Farmland Protection Policy Act Guidance

March 2026

NEBRASKA
Good Life. Great Journey.
DEPARTMENT OF TRANSPORTATION

Contents

Acronyms and Abbreviations 2

1.0 Introduction 3
1.1 Legal and Regulatory Background 3
1.2 Roles and Responsibilities of Agencies 3

2.0 Application of FPPA to Federal Aid Projects in Nebraska 4
2.1 Characteristics of Property Subject to FPPA Review 4
2.2 Nebraska NRCS FPPA Exemptions 4

3.0 FPPA Analysis Process 5
3.1 Soil Classification Data 5
3.2 Farmland Conversion Impact Forms 5
3.2.1 Determine if Evaluation is Required 5
3.2.2 Complete the Form 6
3.2.3 Analyze Alternatives 6
3.2.4 Documentation 6

4.0 References 8

Figure 1 – FPPA Analysis Process

Appendices

A Nebraska NRCS FPPA Instructions
B AD-1006 Guide
C CPA-106 Guide

Acronyms and Abbreviations

CFR	Code of Federal Regulations
FHWA	Federal Highway Administration
FPPA	Farmland Protection Policy Act
FR	Federal Register
NEPA	National Environmental Policy Act
NDOT	Nebraska Department of Transportation
NRCS	Natural Resources Conservation Service
ROW	Right-of-way
SSURGO	Soil Survey Geographic Database
USC	United States Code
USDA	United States Department of Agriculture

1.0 Introduction

The Farmland Protection Policy Act (FPPA) was passed by Congress in 1981 (Public Law 97-98) to minimize the extent to which Federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses. The law encourages alternative actions to lessen the adverse effects on farmland. The FPPA does not authorize the regulation of private or nonfederal land, and does not affect the property rights of landowners (7 USC 4208). Final rules were published in the Federal Register in 1994 under 7 CFR 658.

1.1 Legal and Regulatory Background

The U.S. Department of Agriculture (USDA) administers the FPPA. This responsibility includes publishing guidelines and technical resources for use by other federal agencies. Other agencies are mandated to minimize impacts to farmland on projects that receive federal funding or assistance, including considering alternatives that would prevent the conversion of farmland to other uses (7 USC 4201).

Intrinsic to the policy is the definition of farmland as prime or unique. Prime farmland is "land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor and without intolerable soil erosion" (7 USC 4201(c)). Soils of statewide importance may also be considered prime if improvements such as drainage or irrigation exist on the property (NRCS, 2014). Unique farmland does not meet the definition of prime but is land "used for the production of specific high-value food and fiber crops" (NRCS, 2012). Nebraska currently has no soils that are classified as unique.

Natural Resources Conservation Service (NRCS) is the agency within USDA that implements FPPA policy. NRCS issued the Farmland Protection Policy Act Manual to guide internal reviewers and external analysts (NRCS, 2013). Included in this document are two forms (AD-1006 and CPA-106) that NRCS developed for the analysis of a proposed project's impact on farmland preservation. These forms are discussed in more detail in Section 3 of this document.

The FPPA requires federal programs to comply with other state, county, and private programs that exist to protect farmland (7 USC 4201(b)). Currently, Nebraska has no such programs. Programs other than the protection afforded under the FPPA would need to be authorized by the USDA NRCS State Conservationist (NRCS, 2013).

1.2 Roles and Responsibilities of Agencies

The FPPA directs agencies to assess the impact of their programs on farmland and consider alternative actions that could lessen adverse effects to farmland, as appropriate (7 CFR 658). The National Environmental Policy Act (NEPA) is a procedural law that requires the examination of potential impacts to the environment caused by federal actions. It is the framework through which NDOT assesses potential impacts to farmland.

2.0 Application of FPPA to Federal Aid Projects in Nebraska

NDOT Activities subject to FPPA review include acquiring or disposing of property for projects receiving federal aid, including permanent easements and excess land sales that were not evaluated during project acquisition (NRCS, 2013).

2.1 Characteristics of Property Subject to FPPA Review

The FPPA applies to prime farmland, unique farmland, and land comprised of soils considered to be of statewide importance. Examples of farming activities include crop production, animal husbandry, silviculture, forestry, forage production, and grazing by livestock. Properties to be acquired for highway right-of-way (ROW) are subject to FPPA unless they meet one of the exemptions below *(NRCS, 2013)*.

- Land that receives a combined score of less than 160 points on AD-1006 or CPA-106.
- Land identified as "urbanized" by the Census Bureau, appearing as pink or salmon-tinted areas on USGS topographic maps, or by NRCS soil classification. An exception to this definition of urbanized is properties 10 acres or more without structures. These lots are not considered urban even if zoned for development and are subject to FPPA.
- Land in water storage, including property that has been acquired for or planned for water storage *(determined by NRCS during review of submitted form)*.
- Land used for national defense purposes during a national emergency *(determined by NRCS during review of submitted form)*.

