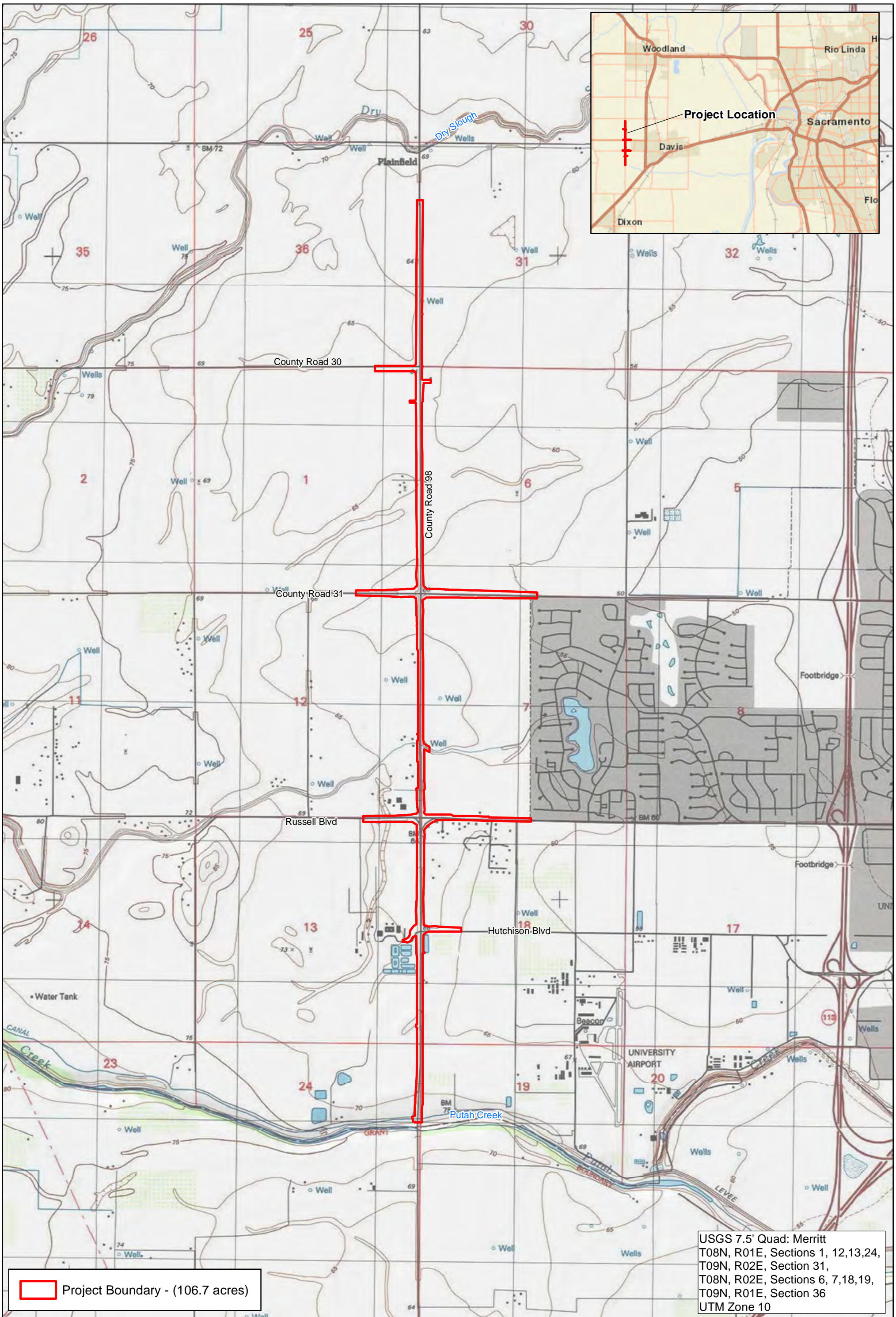



Kevin Sevier  
Vice President and Senior Planner  
kevin@gallawayenterprises.com

Enclosed:      Attachment A: Figure 1. Regional Location Map and Figure 2. Location Map  
                  Attachment A: Form AD-1006  
                  Attachment B: Prime and/or Unique Farmland  
                  Attachment C: Williamson Act Lands

