

Appendix B

Farmland Study Report

January 19, 2020 (**Revised June 9, 2021 to incorporate Form CPA-106, and June 29, 2021 to include alternatives**)

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 CPA-106 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)
APN 036-010-04				
Permanent Impacts	Designated Farmland	0.07	0.14	NA
APN 036-010-05				
Permanent Impacts	Designated Farmland	2.91	1.99	NA
APN 036-010-07				
Permanent Impacts	Designated Farmland	0.82	0.37	NA
APN 036-010-08				
Permanent Impacts	Designated Farmland	0.44	0.05	NA
APN 036-170-01				
Permanent Impacts	Designated Farmland	1.94	NA	NA
APN 036-170-02				
Permanent Impacts	Designated Farmland	0.03	NA	NA
APN 036-450-01				
Permanent Impacts	Designated Farmland	3.23	NA	NA
APN 036-450-02				
Permanent Impacts	Designated Farmland	2.56	NA	NA
APN 037-040-01				
Permanent Impacts	Designated Farmland	1.25	1.68	NA
APN 037-040-05				
Permanent Impacts	Designated Farmland	0.73	1.98	NA
APN 037-050-07				
Permanent Impacts	Designated Farmland	0.36	1.01	NA
APN 037-050-08				
Permanent Impacts	Designated Farmland	0.30	0.26	NA
APN 037-050-09				
Permanent Impacts	Designated Farmland	0.09	0.03	NA
APN 040-200-15				
Permanent Impacts	Designated Farmland	NA	0.27	NA
APN 040-200-31				
Permanent Impacts	Designated Farmland	0.08	0.37	0.42
APN 040-200-32				
Permanent Impacts	Designated Farmland	0.47	0.78	1.57
APN 041-120-02				
Permanent Impacts	Designated Farmland	0.52	0.31	NA
APN 041-120-52				
Permanent Impacts	Designated Farmland	0.43	0.59	0.59
APN 041-120-53				
Permanent Impacts	Designated Farmland	0.76	0.36	0.36
Total Permanent Impacts	Designated Farmland	16.97	10.19	2.93

Please find attached a U.S. Department of Agriculture Form CPA-106 that shows this preferred 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. 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. When the final scores from Part V and Part VI is between 160 and 220, at least two other alternatives need to be evaluated and the one with the lowest number of points selected unless there are other overriding considerations. NRCS determined the preferred project (now referred to as proposal A) to have a combined score from Part V and Part VI of 175 points (Part VII), necessitating the evaluation of two alternatives. In addition to the preferred project (Proposal A), we have included an evaluation of alternative Proposal B and a no project alternative.

Please let me know if there is any additional information that you may need.

