

From: Shelton, Nancy <Nancy.Shelton@jacobs.com>
Sent: Friday, November 4, 2022 1:23 PM
To: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>
Cc: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>; Assenza, Adam <adam.assenza@stb.gov>; Buckley, Maggie <Maggie.Buckley@jacobs.com>
Subject: RE: [External Email]PIRATE Project Farmland Conversion Form

Hi Emily,
 STB has identified Alternative A as the Preferred Alternative for PIRATE. The updated CPA 106 is attached for your records. Thank you for your assistance in this process.

Thanks,
Nancy Shelton
 C: 602.686.3237

From: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>
Sent: Tuesday, October 11, 2022 9:16 AM
To: Shelton, Nancy <Nancy.Shelton@jacobs.com>
Cc: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>; Assenza, Adam <Adam.Assenza@stb.gov>
Subject: [EXTERNAL] RE: [External Email]PIRATE Project Farmland Conversion Form

Hi Nancy,

Once we receive a completed form back the process is 'complete,' per say, but can still be updated with project progress.

In your case, I see that no alternative was selected at the time you submitted the form, so if you have a selected alternative now or before November 15th 2022, we can update the file (just update your form & re-send). If no final project decision has been selected yet, that is alright, we will just carry on with this completed form.

1. Corridor Selected:

Not yet selected by
CPA/STB

Thank you for reaching out about the process!

Emily Yulga
Resource Soil Scientist
USDA – Natural Resource Conservation Service – AZ
Cell: (602) 478 7507

From: Shelton, Nancy <Nancy.Shelton@jacobs.com>
Sent: Sunday, October 9, 2022 10:28 AM
To: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>; Buckley, Maggie <Maggie.Buckley@jacobs.com>
Cc: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>; Assenza, Adam <adam.assenza@stb.gov>
Subject: RE: [External Email]PIRATE Project Farmland Conversion Form

Hi Emily,
Thanks for acknowledging receipt. Is this process complete now?

Thanks,
Nancy Shelton
C: 602.686.3237

From: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>
Sent: Thursday, September 15, 2022 1:32 PM
To: Buckley, Maggie <Maggie.Buckley@jacobs.com>; Shelton, Nancy <Nancy.Shelton@jacobs.com>
Cc: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>; Assenza, Adam <adam.assenza@stb.gov>
Subject: [EXTERNAL] RE: [External Email]PIRATE Project Farmland Conversion Form

Hi Maggie,

Thank you for returning the completed form.

Best,

Emily Yulga
Resource Soil Scientist
USDA – Natural Resource Conservation Service – AZ
Cell: (602) 478 7507

From: Buckley, Maggie <Maggie.Buckley@jacobs.com>
Sent: Thursday, September 15, 2022 11:37 AM
To: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>; Shelton, Nancy <Nancy.Shelton@jacobs.com>
Cc: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>; Assenza, Adam <adam.assenza@stb.gov>
Subject: [External Email]PIRATE Project Farmland Conversion Form

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;
Use caution before clicking links or opening attachments.
Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Hi Emily,

Thank you again for your time on the phone this morning and follow-up regarding completion of CPA-106. The signed form for the Pecos Industrial Rail Access and Train Extension (PIRATE) project is attached for your review. Please don't hesitate to reach out if you have any questions regarding the assumptions and calculations used to complete the form.

Thank you,

Maggie Buckley

O: 425.233.3117

M: 206.949.5955

From: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>

Sent: Friday, June 24, 2022 11:41 AM

To: Shelton, Nancy <Nancy.Shelton@jacobs.com>

Cc: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>; Buckley, Maggie <Maggie.Buckley@jacobs.com>;

Assenza, Adam <adam.assenza@stb.gov>; Jones, Jessica <Jessica.Jones@jacobs.com>

Subject: [EXTERNAL] RE: [External Email]Farmland conversion form

Hi Nancy,

NRCS does not complete Part 6 of the form, so I am not as familiar with these conditions, but I would refer you to the Code of Federal Regulation on FPPA ([7CFR658](https://www.ecfr.gov/current/title-43/chapter-I/subchapter-A/part-316/subpart-1/section-316.658)) for guidance. This defines that "'Farmland' does not include land already in or committed to urban development or water storage." You can refer to the linked CFR for more specifics on official sources for this definition.

Also, the [FPPA Manual](#) provides more helpful, detailed guidance on filling out Part 6 regarding non-urban areas:

Factor 1. How much land is in non-urban use within a radius of 1.0 mile from where the project is intended?

For the purpose of this factor, examples of non-urban and urban land are listed below.

