
Subject: FW: [External Email]PIRATE Project Farmland Conversion Form
Attachments: CPA_106 PIRATE_221101_Final.pdf

From: Shelton, Nancy
Sent: Friday, November 4, 2022 1:22 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.

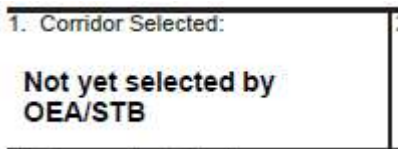
Thanks,
Nancy Shelton
C: 602.686.3237

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.



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]

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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-B/part-380/subpart-1/section-380.1-1)) 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

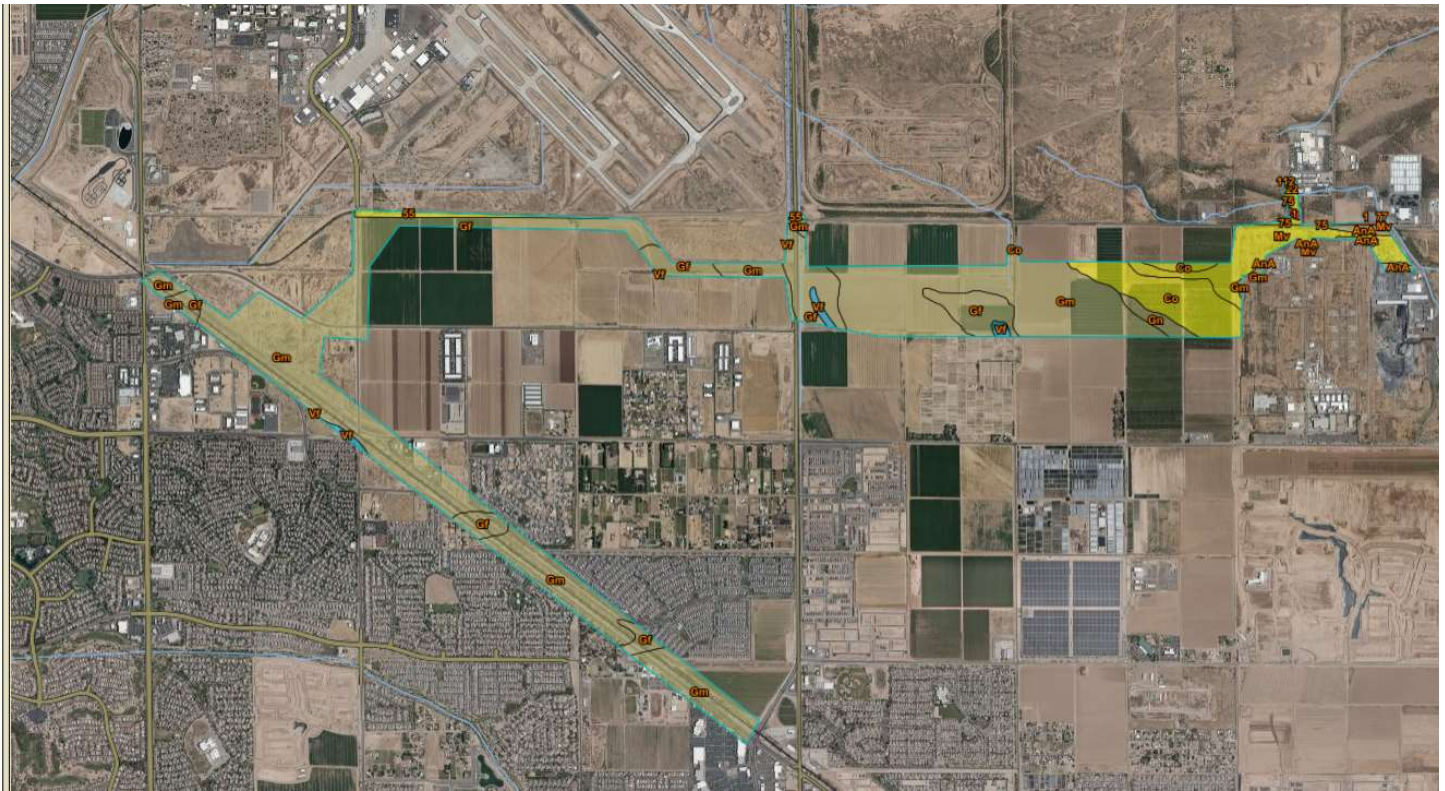
From: Shelton, Nancy <Nancy.Shelton@jacobs.com>
Sent: Tuesday, June 14, 2022 5:22 PM
To: Woodall, Scott - NRCS, Phoenix, AZ <scott.woodall@usda.gov>
Subject: [External Email]Farmland conversion form

[External Email]

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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.

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

PART I (To be completed by Federal Agency)		3. Date of Land Evaluation Request 6/22/22	4. Sheet 1 of _____
1. Name of Project Pecos Industrial Rail Access and Train Extension		5. Federal Agency Involved Surface Transportation Board	
2. Type of Project Rail transportation construction		6. County and State Maricopa, AZ	
PART II (To be completed by NRCS)		1. Date Request Received by NRCS 6/22/22	2. Person Completing Form Emily Yulga
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 ☐		4. Acres Irrigated 910,883	Average Farm Size 1369
5. Major Crop(s) Cotton, forage, wheat.	6. Farmable Land in Government Jurisdiction Acres: _____ %	7. Amount of Farmland As Defined in FPPA Acres: 5,379,361 %	
8. Name Of Land Evaluation System Used NCCPI Overall Average	9. Name of Local Site Assessment System	10. Date Land Evaluation Returned by NRCS 6/22/22	

PART III (To be completed by Federal Agency)		Alternative Corridor For Segment			
		Corridor A	Corridor B	Corridor C	Corridor D
A. Total Acres To Be Converted Directly		50	53		
B. Total Acres To Be Converted Indirectly, Or To Receive Services		0	0		
C. Total Acres In Corridor		50	53		
PART IV (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland		291.8			
B. Total Acres Statewide And Local Important Farmland		3.2			
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)		4.61			
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	8	8		
2. Perimeter in Nonurban Use	10	4	4		
3. Percent Of Corridor Being Farmed	20	6	6		
4. Protection Provided By State And Local Government	20	0	0		
5. Size of Present Farm Unit Compared To Average	10	10	10		
6. Creation Of Nonfarmable Farmland	25	0	0		
7. Availability Of Farm Support Services	5	5	5		
8. On-Farm Investments	20	6	6		
9. Effects Of Conversion On Farm Support Services	25	0	0		
10. Compatibility With Existing Agricultural Use	10	0	0		
TOTAL CORRIDOR ASSESSMENT POINTS		160	39	39	0
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)		100	4.61	0	0
Total Corridor Assessment (From Part VI above or a local site assessment)		160	39	39	0
TOTAL POINTS (Total of above 2 lines)		260	43.61	39	0

1. Corridor Selected: A	2. Total Acres of Farmlands to be Converted by Project: 50	3. Date Of Selection: 11/1/22	4. Was A Local Site Assessment Used? YES ☒ NO ☐
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5. Reason For Selection:

Both alternatives would have the same impact on farmland, which is well below the 160 point threshold. Both alternatives are being carried forward in the NEPA analysis. In its upcoming draft environmental assessment, STB's Office of Environmental Analysis (OEA) is selecting corridor A as its preferred alignment after reviewing potential impacts across resource areas, including potential for farmland conversion.

Signature of Person Completing this Part: Adam Assenza DATE **11/4/22**

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