2.2 Nebraska NRCS FPPA Exemptions

Under FPPA, state divisions of NRCS may issue guidance for their internal FPPA evaluations, including the evaluation of projects submitted by outside agencies. These directives may include exemptions to FPPA. Nebraska NRCS issued a bulletin in 2022 that updated the Agency's Land Use Manual (Title 310 – Land Use (LNU), Part 403) to add an exemption for corridor projects (see Appendix A):

> *Surficial corridor-type projects that propose new alignment of transportation infrastructure including roads, and bridges are subject to FPPA. Maintenance, resurfacing, restoration, complete replacement, or rehabilitation of existing roadways and drainage structures including bridges are exempt from FPPA if the total proposed additional conversion, both direct and indirect, is less than 1.0 acre per mile.*

Any project that includes new alignment of a roadway should be evaluated for farmland impacts. Projects that maintain existing infrastructure, such as resurfacing, restoration, and rehabilitation projects, maintenance projects, or bridge replacement projects do not need to be reviewed if less than one acre per mile of right-of-way would be converted directly or indirectly. Bridge replacement projects less than one mile in length require review if more than one acre would be acquired by purchase or permanent easement.

3.0 FPPA Analysis Process

Most of the data needed for a preliminary evaluation of farmland impacts are available online or within Nebraska State GIS databases. The data needed include soil classification, census data or USGS topographic maps, and agricultural statistics.

3.1 Soil Classification Data

NRCS soil survey data and profile descriptions are the foundation of farmland protection. Soil data for projects can be viewed on the Web Soil Survey website. Using the Web Soil Survey application, the analyst can create an area of interest that encompasses the farmland to be converted. In Nebraska, farmland value is classified into one of three categories: prime, of statewide importance, and not prime. The farmland soil classification within the area of interest may be downloaded or printed. Currently, Nebraska has no unique or locally important soil classifications. Soil classification data may also be downloaded from the Nebraska GIS geodatabase, abbreviated as SSURGO (Soil Survey Geographic Database).

USGS quadrangle maps are base maps available on Web Soil Survey application and can be used to verify urban status. Census data may also be viewed to verify whether an area is classified as urban.

3.2 Farmland Conversion Impact Forms

NRCS has developed two worksheets for calculating project impacts on prime farmland. Form *AD-1006 – Farmland Conversion Impact Rating for Noncorridor Projects* applies to non-linear projects such as bridge projects or wetland mitigation sites that are federally funded. Form *CPA-106 – Farmland Conversion Impact Rating for Corridor-Type Projects* should be used for linear projects. Detailed instructions and examples for both forms are provided in the NRCS Farmland Protection Policy Act Manual Part 523.61 and 523.62 (NRCS, 2013). The evaluation criteria for both forms are based on criteria described in 7 CFR 658.5.

Projects that would be built on new alignment or that would add capacity are not eligible for consideration under the Nebraska NRCS exemption described in Section 2.2 of this document. For these projects, early coordination with NRCS is recommended. The analyst should complete Sections I and III of the appropriate form and submit it with the ROW design to the NRCS Assistant Soil Scientist for review.

3.2.1 Determine if Evaluation is Required

Projects on existing alignment that do not add capacity may be exempt from completing all or some of the FPPA analysis (Figure 1). To determine the level of analysis required, first calculate the amount of ROW to be acquired per mile. This calculation should include permanent easements and indirect conversions. Indirect conversions refer to property that can no longer be farmed due to fragmentation, diminished tract area, or restricted access. NDOT policy is to acquire such areas and describe them as “remainder acres” in the project ROW ledger. Divide the project length by the area of ROW acquisition to calculate the acres per mile. If less than one acre per mile would be acquired, the project is exempt from review. If more than one acre per mile would be acquired, additional analysis is needed.

Next, the analyst will determine the farmland classification of the area to be acquired for new ROW or permanent easement using USDA’s Web Soil Survey website or SSURGO data in the Nebraska GIS database. Only acquisition areas that include some amount of prime soils or soils of statewide

importance should be analyzed, even if that condition would reduce the ROW area analyzed to less than one acre per mile.

3.2.2 Complete the Form

The next step is to assign point values using the appropriate form. The forms may be completed in one of two ways. The analyst may complete Parts I and III and submit the form with an approximate ROW design to the NRCS Assistant Soil Scientist to complete the remainder of the form. Alternatively, the analyst may complete Section VI, and if the score equals or exceeds 60 points, forward the form to the NRCS Assistant Soil Scientist for additional scoring. If the total number of points is less than 160, the site or corridor is not subject to further review, and the evaluation of the project is complete.

3.2.3 Analyze Alternatives

If a project score is 160 points or greater, two additional approximate ROW designs will need to be considered that minimize impacts to farmland. The analyst must submit the alternate designs to the NRCS Assistant Soil Scientist for review and scoring. Ideally, the design with the lowest farmland impact score would be selected for construction. However, if that design is not selected, the analyst must explain the reasons for the decision in the NEPA document and notify NRCS of the decision. If the analyst anticipates exceeding 160 points, they may initially submit three alternatives to NRCS for scoring to allow for quicker review.