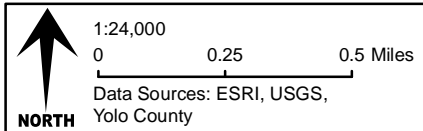
## Attachment A: Figure 1. Regional Location Map and Figure 2. Location Map





 Project Boundary - (106.7 acres)

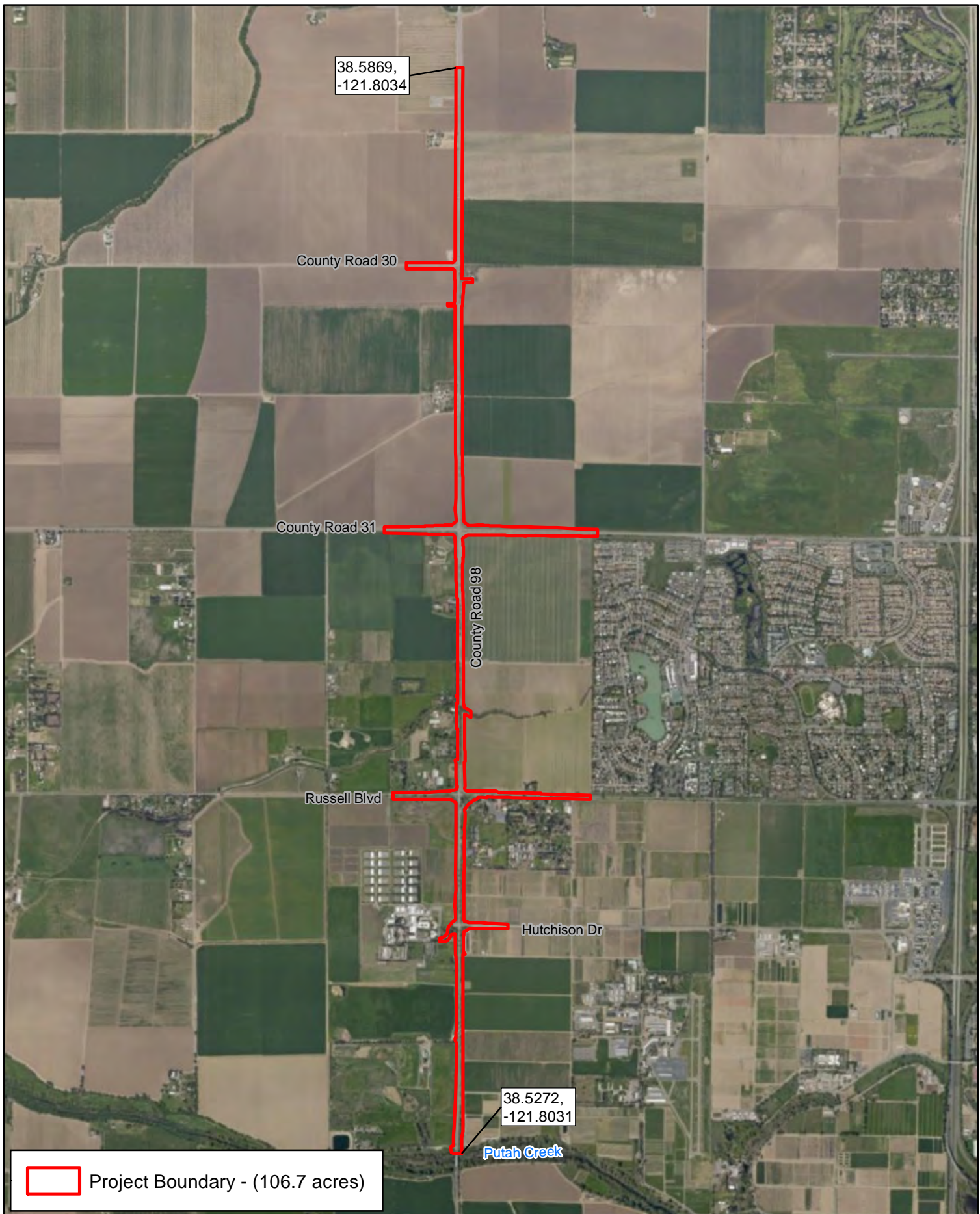
USGS 7.5' Quad: Merritt  
 T08N, R01E, Sections 1, 12,13,24,  
 T09N, R02E, Section 31,  
 T08N, R02E, Sections 6, 7,18,19,  
 T09N, R01E, Section 36  
 UTM Zone 10



