APPENDIX 3.14-C: REMNANT PARCEL ANALYSIS AND IMPORTANT FARMLAND MITIGATION

The identification of noneconomic remnant parcels of Important Farmland required a two-step process. In Step 1, analysts used GIS software to identify remnant parcels of Important Farmland that would be 20 acres or less following severance as a result of the construction of the California High-Speed Rail (HSR) System. These severed parcels of Important Farmland were provisionally considered noneconomic remnants that could be converted to a nonagricultural use. The parcels over 20 acres were considered viable for continued agricultural use and were not included in this analysis.

In Step 2, analysts reviewed the characteristics of the remnant parcels identified in Step 1 on a parcel-by-parcel basis to identify parcels likely to remain in agricultural use and those likely to be converted to nonagricultural use. Analysts used the following criteria to determine the viability of continued agricultural use of remnant parcels or likely conversion to a nonagricultural use.

- **Access**: Would the HSR system restrict or eliminate access to the remnant parcel such that it can no longer continue in agricultural use (e.g., proposed roadway closure or severance, or permanent HSR fencing around tracks, electrical stations or maintenance roads)?

- **Size and Shape**: Would the HSR system create a parcel too small or oddly shaped to be viable for agriculture, even if combined with adjacent agricultural parcels?

- **Location**: Would the HSR system create a parcel that could not be consolidated with adjacent agricultural parcels because of location?

- **Hardship**: Would the HSR system create a severance that causes an overall hardship in maintaining economic activity on what might otherwise appear to be an economically viable remnant parcel?

Tables 1, 2, 3, and 4 list all parcels that were identified under Step 1 by alternative, and show results of analysis under Step 2 to identify viable parcels likely to continue under agricultural use and non-viable parcels not likely to continue under agricultural use (ARWS, 2016a, 2016b, 2016c). Following these tables, Figure 1 presents a schematic depicting how mitigation ratios, discussed in the following section, would be applied on parcels of Important Farmland affected by the Central Valley Wye alternatives. Attachments 1–4 contain mapbooks showing the location of severed parcels for each alternative. A summary of Step 2 results is reported in Section 3.14.6, Environmental Consequences, of the Merced to Fresno Section: Central Valley Wye Draft Supplemental Environmental Impact Report (EIR)/Supplemental Environmental Impact Statement (EIS) (Draft Supplemental EIR/EIS).

**Important Farmland Mitigation**

As discussed in Section 3.14, Agricultural Farmland, of this Draft Supplemental EIR/EIS, the Authority has entered into an agreement with the Department of Conservation and its California Farmland Conservancy Program to implement agricultural land mitigation for the HSR system. Direct and indirect permanent impacts on Important Farmland are mitigated through funding the purchase of agricultural conservation easements from willing sellers, under AG-MM#1, Conserve Important Farmland (Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, and Unique Farmland).

The Authority would fund the California Farmland Conservancy Program’s work to identify suitable agricultural land for mitigation of impacts and to fund the purchase of agricultural conservation easements from willing sellers. The performance standards for this measure are to preserve Important Farmland in an amount commensurate with the quantity and quality of the converted farmlands, within the same agricultural regions as the impacts occur, at a replacement ratio of not less than 1:1 for Important Farmlands that are permanently converted to nonagricultural use by the HSR system.
In addition to mitigation for Important Farmlands that are permanently converted to nonagricultural use, the Authority would fund the purchase of an additional increment of acreage for agricultural conservation easements at a ratio of not less than 0.5:1 for Important Farmland within a 25-foot wide area adjacent to HSR permanently fenced infrastructure. The Authority would document implementation of AG-MM#1 through issuance of a compliance memorandum.
### Table 1 Remnant Parcel Analysis – State Route 152 (North) to Road 13 Wye Alternative

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Source: ARWS 2016a, 2016b, 2016c
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Source: ARWS 2016a, 2016b, 2016c
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Source: ARWS 2016a, 2016b, 2016c
Table 4 Remnant Parcel Analysis – State Route 152 (North) to Road 11 Wye Alternative

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Source: ARWS 2016a, 2016b, 2016c
Figure 1 Important Farmland Remnant Parcels and Important Farmland Mitigation Ratios
References

ARWS  Associated Right of Way Services, Inc.
Authority California High-Speed Rail Authority (Authority).
SR  State Route