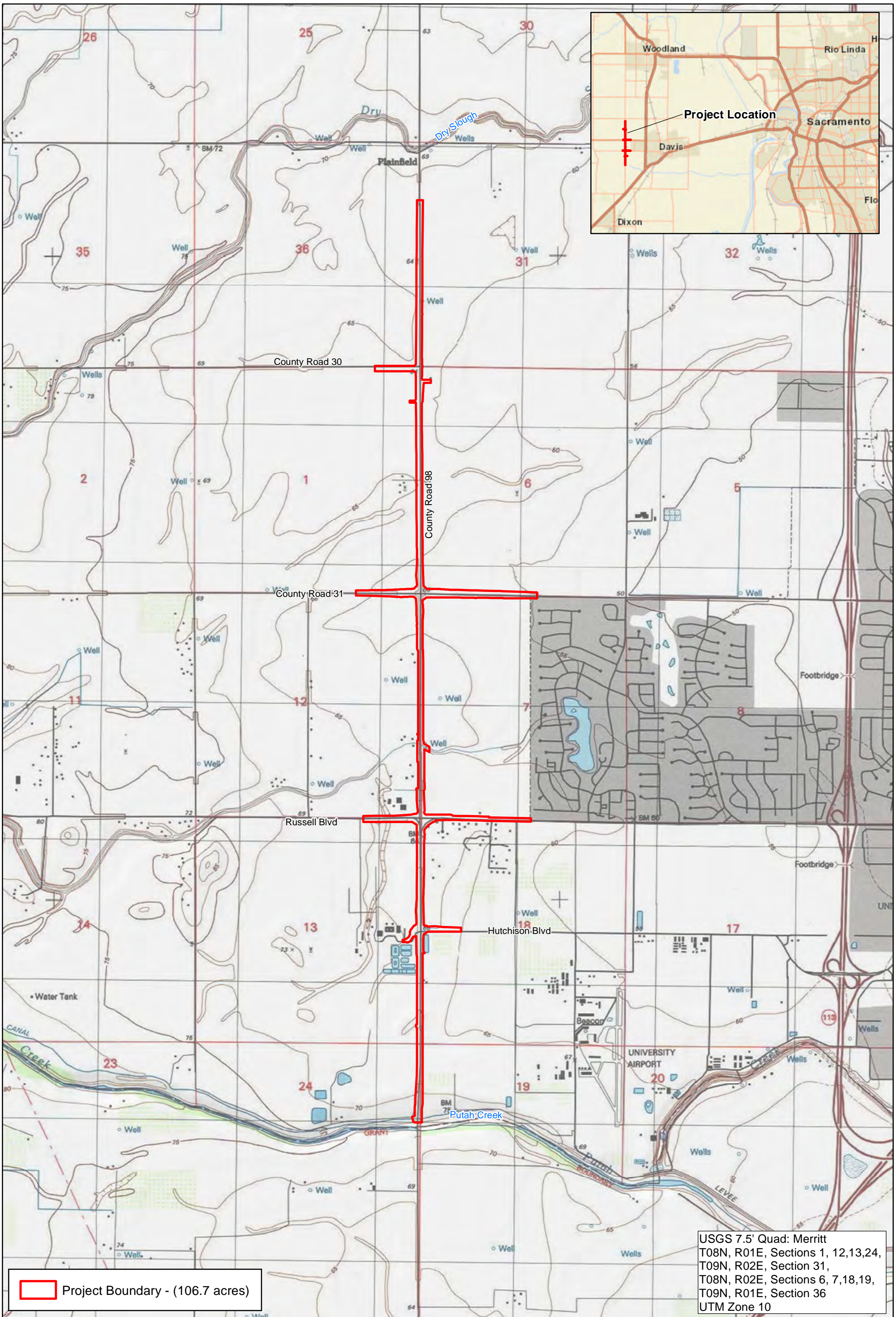
Regards,




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

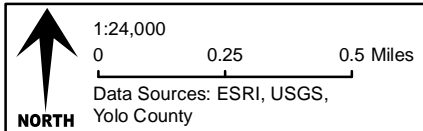
Enclosed: Attachment A: Figure 1. Regional Location Map and Figure 2. Location Map
 Attachment B: Form CPA-106
 Attachment C: Reason for Selection
 Attachment D: Exhibit A, Proposal A
 Attachment E: Williamson Act Parcels
 Attachment F: Exhibit B, Proposal B

