

California High-Speed Rail Authority

Fresno to Bakersfield *Section*

Draft Supplemental
Environmental Impact
Report/Environmental
Impact Statement

Appendix 3.14-B
Remnant Parcel Analysis

November 2017



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APPENDIX 3.14-B REMNANT PARCEL ANALYSIS

3.14-B.1 Introduction

This memorandum summarizes the results of the remnant parcel analysis for the Fresno to Bakersfield Section Locally Generated Alternative (F-B LGA) and the corresponding section of the May 2014 Project of the California High-Speed Rail (HSR) Project. The remnant parcel analysis was performed consistent with the updated methodology for Section 3.14 Agricultural Lands of this Supplemental EIR/EIS. Section 3.14.2 of Methods for Evaluating Impacts in this Supplemental EIR/EIS summarizes the updated methodology for indirect impacts specific to remnant parcels or parcels severed by the HSR corridor or permanent project footprint.

3.14-B.2 Remnant Parcel Analysis

The remnant parcel analysis is intended to determine which Important Farmland parcels severed by the project footprint would continue to remain economically viable for agriculture or would be necessary to convert from agricultural use to nonagricultural use. Severed parcels determined necessary to convert to nonagricultural use are referred to as “noneconomic remnant parcels.” Noneconomic remnant parcels were calculated using a two-step, parcel-by-parcel analysis. In Step One, a geographic information system (GIS) analyst identified all Important Farmland parcels severed by the HSR corridor that were originally larger than 20 acres, but that would be reduced to less than 20 acres. These are then labeled noneconomic remnant parcels. In Step Two, analysts reviewed each noneconomic remnant parcel by considering the following four criteria:

- **Access:** Would the HSR project restrict or eliminate access to the parcel such that it would no longer be able to continue in agricultural use (e.g., proposed roadway closure/severance or permanent HSR fencing around tracks or electrical stations)?
- **Size and Shape:** Is the parcel adjacent to an adjoining parcel that is currently being farmed, and is it able to be readily consolidated with adjoining land? Would the HSR project create a parcel too oddly shaped to be viable for agriculture, even if combined with adjacent agricultural parcels?
- **Location:** Would the location of the parcel relative to other farmland indicate it may not be readily consolidated and would need to be converted to a nonagricultural use?
- **Hardship:** Does the severance cause an overall hardship in maintaining economic activity through impacts to agricultural infrastructure on what might otherwise appear to be an economically viable remnant parcel?

A summary of the findings of the Step Two analyses for both the F-B LGA and the May 2014 Project is provided in Table 3.14-B-1. The detailed conclusions from the Step Two analysis for the F-B LGA are provided in Figure 3.14-B-1, Sheets 1 through 9, and Table 3.14-B-2. Conclusions for the May 2014 Project are provided in Figure 3.14-B-, Sheets 1 through 5, and Table 3.14-B-3. The tables indicate the remnant parcel number (APN) owner, original acreage, and remnant acreage. They also provide an analysis of the four criteria listed above. The far right column of each table summarizes whether the remnant parcel meets the Step Two criteria, meaning that the parcel would be converted to nonagricultural use as a result of the HSR project.

3.14-B.3 Findings and Summary Table

Table 3.14-B-1 Indirect Impacts – Noneconomic Remnant Parcel Summary

	Step 1 (number of parcels)	Meets Step 2 Criteria (number of parcels) ¹	Meets Step 2 Criteria (acres) ²
F-B LGA	29	12	20
May 2014 Project	23	18	10

¹ Parcels that meet Step 2 criteria are assumed to be converted from agricultural use to a nonagricultural use.

² This total does not include mapping artifacts or parcels that do not meet Step 1 criteria.



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 12, 2017

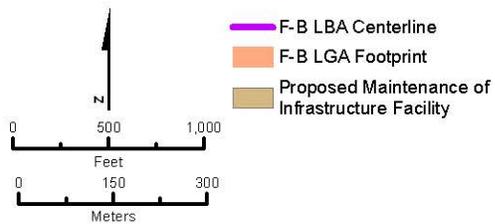
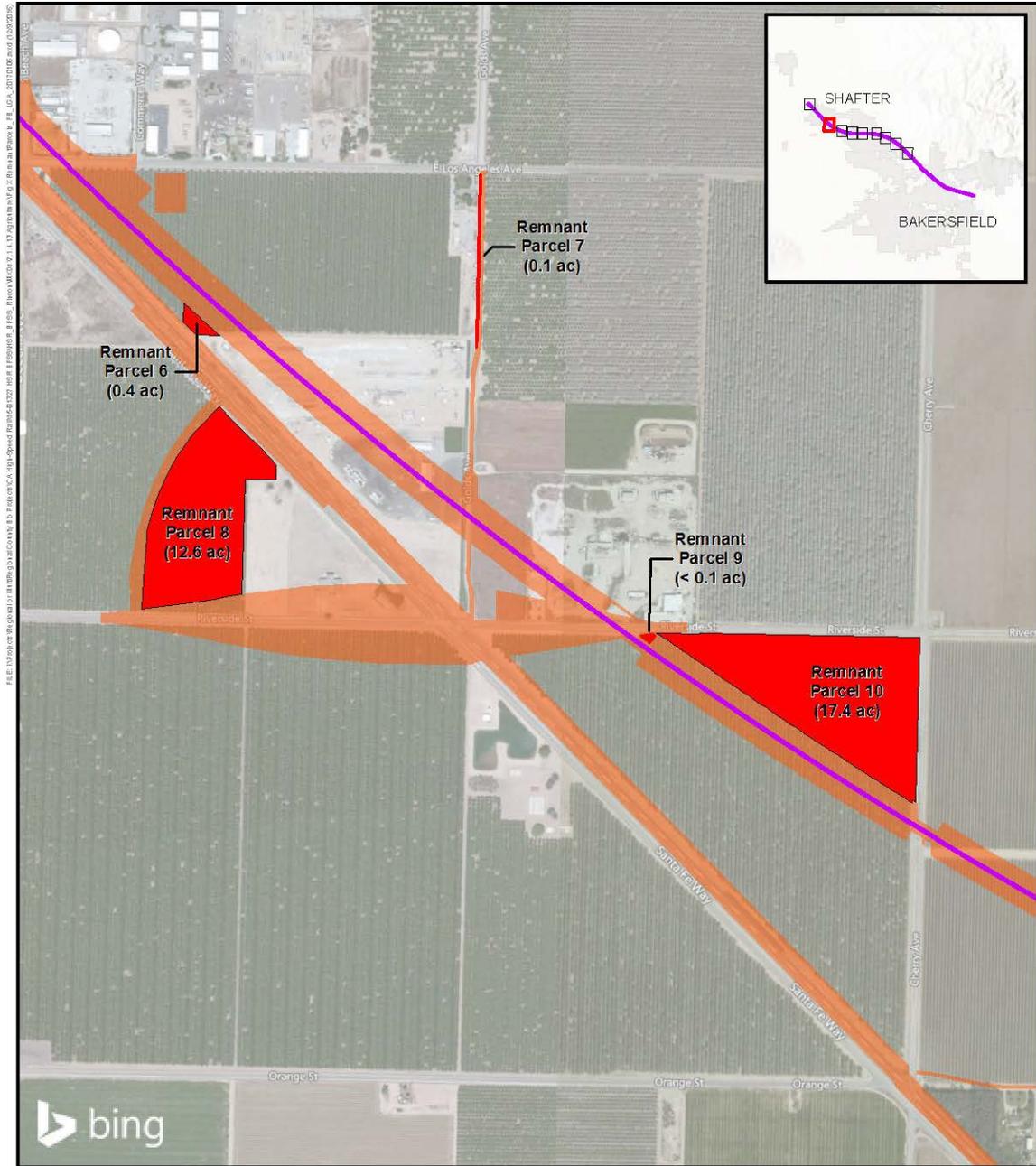


Figure 3.14-B-1 Fresno to Bakersfield Locally Generated Alternative Remnant Agricultural Parcels, Sheet 1



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 12, 2017

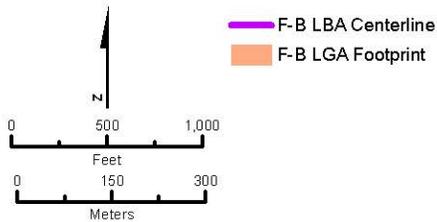


Figure 3.14-B-1 Fresno to Bakersfield Locally Generated Alternative Remnant Agricultural Parcels, Sheet 2



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012;
Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 12, 2017

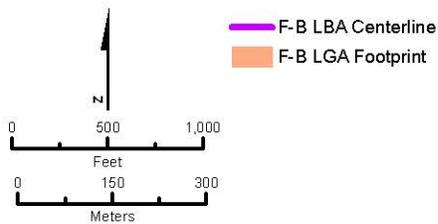


Figure 3.14-B-1 Fresno to Bakersfield Locally Generated Alternative Remnant Agricultural Parcels, Sheet 3



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 12, 2017

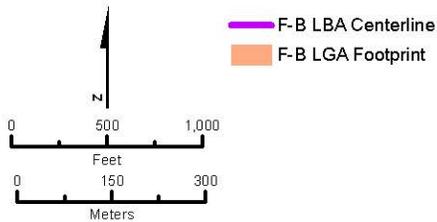
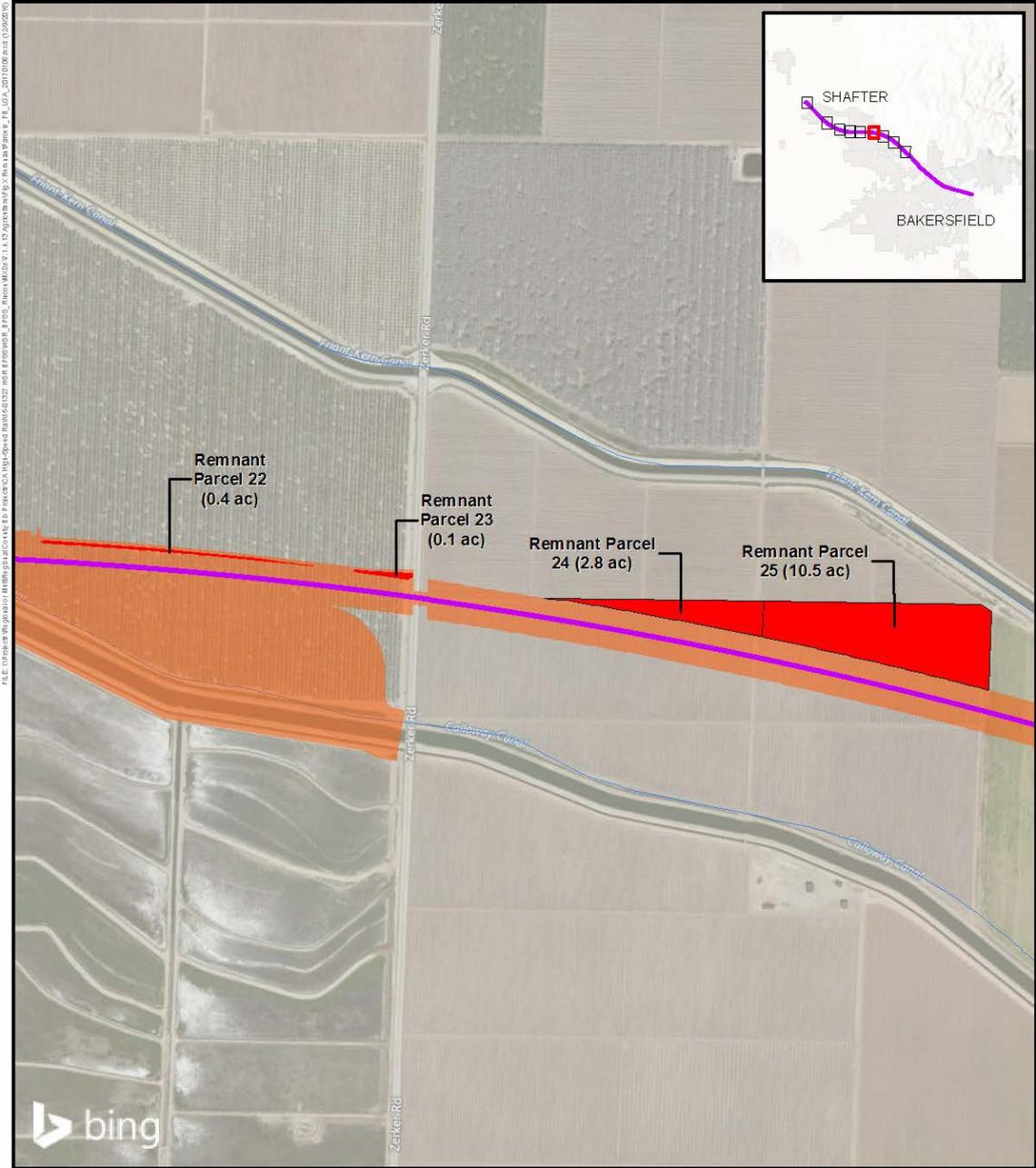