3.2.4 Documentation

If a project scored 160 points or greater, the form and NRCS coordination must be attached to the NEPA document. If scores were calculated for a project but the Part VI score was less than 60 points, the appropriate form and coordination (if any occurred) must be uploaded to the project file, but need not be attached to the NEPA document. NDOT will annually compile a list of projects that were determined to be exempt from FPPA analysis and submit it to the NRCS Assistant Soil Scientist.

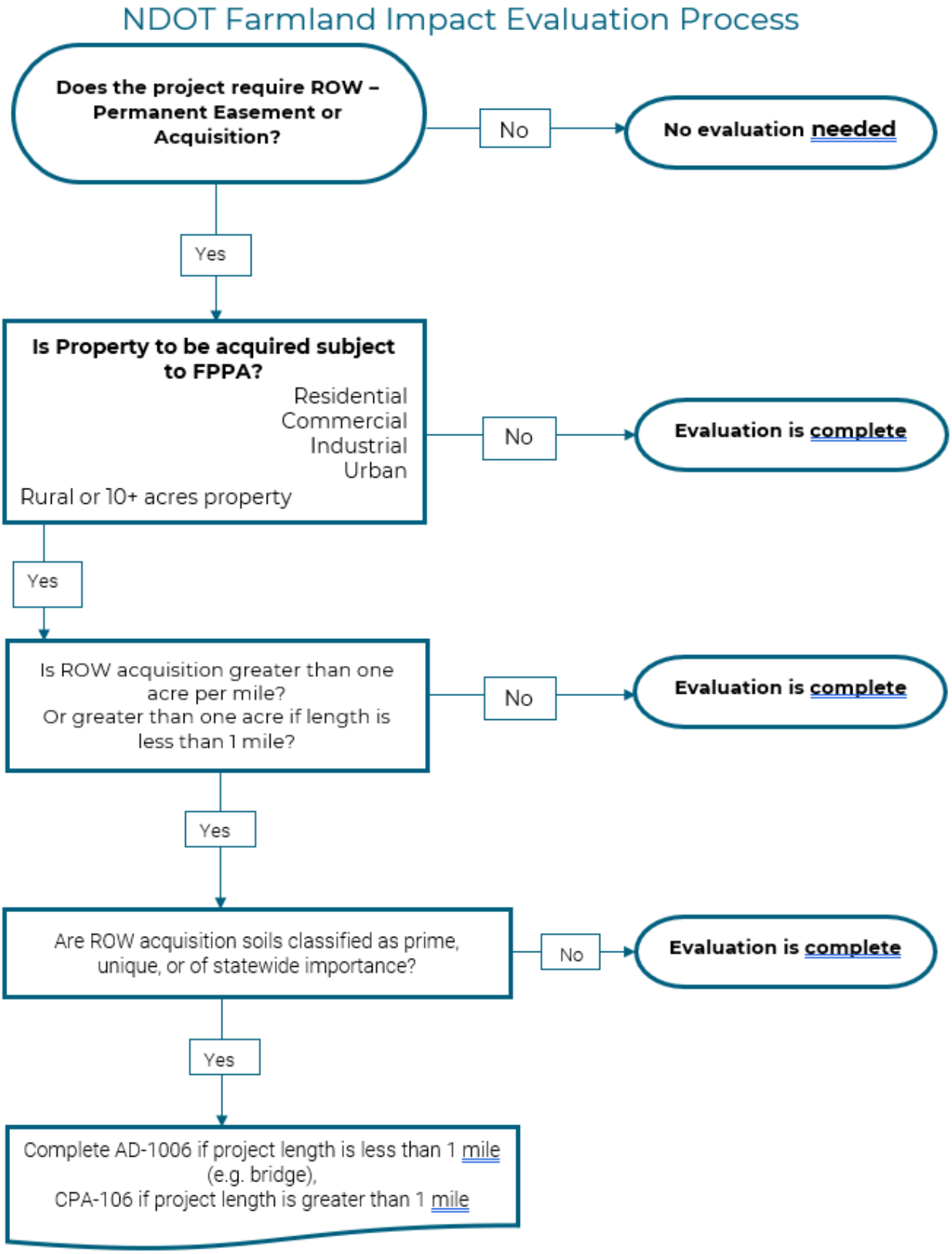

Figure 1. NDOT Farmland Impact Evaluation Process

4.0 References

NRCS. 2012. Special Environmental Resource Concerns, Prime and Unique Farmlands. https://efotg.sc.egov.usda.gov/references/public/VA/PrimeandUniqueFarmlands.pdf

NRCS. 2013. Part 523 - Farmland Protection Policy Act Manual. https://www.nrcs.usda.gov/sites/default/files/2022-08/FPPA_Manual_Final_2013_0.pdf

NRCS. 2014. Field Office Technical Guide | NE, Prime and Other Important Farmlands. February 28, 2014. https://efotg.sc.egov.usda.gov/#/state/NE/documents/section=2&folder=51341