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



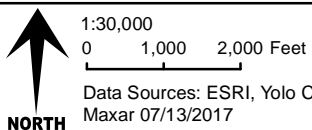
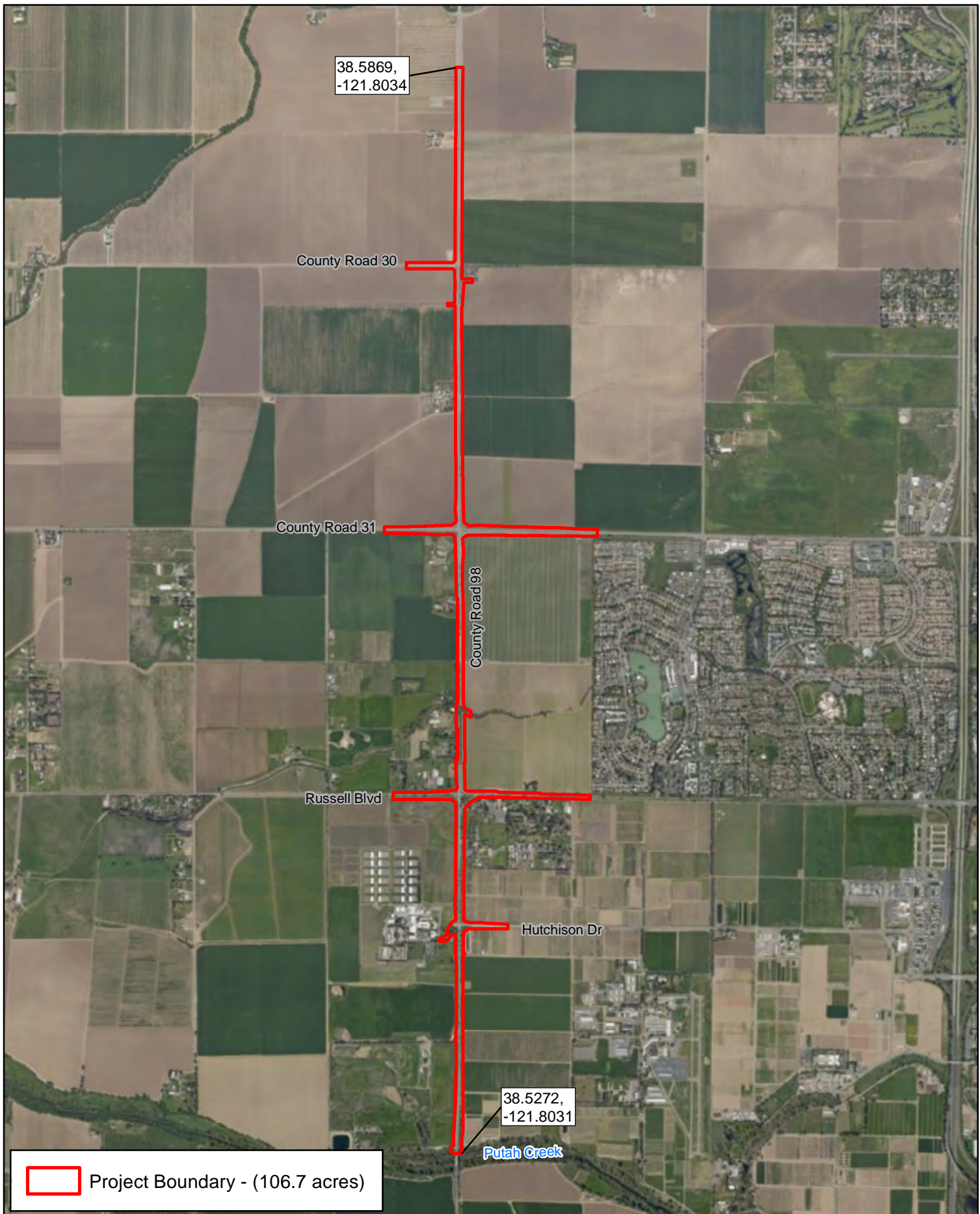
 Project Boundary - (106.7 acres)

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
 Project Location
 Figure 2

gallaway
 ENTERPRISES

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

Attachment B: Form CPA-106

**FARMLAND CONVERSION IMPACT RATING
FOR CORRIDOR TYPE PROJECTS**

PART I (To be completed by Federal Agency)	3. Date of Land Evaluation Request	4. Sheet 1 of _____
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1. Name of Project	5. Federal Agency Involved
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2. Type of Project	6. County and State
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PART II (To be completed by NRCS)	1. Date Request Received by NRCS	2. Person Completing Form
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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 <input type="checkbox"/> NO <input type="checkbox"/>	4. Acres Irrigated Average Farm Size
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5. Major Crop(s)	6. Farmable Land in Government Jurisdiction Acres: _____ %	7. Amount of Farmland As Defined in FPPA Acres: _____ %
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8. Name Of Land Evaluation System Used	9. Name of Local Site Assessment System	10. Date Land Evaluation Returned by NRCS
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PART III (To be completed by Federal Agency)	Alternative Corridor For Segment			
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	Corridor A	Corridor B	Corridor C	Corridor D
A. Total Acres To Be Converted Directly				
B. Total Acres To Be Converted Indirectly, Or To Receive Services				
C. Total Acres In Corridor				

PART IV (To be completed by NRCS) Land Evaluation Information	
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A. Total Acres Prime And Unique Farmland				
B. Total Acres Statewide And 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				