Figure 3.14-B-1 Fresno to Bakersfield Locally Generated Alternative Remnant Agricultural Parcels, Sheet 4



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

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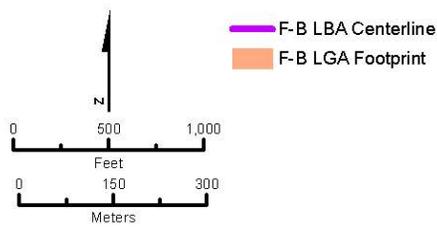
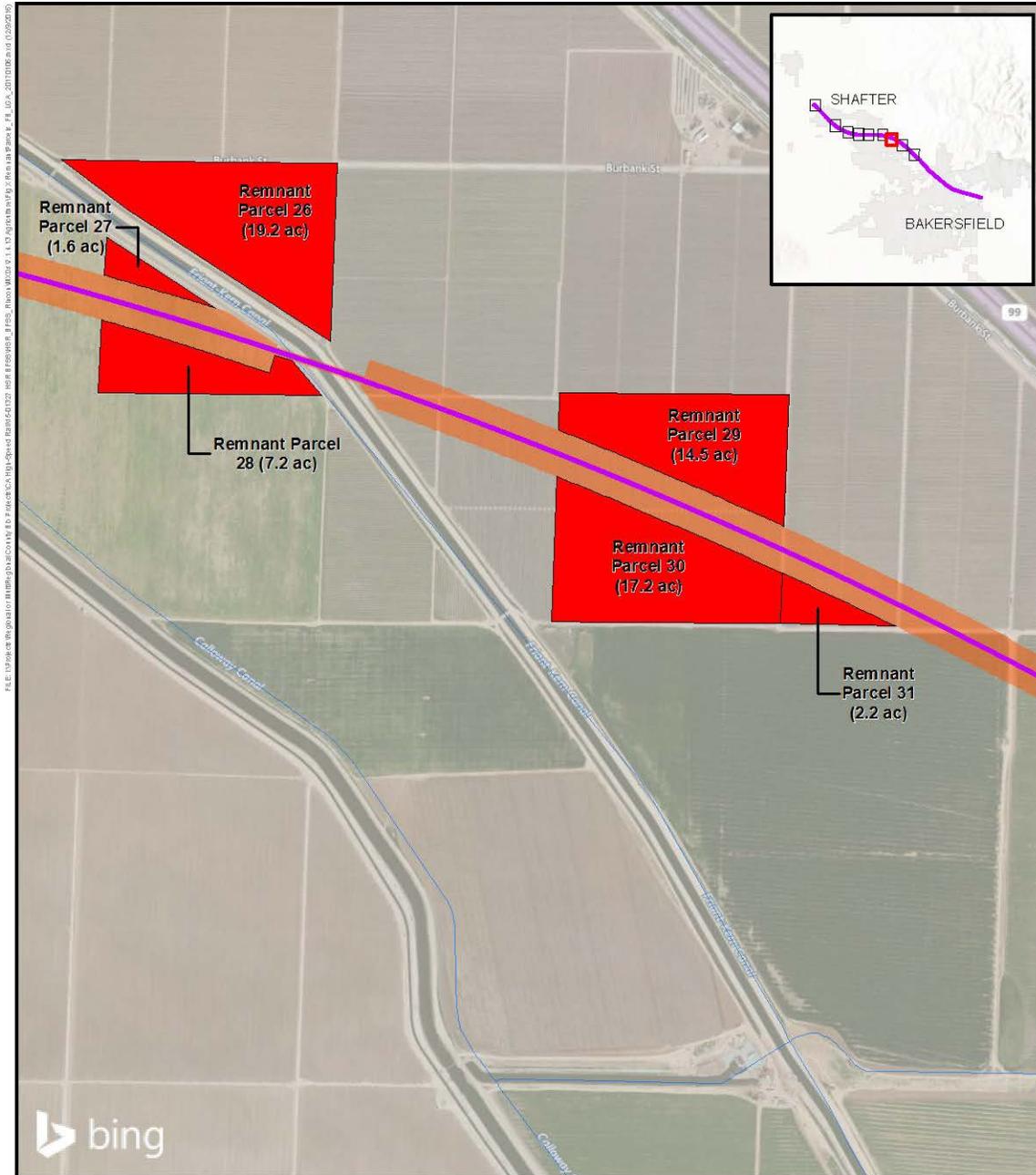


Figure 3.14-B-1 Fresno to Bakersfield Locally Generated Alternative Remnant Agricultural Parcels, Sheet 6



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 12, 2017

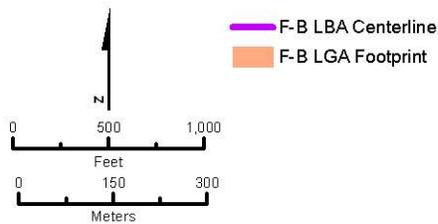
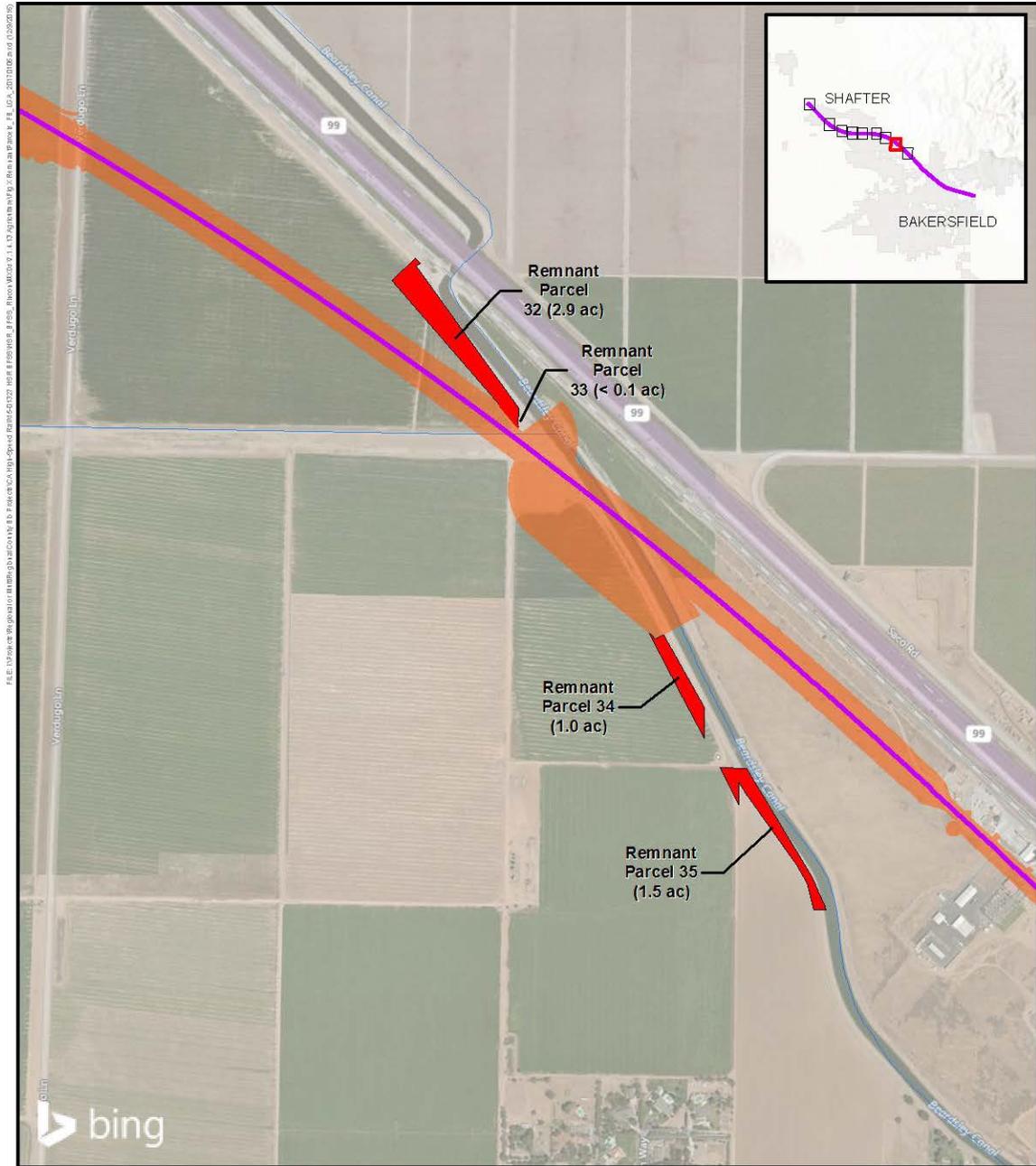


Figure 3.14-B-1 Fresno to Bakersfield Locally Generated Alternative Remnant Agricultural Parcels, Sheet 7



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 12, 2017

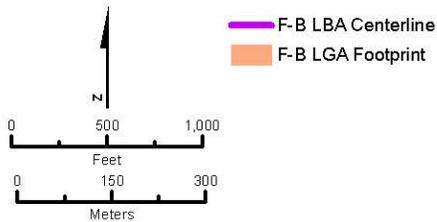


Figure 3.14-B-1 Fresno to Bakersfield Locally Generated Alternative Remnant Agricultural Parcels, Sheet 8

Table 3.14-B-2 LGA Remnant Parcel Analysis

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
1	089-020-03	Poplar Farms Inc.	58.2	19.1	<p>Access: This remnant parcel would continue to have access to Poplar Avenue, which abuts the parcel to the west. Poplar Avenue would be improved as an overcrossing at the intersection of State Route (SR) 43 and Poplar Avenue, approximately 0.3 mile south of the remnant parcel. Also, the HSR project would construct a new roadway along this parcel's southern border, in the location of an existing farm access road. The parcel would continue to have access to this roadway, which would be improved as a result of the HSR project. This remnant parcel would not be located adjacent to the HSR alignment, and access would not be eliminated by the HSR project (e.g., permanent footprint or electrical stations).</p> <p>Size and Shape: This 19.1-acre rectangular-shaped remnant parcel measures approximately 661 feet wide and 1,298 feet long. The parcel is similar in size and shape to other farmland in the vicinity (e.g., a 19.7-acre rectangular parcel located south of this remnant parcel, east of Mettler Avenue and approximately 623.5 feet north of Fresno Avenue; APN 089-020-45). This remnant parcel would be wide enough to accommodate an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., 35 feet) as well as land to support planted crops (e.g., 328 feet in width at the west and east ends) (Authority 2012: 3).</p> <p>Location: This remnant parcel could be consolidated with two adjacent active farmland parcels: a 34-acre parcel to the east (APN 089-020-44) and a 59.6-acre parcel to the north (APN 089-020-01). Additionally, this remnant parcel could continue to be farmed with a 29-acre parcel to the south (Poplar Farm Inc., APN 089-020-03), which is a portion of the original parcel.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					Hardship: Parcel severance would not impact agricultural infrastructure, including the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.	
2	089-020-15	Wilson G&P Trust	23.0	0.03	This 0.03-acre remnant parcel would split from an original parcel that is over 20 acres. However, the original parcel is not designated Important Farmland and therefore does not meet Step 1 criteria.	This parcel does not meet Step 1 criteria.
3	089-020-15	Wilson G&P Trust	23.0	0.01	This parcel is a mapping artifact that likely resulted from the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
4	089-030-03	Twinkle Trust	30.5	5.4	Access: Access to Poplar Avenue, located west of the remnant parcel, would be eliminated because of the HSR project. However, a new roadway would be constructed between this remnant parcel and Poplar Avenue, as well as south of this remnant parcel. These roadways would provide access along the western and southern boundaries of the remnant parcel (Authority 2012: 3-4). Therefore, access to this parcel would still be available.	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: The “U” shape of this 5.4-acre remnant parcel could reduce the viability of farming due to potential land use and ownership conflicts with adjoining parcels, but the remnant parcel could be consolidated with two smaller adjacent farmland parcels: a 0.14-acre parcel to the north (APN 089-040-03) and a 1.0-acre parcel that is surrounded by the remnant parcel on the north, east, and south (APN 089-030-02). If consolidated with these adjacent parcels, the remnant would increase to approximately 6.5 acres. This consolidation would result in a square-shaped parcel that would not limit its viability for farming. For example, a 9.5-acre, square-shaped parcel is being farmed in the vicinity (north of West Tulare Avenue between Scaroni Avenue and Poplar Avenue; APN 089-100-08). Additionally in Kern County, approximately 375 farms are between one and nine acres, suggesting that farms of this size are viable (USDA 2012). Therefore, the size and shape of this remnant parcel would not prevent it being farmed.</p> <p>Location: This remnant parcel could be consolidated with adjacent farmland, as described above. Further consolidation may be possible with a 30.8-acre parcel (i.e., a portion of the original parcel), located south of the remnant, across the proposed roadway that would be constructed as a result of the HSR project. This 30.8-acre parcel (APN 089-030-03) is under the same ownership as remnant parcel 3.</p>	

