

Farmland Conversion Rating Form

Supporting Correspondence

Brad Rolf

From: Romer, Derek - NRCS, Gooding, ID <derek.romer@usda.gov>
Sent: Friday, January 28, 2022 1:03 PM
To: Brad Rolf
Subject: FW: FPPA Hailey Airport
Attachments: SUN EA NRCS Farmland Letter_Final 4-5-2021 (002).pdf

From: Pink, Trudy - NRCS, Pocatello, ID <trudy.pink@usda.gov>
Sent: Friday, January 28, 2022 11:23 AM
To: chris@iflysun.com
Cc: Romer, Derek - NRCS, Gooding, ID <derek.romer@usda.gov>; Nield, Shawn - NRCS, Boise, ID <shawn.nield@usda.gov>
Subject: FPPA Hailey Airport

Chris,

I have completed the AD1006 for the Hailey Airport Expansion. Please find it attached. If you have any questions or concerns please let me know.

Trudy

Trudy Pink
Area Resource Soil Scientist
Certified Professional Soil Scientist
1551 Baldy Avenue
Pocatello, ID 83201
Office: 208.244.5019
Cell: 208.223.5735
Idaho NRCS Federal Women's Special Emphasis Program Manager

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April 5, 2021

Derek Romer, Resource Conservationist
United States Department of Agriculture
Shoshone Service Center
217 W F St
Shoshone, ID 83352

Subject: Coordination for Farmland Conversion
Proposed Land Acquisition
Friedman Memorial Airport (SUN)
City of Hailey, Blaine County, Idaho

Dear Derek Romer:

The Friedman Memorial Airport Authority (FMAA), using Federal Aviation Administration (FAA) grant funds, proposes to acquire 386 acres of land adjacent to existing Airport property. The land acquisition will provide approach protection, ensure land use that is compatible with aviation operations, and provide space for general aviation development at Friedman Memorial Airport (Airport) and is shown on the attached map. An Environmental Assessment document is being completed for the proposed projects.

Approximately 212 acres of the property proposed for acquisition is classified as "Important Farmland (Prime Farmland if Irrigated)" according to the National Resource Conservation Service (NRCS) Web Soil Survey (WSS). The subject property is actively irrigated and used for agricultural purposes.

Of the 386 acres, 375 acres would continue to be irrigated and leased for agricultural purposes after it is acquired by the Airport; therefore, the majority portion can and will remain in agricultural use as farmlands. Approximately 10 acres of the acquired property would be developed and used for general aviation airport purposes.

The area proposed for general aviation development would be converted from “Prime Farmland” to “Not Prime Farmland” through the construction of aircraft parking aprons and storage hangers. The conversion of 10.4 acres represents approximately 1.4% of the total farm acreage (approximately 743.5 acres), 2.6% of the property proposed for acquisition (386 acres), and 4.9% of the prime farmland within the property proposed for acquisition.

I am contacting you to request assistance completing the Farmland Conversion Impact Form for the current proposed acquisition and to solicit any comments or concerns you may have regarding potential effects of the proposed action on farmland resources.

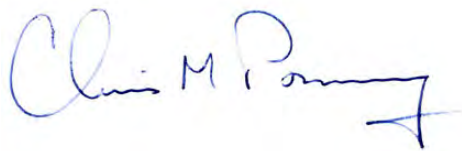
Please send the Farmland Conversion Impact Form and any comments you have on the project via email to:

Chris Pomeroy
Airport Manager
Friedman Memorial Airport
1616 Airport Circle
Hailey, ID 83333
Email: chris@iflysun.com

If you have any questions or require additional information, please contact me.