PART V (To be completed by NRCS) Land Evaluation Information Criterion Relative value of Farmland to Be Serviced or Converted (Scale of 0 - 100 Points)	
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PART VI (To be completed by Federal Agency) Corridor Assessment Criteria (These criteria are explained in 7 CFR 658.5(c))	Maximum Points			
1. Area in Nonurban Use	15			
2. Perimeter in Nonurban 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 Nonfarmable 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)	
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Relative Value Of Farmland (From Part V)	100			
Total Corridor Assessment (From Part VI above or a 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 <input type="checkbox"/> NO <input type="checkbox"/>
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5. Reason For Selection:

Signature of Person Completing this Part:	DATE
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NOTE: Complete a form for each segment with more than one Alternate Corridor

CORRIDOR - TYPE SITE ASSESSMENT CRITERIA

The following criteria are to be used for projects that have 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. Federal agencies are to assess the suitability of each corridor - type site or design alternative for protection as farmland along with the land evaluation information.

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

More than 90 percent - 15 points
90 to 20 percent - 14 to 1 point(s)
Less than 20 percent - 0 points

(2) How much of the perimeter of the site borders on land in nonurban use?

More than 90 percent - 10 points
90 to 20 percent - 9 to 1 point(s)
Less than 20 percent - 0 points

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

More than 90 percent - 20 points
90 to 20 percent - 19 to 1 point(s)
Less than 20 percent - 0 points

(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?

Site is protected - 20 points
Site is not protected - 0 points

(5) Is the farm unit(s) containing the site (before the project) as large as the average - size farming unit in the County ?

(Average farm sizes in each county are available from the NRCS field offices in each state. Data are from the latest available Census of Agriculture, Acreage or Farm Units in Operation with \$1,000 or more in sales.)

As large or larger - 10 points
Below average - deduct 1 point for each 5 percent below the average, down to 0 points if 50 percent or more below average - 9 to 0 points

(6) If the site is chosen for the project, how much of the remaining land on the farm will become non-farmable because of interference with land patterns?

Acreage equal to more than 25 percent of acres directly converted by the project - 25 points
Acreage equal to between 25 and 5 percent of the acres directly converted by the project - 1 to 24 point(s)
Acreage equal to less than 5 percent of the acres directly converted by the project - 0 points

(7) 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?

All required services are available - 5 points
Some required services are available - 4 to 1 point(s)
No required services are available - 0 points

(8) Does the site have substantial and well-maintained on-farm investments such as barns, other storage building, fruit trees and vines, field terraces, drainage, irrigation, waterways, or other soil and water conservation measures?

High amount of on-farm investment - 20 points
Moderate amount of on-farm investment - 19 to 1 point(s)
No on-farm investment - 0 points

(9) 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?

Substantial reduction in demand for support services if the site is converted - 25 points
Some reduction in demand for support services if the site is converted - 1 to 24 point(s)
No significant reduction in demand for support services if the site is converted - 0 points

(10) 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 use?

Proposed project is incompatible to existing agricultural use of surrounding farmland - 10 points
Proposed project is tolerable to existing agricultural use of surrounding farmland - 9 to 1 point(s)
Proposed project is fully compatible with existing agricultural use of surrounding farmland - 0 points