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Hardship: Parcel severance would not impact agricultural infrastructure, including the removal of farm access roads, wells, structures, or other facilities on this parcel. The proposed new roadway south of this remnant parcel would facilitate movement of agricultural equipment between farmland parcels. In addition, the Poplar Avenue overcrossing located approximately 327 feet north of the parcel would be over 40 feet wide, and could therefore accommodate agriculture equipment movement (Authority 2012: 3-4). As such, the HSR project would not cause an overall hardship to maintaining economic activity on this parcel.</p>	
5	089-020-57	Jeffries, Ryan & Bunny	46.8	1.0	<p>Access: This remnant parcel is bounded by the maintenance-of-infrastructure facility at the west end, an access road from the maintenance-of-infrastructure facility at the north end, and an access road from Mettler Avenue at the east end. Approximately 100 feet along the northeast end of this remnant parcel would be available to access Mettler Avenue adjacent to the east. In this location, Mettler Avenue is planned to be re-routed south to Fresno Avenue, maintaining access to the area. Access would also continue to be available to the north along Mettler Avenue.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 1-acre triangular-shaped remnant parcel is approximately 278 feet wide along the north end, 328 feet long at the west end, 264 feet long at the east end, and 32 feet at the east end. The remnant parcel is actively farmed with crops running north to south. After accommodating an adequate turning radius at the north and south ends of this parcel, there would be approximately 224 feet for planted agriculture, which would progressively become smaller as the parcel narrowed to 32 feet at the south end. In Kern County, approximately 375 farms are between one and nine acres, suggesting that farms of this size are viable (USDA 2012). Therefore, the size or shape of this remnant parcel would not prevent it from being farmed.</p> <p>Location: This remnant parcel would be bounded by the HSR project on two sides (north and west). Consolidation of this remnant parcel with farmland to the north and west would not be possible. However, it could be farmed in conjunction with the large parcel to the north if accessed via the planned access road from Mettler Avenue.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
6	089-150-25	Leland & Shirley Bell Family LLC	33.7	0.4	<p>Access: The HSR footprint bounds this parcel on the east and west. Access to Los Angeles Avenue would be eliminated as the HSR project would remove access to local farm roads along the southwest end of this parcel, and local farm roads running north to south along the western boundary of the farmland parcel to the north. Access to Gold's Avenue would be possible but would need to be via the adjacent industrial parcel to the south. However, an access agreement or easement from the owner may be needed to access Gold's Avenue.</p> <p>Size and Shape: This 0.4-acre, trapezoid-shaped remnant parcel, would be approximately 111 feet wide at the northwest end, 136 feet wide at the south end, 102 feet long at the southwest end, and 278 feet long at the northeast end. The Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. The crops on this parcel are planted in a north and south direction, allowing approximately 41 feet for planted agriculture after accommodating the turning radius for agricultural equipment (i.e., 35 feet). Agricultural equipment could be accommodated if this remnant parcel is consolidated with the remainder farmland parcel to the north¹ and crops are replanted in an east and west direction. However, the farmland parcel to the north is narrow and would likely not improve the viability of this parcel for continued farming operations. Thus, this parcel is too small to accommodate farming.</p>	Yes

¹ This parcel does not meet Step One of the Remnant Parcel Analysis. The original parcel Important Farmland parcel is less than 20 acres

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Location: This parcel would be adjacent to the HSR project with an at-grade track type to the east and west, an industrial parcel to the south, and a farmland parcel to the north. As discussed above, the farmland parcel to the north would likely not contribute to maintaining a viable farming operation on this parcel.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, wells, structures, or other facilities on this parcel. However, the HSR project would require the removal of farm access roads along the southwest end of this parcel that provides access to Los Angeles Avenue. Unless this parcel can access to Gold's Avenue via the adjacent industrial parcel to the south, the HSR project would cause an overall hardship in maintaining economic activity on this parcel.</p>	
7	089-150-03	Sill Properties	39.2	0.1	This parcel is a mapping artifact that likely resulted from the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
8	089-150-14	Freshman S & A Family Trust	43.4	12.6	Access: This remnant parcel would continue to have access to Riverside Street, which runs along the southern boundary of the parcel, and South Central Valley Highway/SR 43 that runs along the northeast boundary of the parcel via a new access roadway that will be located at the west end of the parcel. Both of these roads lead to the intersection of SR 43 and Riverside Street, located approximately 1,129 feet east of the parcel, which would be improved as an undercrossing (Authority 2012: pages 3 through 4).	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 12.6-acre irregular-shaped parcel is approximately 468 feet along the northeast end, 753 feet along the east end, 586 feet along the southern end, and 1,297 feet along the west end. It is similar in size and shape to a 19.7-acre rectangular-shaped parcel, approximately 2,621 feet west of Beech Avenue and north of Riverside Street (APN 028-290-13). The remnant parcel would be wide enough to offer an adequate turning radius for agricultural equipment at both the north and south ends (Authority 2012: page 3).</p> <p>Location: This remnant parcel could be consolidated with a 27.7-acre farmland parcel under the same ownership west of the new access road.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. The Riverside Street undercrossing would have a width over 40 feet to accommodate agriculture equipment movement (Authority 2012: pages 3 through 4). As such, the HSR project would not cause an overall hardship to maintaining economic activity on this parcel.</p>	
9	090-010-02	Premiere Farmland Partners IV L P	74.7	0.05	<p>Access: The HSR alignment would be on a bridge west of the parcel, therefore the parcel would continue to have access to Riverside Street on the north. The HSR project would be at-grade south and east of this parcel. Permanent fencing would be installed between the southern boundary of this parcel and the HSR alignment. Although the HSR permanent fencing would restrict access south of the remnant parcel, access to Riverside Street would continue under the bridge and via the proposed undercrossing approximately 910 feet to the west.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.05-acre, irregular-shaped remnant parcel, would be approximately 70 feet at the north end, 19 feet at the northeast end, 50 feet at the southeast end, and 68 feet at the southwest end. This remnant parcel could be consolidated with farmland under the bridge and farmland west of the bridge, however vertical clearance for farm equipment may not be sufficient. Therefore, this analysis assumes that this remnant parcel cannot be consolidated with adjacent farmland. The Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. In addition, this parcel is too small to accommodate agricultural equipment (Authority 2012: page 3)</p> <p>Location: As indicated above, this parcel could not be consolidated with farmland to the west under the bridge or west of the bridge. In addition, the HSR project with an at-grade track type would be located south and east of this parcel. Therefore, consolidation with adjacent farmland is not a viable option.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship to farming activities on this parcel.</p>	