County Road 98 Bike and Safety Improvements Phase II  
 Regional Location  
 Figure 1







1:30,000  
0 1,000 2,000 Feet

Data Sources: ESRI, Yolo County,  
Maxar 07/13/2017

County Road 98 Bike and Safety Improvements Phase II  
Biological Survey Area  
Figure 2

**gallaway**  
ENTERPRISES

GE: #18-119 Map Date: 08/20/2020



## Attachment B: Form AD-1006

**FARMLAND CONVERSION IMPACT RATING**

<b>PART I</b> <i>(To be completed by Federal Agency)</i>		Date Of Land Evaluation Request			
Name of Project		Federal Agency Involved			
Proposed Land Use		County and State			
<b>PART II</b> <i>(To be completed by NRCS)</i>		Date Request Received By NRCS		Person Completing Form:	
Does the site contain Prime, Unique, Statewide or Local Important Farmland? <i>(If no, the FPPA does not apply - do not complete additional parts of this form)</i>		YES <input type="checkbox"/>	NO <input type="checkbox"/>	Acres Irrigated	Average Farm Size
Major Crop(s)	Farmable Land In Govt. Jurisdiction Acres:            %		Amount of Farmland As Defined in FPPA Acres:            %		
Name of Land Evaluation System Used	Name of State or Local Site Assessment System		Date Land Evaluation Returned by NRCS		
<b>PART III</b> <i>(To be completed by Federal Agency)</i>		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					
<b>PART IV</b> <i>(To be completed by NRCS)</i> Land Evaluation Information					
A. Total Acres Prime And Unique Farmland					
B. Total Acres Statewide Important or Local Important Farmland					
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					
<b>PART V</b> <i>(To be completed by NRCS)</i> Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)					
<b>PART VI</b> <i>(To be completed by Federal Agency)</i> Site Assessment Criteria <i>(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)</i>		<b>Maximum Points</b>	Site A	Site B	Site C
1. Area In Non-urban Use		(15)			
2. Perimeter In Non-urban Use		(10)			
3. Percent Of Site Being Farmed		(20)			
4. Protection Provided By State and Local Government		(20)			
5. Distance From Urban Built-up Area		(15)			
6. Distance To Urban Support Services		(15)			
7. Size Of Present Farm Unit Compared To Average		(10)			
8. Creation Of Non-farmable Farmland		(10)			
9. Availability Of Farm Support Services		(5)			
10. On-Farm Investments		(20)			
11. Effects Of Conversion On Farm Support Services		(10)			
12. Compatibility With Existing Agricultural Use		(10)			
TOTAL SITE ASSESSMENT POINTS		160			
<b>PART VII</b> <i>(To be completed by Federal Agency)</i>					
Relative Value Of Farmland <i>(From Part V)</i>		100			
Total Site Assessment <i>(From Part VI above or local site assessment)</i>		160			
<b>TOTAL POINTS</b> <i>(Total of above 2 lines)</i>		260			
Site Selected:		Date Of Selection		Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input type="checkbox"/>	
Reason For Selection:					
Name of Federal agency representative completing this form:					Date:

## 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://fppa.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](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.