NRCS. 2022. Farmland Conversion Impact Rating Form AD-1006. https://www.nrcs.usda.gov/sites/default/files/2022-06/AD1006.pdf

NRCS. 2022 Farmland Conversion Impact Rating For Corridor Type Projects Form CPA-106. https://www.nrcs.usda.gov/sites/default/files/2022-06/CPA-106.pdf

Appendix A – Nebraska NRCS FPPA Instructions

NEBRASKA NRCS INSTRUCTIONS

Title 310 – Land Use (LNU)

Part 403 – IMPLEMENTATION OF FARMLAND PROTECTION POLICY ACT (FPPA) – Policy, Responsibilities, and Procedure for responding to requests for determination of Farmland and Land Evaluation Information

403.10 Responding to requests for determination of farmland and land evaluation information

a) Farmland Conversion Impact Rating requests (AD-1006 or NRCS-CPA-106) should be forwarded to the State Office, Soils Section for completion when important farmlands are involved. A scanned FPPA request, when a hardcopy is received, or forwarded email from the requestor is sufficient documentation for initiating the review. Staff are responsible for forwarding requests expeditiously to ensure a timely response.
b) The FPPA requires federal agencies to complete these forms when federal assistance is provided in projects that may involve the permanent conversion of farmland defined under FPPA to non-agricultural uses. The federal agency providing assistance is responsible for completing Parts I and III of the appropriate form or providing correspondence which includes information necessary to complete Parts I and III of the appropriate form and submitting a map delineating the proposed project footprint to the Natural Resources Conservation Service (NRCS). Local units of government or consulting firms hired by local units of government may initiate the review process as a representative of the federal agency providing assistance.

403.20 Completing Part II of Form AD-1006

a) The State FPPA Coordinator (State Soil Scientist or Assistant State Soil Scientist) should complete the "Date Request Received by NRCS" and "Does the site contain Prime, Unique, Statewide or Local Important Farmland?" blocks.
b) If the answer to this question is NO, provisions of FPPA do not apply to the proposed project – Do not complete additional parts of the form. Return Copy A to the requesting agency or their representative. Retain Copy B for the State Office files. Important farmlands already in or committed to urban development or water storage will not be considered as important farmland. County prime farmland lists are available in the Field Office Technical Guide.
c) If the answer to this question is YES, the State FPPA Coordinator will complete the remainder of the form and respond to the originator of the review.
d) In populating "Farmable Land in Government Jurisdiction", Land Capability Classes with values 6 or less will be considered as farmable land.
e) For proposed project involving partial or multi-part soil surveys, "Amount of Farmland as Defined in FPPA" in Part II of the AD-1006 or NRCS-CPA-106 forms will not be populated. This field is defined as the amount of Prime or Statewide or Local Important Farmland for the County. Since the source data is not a representation of the county area, this field is not applicable.

NE403.30 State-approved Land Evaluation and Site Assessment Structure

a) Land Evaluation and Site Assessment (LESA) is a system for combining soil quality factors with the factors that affect the importance of the site for continued agricultural use. The objective of using LESA is to utilize systematic and objective procedures to rate and rank sites for agricultural importance to help officials in decision making.

   The National Commodity Crop Productivity Index (NCCPI) product is the approved LE evaluation system for Nebraska. NCCPI provides a rating derived from models that evaluate the response of a suite of crops to soil, landscape, and climate conditions (Dobos et al., 2012). At this time, Corn and Soybeans, Small Grains, and Cotton (the major subdivisions of commodity crops) Sub models are evaluated within the NCCPI.

   The highest rating of the three major subdivisions is reported for the soil component. Nebraska NRCS does not support a separate state model for Nebraska. Although each model involves minor differences in favorable soil, landscape, and climate conditions, the evaluations are derived by looking at the same properties.

   For soil suitability, the models evaluate the effects of pH, CEC, organic matter, and adverse chemical factors. Additional properties involved in the evaluation are parent material, bulk density, depth to water table, electrical conductivity (EC), sodium adsorption ratio (SAR), and gypsum content.

   As part of the landscape assessment, water parameters are involved in each model as well; effective water recharge, available water-holding capacity (AWC), surface water properties (ponding, flooding, etc.), and water table recharge.

   For climate suitability, taxonomic temperature and moisture regimes are used to predict growing season climate regimes.

   Crop yield, land use, and management systems are factors that will mask the inherent soil quality that NCCPI is designed to recognize. These parameters are not considered in the NCCPI model. By representing the major crop types, important soil properties, and different climate regimes, NCCPI is a vigorous assessment as an overall rating system.

b) When a review involves multiple counties, a separate rating (NCCPI) will be derived for each county. In partial county soil survey areas, the rating criteria (NCCPI) will be derived from the soil survey area that involves the footprint of the proposed project.
c) Each review will utilize the current, official Soil Survey Geographic Database (SSURGO) to reflect the most recent soil spatial and tabular edits.