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
10	090-010-02	Premiere Farmland Partners IV L P	74.7	17.4	<p>Access: This remnant parcel would continue to have access to Riverside Street along the northern boundary of the parcel and Cherry Avenue along the eastern boundary of the parcel. At its intersection with SR 43, 1,094 feet west of the remnant parcel, Riverside Street would be improved as an undercrossing (Authority 2012: 3-4). Additionally, 1,565 feet south of the remnant parcel, Cherry Avenue would be improved as an undercrossing where it intersects with SR 43. The HSR project would abut this parcel to the southwest, with the rail at-grade in this location. Permanent fencing would be installed between the southwestern boundary of this parcel and the HSR alignment. Although the HSR permanent fencing would restrict access southwest of the remnant parcel, access to Riverside Street and Cherry Avenue would continue via the proposed undercrossing.</p> <p>Size and Shape: This 17.4-acre, triangular parcel is approximately 1,526 feet on the north end, 914 feet along the east end, and 1,776 feet along the southwest end. It is similar in size and shape to a 17.5-acre triangular parcel to the south and southwest of SR 43 and east of Cherry Avenue (APN 090 020-10). The remnant parcel would be wide enough to offer an adequate turning radius for agricultural equipment at both the north and south ends (Authority 2012: 3), with the exception of the first 130 feet of the northwest corner, which would be too narrow to turn at both the north and south ends of the entire parcel.</p> <p>Location: Permanent HSR fencing would prohibit consolidation with farmland to the southwest, but this remnant parcel could be consolidated with a 76.4-acre active farmland parcel to the north (APN 089-150-04) and a 280.5-acre active farmland parcel to the east (APN 090-010-27).</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. The Riverside Street and Cherry Avenue undercrossings would have a width over 40 feet to accommodate agriculture equipment movement (Authority 2012: 3-4). As such, the HSR project would not cause an overall hardship to maintaining economic activity on this parcel.	
11	091-172-01	Farmland Reserve, Inc.	516.9	0.1	Access: The HSR alignment would abut this parcel to the north, with the rail at-grade in this location. Permanent fencing would be installed between the northern boundary of this parcel and the HSR alignment, eliminating access to the north. Mendota Street would be closed west of this parcel, but farm equipment would be able to cross Mendota Street west of the remnant parcel in order to access adjacent farmland to the west. Additionally, this remnant parcel would be able to access the farm to the southeast by crossing the new access roadway. This new roadway would run along the southeast end of this remnant parcel from the HSR system east of the remnant parcel to Mendota Street to the west. Mendota Street would continue to provide a connection to Burbank Street to the south.	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.1-acre parcel is triangular, measuring approximately 148 feet on the north end, 103 feet on the west end, and 150 feet on the southeast end. This remnant parcel could be consolidated with a 159-acre active farmland parcel (APN 090-010-27) to the west that is under the same ownership (Farmland Reserve, Inc.). However, farm equipment would need to cross Mendota Street for access and would need an adequate turning radius on the parcel. Therefore, this parcel would not be wide enough to accommodate an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., 35 feet) (Authority 2012: 3) and also provide enough land to support planted crops.</p> <p>Location: This remnant parcel could be consolidated with adjacent farmland to the west, as described above. However, the HSR alignment would eliminate all access to the parcel to the southeast, prohibiting farmland consolidation with farmland to the southeast.</p> <p>Hardship: Severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. Although Mendota Street would be closed, farm equipment would be able to cross the street west of the remnant parcel to access the farm to the west. The HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
12	091-172-01	Farmland Reserve, Inc.	516.9	0.03	<p>Access: The HSR alignment, which is at-grade in this location, would bound this parcel on three sides (north, west, and south). However, the parcel would continue to have access to Driver Road.</p> <p>Size and Shape: This 0.03-acre rectangular-shaped remnant parcel would be approximately 31 feet wide and 45 feet long. It would be too small to accommodate agricultural equipment (Authority 2012: page 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable.</p> <p>Location: This parcel would be surrounded by the HSR project with an at-grade track type on three sides, and therefore could not be consolidated with adjacent agricultural operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship to farming activities on this parcel.</p>	Yes
13	091-172-05	Farmland Reserve, Inc.	549.4	1.2	<p>Access: Access to this remnant parcel from the north would be restricted as a result of the closure of Driver Road at the west end of the parcel, but access would continue to be available along Burbank Street, which runs along the entire southern boundary of the parcel. In addition, the permanent HSR alignment and associated fencing located along the northern boundary would eliminate access to the farmland parcel to the north.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 1.2-acre, irregular-shaped parcel measures approximately 174 feet on the north end, 307 feet on the west end, 204 feet on the south end, and approximately 284 feet on the east end. A farm access road runs north to south at the western end of the parcel and the HSR project impacts the northeast end of this parcel, restricting the farmable area to 118 feet by 168 feet, or approximately 0.46-acre. After accommodating an adequate turning radius inside this farmable area, there would be approximately 98 feet for planted agriculture. Therefore, it would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable.</p> <p>Location: This remnant parcel could be consolidated with a 316-acre active farmland parcel to the south across Burbank Street (APN 091-251-11), which is under the same ownership (Farmland Reserve, Inc.). However, after accommodating an adequate turning radius at both ends of the remnant parcel, it would not be viable for planted agriculture. The permanent HSR alignment and associated fencing would eliminate access to the farmland parcel to the north, prohibiting farmland consolidation in that direction.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. The HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
14	091-172-05	Farmland Reserve, Inc.	549.4	11.9	<p>Access: Access to this remnant parcel from the north would be restricted as a result of the closure of Driver Road, approximately 264 feet west of this parcel. Access would continue to be available along Burbank Street, which runs along the entire southern boundary of the parcel. The permanent HSR alignment and associated fencing located along the northern boundary would eliminate access to the farmland parcel to the north.</p> <p>Size and Shape: This 11.9 acre, triangular and irregular shaped parcel measures approximately 3,637 feet long, and approximately 254 feet wide on the west end (east of the HSR footprint) and 89 feet wide at the east end. It could be consolidated with a 316-acre active farmland parcel to the south across Burbank Street (APN 091-251-11), which is under the same ownership (Farmland Reserve, Inc.). Crops on this remnant parcel run north to south and would need to accommodate an adequate turning radius of 35 feet at the north end (Authority 2012: 3). A turning radius already exists at the south end. Unless crops are re-planted in an east-west direction, only the western half of this remnant parcel would be viable for agricultural use, even if consolidated with the parcel to the south.</p> <p>Location: This remnant parcel could be consolidated with adjacent farmland to the south, as described above. The permanent HSR alignment and associated fencing would eliminate access to the farmland parcel to the north, prohibiting farmland consolidation in that direction.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. The HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
15	091-172-07	A L Good Living Trust UAD 2/17/2005	86.6	2.6	<p>Access: This remnant parcel would continue to have access to the east from Zachary Avenue, as it would be improved as an undercrossing beneath the HSR alignment, which abuts the parcel to the north. The HSR alignment and associated fencing would eliminate access to the farmland parcel to the north, except via the Zachary Avenue undercrossing.</p> <p>Size and Shape: This 2.6-acre rectangular parcel is approximately 1,349 feet long on the north and south, and 89 feet wide on the west and east. It could be consolidated with a 316-acre active farmland parcel to the south across Burbank Street (APN 091-251-11), but it is currently farmed with crops running west to east. As currently planted, this remnant parcel would need to have an adequate turning radius of 35 feet at each end for agricultural equipment, which would leave 1,279 feet of land for planted agriculture (Authority 2012: 3). Therefore, this remnant parcel could continue to be viable for agriculture.</p> <p>Location: Farmland consolidation would not be necessary to render this remnant parcel viable for agriculture. In addition, the HSR alignment and associated fencing would eliminate access to the farmland parcel to the north, prohibiting farmland consolidation in that direction.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, wells, structures, or other facilities on this parcel. The HSR project would impact the farm access road west of Zachary Avenue, however farm equipment could utilize Zachary Avenue undercrossing. The Zachary Avenue undercrossing would have a width over 40 feet to accommodate agriculture equipment movement (Authority 2012: 3-4). The HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
16	091-172-07	A L Good Living Trust UAD 2/17/2005	86.6	0.02	<p>Access: The HSR alignment would bound this parcel on all sides, with the rail at-grade in this location. All access to this parcel would be eliminated.</p> <p>Size and Shape: This 0.02-acre irregular- and rectangular-shaped remnant parcel, would be approximately 27 feet wide and 19 feet long. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable.</p> <p>Location: This parcel would be completely surrounded by the HSR project with an at-grade track type, and therefore could not be consolidated with adjacent agricultural operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship to farming activities on this parcel.</p>	Yes
17	091-172-07	A L Good Living Trust UAD 2/17/2005	86.6	0.2	<p>Access: The HSR alignment would bound this parcel on all sides, with the rail at-grade in this location. All access to this parcel would be eliminated.</p> <p>Size and Shape: This 0.2-acre irregular- and narrow-shaped remnant parcel would be a maximum of approximately 24 feet wide at its widest point. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming without consolidation with another parcel.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Location: This remnant parcel would be surrounded by the HSR project on all sides. Therefore, it could not be consolidated with other farming operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure wells, structures, or other facilities on this parcel. The HSR project would impact the farm access road west of Zachary Avenue, however farm equipment could utilize Zachary Avenue undercrossing. The Zachary Avenue undercrossing would have a width over 40 feet to accommodate agriculture equipment movement (Authority 2012: 3-4). The HSR project would cause an overall hardship to this parcel.</p>	
18	091-172-09	A L Good Living Trust UAD 2/17/2005	40.7	0.01	This parcel is a mapping artifact that likely resulted from the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
19	091-172-07	A L Good Living Trust UAD 2/17/2005	86.6	0.04	<p>Access: The HSR alignment would bound this parcel on all sides, with the rail at-grade in this location. All access to this parcel would be eliminated.</p> <p>Size and Shape: This 0.04-acre rectangular-shaped remnant parcel would be approximately 8 feet wide by 64 feet long. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable.</p> <p>Location: This parcel would be completely surrounded by the HSR project with an at-grade track type, and therefore could not be consolidated with adjacent agricultural operations.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship to farming activities on this parcel.	
20	091-172-09	A L Good Living Trust UAD 2/17/2005	40.7	3.2	<p>Access: This remnant parcel would continue to have access to the west from Zachary Avenue, which would be improved as an undercrossing beneath the HSR alignment. In addition, access would be available to Burbank Street along the southern end of the parcel. Burbank Street connects to other farm roads to the south. The HSR permanent alignment and associated fencing would eliminate access to farmland to the north, except via the Zachary Avenue undercrossing.</p> <p>Size and Shape: This 3.2-acre rectangular shaped parcel is approximately 1,315 feet long from east to west, and 110 feet long from north to south. The remnant parcel is currently farmed with crops running west to east. This remnant parcel would need to have an adequate turning radius of 35 feet each end for agricultural equipment at both the west and east ends (Authority 2012: 3). This would leave 1,245 feet of land for planted agriculture. Therefore, this remnant parcel could continue to be viable for agriculture.</p> <p>Location: This remnant parcel could be consolidated with a 158-acre active farmland parcel to the south, across Burbank Street (APN 091-251-53). The permanent HSR project and associated fencing would eliminate access to the farmland parcel to the north, except via the Zachary Avenue undercrossing, prohibiting farmland consolidation in that direction.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Hardship: Parcel severance would not impact agricultural infrastructure, wells, structures, or other facilities on this parcel. The HSR project would impact the farm access road east of Zachary Avenue, however farm equipment could utilize Zachary Avenue undercrossing. The Zachary Avenue undercrossing would have a width over 40 feet to accommodate agriculture equipment movement (Authority 2012: 3-4). As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
21	091-172-11	A L Good Living Trust UAD 2/17/2005	470.7	10.3	<p>Access: The HSR permanent alignment and associated fencing would eliminate access north. However, this remnant parcel would continue to have access to Burbank Street, which runs along the southern boundary of the parcel. At both the west and east ends of the parcel, Burbank Street connects to farm roads that travel in a north-south direction. While these farm roads would be closed at the HSR alignment (immediately north of the parcel), they would continue to provide access to the site from the south.</p> <p>Size and Shape: This 10.3-acre, rectangular parcel is approximately 3,985 feet long on the north and south and 107 feet on the west and east. It could potentially be consolidated with three active farmland parcels south of Burbank Street, including a 158-acre parcel (APN 091-251-53), a 40-acre parcel (APN 091-251-08), and a 120-acre parcel (APN 091 251-23). The remnant parcel is actively farmed with crops running west to east and would need to have an adequate turning radius for agricultural equipment of 35 feet at both the west and east ends (Authority 2012: 3). This would leave 3,915 feet of land for planted agriculture. Therefore, this remnant parcel could continue to be viable for agriculture.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Location: This remnant parcel could be consolidated with adjacent farmland to the south, as described above. The permanent HSR alignment and associated fencing would eliminate access to the farmland parcel to the north, prohibiting farmland consolidation in that direction.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
22	091-120-05	Premiere Agricultural Properties LLC	203.4	0.4	<p>Access: The HSR alignment would abut this parcel on all sides, with the rail at-grade in this location. All access to this parcel would be eliminated.</p> <p>Size and Shape: This 0.4-acre narrow-shaped remnant parcel is approximately 11 feet wide at the west end narrowing to 0 feet at the east end, and is 1,573 feet long. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming without consolidation with another parcel.</p> <p>Location: This remnant parcel would be surrounded by the HSR project on all sides. Therefore, it could not be consolidated with other farming operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
23	091-120-05	Premiere Agricultural Properties LLC	203.4	0.1	<p>Access: This remnant parcel would continue to have access to Zerker Road, adjacent to the east, which would be improved as an undercrossing beneath the HSR alignment.</p> <p>Size and Shape: This 0.1-acre triangular-shaped parcel is approximately 27 feet wide on the east end, 336 feet on the north end, and 331 feet on the south end. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming without consolidation with another parcel.</p> <p>Location: This remnant parcel would be bounded by the HSR project to the north, south and west and by Zerker Road to the east. This parcel could be consolidated with a 37-acre farmland parcel east of Zerker Road (APN 091-140-12). However, after accommodating an adequate turning radius of 35 feet at the west end of the parcel there would be 194 feet or less for planted agriculture (Authority 2012: 3). Therefore, although this remnant parcel could be consolidated with farmland to the east, it would not continue to be a viable farming operation.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
24	091-220-09	Bidart Bros	40.1	2.8	<p>Access: This remnant parcel would continue to have access to Burbank Street, located along the northern boundary of this parcel. However, the permanent HSR alignment and associated fencing along the southern boundary of this parcel would eliminate access to Zerker Road west of Burbank Street. Local farm roads running north to south and along the irrigation canal approximately 0.13 mile north of this parcel could be used to access local roads (i.e., Zerker Road, which would be improved as an undercrossing) (Authority 2012: 3-4). However, access agreements or easements from owners may be needed to access adjacent farm roads.</p> <p>Size and Shape: This 2.8-acre, triangular parcel is approximately 1,239 feet along the north end, 208 feet along the east end, and 1,246 feet along the south end. The remnant parcel is actively farmed with crops running north to south. After accommodating an adequate turning radius at the north and south ends of this parcel, there would only be 138 feet for planted agriculture at the east end, which would progressively become smaller as the parcel narrowed to zero feet. The size of this parcel would reduce the viability for agriculture unless crops were replanted in an east to west direction, or consolidated with adjacent parcels.</p> <p>Location: This parcel could be consolidated with a 36-acre active farmland parcel to the north (APN 091-140-12) that is under the same ownership (Bidart Bros).</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, and would not require the removal of farm access roads, wells, structures, or other facilities on this parcel. The HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
25	091-220-10	Bidart Bros	43.0	10.5	<p>Access: This remnant parcel would continue to have access to Burbank Street, located along the northern boundary. However, the permanent HSR project and associated fencing along the southern boundary of this parcel would eliminate access to Zerker Road west of Burbank Street. Local farm roads running north to south and along the irrigation canal adjacent at the northeast corner of this parcel could continue to be used to access local roads (i.e., Zerker Road, which would be improved as an undercrossing). Access agreements or easements from adjacent owners may be needed to access adjacent farm roads.</p> <p>Size and Shape: This 10.5-acre, irregular shaped parcel is approximately 1,282 feet along the north end, 206 feet along the west end, 478 feet along the east end, and 1,353 feet along the south end. The remnant parcel is actively farmed with crops running north to south. This remnant parcel would have an adequate turning radius for agricultural equipment at both the north and south end of the parcel (i.e., a minimum of 35 feet) with adequate room remaining for planted agriculture (Authority 2012: 3). Therefore, this remnant parcel could continue to be viable for agriculture based on size and shape.</p> <p>Location: This parcel could be consolidated with an 11-acre active farmland parcel to the north (APN 091-140-11). Therefore, this remnant parcel could be readily consolidated with adjacent farmland.</p> <p>Hardship: There is no hardship to maintaining agricultural activity and no impact to agricultural infrastructure.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
26	091-220-04	The Garlic Company	33.6	19.2	<p>Access: This remnant parcel would continue to have access to Burbank Street, which borders the parcel to the north. An existing irrigation canal borders the parcel to the southwest. An existing bridge crossing the canal provides access to farm roads to the southwest.</p> <p>Size and Shape: This triangular remnant parcel is approximately 1,578 feet along the north end, 1,018 feet along the east end, and 1,855 feet along the southwest end. It is similar in size and shape to other farmland in the vicinity (e.g., a 14-acre parcel northwest, southwest of the irrigation canal, and north of Burbank Street [APN 091-160-12]). In addition, this parcel would be wide enough to accommodate an adequate turning radius at each end (i.e., 35 feet) and still allow for planted agriculture (Authority 2012: 3). Therefore, the parcel would not be constrained in terms of size or shape.</p> <p>Location: This remnant parcel could be consolidated with two 10-acre active, adjacent farmland parcels to the north (APNs 091-140-04 and 05) and a 67-acre active farmland parcel to the east (APN 091-200-01).</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	No
27	091-220-04	The Garlic Company	33.6	1.6	<p>Access: This remnant parcel would continue to have access to Burbank Street, approximately 753 feet to the northwest, via farm roads adjacent to the irrigation canal north of the site that run in a northwest to southeast direction. However, access agreements or easements from adjacent owners may be needed to access adjacent farm roads.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 1.6-acre, triangular remnant parcel is approximately 751 feet along the north end, 212 feet along the west end, and 677 feet along the south end. It would have an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., a minimum of 35 feet) and would be large enough to be viable for agriculture (i.e., larger than one acre) (Authority 2012: 3). Therefore, this remnant parcel could continue to be viable for agriculture based on size and shape.</p> <p>Location: The permanent HSR alignment and associated fencing along the southern end of this remnant parcel would prohibit consolidation of active farmland to the south. However, this remnant parcel could be consolidated with a 5.3-acre active farmland parcel to the west (APN 091-220-03) that is under the same ownership (The Garlic Company). Therefore, this remnant parcel could be readily consolidated with adjacent farmland.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, including the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
28	091-220-04	The Garlic Company	33.6	7.2	<p>Access: This remnant parcel would continue to have access to Zerker Road, approximately 0.75-mile to the west, via farm roads located adjacent to the irrigation canal north of the site, which run in a northwest to southeast direction. However, access agreements or easements from adjacent owners may be needed to access adjacent farm roads.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 7.2-acre irregular shaped parcel is approximately 1,127 feet on the north end, 229 feet on the northeast end, 1,285 feet on the south end, and 413 feet on the west end. This remnant parcel would have an adequate turning radius for agricultural equipment at both end of the parcel (i.e., a minimum of 35 feet) and would be large enough to be viable for agriculture (i.e., larger than one acre) (Authority 2012: 3). Therefore, this remnant parcel could continue to be viable for agriculture based on size and shape.</p> <p>Location: This remnant parcel could be consolidated with a 7.5-acre parcel to the west (APN 091-220-03) that is under the same ownership (The Garlic Company) and a 47-acre parcel to the south (APN 091-220-05). Therefore, this remnant parcel could be readily consolidated with adjacent farmland.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
29	091-200-09	Giumarra Vineyards Corporation	39.7	14.5	<p>Access: This remnant parcel is currently accessed from a farm road along its eastern end that connects with Burbank Street 1,278 feet to the north. Because the HSR alignment would be south of this remnant parcel, access via existing roadways would not be restricted.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 14.5-acre remnant parcel would have an irregular shape of approximately 1,319 feet on the north end, 218 feet at the west end, 759 feet at the east end, and 1,420 feet on the south end. Given these dimensions, the parcel would be wide enough to accommodate an adequate turning radius at each end (i.e., 35 feet) and still allow for planted agriculture (Authority 2012: 3). Therefore, the parcel would not be constrained in terms of size or shape.</p> <p>Location: This remnant parcel could be consolidated with active farmland, including a 67.4-acre parcel to the north (APN 091-200-01), an 80.3-acre parcel to the east (APN 091-200-03), and a 1.7-acre parcel to the west (APN 091-200-10). Parcels to the north and east are under the same ownership as the remnant parcel (Giumarra Vineyards Corp).</p> <p>Hardship: There is no hardship in maintaining agricultural activity and no impact to agricultural infrastructure.</p>	

