

### **3.1.3 Farmlands/Timberlands**

#### **3.1.3.1 Regulatory Setting**

NEPA and the Farmland Protection Policy Act (FPPA) (7 U.S.C. 4201-4209; and its regulations, 7 CFR Part 658) require federal agencies, such as FHWA, to coordinate with the Natural Resources Conservation Service (NRCS) if their activities may irreversibly convert farmland (directly or indirectly) to nonagricultural use. For purposes of the FPPA, farmland includes prime farmland, unique farmland, and land of statewide or local importance.

CEQA requires the review of projects that would convert Williamson Act contract land to nonagricultural uses. The main purposes of the Williamson Act are to preserve agricultural land and to encourage open space preservation and efficient urban growth. The Williamson Act provides incentives to landowners through reduced property taxes to discourage the conversion of agricultural and open space lands to other uses.

#### **3.1.3.2 Affected Environment**

Agricultural resources along the I-405 corridor within the project limits are largely limited to two locations in Seal Beach and Costa Mesa (see Figure 3.1.3-1). Agricultural lands in Seal Beach are located within the NAVWPNSTA Seal Beach. The City of Seal Beach has no permit or issuance process for any activities on NAVWPNSTA Seal Beach. The City of Seal Beach's General Plan land use map notes this area as "Military." In Costa Mesa, an approximately 200-acre parcel located immediately north of I-405 between Fairview Road and Susan Street is currently used for agricultural purposes. The City of Costa Mesa General Plan and zoning maps denote this property as a commercial center. Future development of this parcel would have to comply with the City of Costa Mesa General Plan and Municipal Code.

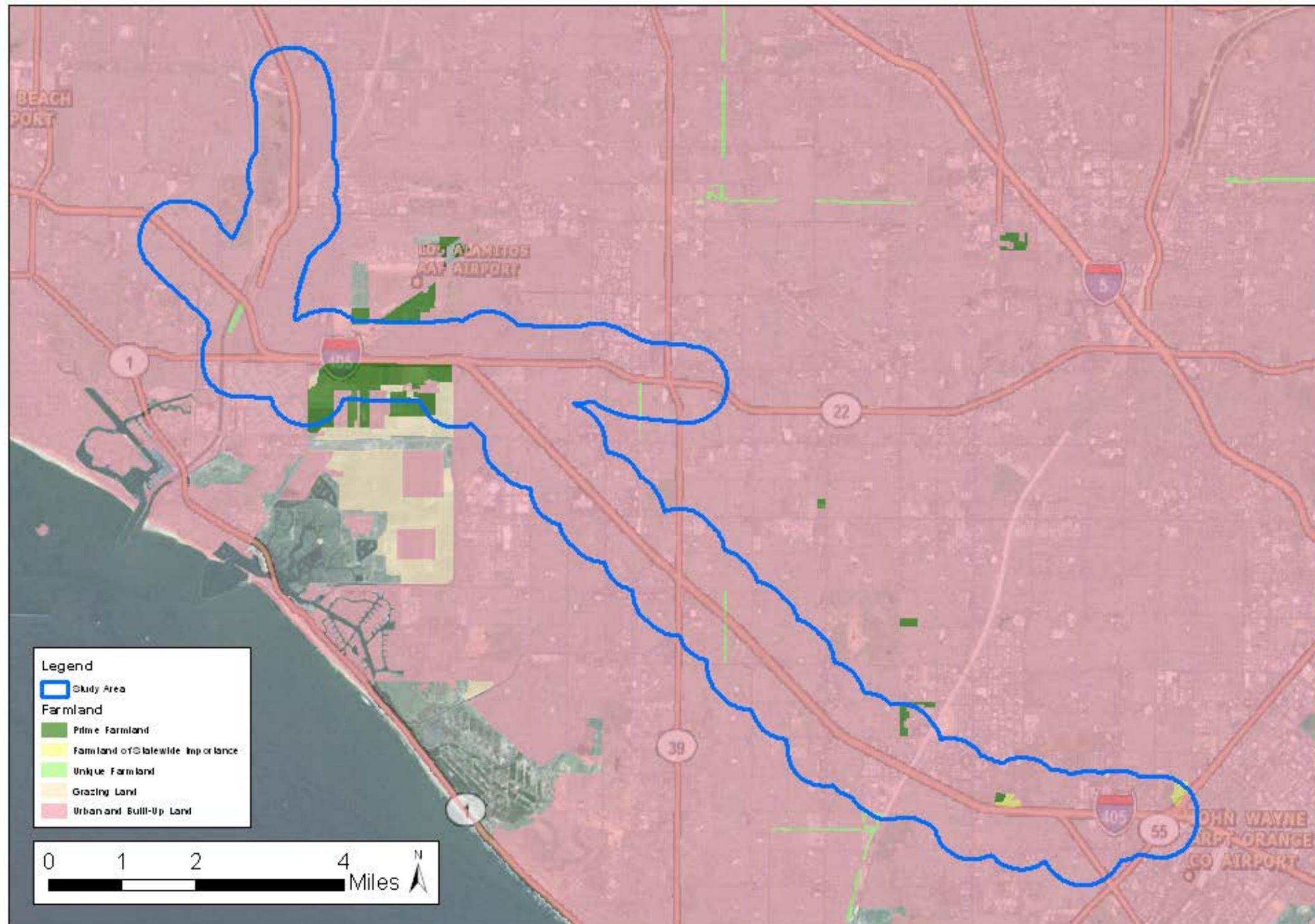
#### **3.1.3.3 Environmental Consequences**

Neither the No Build Alternative nor the build alternatives would affect agricultural resources.

#### **3.1.3.4 Avoidance, Minimization, and/or Mitigation Measures**

No avoidance, minimization, and/or mitigation measures are required.

This page intentionally left blank.



Source: California Department of Conservation: Farmland Mapping & Monitoring Program (FMMP), 2008; ESRI, 2010

Figure 3.1.3-1: Farmlands within the Project Study Area

This page intentionally left blank.