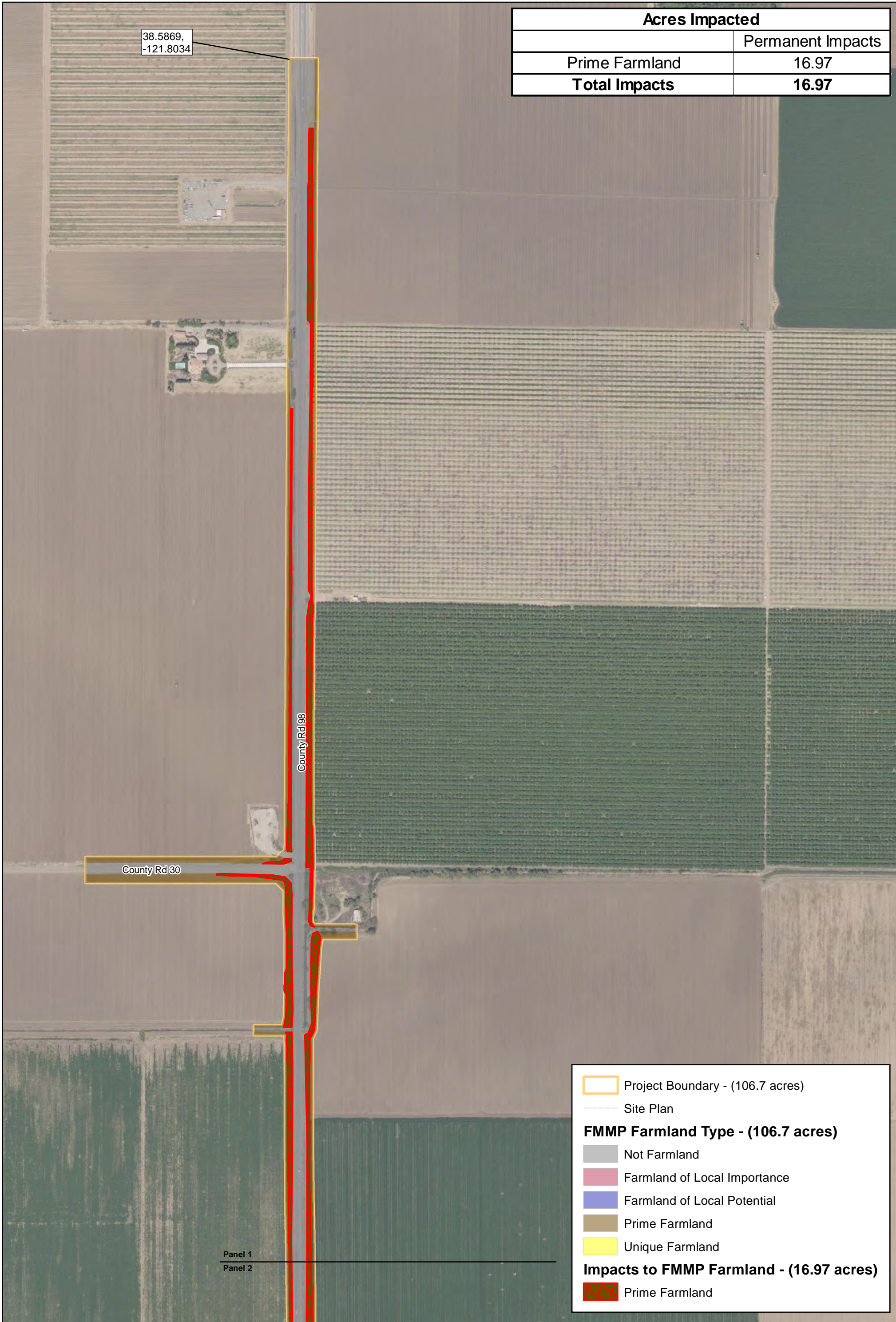
Attachment C: Reason for Selection

A total score of between 160 and 220 in part V and part VI requires two alternative corridors to be evaluated. The preferred alternative scored a 175, and therefore a review of alternatives is required. The first alternative (Proposal/Alternative B) considered for this plan but dropped from consideration was to utilize standard drainage ditch slopes which resulted in a larger impact to farmlands and associated resources. Proposal/Alternative B resulted in 25.63 acres impacts to farmlands as shown on Exhibit B. Alternative A was developed to increase the slope of the drainages with the intended goal of reducing the total impact on the surrounding farmland. Implementing this alternative would not have a negative impact on the purpose of this project to improve public safety by widening and improving the shoulders along county road (CR) 98. Increasing the slope of the drainages reduces the impacts to FMMP farmland by 8.66 acres. The third alternative is a no project alternative. The no project alternative does not meet the operational and safety goals established in County's general Plan or SACOG's Metropolitan Transportation Plan, to provide a corridor that meets the travel demand model and VMT reduction and therefore does not meet the project purpose and is removed from consideration.

Attachment D: Exhibit A, Proposal A

38.5869,
-121.8034

Acres Impacted	
	Permanent Impacts
Prime Farmland	16.97
Total Impacts	16.97



Project Boundary - (106.7 acres)