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
30	091-200-09	Giumarra Vineyards Corporation	39.7	17.2	<p>Access: This remnant parcel is currently accessed from a farm road along its southern end that connects with Verdugo Lane, 0.5 mile to the east. The HSR alignment would be located immediately northeast of this parcel – between the parcel and Verdugo Lane – and would eliminate access to the roadway. The farm roads running along the southern boundary of this parcel also connect on the west to other farm roads that run in a northwest to southeast direction along an irrigation canal, approximately 154 feet west of this remnant parcel. These roads lead north of the remnant parcel to Burbank Street. The only roadway access to this parcel after HSR implementation would be via 0.61 mile of farm roads to Burbank Street. A new bridge over the irrigation canal would allow access to the west, but access to this parcel would only be via other private farm roads. Therefore, consolidation with adjacent parcels and/or granting of access easements would be necessary for this parcel to remain viable for agriculture.</p> <p>Size and Shape: This 17.2-acre parcel would have an irregular shape of approximately 1,400 feet along the north end, 827 feet along the west end, 287 feet along the east end, and 1,319 feet along the south end. This parcel would have an adequate turning distance (i.e., 35 feet) to accommodate agricultural equipment (Authority 2012: 3). Therefore, the parcel would not be constrained in terms of size or shape for it to be productive.</p> <p>Location: This remnant parcel could be consolidated with two active farmland parcels, including a 9.4-acre parcel to the west (APN 091-200-10) under the same ownership (Giumarra Vineyards Corp), and a 93-acre parcel to the south (APN 091 210-08). The permanent HSR project and associated fencing would eliminate access to the farmland parcel to the north, prohibiting farmland consolidation in that direction.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					Hardship: Parcel severance would not impact agricultural infrastructure or not require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.	
31	091-200-03	Giumarra Vineyards Corporation	87.9	2.2	Access: This remnant parcel is currently accessed from a farm road along the southern end of the parcel that connects with Verdugo Lane, approximately 0.4 mile to the east. The HSR alignment would be located immediately northeast of the parcel—between the parcel and Verdugo Lane—and would therefore eliminate access to the roadway. The farm roads running along the southern boundary of this parcel connect on the west to additional farm roads that run in a northwest to southeast direction along an irrigation canal, located approximately 1,460 feet west of this remnant parcel. These roads lead north to Burbank Street. Therefore, the only roadway access to this parcel after HSR implementation would be via 0.98 mile of farm road, north to Burbank Street. A new bridge would be located over the irrigation canal, allowing access to other farm roads to the west. Access to this parcel would only be via other private farm roads. Therefore, consolidation with adjacent parcels and/or the granting of access easement would be necessary in order for this parcel to remain viable for agriculture.	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 2.2-acre, triangular parcel is approximately 719 feet along the north end, 293 feet along the west end, and 655 feet along the south end. It has crops running east to west and there is an adequate turning distance (i.e., 35 feet) at both the east and west end to accommodate agricultural equipment (Authority 2012: 3). In addition, this remnant parcel could be consolidated with a 93-acre, active farmland parcel to the south (APN 091-210-08) and a 17.7-acre remnant parcel (Remnant Parcel 13) to the west (APN 091-200-09).</p> <p>Location: This remnant parcel could be consolidated with adjacent farmland to the south and west, as described above. However, the permanent HSR alignment and associated fencing would eliminate access to the farmland parcel to the north, prohibiting farmland consolidation in this direction.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
32	482-010-52	North Kern Water Storage District	28.0	2.9	This 2.9-acre remnant parcel would split from an original parcel that is over 20 acres. However, the Important Farmland acreage designated on the original parcel is not over 20 acres. Therefore, it does not meet Step 1 criteria.	This parcel does not meet Step 1 criteria.
33	482-010-57	Lennar Homes of Cal Inc.	27.5	0.002	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
34	482-010-52	North Kern Water Storage District	28.0	1.0	This 1.0-acre remnant parcel would split from an original parcel that is over 20 acres. However, the Important Farmland acreage designated on the original parcel is not over 20 acres. Therefore, it does not meet Step 1 criteria.	This parcel does not meet Step 1 criteria.

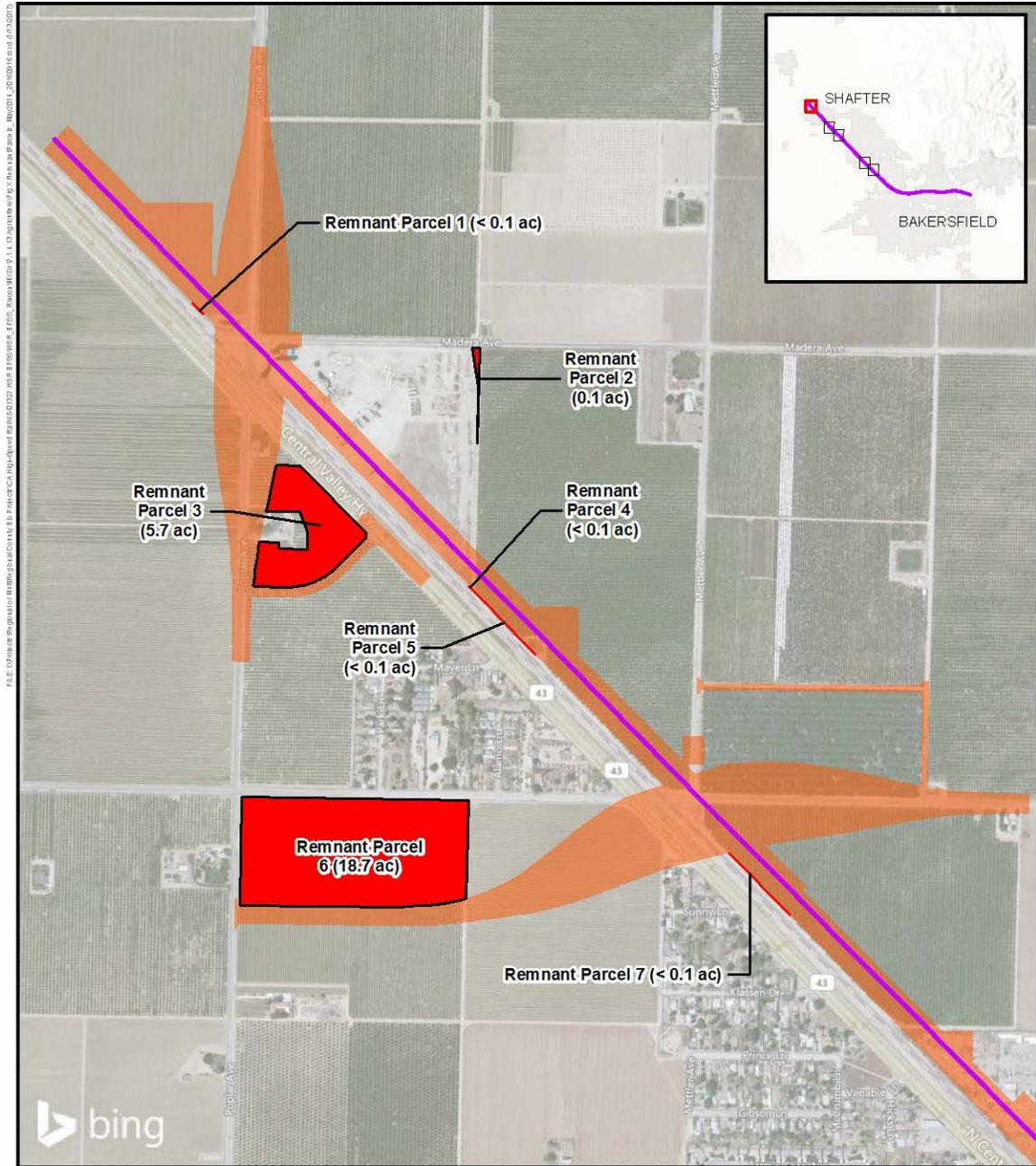
Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
35	482-010-52	North Kern Water Storage District	28.0	1.5	This 1.5-acre remnant parcel would split from an original parcel that is over 20 acres. However, the Important Farmland acreage designated on the original parcel is not over 20 acres. Therefore, it does not meet Step 1 criteria.	This parcel does not meet Step 1 criteria.
36	492-070-27	Bidart Bros	66.6	3.9	<p>Access: This remnant parcel would continue to have access to 7th Standard Road, which is adjacent to the north, via a farm road that runs in a northwest to southeast direction along the east side of the adjacent irrigation canal. Access to Coffee Road, adjacent on the east end of the parcel, would also remain available.</p> <p>Size and Shape: This 3.9-acre triangular-shaped remnant parcel is approximately 523 feet along the north end, 623 feet along the east end, and 950 feet along the southwest end. The remnant parcel would be wide enough to accommodate an adequate turning radius for agricultural equipment (i.e., 35 feet) and to support planted crops (Authority 2012: 3), though only the northern portion of this parcel is currently being farmed. The southern portion of this parcel contains a residence and agricultural equipment storage. This remnant parcel could continue to be farmed with the remainder of the original 66.6-acre parcel (APN 492-070-27) located southwest of the irrigation canal, or continue to provide agricultural equipment storage. Therefore, this parcel would not be constrained in terms of size or shape for it to continue farm operations.</p> <p>Location: As described above, this remnant parcel could continue to be farmed with the remainder of the original parcel located southwest of the irrigation canal, or continue to provide agricultural equipment storage. Therefore, this remnant parcel could continue supporting the agricultural use of the original parcel.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Hardship: Parcel severance would not impact agricultural infrastructure or require the removal of farm access roads or wells. Parcel severance could require the removal or relocation of an agricultural equipment structure. However, there is adequate remainder acreage to relocate this structure. Farm access roads would likely continue to run parallel to the canal for access by farmers. The severance of this remnant parcel would not result in an impact to the irrigation canal or result in an economic hardship.</p>	
37	492-030-40	Bidart Bros	96.5	6	<p>Access: Access to Fruitvale Avenue, located approximately 0.3-mile to the south, would be eliminated, and Fruitvale Avenue would be closed. The remnant parcel would have access to an access road adjacent to the north that could provide access to 7th Standard Road. However, access agreements or easements from owners may be needed to access this road. Therefore, access to this remnant parcel would not be restricted.</p> <p>Size and Shape: This 6-acre, irregular-shaped parcel is narrow and ranges from 154 feet wide and 2,626 feet long at the north end, and approximately 138 feet wide and 2,626 feet long at the south end. A 9.7-acre parcel located northeast of the remnant parcel is currently only utilized for farming on the west half of the parcel—an approximately 99-foot-wide area (i.e., west of the farm access road). The remnant parcel alone or with the consolidation of the 9.7-acre farmland parcel would not be wide enough to accommodate an adequate turning radius for agricultural equipment (i.e., 35 feet) and to support planted crops (Authority 2012: 3). Therefore, this parcel is too small and too narrow to continue to be viable for agriculture.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Location: This remnant parcel could be consolidated with adjacent active farmland to the northeast, as described above. However, this would not result in a farmland parcel that is viable for farming. In addition, permanent HSR fencing would eliminate access to the parcel to the south, prohibiting farmland consolidation with that parcel.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. The HSR project would result an overall hardship in maintaining economic activity on this parcel due to the resulting small size and elimination of access.</p>	
38	492-040-25	Bidart Bros	105.9	3.7	This 3.7-acre remnant parcel would split from an original parcel that is over 20 acres. However, the Important Farmland acreage designated on the original parcel is not over 20 acres. Therefore, it does not meet Step 1 criteria.	This parcel does not meet Step 1 criteria.