Non-Urban Land	Urban Land
Agricultural land (crops, fruit trees, nuts, oilseed)	Houses (other than farmhouses)
Rangeland	Apartment buildings
Forest land	Commercial buildings
Golf Courses	Industrial buildings
Non-paved parks and recreational areas	Paved recreational areas (i.e., tennis courts)
Mining sites (Surface Mining Control and Reclamation Act of 1977 [Public Law 95-87] exempted from FPPA)	Streets in areas with 30 structures per 40 acres
Farm storage	Gas stations
Lakes, ponds, and other water bodies	Equipment and supply stores
Rural roads and through roads without houses or buildings	Off-farm storage
Open space	Processing plants
Wetlands	Shopping malls
Fish production	Utilities/services
Pasture or hayland	Medical buildings

In rating this factor, an area 1 mile from the outer edge of the proposed site should be outlined on a current photo and the areas that are urban should be outlined. For rural houses and other buildings with unknown sizes, use 1 and 1/3 acres per structure. For roads with houses on only one side, use one half of the road for urban land and one half for non-urban land.

The purpose of this rating process is to ensure that the most valuable and viable farmlands are protected from development projects sponsored by the Federal government. For this goal, the more agricultural lands surrounding the parcel boundary in question, the more protection from development this site should receive. Assign points for this factor using the table below.

Percentage of Non-Urban Land Within 1 Mile	Points
90 percent or greater	15
85 to 89 percent	14
80 to 84 percent	13
75 to 79 percent	12
70 to 74 percent	11
65 to 69 percent	10
60 to 64 percent	9
55 to 59 percent	8
50 to 54 percent	7
45 to 49 percent	6
40 to 44 percent	5
35 to 39 percent	4
30 to 34 percent	3
25 to 29 percent	2
21 to 24 percent	1
20 percent or less	0

You can refer to the linked FPPA Manual for detailed information on the other factors you will also have to score in Part 6 of the form (begins on page 21 of the FPPA Manual).

I hope this helped answer the question for you!

Emily Yulga

Resource Soil Scientist

AZ USDA-NRCS

Cell: (602) 478 7507

From: Shelton, Nancy <Nancy.Shelton@jacobs.com>

Sent: Friday, June 24, 2022 10:25 AM

To: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>

Cc: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>; Buckley, Maggie <Maggie.Buckley@jacobs.com>;

Assenza, Adam <Adam.Assenza@stb.gov>; Jones, Jessica <Jessica.Jones@jacobs.com>

Subject: RE: [External Email]Farmland conversion form

Scott/Emily,

I have a follow-on questions for preparing this conversion form. There are areas adjacent to or through which the project crosses that are owned by the Flood Control District for the purposes of water management and others where there are plans for development as provided by the City. In these cases, are these parcels considered "nonurban"?

Thanks,

Nancy Shelton

C: 602.686.3237

From: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>

Sent: Wednesday, June 22, 2022 4:07 PM

To: Shelton, Nancy <Nancy.Shelton@jacobs.com>

Cc: Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>

Subject: [EXTERNAL] RE: [External Email]Farmland conversion form

Hello Nancy,

Here is the FPPA response from our staff. Please note that you will need to complete Parts 3, 6, & 7 and return for our records.

Thank you,

Scott

R. Scott Woodall

State Resource Conservationist

Arizona USDA-NRCS

Phone: 602-280-8789

Scott.woodall@usda.gov

From: Shelton, Nancy <Nancy.Shelton@jacobs.com>

Sent: Wednesday, June 15, 2022 9:52 AM

To: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>; Yulga, Emily - FPAC-NRCS, Phoenix, AZ

<Emily.Yulga@usda.gov>

Cc: Wilson, Robert - NRCS, Phoenix, AZ <robert.wilson2@usda.gov>

Subject: RE: [External Email]Farmland conversion form

Hi Scott,

Thank you! I appreciate the connection. Emily, I will get you a shapefile.

Thanks,

Nancy Shelton

C: 602.686.3237

From: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>

Sent: Wednesday, June 15, 2022 8:50 AM

To: Shelton, Nancy <Nancy.Shelton@jacobs.com>; Yulga, Emily - FPAC-NRCS, Phoenix, AZ <Emily.Yulga@usda.gov>

Cc: Wilson, Robert - NRCS, Phoenix, AZ <robert.wilson2@usda.gov>

Subject: [EXTERNAL] FW: [External Email]Farmland conversion form

Hi Nancy,

Yes, I believe that both of us will need to fill out our sections of the AD-1006. I will forward you to Emily Yulga who handles our FPPA and can answer any questions. I believe she will need a shapefile to help her with the determination.