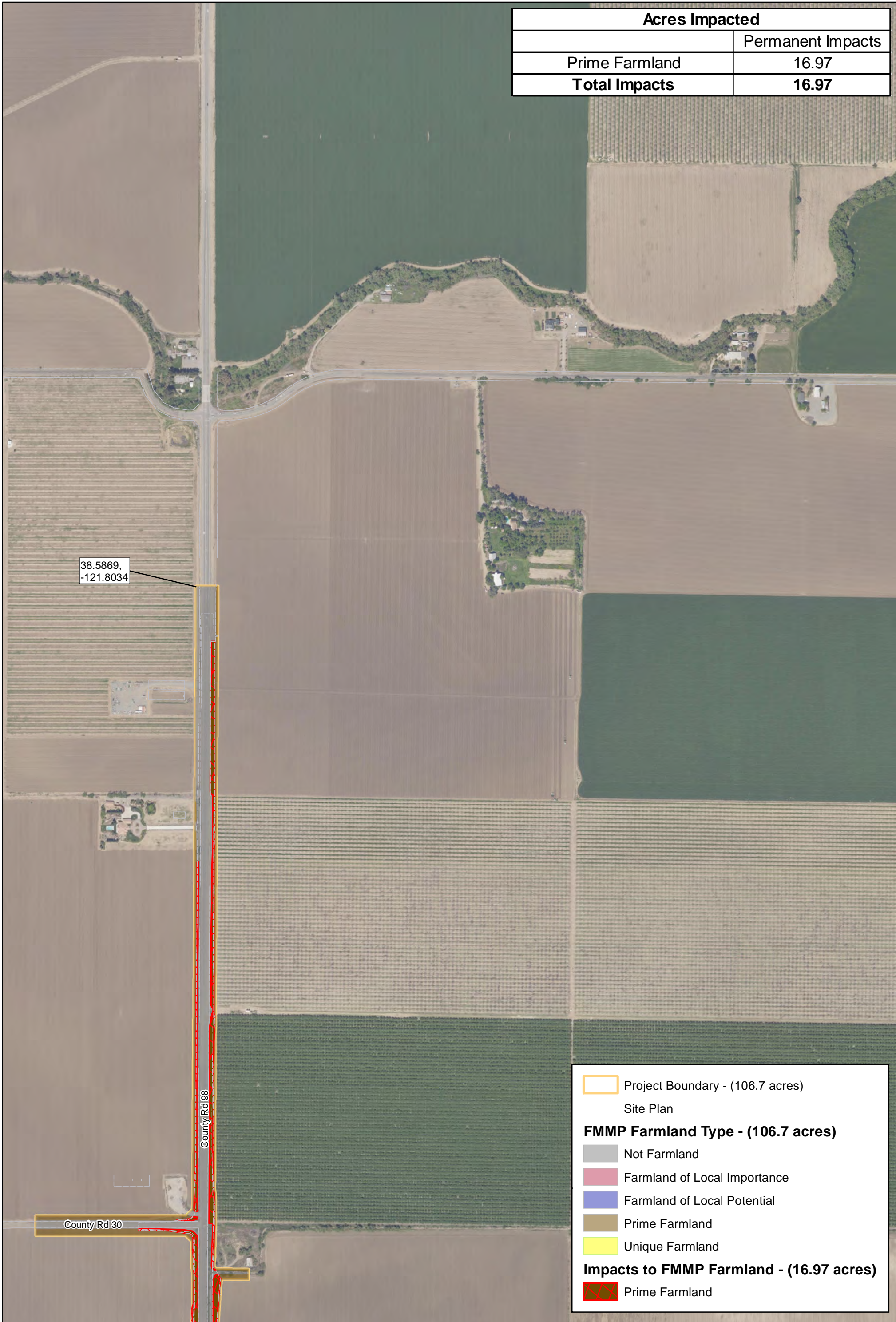
NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.



## Attachment C: Prime and/or Unique Farmland



Acres Impacted	
	Permanent Impacts
Prime Farmland	16.97
<b>Total Impacts</b>	<b>16.97</b>



38.5869,  
-121.8034

**Project Boundary - (106.7 acres)**

Site Plan

**FMMP Farmland Type - (106.7 acres)**

- Not Farmland
- Farmland of Local Importance
- Farmland of Local Potential
- Prime Farmland
- Unique Farmland

**Impacts to FMMP Farmland - (16.97 acres)**

- Prime Farmland





Acres Impacted	
	Permanent Impacts
Prime Farmland	16.97
<b>Total Impacts</b>	<b>16.97</b>