Authority 2012: 3 refers to this guidance: Turning radius and turn around rows in general agricultural practices with most equipment are a minimum of 35 feet. Under certain circumstances, it is possible that increased widths may be needed.

Authority 2012: 3-4 states "Generally, over and under crossing with a width of 40 feet would adequately accommodate ag equipment movement and public traffic. The vertical profile of private or over or undercrossings needs to accommodate clearances for long roads such that 'high-centering' or reduced height situations would not occur. In some instances, the location of the high-speed rail corridor may divide a farmer's existing field or fields, making transport of machinery between fields and related farm locations difficult. This may be partially relevant to operations between a dairy and its adjoining fields" (Authority 2012: 3-4).



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 13, 2017

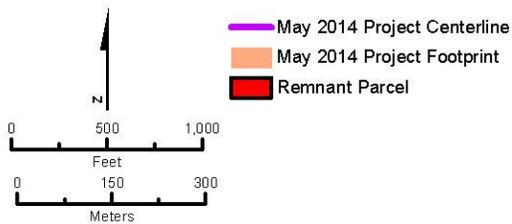
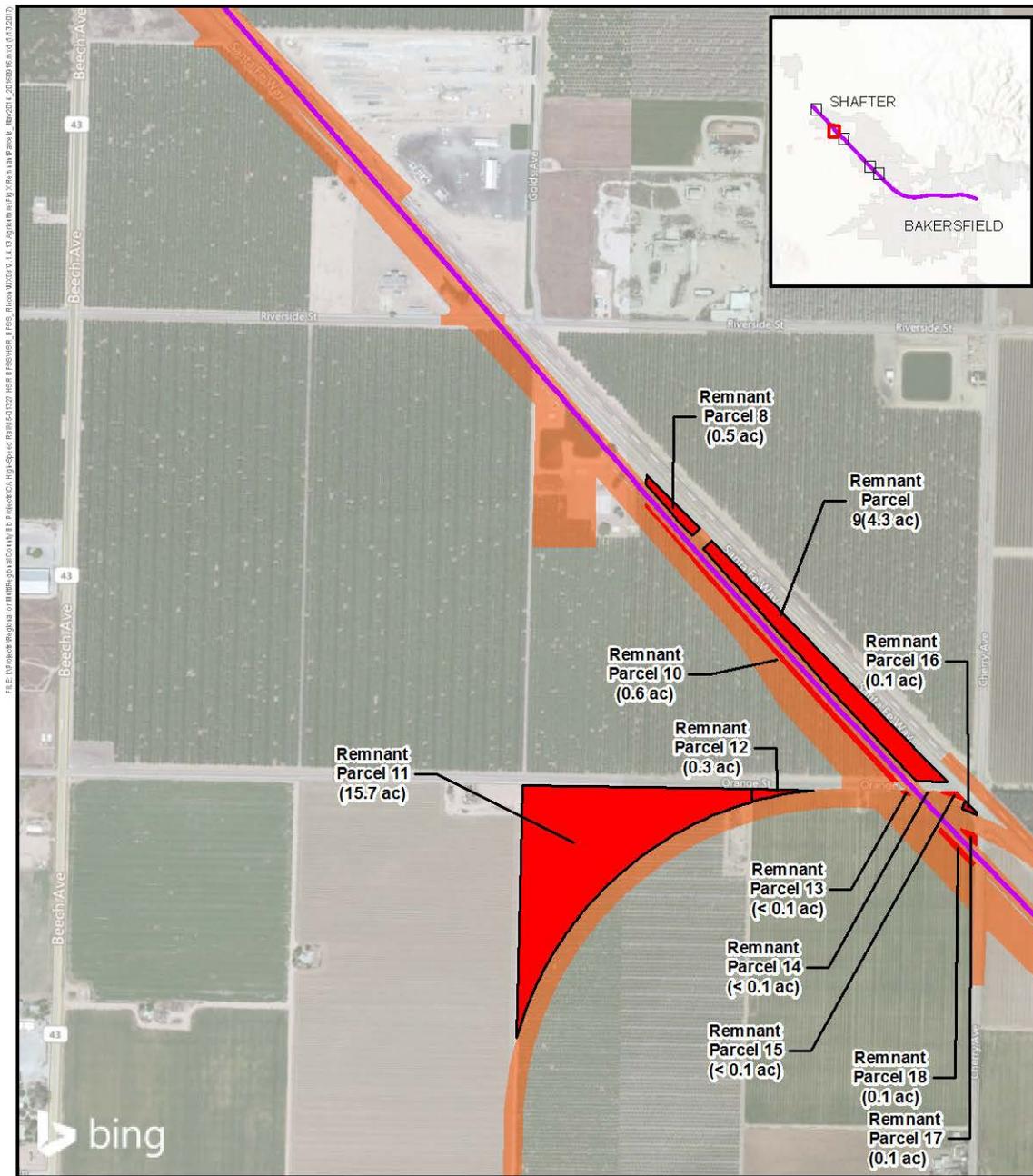


Figure 3.14-B-2 May 2014 Project Remnant Parcels, Sheet 1



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 13, 2017

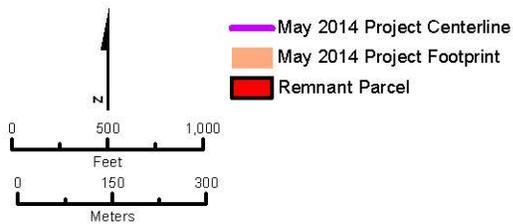
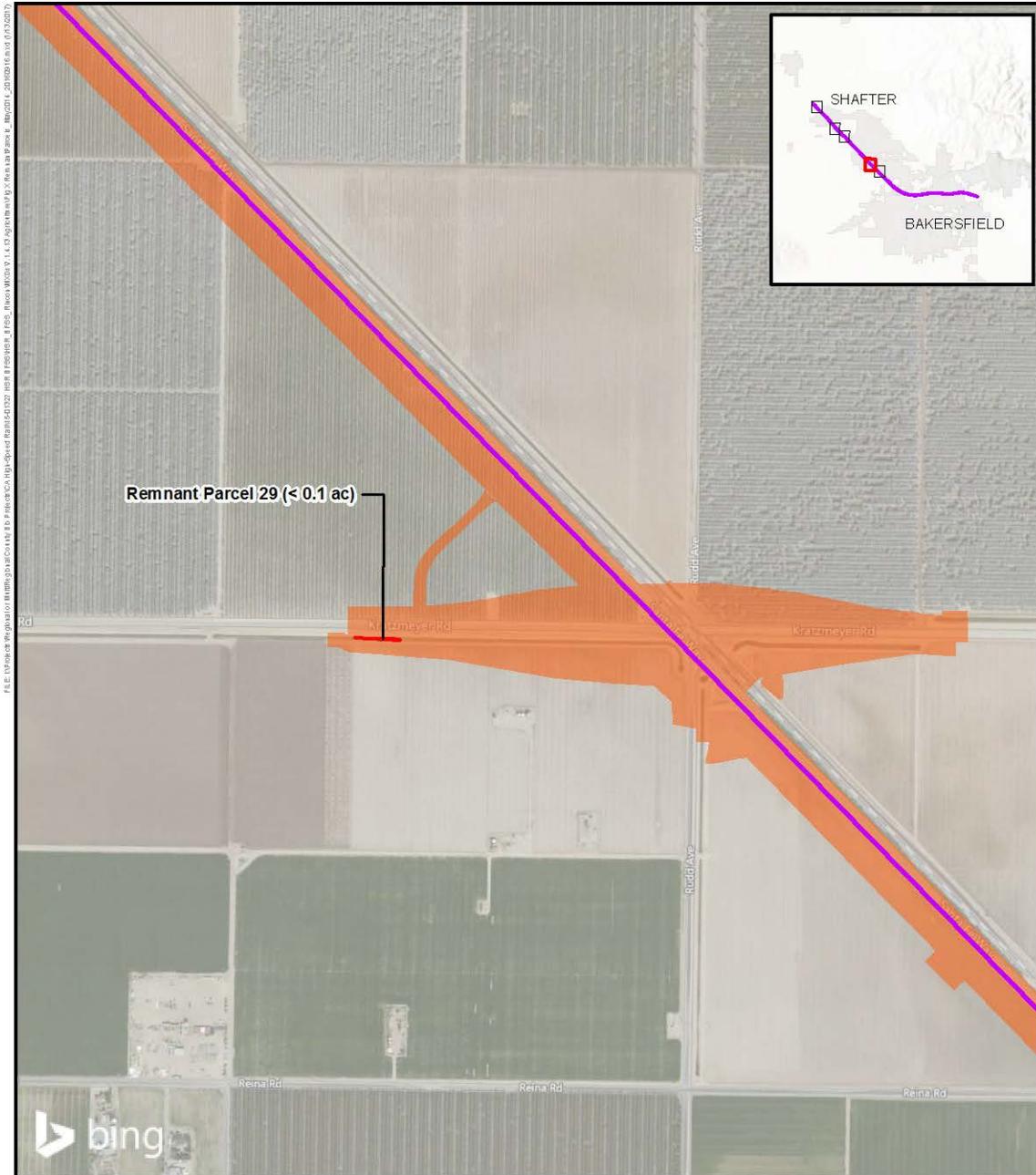


Figure 3.14-B-2 May 2014 Project Remnant Parcels, Sheet 2



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017.