Sincerely,

FRIEDMAN MEMORIAL AIRPORT



Chris Pomeroy
Airport Manager

Attachment

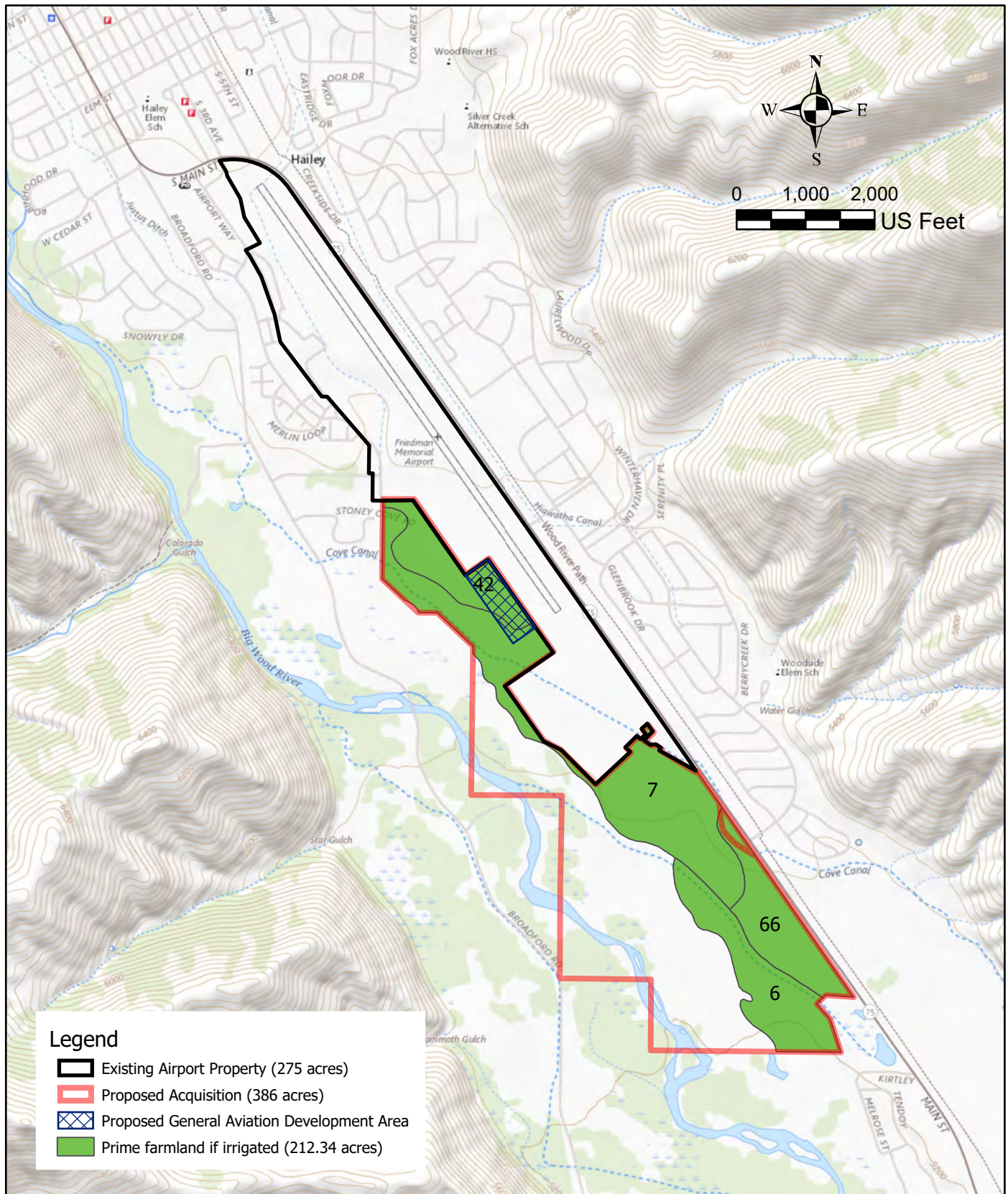


FIGURE X1 Soils Map

FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)		Date Of Land Evaluation Request			
Name of Project		Federal Agency Involved			
Proposed Land Use		County and State			
PART II (To be completed by NRCS)		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		
PART III (To be completed by Federal Agency)		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					
PART IV (To be completed by NRCS) 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					
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)					
PART VI (To be completed by Federal Agency) Site Assessment Criteria <i>(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)</i>		Maximum Points	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			
PART VII (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)		100			
Total Site Assessment (From Part VI above or local site assessment)		160			
TOTAL POINTS (Total of above 2 lines)		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:

(See Instructions on reverse side)

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, 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.