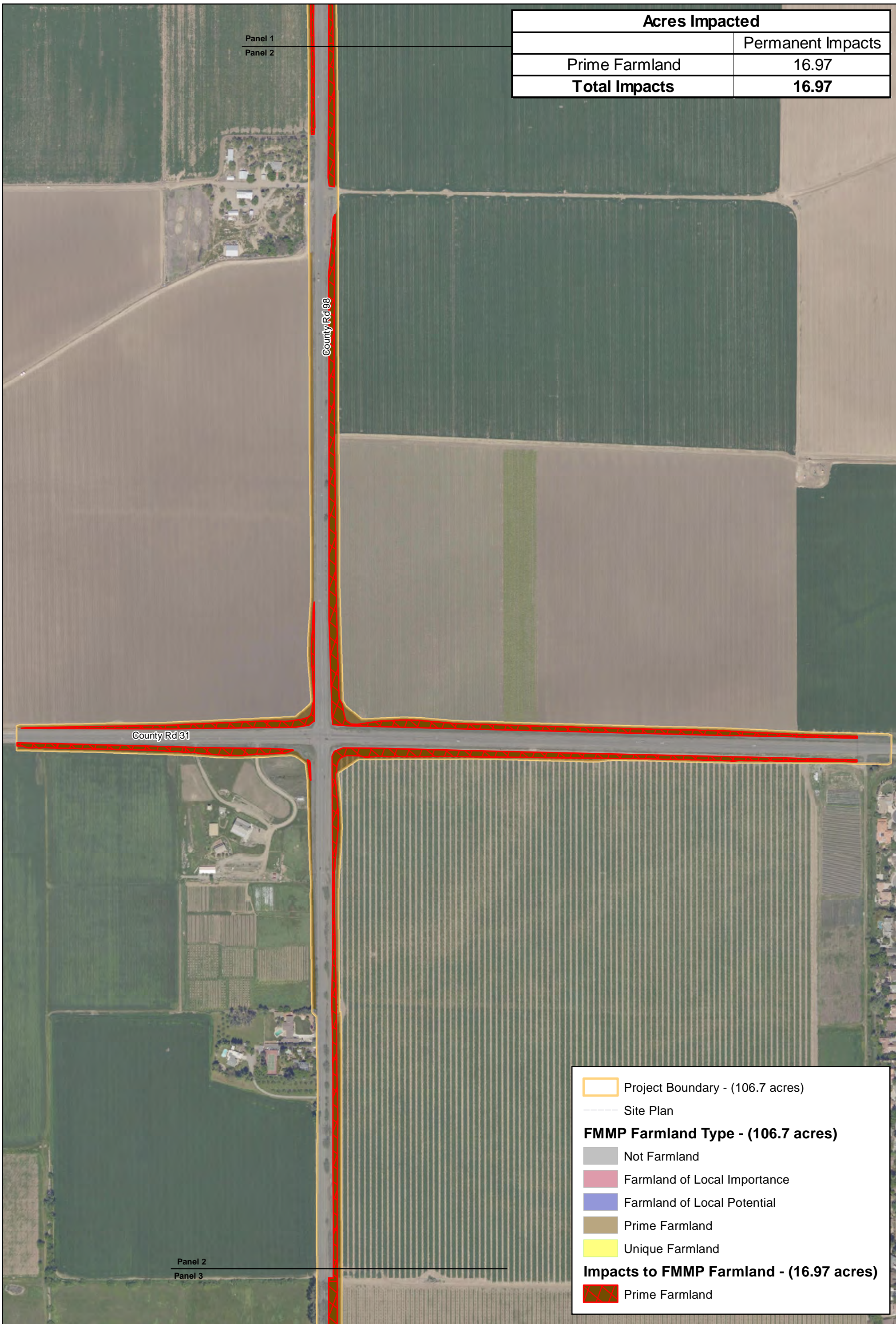
Site Plan

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
Total Impacts	16.97

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

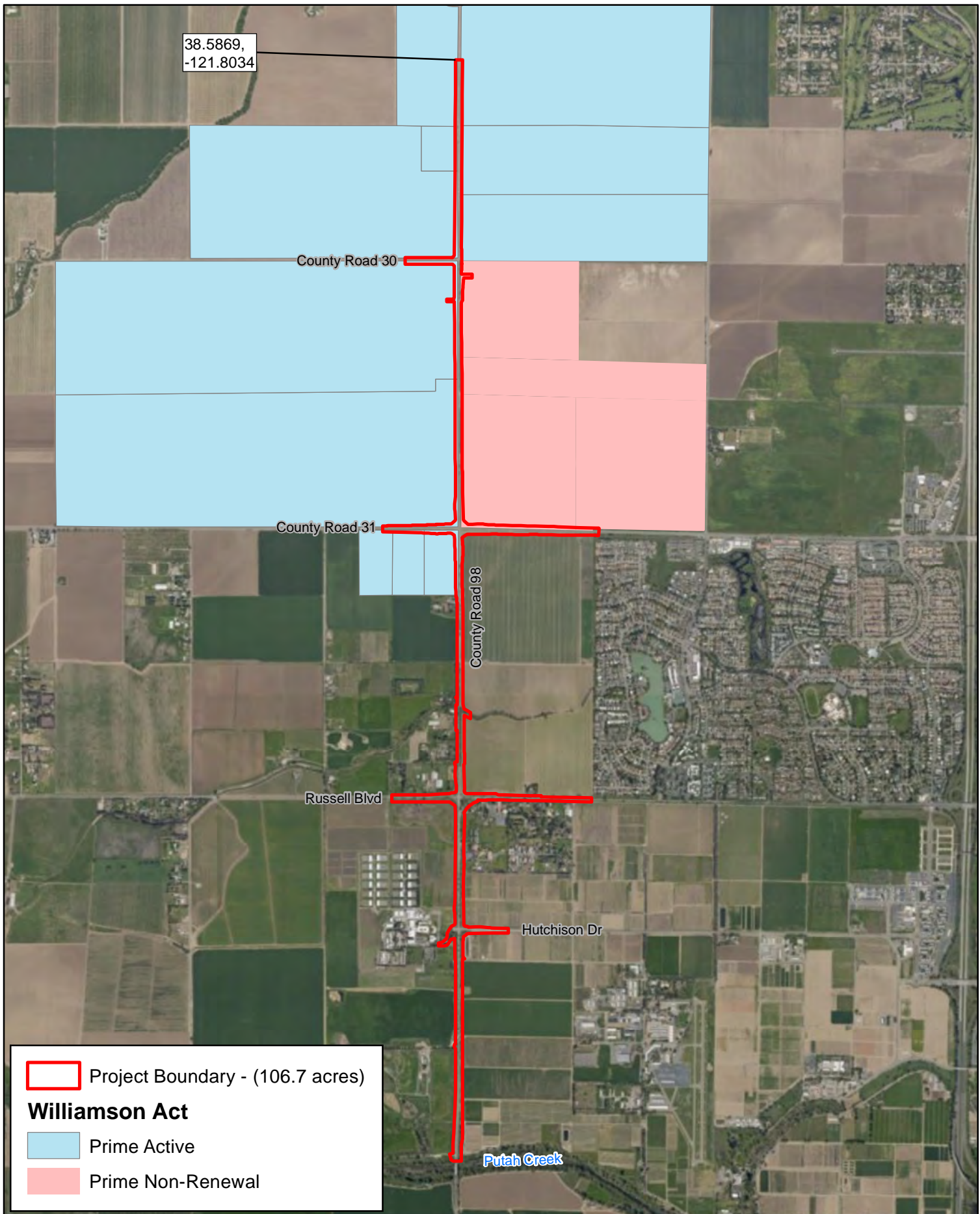


Acres Impacted	
	Permanent Impacts
Prime Farmland	16.97
Total Impacts	16.97

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



Attachment E: Williamson Act Parcels



38.5869,
-121.8034

County Road 30


County Road 31

County Road 98


Russell Blvd


Hutchison Dr


Putah Creek

 Project Boundary - (106.7 acres)

Williamson Act

 Prime Active

 Prime Non-Renewal

 1:29,586
0 1,000 2,000 Feet
Data Sources: ESRI, Yolo County,
Maxar 07/13/2017

County Road 98 Bike and Safety Improvements Phase II
Williamson Act Parcels

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ENTERPRISES

Attachment F: Exhibit B, Proposal B

38.5869,
-121.8034

Acres Impacted	
	Permanent Impacts
Prime Farmland	25.63
Total Impacts	25.63



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 - (25.63 acres)