January 13, 2017

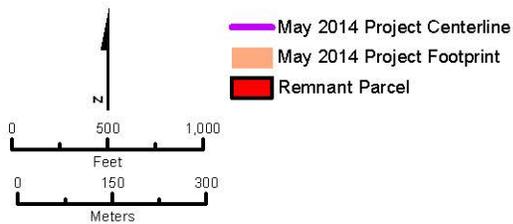
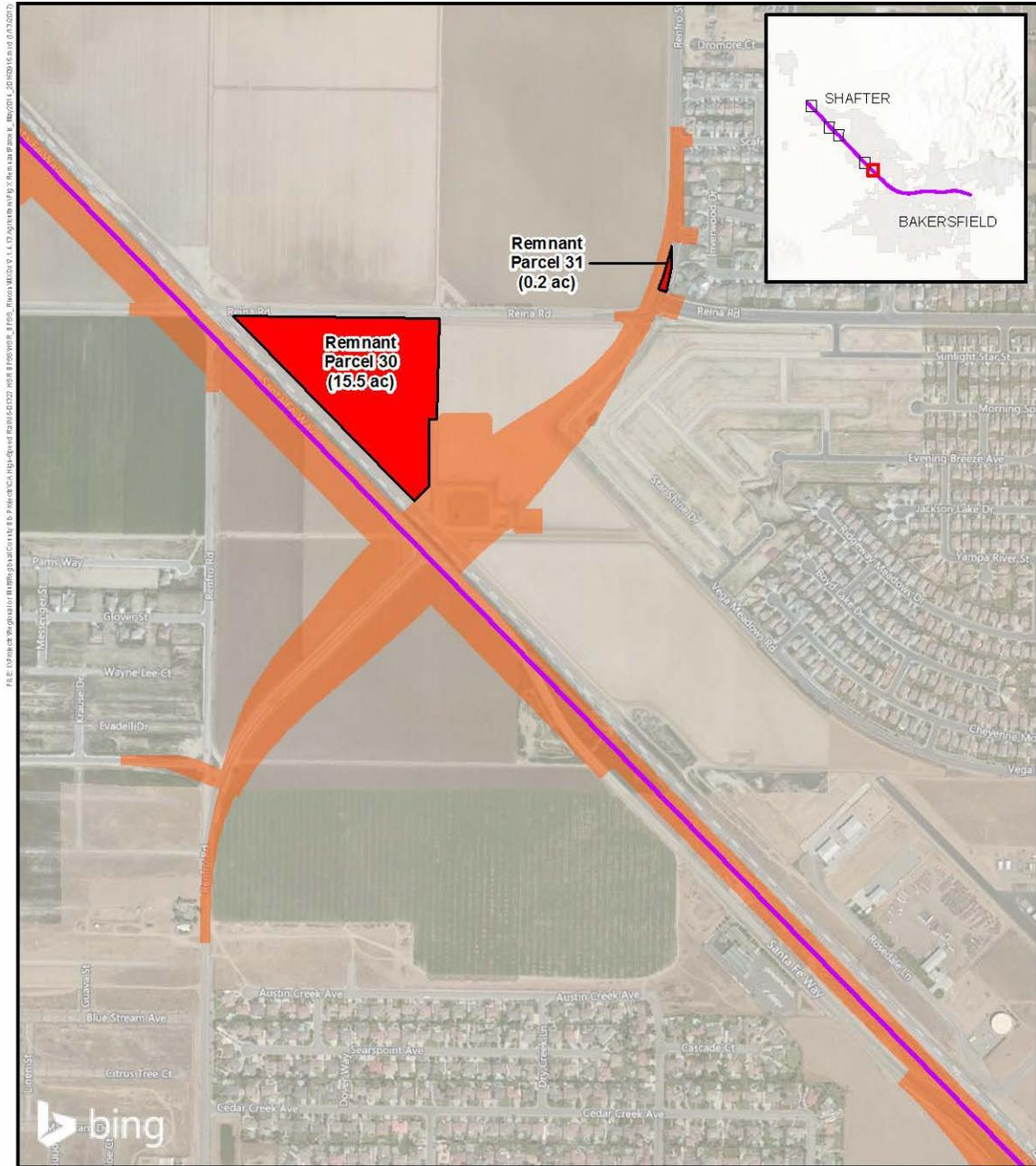


Figure 3.14-B-2 May 2014 Project Remnant Parcels, Sheet 4



SOURCE: California Department of Farmland Mapping and Monitoring Program, 2012; Microsoft Corporation Bing Imagery ESRI Service Layer, 2017; CHSRA, 2017. January 13, 2017

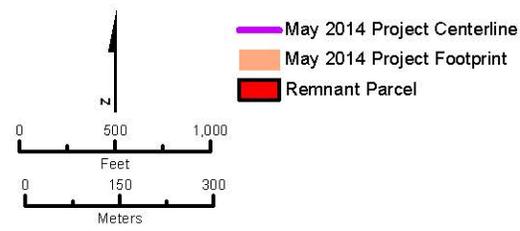


Figure 3.14-B-2 May 2014 Project Remnant Parcels, Sheet 5

Table 3.14-B-3 May 2014 Project Remnant Parcel Analysis

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
1	089-070-23	Poplar Farms Inc.	50.9	0.00007	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
2	089-020-15	Wilson G&P Trust	23.0	0.1	This 0.1-acre parcel is split from an original parcel that is over 20 acres, however is not designated Important Farmland. Therefore, this parcel does not meet Step 1 criteria and was not analyzed further in Step 2.	This remnant parcel does not meet Step 1 criteria.
3	089-030-03	Twinkle Trust	30.5	5.7	<p>Access: Access to Poplar Avenue west of the remnant parcel, would be eliminated because of the HSR project. However, a new roadway would be constructed between this remnant parcel and Poplar Avenue, as well as south of this remnant parcel. These roadways would provide access along the western and southern boundaries of the parcel, making access available to this parcel.</p> <p>Size and Shape: The "U" shape of this 5.7-acre remnant parcel could reduce the viability of farming due to potential land use and ownership conflicts with adjoining parcels, but, the remnant parcel could be consolidated with two smaller, adjacent farmland parcels: a 0.12-acre parcel to the north (APN 089-040-03) and a 1.1-acre parcel that is surrounded by the remnant parcel on the north, east, and south (APN 089-030-02). If consolidated with these adjacent parcels, the remnant would increase to approximately seven acres. Consolidation would result in a square-shaped parcel that is viable for farming, similar to another 9.5-acre, square parcel being farmed in the vicinity (north of West Tulare Avenue between Scaroni Avenue and Poplar Avenue [APN 089-100-08]). Additionally in Kern County, there are approximately 375 farms between one and nine acres, suggesting that farms of this size are viable (USDA 2012).</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Location: This remnant parcel could be consolidated with adjacent farmland, as described above. Further consolidation may be possible with a 22.6-acre parcel (i.e., a portion of the original parcel), located south of the remnant, across the proposed roadway that would be constructed as a result of the HSR project. This 22.6-acre parcel (APN 089-030-03) is under the same ownership as remnant parcel 3.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. The proposed new roadway south of this remnant parcel would facilitate movement of agricultural equipment between farmland parcels. In addition, the Poplar Avenue overcrossing located approximately 327 feet north of the parcel – would be more than 40 feet wide, and could accommodate agriculture equipment movement (Authority 2012: 3). Thus, the HSR project would not cause an overall hardship to maintaining economic activity on this parcel.</p>	
4	089-020-15	Wilson G&P Trust	23.0	0.0001	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
5	089-020-57	Jeffries Ryan & Bunny	46.8	0.002	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
6	026-010-27	Wilson Stanley & Nancy Rev Tr.	75.0	18.7	Access: This remnant parcel would continue to have access to Poplar Avenue, which abuts the parcel to the west, and to Fresno Avenue, which abuts the parcel to the north. Both roadways would be improved as overpasses.	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This rectangular 18.7-acre remnant parcel, approximately 1,310 feet along the north and south ends, 630 feet along the west end, and 566 feet along the east end is similar in size and shape to farmland in the vicinity (e.g., a 9.5-acre parcel located south of this remnant parcel, west of Poplar Avenue and south of Tulare Avenue [APN 089-100-45]). Based on the presence of parcels of similar size and shape in the vicinity, it is anticipated that this parcel could continue being farmed. In addition, it could be consolidated with a 22-acre farmland parcel to the north (APN 089-030-03), and a 23.4-acre farmland parcel to the west (APN 089-100-50).</p> <p>Location: This remnant parcel could be consolidated with adjacent farmland to the north and west, as described above. However, the HSR project would eliminate access to the parcel to the south, prohibiting farmland consolidation in that direction.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
7	026-010-04	Jeffries Family LP	38.8	0.0006	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location.	Mapping artifact, not a remnant parcel.
8	090-010-01	Premiere Farmland Partners IV LP	221.3	0.5	Access: This remnant parcel would be located between SR 43 and the HSR project (at-grade in this location (i.e., slab track type) which would eliminate access.	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.5-acre, rectangular remnant parcel would range in width from 41 feet at the north end to 58 feet at the south end with a length of approximately 432 feet. The remnant parcel would not be wide enough to accommodate an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., 35 feet) (Authority 2012: 3), as well as land to support planted crops (41 feet at the north end and 58 feet at the south end). In addition, the remnant parcel would abut the HSR project on the southwest and SR 43 on the northeast. Therefore, the remnant parcel could not be consolidated with adjacent farmland.</p> <p>Location: This remnant parcel would not be adjacent to other active farmland as it would be surrounded by an at-grade HSR track, thus consolidation could not occur.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship in maintaining economic activity on this parcel due to the resulting small size and shape, restriction of access, and inability to consolidate with adjacent farmland.</p>	
9	090-010-01	Premiere Farmland Partners IV LP	221.3	4.3	Access: This remnant parcel would be located between SR 43 and the HSR project. Access to Orange Avenue would be eliminated as a result of the HSR alignment.	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 4.3-acre, rectangular remnant parcel would have an irregular shape, approximately 69 feet wide on the north end and 125 feet wide on the south end, with a length of approximately 1,920 feet. It would be large enough to accommodate an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., 35 feet) (Authority 2012: 3), but would leave only a limited area for planting (0 feet at the north end and 47 feet at the south end).</p> <p>Location: The remnant parcel is surrounded by the HSR project to the north, west, and south (at-grade track type), and by SR 43 on one side (east). Therefore, this remnant parcel could not be consolidated with adjacent farmland.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. The HSR project would cause an overall hardship in maintaining economic activity on this parcel due to the resulting small size and shape, restriction of access, and inability to consolidate with adjacent farmland.</p>	
10	090-010-01	Premiere Farmland Partners IV LP	221.3	0.6	Access: The HSR project is at-grade in this location (i.e., slab track type) and would surround this remnant parcel, eliminating all access.	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This narrow, linear, 0.6-acre remnant parcel would be three feet wide on the north end and 29 feet on the south end. The remnant parcel would not be wide enough to accommodate crops and provide an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., 35 feet) (Authority 2012: 3). Additionally, this remnant parcel could not be consolidated with adjacent farmland because it is surrounded by the HSR alignment (at-grade track type), and is too small and narrow to be viable for agriculture.</p> <p>Location: As described above, the HSR project would surround this remnant parcel and the parcel could not be consolidated with surrounding farmland.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship in maintaining economic activity on this parcel due to the resulting small size and shape, restriction of access, and inability to consolidate with adjacent farmland.</p>	
11	090-010-05	Furrow Farms	78.2	15.7	<p>Access: Access to Orange Avenue, adjacent to the parcel to the north, would be restricted to the east as a result of the HSR alignment and spur. The parcel would continue to have access to Orange Avenue to the north and Gold's Avenue to the west. Access to this parcel would continue to be available.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 15.7-acre, triangular parcel is approximately 1,692 feet along the north end, 1,461 feet along the west end, and 2,285 feet along the southeast end. It is similar in size and shape to active farmland in the vicinity (e.g., a 17.5-acre triangular parcel southwest of Santa Fe Way and east of Cherry Avenue [APN 090-020-10]).</p> <p>Location: This 15.7-acre remnant parcel could be consolidated with the 76.8-acre parcel west of Gold's Avenue (APN 090-010-17) and the 194-acre parcel north of Orange Avenue (APN 090-010-01). The HSR footprint would remove access to adjacent farmland to the southeast, inhibiting consolidation in that direction.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
12	090-010-03	Gross Alice Painter	58.3	0.3	<p>Access: The HSR project would eliminate access to the east on Orange Avenue toward SR 43, but access would continue to be available to the west on Orange Avenue.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.3-acre, triangular remnant parcel would be 73 feet wide on the west end (measured from north to south) and less than one foot wide on the east end. As such, the parcel would not be wide enough to accommodate an adequate turning radius at each end (i.e., 35 feet) and still allow for planted agriculture (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is likely too small to continue to be viable for agriculture.</p> <p>Location: This remnant parcel could be consolidated with an adjacent 15.7-acre remnant parcel to the west (Remnant Parcel 19), and could be used as a farm storage area rather than a continuation of agricultural operations with the adjacent parcel. A utility storage area lies between Remnant Parcel 19 and this remnant parcel. Consolidation with the 194-acre parcel to the north across Orange Avenue East (APN 090-010-01) would not be viable as the remnant parcel would not have an adequate turning radius for agricultural equipment and still allow for planted agriculture (Authority 2012: 3).</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
13	090-010-03	Gross Alice Painter	58.3	0.01	<p>Access: The HSR corridor would abut this parcel to the west, south, and east, with the rail at-grade in this location. Access to Orange Avenue on the north would be eliminated due to the HSR alignment.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.01-acre remnant parcel does not have an odd shape, but is too small to be viable for agriculture. In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming.</p> <p>Location: This remnant parcel would almost entirely be surrounded by the HSR project with an at-grade track type in this location, and could not be consolidated with Remnant Parcel 9 to the north.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship in maintaining economic activity.</p>	
14	090-010-03	Gross Alice Painter	58.3	0.001	<p>Access: The HSR corridor would abut this project on the southwest and southeast with the rail at-grade in this location. Access to Orange Avenue on the north would be eliminated due to the HSR project, at-grade in this location. Therefore, access to this parcel would be eliminated.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.001-acre, triangular parcel is approximately 15 feet long along the north end, 13 feet long on the southeast end, and 11 feet long on the southwest end. The remnant parcel would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming and would not be adjacent to other farmland, and therefore it could not be consolidated with other farming operations.</p> <p>Location: This remnant parcel could not be consolidated with adjacent farmland because it is surrounded by the HSR corridor (at-grade track) to the west and southeast and Orange Avenue East on the north and farmland consolidation could not occur.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship in maintaining economic activity.</p>	
15	090-010-03	Gross Alice Painter	58.3	0.04	<p>Access: The HSR alignment would abut this parcel to the southwest with the rail at-grade in this location. Access to Orange Avenue on the north would be eliminated due to the HSR project. This remnant parcel would continue to have access to SR 43 abutting to the east.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.04-acre, triangular remnant parcel is approximately 94 feet on the north end, 58 feet on the east end, and 140 feet on the southwest end. The remnant parcel would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming and it could not be consolidated with adjacent farmland due to the location of the at-grade HSR track at the southwest corner, where the remnant parcel is adjacent to farmland.</p> <p>Location: As described above, this remnant parcel could not be consolidated with adjacent farmland due to the location of the at-grade HSR track at the southwest corner where the remnant parcel is adjacent to farmland. Therefore, consolidation with adjacent farmland is not a viable option.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
16	090-010-03	Gross Alice Painter	58.3	0.1	<p>Access: The HSR alignment would abut this parcel to the southwest and northwest with the rail at-grade in this location. Access to Cherry Avenue would be eliminated due to road closure. Although the HSR would restrict access southwest and northwest of this remnant parcel, access to SR 43 would continue to be available.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.1-acre, triangular remnant parcel is approximately 52 feet long on the northwest end, 110 feet on the northeast side, and 94 feet along the southwest side. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming without consolidation with another parcel.</p> <p>Location: This remnant parcel would be surrounded by the HSR project to the northwest, by SR 43 to the northeast, and be Cherry Avenue to the southeast and is not adjacent to active farmland. Therefore, it could not be consolidated with other farming operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
17	090-010-03	Gross Alice Painter	58.3	0.1	<p>Access: The HSR alignment would abut this parcel to the north and southwest with the rail at-grade in this location. Access to Cherry Avenue, which abuts to the east, would be eliminated and Cherry Avenue would be closed in this location.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.1-acre, triangular remnant parcel is approximately 52 feet wide along the eastern end, 96 feet long along the northern end, and 124 feet long along the southern end. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming without consolidation with another parcel.</p> <p>Location: This remnant parcel would be surrounded by the HSR project to the north-northeast and southwest, and Cherry Avenue to the east. It is not adjacent to active farmland and could not be consolidated with surrounding farming operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
18	090-010-03	Gross Alice Painter	58.3	0.1	<p>Access: The HSR alignment would abut this parcel on all sides, with the rail at-grade in this location. All access to this parcel would be eliminated.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.1-acre, narrow, rectangular remnant parcel, would be approximately 21 feet wide and 275 feet long. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming without consolidation with another parcel.</p> <p>Location: This parcel would be completely surrounded by the HSR project with an at-grade track type, and therefore could not be consolidated with adjacent agricultural operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
19	090-020-14	Leslie William F & Mary Jean Rev.	33.4	0.01	<p>Access: The HSR alignment would abut this parcel on all sides, with the rail at-grade in this location. All access to this parcel would be eliminated.</p> <p>Size and Shape: This linear, narrow, 0.01-acre remnant parcel is approximately three feet wide and 290 feet long. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel is too small to accommodate farming without consolidation with other parcel(s).</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Location: This parcel would be completely surrounded by the HSR project, and it could not be consolidated with surrounding agricultural operations.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
20	090-020-14	Leslie William F & Mary Jean Rev.	33.4	3.2	<p>Access: This remnant parcel would continue to have access to SR 43, located along the east end of the parcel.</p> <p>Size and Shape: The 3.2-acre parcel is shaped like a parallelogram, approximately 1,275 feet long and 113 feet wide. This configuration would result in an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., a minimum of 35 feet) and adequate land to be viable for agriculture (i.e., larger than one acre) (Authority 2012: 3). Therefore, the remnant parcel could continue to be farmed.</p> <p>Location: This remnant parcel could be consolidated with the farmland parcel to the north and south if access is maintained along SR 43.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
21	090-180-24	Paramount Land Company LLC	228.4	0.5	<p>Access: This remnant parcel could continue to access Burbank Street to the north, which would be improved as an overpass.</p> <p>Size and Shape: This 0.5-acre irregular, triangular remnant parcel is approximately 146 feet along the southeast end narrowing to less than one foot on the west end, and 494 feet along the north end. It would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel would be too small to accommodate farming operations.</p> <p>Location: This remnant parcel could be consolidated with three farmland parcels to the north, across Burbank Street, totaling 42 acres (APNs 090-020-10, 090-020-16, and 090-020-14). However, this would not address the inadequate turning radius on the remnant parcel.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, for this remnant parcel to remain viable for agriculture, an irrigation (i.e., water) source would need to be provided. The HSR project would interrupt current irrigation practices across the larger parcel. Because the feasibility is not known, the HSR project would cause an overall hardship.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
22	090-180-24	Paramount Land Company LLC	228.4	2.1	<p>Access: This remnant parcel could continue to access Burbank Street to the north. Burbank Street would be improved as an overpass.</p> <p>Size and Shape: This 2.1-acre, irregular shaped remnant parcel is approximately 134 feet wide at the west end, 74 feet wide at the east end, and approximately 884 feet long. It would have an adequate turning radius for agricultural equipment at both ends of the parcel (i.e., a minimum of 35 feet) and would be large enough to be viable for agriculture (i.e., larger than one acre) (Authority 2012: 3).</p> <p>Location: This remnant parcel would almost entirely be surrounded by the HSR with an at-grade track type and could not be consolidated with surrounding farmland.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, for this remnant parcel to remain viable for agriculture, an irrigation (i.e., water) source would need to be provided. The HSR project would interrupt current irrigation practices across the larger parcel. Because the feasibility is not known, the HSR project would cause an overall hardship.</p>	Yes
23	090-180-24	Paramount Land Company LLC	228.4	0.1	<p>Access: This remnant parcel could continue to access Burbank Street to the north, which would be improved as an overpass.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.1-acre, rectangular remnant parcel would be approximately 38 feet at the west end and 25 feet at the east end, with a length of 117 feet on the north and south ends. The remnant parcel would be too small to accommodate agricultural equipment (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Thus, this parcel would be too small to accommodate farming.</p> <p>Location: This remnant parcel could not be consolidated with adjacent farmland to the south due to the HSR project, which is an at grade track type in this location. There is no farmland located directly north, across Burbank Street. Thus, farmland consolidation is not a viable option for this parcel.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
24	090-180-30	Paramount Land Company	70.1	0.02	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location. This mapping artifact is located in a roadway.	Mapping artifact, not a remnant parcel.
25	090-180-30	Paramount Land Company	70.1	0.04	Access: This remnant parcel could continue to access Burbank Street located to the north, which would be improved as an overpass.	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.04-acre, narrow remnant parcel is approximately 267 feet long and nine feet wide at the west end and less than one foot wide at the east end. As such, the parcel would not be wide enough to accommodate an adequate turning radius at either end (i.e., 35 feet) and still allow for planted agriculture (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Therefore, the remnant parcel would likely be too small to continue to be viable for agriculture without consolidation with other parcel(s).</p> <p>Location: The remnant parcel is adjacent to farmland to the north, across Burbank Street, but this would not address the inadequate turning radius (Authority 2012: 3). Farmland consolidation would not improve the viability of this remnant parcel.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
26	090-180-30	Paramount Land Company	70.1	0.02	<p>Access: This remnant parcel could continue to access Burbank Street located to the north, which would be improved as an overpass.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 0.02-acre, triangular remnant parcel would be approximately 21 feet on the west end narrowing to less than one foot on the east end, and 120 feet long. It would be too small to accommodate agricultural equipment on either end (Authority 2012: 3). In addition, the Kern County Census of Agriculture (USDA 2012) only surveys farms greater than one acre, suggesting that farms smaller than one acre are uncommon and/or unlikely to be viable. Therefore, the remnant parcel would likely be too small to continue to be viable for agriculture without consolidation with other parcel(s).</p> <p>Location: The remnant parcel is adjacent to farmland to the north, across Burbank Street, but this would not address the inadequate turning radius (Authority 2012: 3). Farmland consolidation would not improve the viability of this remnant parcel.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
27	090-180-24	Paramount Land Company LLC	228.4	1.3	<p>Access: This remnant parcel could continue to access SR 43 adjacent to the east.</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 1.3-acre linear, narrow remnant parcel is approximately 65 feet wide along the north end, 32 feet wide at the south end, and 1,166 feet long. As such, the parcel would not be wide enough to accommodate an adequate turning radius at each end (i.e., 35 feet) (Authority 2012: 3) and still allow for planted agriculture. Therefore, the remnant parcel would likely be too small to be viable for agriculture without consolidation with other parcel(s).</p> <p>Location: This remnant parcel would be surrounded by the HSR project on three sides (north, west, and south) and could not readily be consolidated with farmland to the east, due to the presence of SR 43.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
28	090-180-24	Paramount Land Company LLC	228.4	0.3	<p>Access: This remnant parcel could continue to access SR 43 adjacent to the east.</p> <p>Size and Shape: This 0.3-acre linear, narrow remnant parcel measures approximately 1,030 feet long, 70 feet wide at the north end, and is less than one foot wide at the south end. As such, the parcel would not be wide enough to accommodate an adequate turning radius at the south end (i.e., 35 feet) (Authority 2012: 3) and still allow for planted agriculture. Therefore, the remnant parcel would likely be too small to continue to be viable for agriculture without consolidation with other parcel(s).</p>	Yes