NE403.40 FPPA Exemptions

a) Non-Corridor Type Projects with a proposed footprint that is 1.0 acres or less are exempt from provisions of FPPA for the State. Acreage includes both direct and indirect conversions.

b) Subsurface Corridor Type Projects (such as buried water, sewage, communication, or electrical lines) are exempt from provisions of FPPA. For these projects where prime farmland is involved, NRCS will recommend the federal agency providing assistance consider a soil disturbance/removal and reconstruction plan. The goal is to ensure soil productivity is returned to equivalent levels of productivity as undisturbed land of the same soil type in the surrounding area under equivalent management practices.
c) Surficial corridor-type projects that propose new alignment of transportation infrastructure including roads, and bridges are subject to FPPA. Maintenance, resurfacing, restoration, complete replacement, or rehabilitation of existing roadways and drainage structures including bridges are exempt from FPPA if the total proposed additional conversion, both direct and indirect, is less than 1.0 acre per mile.
d) NRCS Nebraska will utilize the U.S. Census Bureau TIGER/Line Urban Areas GIS shapefiles to identify lands already in urban development. The most current version of each file will be utilized. Lands containing 30 non-farm structures per 40-acre area, from the project perimeter, are considered "Land committed to urban development" and are exempt from provisions of FPPA, regardless of population.

Please contact Carlos Villarreal, State Soil Scientist, at carlos.villarreal@usda.gov with questions related to this Nebraska Instruction.

ROBERT D. LAWSON
State Conservationist

Appendix B – AD-1006

U.S. Department of Agriculture

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? *(If no, the FPPA does not apply - do not complete additional parts of this form)*	YES ☐	NO ☐	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 *(Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)*	**Maximum Points**	Site A	Site B	Site C	Site D
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	0	0	0	0
PART VII ***(To be completed by Federal Agency)***					
Relative Value Of Farmland *(From Part V)*	100	0	0	0	0
Total Site Assessment *(From Part VI above or local site assessment)*	160	0	0	0	0
TOTAL POINTS ***(Total of above 2 lines)***	260	0	0	0	0

Site Selected:	Date Of Selection	Was A Local Site Assessment Used? YES ☐ NO ☐

Reason For Selection:

Name of Federal agency representative completing this form:	Date:

(See Instructions on reverse side) **Form AD-1006 (03-02)**

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:

$$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \text{ X } 160 = 144 \text{ points for Site A}$$

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.

File Break, to continue AD-1006 instructions, refer to the form

Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value. List the percentage of farmland in the area with a relative value that is high or higher than the relative value shown in part V that the project would convert both directly and indirectly. Select the relative value in LESA Worksheet #2 (see section 523.63) with the average site relative value as shown for the proposed site or, if using the noncomputer land evaluation system for the jurisdiction, add the percentage of that group and all other groups that have that relative value or a higher value.

Part V Completed by NRCS

Land Evaluation Criterion/Relative Value Of Farmland To Be Converted. List the relative value for agricultural production of the farmland to be converted (directly and indirectly) by the project compared to the relative value of other farmland in the area (e.g., the average relative value for the proposed site). An example of the calculation is in Title 430, National Soil Survey Handbook, Part 601, Section 601.21.

Part VI Completed by NDOT/FHWA

The following guidelines should be used in site assessment scoring for the 12 site assessment factors used in FPPA for noncorridor projects.

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

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

Nonurban 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
Nonpaved 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 and 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 nonurban 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 Nonurban 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

Factor 2. How much of the perimeter of the site borders on land in nonurban use?

Where factor 1 evaluates the general location of the proposed site, this factor evaluates the immediate perimeter of the site. The definition of urban and nonurban uses in factor 1 should be used for this factor.

In rating factor 2, measure the perimeter of the site that is in nonurban and urban use and assign points as noted below.

Percentage of Perimeter Bordering Land in Nonurban Use	**Points**
90 percent or greater	10
82 to 89 percent	9
74 to 81 percent	8
65 to 73 percent	7
58 to 64 percent	6
50 to 57 percent	5
42 to 49 percent	4
34 to 41 percent	3
27 to 33 percent	2
21 to 26 percent	1
20 percent or less	0

Factor 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?

Land is considered farmed when it is used or managed for food or fiber, including timber products, fruit, nuts, grapes, grain, forage, oilseed, fish and meat, and poultry and dairy products.

Land that has been left to the growth of native vegetation without management or harvest is considered abandoned and therefore not farmed. The proposed conversion site should be evaluated and rated according to the percent of the site farmed.

Assign points for this factor as follows:

Percentage of Site Farmed in at Least 5 of the Last 10 Years	**Points**
90 percent or greater	20
86 to 89 percent	19
82 to 85 percent	18
78 to 81 percent	17
74 to 77 percent	16
70 to 73 percent	15

66 to 69 percent	14
62 to 65 percent	13
58 to 61 percent	12
54 to 57 percent	11
50 to 53 percent	10
46 to 49 percent	9
42 to 45 percent	8
38 to 41 percent	7
35 to 37 percent	6
32 to 34 percent	5
29 to 31 percent	4
26 to 28 percent	3
23 to 25 percent	2
20 to 22 percent	1
Less than 20 percent	0

Factor 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?