Project Boundary - (106.7 acres)  
 - - - - - Site Plan  
**FMMP Farmland Type - (106.7 acres)**  
 Not Farmland  
 Farmland of Local Importance  
 Farmland of Local Potential  
 Prime Farmland  
 Unique Farmland  
**Impacts to FMMP Farmland - (16.97 acres)**  
 Prime Farmland



Panel 2  
Panel 3

Acres Impacted	
	Permanent Impacts
Prime Farmland	16.97
<b>Total Impacts</b>	<b>16.97</b>



**Project Boundary - (106.7 acres)**

Site Plan

**FMMP Farmland Type - (106.7 acres)**

- Not Farmland
- Farmland of Local Importance
- Farmland of Local Potential
- Prime Farmland
- Unique Farmland

**Impacts to FMMP Farmland - (16.97 acres)**

- Prime Farmland

1:5,000  
0 200 400 Feet  
Panel 3 of 4  
Data Sources: ESRI, Yolo County 4/13/2018, FMMP 2016 Farmland Data

County Road 98 Bike and Safety Improvements Phase II  
Farmland Impacts Assessment  
Panel 3





Acres Impacted	
	Permanent Impacts
Prime Farmland	16.97
<b>Total Impacts</b>	<b>16.97</b>

Hutchinson Dr

Panel 3  
Panel 4

County Rd 98

38.5272,  
-121.8031

Putah Creek

	Project Boundary - (106.7 acres)
	Site Plan
<b>FMMP Farmland Type - (106.7 acres)</b>	
	Not Farmland
	Farmland of Local Importance
	Farmland of Local Potential
	Prime Farmland
	Unique Farmland
<b>Impacts to FMMP Farmland - (16.97 acres)</b>	
	Prime Farmland



## Attachment D: Williamson Act Lands



38.5869,  
-121.8034

Acres Impacted	
	Permanent Impacts
Prime Active	7.63
Prime Non-renewal	2.55
<b>Total Impacts</b>	<b>10.18</b>



Project Boundary - (106.7 acres)  
 - - - - - Site Plan  
**Williamson Act Properties - (20.3 acres)**  
 Prime Active - (15.0 acres)  
 Prime Non-Renewal - (5.3 acres)  
**Impacts to Williamson Act Properties - (10.18 acres)**  
 Prime Active  
 Prime Non-Renewal

Panel 1  
Panel 2



Panel 1  
Panel 2

Acres Impacted	
	Permanent Impacts
Prime Active	7.63
Prime Non-renewal	2.55
<b>Total Impacts</b>	<b>10.18</b>

County Rd 98

County Rd 31

Panel 2  
Panel 3

Project Boundary - (106.7 acres)  
 - - - - Site Plan  
**Williamson Act Properties - (20.3 acres)**  
 Prime Active - (15.0 acres)  
 Prime Non-Renewal - (5.3 acres)  
**Impacts to Williamson Act Properties - (10.18 acres)**  
 Prime Active  
 Prime Non-Renewal

1:5,000  
 0 200 400 Feet  
 Panel 2 of 4  
 Data Sources: ESRI, Yolo County 4/13/2018,  
 FMMP 2016 Farmland Data  
**NORTH**

County Road 98 Bike and Safety Improvements Phase II  
 Williamson Act Farmland Impacts Assessment  
 Panel 2





Acres Impacted	
	Permanent Impacts
Prime Active	7.63
Prime Non-renewal	2.55
<b>Total Impacts</b>	<b>10.18</b>

Project Boundary - (106.7 acres)  
 - - - - Site Plan  
**Williamson Act Properties - (20.3 acres)**  
 Prime Active - (15.0 acres)  
 Prime Non-Renewal - (5.3 acres)  
**Impacts to Williamson Act Properties - (10.18 acres)**  
 Prime Active  
 Prime Non-Renewal





Acres Impacted	
	Permanent Impacts
Prime Active	7.63
Prime Non-renewal	2.55
<b>Total Impacts</b>	<b>10.18</b>

- Project Boundary - (106.7 acres)
- Site Plan
- Williamson Act Properties - (20.3 acres)**
- Prime Active - (15.0 acres)
- Prime Non-Renewal - (5.3 acres)
- Impacts to Williamson Act Properties - (10.18 acres)**
- Prime Active
- Prime Non-Renewal