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Location: This remnant parcel would be surrounded by the HSR project with an at-grade track type on three sides (north, west, and south) and SR 43 to the east. Therefore, this parcel could not be readily consolidated with farmland to the west.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. However, the HSR project would cause an overall hardship.</p>	
29	463-040-16	Diamond Farming Co.	155.0	0.05	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location. This mapping artifact is located in the Kratzmeyer Road drainage ditch.	Mapping artifact, not a remnant parcel.
30	529-012-19	Crystal Organic Farms LLC	35.5	15.5	Access: Access to Reina Road, located at the north end of the remnant parcel, would be eliminated due to the closure of Reina Road. Access to Renfro Road located 88 feet west of the remnant parcel in a north south direction would continue to be available, but Renfro Road would have to be accessed from the farmland parcel to the north as Renfro Road would be improved as an overpass. To access the Renfro Road overpass entrance and Olive Drive to the north, farm vehicles could cross Reina Road via farm roads on adjacent farmland to the north. However, access agreements or easements from adjacent owners may be needed to access adjacent farm roads.	No

Remnant Parcel #	APN	Owner	Original Acreage	Remnant Acreage	Step 2 Criteria Analysis	Step 2 Criteria – Remnant Parcel Meets Criteria (i.e., acreage to be converted to nonagricultural use)?
					<p>Size and Shape: This 15.5-acre, triangular remnant parcel is approximately 1,209 feet along the north end, 1,084 feet along the east end, and 1,488 feet along the west end, and is similar in size and shape to another farmland parcel in the vicinity (e.g., a 21-acre triangular parcel located southwest of this remnant parcel, southwest of Santa Fe Way and northwest of Renfro Road that is actively being farmed [APN 529-012-30]). Therefore, this site could reasonably continue to be farmed. This remnant parcel could also be consolidated with farmland to the east and north, across Reina Road.</p> <p>Location: This remnant parcel could be continue to be farmed with its original 35.5-acre parcel (APN 529-012-19) and a 19.5-acre farmland parcel to the north (APN 52-011-12), across Reina Road.</p> <p>Hardship: Parcel severance would not impact agricultural infrastructure, or require the removal of farm access roads, wells, structures, or other facilities on this parcel. As such, the HSR project would not cause an overall hardship in maintaining economic activity on this parcel.</p>	
31	529-011-25	Grimm Kari L Martial Trust	59.2	0.2	This parcel is a mapping artifact, likely as a result of the GIS data not being survey-grade. The project footprint and parcel boundary are not collinear in this location. This mapping artifact is located on Renfro Road.	Mapping artifact, not a remnant parcel.

Authority 2012:3 guidelines indicate that the turning radius and turn around rows in general agricultural practices with most equipment are a minimum of 35 feet. Under certain circumstances, it is possible that increased widths may be needed.

3.14-B.4 References

- California Department of Conservation, Farmland Mapping and Monitoring Program. Important Farmland Data. 2012. www.conservation.ca.gov/dlrp/fmmp/Pages/Kern.aspx (Accessed August 2016)
- California High Speed Rail Authority (Authority). 2012. *Agricultural Equipment Transport and Movement Impacts*. Sacramento, CA. July 2, 2012. p 3-4.
www.hsr.ca.gov/docs/programs/green_practices/conservation/Approved%20Revised%20Final%20White%20Paper%20Ag%20Equipment.pdf (Accessed August 22, 2016).
- City of Shafter. Year. 2014. *Gossamer Grove Specific Plan*. Shafter, CA. November 2014
- United States Department of Agriculture, National Agricultural Statistics Service (USDA NASS). 2012. "Table 1. County Summary Highlights: 2012". Washington, DC.
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