State and local policies and programs to protect farmland include the following:

1. Tax Relief

A. Differential Assessment

Agricultural lands are taxed on their agricultural use value, rather than at market value. As a result, farmers pay fewer taxes on their land, which helps keep them in business, and therefore helps to ensure that the farmland will not be converted to nonagricultural uses.

(i) Preferential Assessment for Property Tax: Landowners with parcels of land used for agriculture are given the privilege of differential assessment.
(ii) Deferred Taxation for Property Tax: Landowners are deterred from converting their land to nonfarm uses, because if they do so, they must pay back taxes at market value.
(iii) Restrictive Agreement for Property Tax: Landowners who want to receive differential assessment must agree to keep their land in eligible use.

B. Income Tax Credits

Circuit Breaker Tax Credits: An eligible owner of farmland is authorized to apply some or all of the property taxes on his or her farmland and farm structures as a tax credit against the owner's State income tax.

C. Estate and Inheritance Tax Benefits

Farm Use Valuation for Death Tax: Eligible farm estates are exempt from State tax liability.

2. "Right to Farm" Laws

Local governments are prohibited from enacting laws which will place restrictions upon normally accepted farming practices (for example, the generation of noise, odor, or dust).

3. Agricultural Districting

Farmers can voluntarily organize districts of agricultural land to be legally recognized geographic areas. These farmers receive benefits, such as protection from annexation, in exchange for keeping land within the district for a given number of years.

4. Land Use Controls: Agricultural Zoning

Types of agricultural zoning ordinances include the following:

A. Exclusive: The agricultural zone is restricted to only farm-related dwellings, with, for example, a minimum of 40 acres per dwelling unit.

B. Nonexclusive: Nonfarm dwellings are allowed, but the density remains low, such as 20 acres per dwelling unit.

C. Additional zoning techniques include the following:
(i) Sliding Scale: Zoning is considered according to the total size of the parcel owned. For example, the number of dwelling units per a given number of acres may change from county to county according to the existing land acreage to dwelling unit ratio of surrounding parcels of land within the specific area.
(ii) Point System or Numerical Approach: Land use permits are considered on a case by case basis. The LESA (land evaluation and site assessment) system is a numerical approach.
(iii) Conditional Use: Evaluation is done on a case-by-case basis by the board of zoning adjustment. Also may include the method of using special land use permits.

5. Development Rights

A. Purchase of Development Rights (PDR): Development rights are purchased by government action, including buffer zoning districts.

B. Transfer of Development Rights (TDR): Development rights are transferable for use in other locations designated as receiving areas. TDR is considered a locally based action (not State) because it requires a voluntary decision on the part of the individual landowners.

6. Governor's Executive Order

The Governor makes policy stating the importance of agriculture and the preservation of agricultural lands. The Governor orders the State agencies to avoid the unnecessary conversion of important farmland to nonagricultural uses.

7. Voluntary State Programs

Examples include the following:
A. California's Program of Restrictive Agreements and Differential Assessments
B. Maryland Agricultural Land Preservation Program
C. Wisconsin Income Tax Incentive Program

8. Mandatory State Programs

Examples include the following:
A. The Environmental Control Act (Vermont)
B. The California State Coastal Commission
C. Hawaii's Program of State Zoning
D. The Oregon Land Use Act of 1973

Points assigned for factor 4 are as follows:
If the site is protected by one or more of the above programs, assign 20 points.
If the site is not protected, assign 0 points.

Factor 5. How close is the site to an urban built-up area?

The urban built-up area must have a population of at least 2,500. The measurement should be made from the point in the built-up area at which the density is 30 structures per 40 acres to a point on the site's perimeter and there should be no open or nonurban land between the major built-up areas and this point. Suburbs adjacent to cities or urban built-up areas should be considered as part of that urban area. For greater accuracy, use the following chart to determine how much protection the site should receive according to its distance from an urban area.

Distance from Perimeter of Site to Urban Area	Points
More than 10,560 feet	15
9,860 to 10,559 feet	14
9,160 to 9,859 feet	13
8,460 to 9,159 feet	12
7,760 to 8,459 feet	11
7,060 to 7,759 feet	10
6,360 to 7,059 feet	9
5,660 to 6,359 feet	8
4,960 to 5,659 feet	7
4,260 to 4,959 feet	6
3,560 to 4,259 feet	5
2,860 to 3,559 feet	4
2,160 to 2,859 feet	3
1,460 to 2,159 feet	2
760 to 1,459 feet	1
Less than 760 feet (including directly adjacent area)	0

Factor 6. How close is the site to water lines, sewer lines, or other local facilities and services whose capacities and design would promote nonagricultural use?

This question determines how much infrastructure (water, sewer, etc.) is in place that could facilitate nonagricultural development. The fewer facilities in place, the more difficult it is to develop an area.