Thank you,

Scott

R. Scott Woodall

State Resource Conservationist

Arizona USDA-NRCS

Phone: 602-280-8789

Scott.woodall@usda.gov

From: Shelton, Nancy <Nancy.Shelton@jacobs.com>

Sent: Tuesday, June 14, 2022 5:22 PM

To: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>

Subject: [External Email]Farmland conversion form

[External Email]

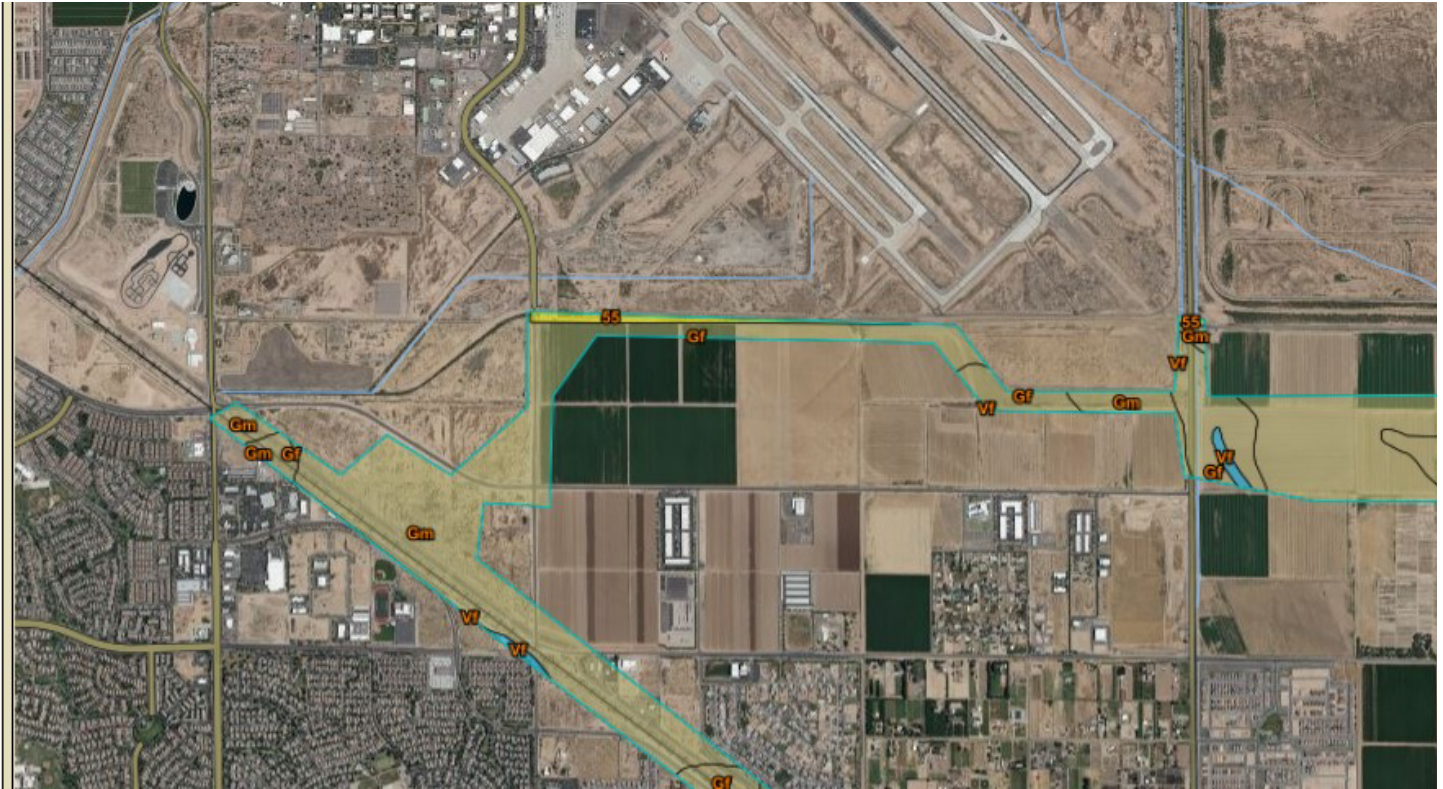
If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;

Use caution before clicking links or opening attachments.

Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Hi Mr. Woodall,

I am not sure if you are the right point of contact; if not, can you please direct me? I am working on a project that would involve converting some farmland from agricultural use to transportation. The subject area is located outside the urban boundary as defined by the Census. There are fields in active production. Per the Web Soil Survey, farmland designations for the area include Prime, Prime if Irrigated, Prime if Irrigated and protected from floods, and farmland of unique importance. See below. Dark yellow is Prime if Irrigated, blue is farmland of unique importance, and prime if irrigated and protected from floods.



According to the City of Mesa, the majority of the land immediately around the Project area is either developed already or planned for development. The exception is Sunbelt which comprises the middle portion of the project, and some State Land acres that are in production towards the eastern end of the project. A portion of Sunbelt's acres (229) is located within the City's Employment Opportunity Floating Zone. The entire area is designated by the City as the Pecos Advanced Manufacturing Zone.

With development around the remaining agriculture, and the level of planned development, does a farmland conversion worksheet need to be prepared? If so, is the corridor worksheet the correct version? Thank you for any assistance you can provide.

Thanks,

Nancy Shelton

[Jacobs](#) | Senior Environmental Planner | C: 602.686.3237 |

I will be out of the office for work/travel from June 28-July 1.

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

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.

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.

NOTICE - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and deleting it from your computer.