- Prime Farmland

Panel 1
Panel 2



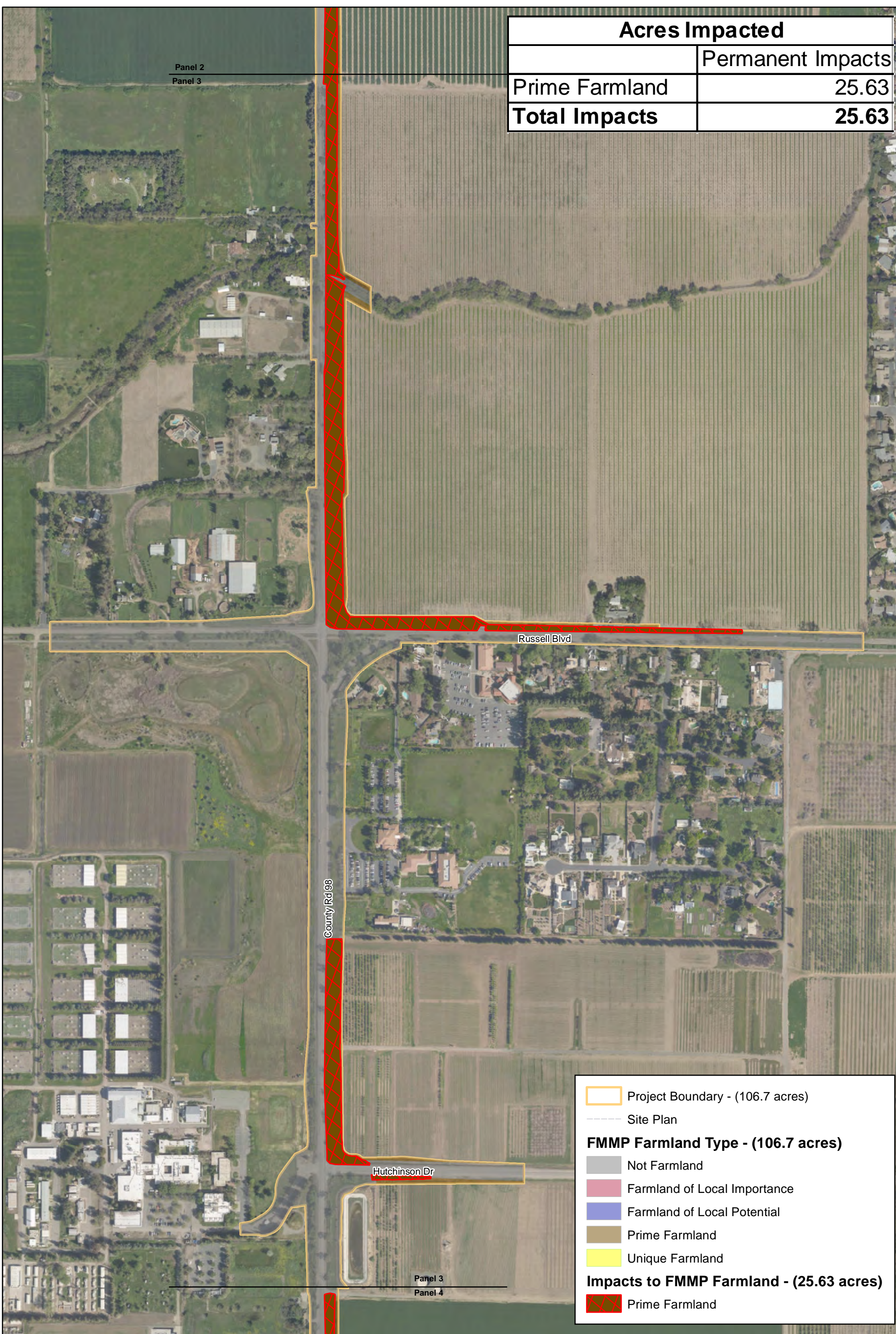
Acres Impacted	
	Permanent Impacts
Prime Farmland	25.63
Total Impacts	25.63

Legend

- 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 - (25.63 acres)**
- Prime Farmland

Panel 2
Panel 3

Acres Impacted	
	Permanent Impacts
Prime Farmland	25.63
Total Impacts	25.63



Legend

- 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 - (25.63 acres)**
- Prime Farmland

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

County Road 98 Bike and Safety Improvements Phase II
Farmland Impacts Assessment Proposal B
Exhibit B

Acres Impacted	
	Permanent Impacts
Prime Farmland	25.63
Total Impacts	25.63



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 - (25.63 acres)
 Prime Farmland