Distance to public facilities should be measured from the perimeter of the parcel in question to the nearest sites where necessary facilities are located. If there is more than one distance (i.e., from site to water and from site to sewer), use the average distance. To determine the average distance, add all distances and then divide by the number of different distances.

Facilities that could promote nonagricultural use include the following:

a. Water lines
b. Sewer lines
c. Power lines
d. Gas lines
e. Circulation (roads)
f. Fire and police protection
g. Schools

Assign points as follows:

If none of the services exist nearer than 3 miles from the site, assign 15 points.
If some of the services exist more than 1 mile but less than 3 miles from the site, assign 10 points.
If all of the services exist within 1/2 mile of the site, add 0 points.

Factor 7. Are the farm units 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 of Farm Units in Operation with $1,000 or more in sales.)

This factor is designed to determine how much protection the site should receive, according to its size in relation to the average size of farming units within the county. The larger the parcel of land, the more agricultural use value the land possesses, and vice versa. Assign points for this factor as follows:

Parcel Size in Relation to Average County Size	Points
Same size or larger than average (100 percent)	10
95 percent of average	9
90 percent of average	8
85 percent of average	7
80 percent of average	6
75 percent of average	5
70 percent of average	4
65 percent of average	3
60 percent of average	2
55 percent of average	1
50 percent or below average	0

Factor 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?

This factor addresses how the proposed development will affect the rest of the land on the farm. The site that deserves the most protection from conversion will receive the greatest number of points, and vice versa. For example, if the project is small, such as an extension on a house, the rest of the agricultural land would remain farmable and thus a lower number of points is given to the site. Whereas if a large-scale highway is planned, a greater portion of the land (not including the site) will become nonfarmable since access to the farmland will be blocked and thus the site should receive the highest number of points (10) as protection from conversion.

Conversions that make the rest of the property nonfarmable include any development that blocks accessibility to the rest of the site. Examples of these developments are highways, railroads, dams, and development along the front of a site that restricts access to the rest of the property. Assign points for this factor as follows:

Amount of Land Not Including the Site That Will Become Nonfarmable	Points
25 percent or greater	10
23 to 24 percent	9
21 to 22 percent	8
19 to 20 percent	7
17 to 18 percent	6
15 to 16 percent	5
13 to 14 percent	4
11 to 12 percent	3
9 to 10 percent	2
6 to 8 percent	1
5 percent or less	0

Factor 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)?

This factor is used to assess whether there are adequate support facilities, activities, and industry to support the farming business. The more support facilities available to the agricultural landowner, the more feasible it is for him or her to stay in production. In addition, agricultural support facilities are compatible with farmland. This fact is important because some land uses are not compatible; for example, urban development next to farmland can be dangerous to the welfare of the agricultural land if there is pressure from neighbors who do not want the noise, smells, and dust intrinsic to farmland. Thus, when all required agricultural support services are available, the maximum number of points (5) are awarded. When some services are available, 4 points to 1 point are awarded. When no services are available, no points are given. See chart below.

Percent of Services Available	Points
100 percent	5
75 to 99 percent	4
50 to 74 percent	3
25 to 49 percent	2
1 to 24 percent	1
No services	0

Factor 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?

This factor assesses the quantity of agricultural facilities in place on the proposed site. If a significant agricultural infrastructure exists, the site should continue to be used for farming and thus the parcel should receive the highest amount of points towards protection from conversion or development. If there is little on-farm investment, the site will receive comparatively less protection. See chart below.

Amount of On-Farm Investment	Points
As much or more than necessary to maintain production (100 percent)	20
95 to 99 percent	19
90 to 94 percent	18
85 to 89 percent	17
80 to 84 percent	16
75 to 79 percent	15
70 to 74 percent	14
65 to 69 percent	13
60 to 64 percent	12
55 to 59 percent	11
50 to 54 percent	10
45 to 49 percent	9
40 to 44 percent	8
35 to 39 percent	7
30 to 34 percent	6
25 to 29 percent	5
20 to 24 percent	4
15 to 19 percent	3
10 to 14 percent	2
5 to 9 percent	1
0 to 4 percent	0

Factor 11. Would the project at this site, by converting farmland to nonagricultural use, reduce the support 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?

This factor determines whether there are other agriculturally related activities, businesses, or jobs dependent upon the working of the preconverted site in order for the others to remain in production. The more people and farming activities relying upon this land, the more protection it should receive from conversion. Thus, if a substantial reduction in demand for support services were to occur as a result of conversions, the proposed site would receive a high score of 10 points, some reduction in demand would receive 9 points to 1 point, and no significant reduction in demand would receive no points. See chart below.

Amount of Reduction in Support Services if Site is Converted to Nonagricultural Use	**Points**
Substantial reduction (100 percent)	10
90 to 99 percent	9
80 to 89 percent	8
70 to 79 percent	7
60 to 69 percent	6
50 to 59 percent	5
40 to 49 percent	4
30 to 39 percent	3
20 to 29 percent	2
10 to 19 percent	1
No significant reduction (0 to 9 percent)	0

Factor 12. Are 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 the surrounding farmland to nonagricultural use?

This factor determines whether conversion of the proposed agricultural site will eventually cause the conversion of neighboring farmland as a result of incompatibility of use of the first with the latter. The more incompatible the proposed conversion is with agriculture, the more protection this site receives from conversion. Assign points as follows:

If the proposed project is incompatible with existing agricultural use of surrounding farmland, assign 10 points.

If the proposed project is tolerable of existing agricultural use of surrounding farmland, assign 9 points to 1 point.

If the proposed project is fully compatible with existing agricultural use of surrounding farmland, assign 0 points.

Part VII

In computing the relative value of farmland where a State or local land evaluation criterion is used and the total maximum number of points is other than 100, convert the relative value of farmland points to a base of 100. For example, if the relative value is 150 points and the alternative site is 107 points:

Total points assigned to site = 107 x 100 = 71 points
Maximum points possible = 150

Appendix C – CPA-106

U.S. DEPARTMENT OF AGRICULTURE
Natural Resources Conservation Service

NRCS-CPA-106
(Rev. 1-91)

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 _____
1. Name of Project	5. Federal Agency Involved	
2. Type of Project	6. County and State	

PART II *(To be completed by NRCS)*	1. Date Request Received by NRCS	2. Person Completing Form
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 | Average Farm Size
5. Major Crop(s)	6. Farmable Land in Government Jurisdiction **Acres:** **%**	7. Amount of Farmland As Defined in FPPA **Acres:** **%**
8. Name Of Land Evaluation System Used	9. Name of Local Site Assessment System	10. Date Land Evaluation Returned by NRCS

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				
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*				
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)*				
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. Availablility 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**	**0**	**0**	**0**	**0**
PART VII *(To be completed by Federal Agency)*				
Relative Value Of Farmland (From Part V) — **100**	**0**	**0**	**0**	**0**
Total Corridor Assessment (From Part VI above or a local site assessment) — **160**	**0**	**0**	**0**	**0**
TOTAL POINTS *(Total of above 2 lines)* — **260**	**0**	**0**	**0**	**0**

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 ☐ NO ☐

5. Reason For Selection:

Signature of Person Completing this Part: | DATE

NOTE: Complete a form for each segment with more than one Alternate Corridor

Clear Form

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

Section 523.63) with the average site relative value as shown for the proposed site or, if using the noncomputer land evaluation system for the jurisdiction, add the percentage of that group and all other groups that have that relative value or a higher value.

Part V

Land Evaluation Criterion/Relative Value of Farmland To Be Converted. List the relative value for agricultural production of the farmland to be converted (directly and indirectly) by the project compared to the relative value of other farmland in the area (e.g., the average relative value for the proposed site). An example of the calculation is in Title 430, National Soil Survey Handbook, Part 601, Section 601.21.

Part VI

The following guidelines should be used in site assessment scoring for the 10 site assessment factors used in FPPA for corridor-type projects,

Factor 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 points to 1 point
Less than 20 percent	0 points

Factor 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 points to 1 point
Less than 20 percent	0 points

Factor 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	20 points
90 to 20 percent	19 points to 1 point
Less than 20 percent	0 points

Factor 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

Factor 5. Are the farm units 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 of Farm Units in Operation with $1,000 or more in sales.)

If farm unit is below average size, deduct 1 point for each 5 percent below the average, down to 0 points.

If farm unit is 50 percent or more below average size, assign 9 to 0 points.

Factor 6. If the site is chosen for the project, how much of the remaining land on the farm will become nonfarmable because of interference with land patterns?

If acreage is equal to more than 25 percent of acres directly converted by the project, assign 25 points.

If acreage is equal to between 25 and 5 percent of the acres directly converted by the project, assign 1 to 24 points.

If acreage is equal to less than 5 percent of the acres directly converted by the project, assign 0 points.

Factor 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 points to 1 point
No required services are available	0 points

Factor 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 points to 1 point
No on-farm investment	0 points

Factor 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?

If there would be substantial reduction in demand for support services if the site is converted, assign 25 points.

If there would be some reduction in demand for support services if the site is converted, assign 1 to 24 points.

If there would be no significant reduction in demand for support services if the site is converted, assign 0 points.

Factor 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?

If proposed project is incompatible with existing agricultural use of surrounding farmland, assign 10 points.

If proposed project is tolerable to existing agricultural use of surrounding farmland, assign 9 points to 1 point.

If proposed project is fully compatible with existing agricultural use of surrounding farmland, assign 0 points.

Part VII

In computing the relative value of farmland where a State or local land evaluation criterion is used and the total maximum number of points is other than 100, convert the relative value of farmland points to a base of 100.

For example, if the relative value is 150 points, and the alternative site is 107 points:

Total points assigned to site = 107 x 100 = 71 points

Maximum points possible = 150