

# ***APPENDIX H***

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*FARMLAND CONVERSION IMPACT RATING FORM (REVISED)*

U.S. Department of Agriculture  
Farmland Conversion Rating Impact Form AD-1006

Lytton Residential Property – 92 acres  
Completed March 2009

U.S. Department of Agriculture

## FARMLAND CONVERSION IMPACT RATING

<b>PART I (To be completed by Federal Agency)</b>		Date Of Land Evaluation Request <b>3/5/09</b>	
Name Of Project <b>Lytton Property Residential Development</b>		Federal Agency Involved <b>Bureau of Indian Affairs</b>	
Proposed Land Use <b>Residential</b>		County And State <b>Sonoma County, California</b>	
<b>PART II (To be completed by NRCS)</b>		Date Request Received By NRCS <b>3/6/09</b>	

Does the site contain prime, unique, statewide or local important farmland? <i>(If no, the FPPA does not apply -- do not complete additional parts of this form).</i>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Acres Irrigated <b>78,265</b>	Average Farm Size <b>155 ac</b>
Major Crop(s) <b>wine grape, milk, livestock, poultry</b>	Farmable Land In Govt. Jurisdiction Acres: <b>530,895</b> %			Amount Of Farmland As Defined in FPPA Acres: %	
Name Of Land Evaluation System Used <b>CA Storie Index</b>	Name Of Local Site Assessment System <b>n/a</b>	Date Land Evaluation Returned By NRCS <b>3/25/09</b>			

<b>PART III (To be completed by Federal Agency)</b>	Alternative Site Rating			
	Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly	18.6	21.4	18.1	
B. Total Acres To Be Converted Indirectly	75.7	72.9	76.2	
C. Total Acres In Site	94.3	94.3	94.3	0.0

<b>PART IV (To be completed by NRCS) Land Evaluation Information</b>	Site A	Site B	Site C	Site D
A. Total Acres Prime And Unique Farmland	0.0	0.0	0.0	
B. Total Acres Statewide And Local Important Farmland	78.0	78.0	78.0	
C. Percentage Of Farmland In County Or Local Govt. Unit To Be Converted	83.0	83.0	83.0	
D. Percentage Of Farmland In Govt. Jurisdiction With Same Or Higher Relative Value				

<b>PART V (To be completed by NRCS) Land Evaluation Criterion</b>	Site A	Site B	Site C	Site D
Relative Value Of Farmland To Be Converted (Scale of 0 to 100 Points)	35	35	35	0

<b>PART VI (To be completed by Federal Agency)</b>	Maximum Points	Site A	Site B	Site C	Site D
Site Assessment Criteria (These criteria are explained in 7 CFR 658.5(b))					
1. Area In Nonurban Use	14	14	14		
2. Perimeter In Nonurban Use	10	10	10		
3. Percent Of Site Being Farmed	0	0	0		
4. Protection Provided By State And Local Government	20	20	20		
5. Distance From Urban Builtup Area	0	0	0		
6. Distance To Urban Support Services	0	0	0		
7. Size Of Present Farm Unit Compared To Average	0	0	0		
8. Creation Of Nonfarmable Farmland	10	10	10		
9. Availability Of Farm Support Services	4	4	4		
10. On-Farm Investments	0	0	0		
11. Effects Of Conversion On Farm Support Services	0	0	0		
12. Compatibility With Existing Agricultural Use	0	0	0		
<b>TOTAL SITE ASSESSMENT POINTS</b>	<b>160</b>	<b>58</b>	<b>58</b>	<b>58</b>	<b>0</b>

<b>PART VII (To be completed by Federal Agency)</b>	Maximum Points	Site A	Site B	Site C	Site D
Relative Value Of Farmland (From Part V)	100	35	35	35	0
Total Site Assessment (From Part VI above or a local site assessment)	160	58	58	58	0
<b>TOTAL POINTS (Total of above 2 lines)</b>	<b>260</b>	<b>93</b>	<b>93</b>	<b>93</b>	<b>0</b>

Site Selected:	Date Of Selection	Was A Local Site Assessment Used? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Reason For Selection:

U.S. Department of Agriculture  
Farmland Conversion Rating Impact Form AD-1006

Lytton Residential Property – 124.12 acres  
Completed by NRCS November 2010

Rec'd 11/15/10

U.S. Department of Agriculture

**FARMLAND CONVERSION IMPACT RATING**

<b>PART I</b> (To be completed by Federal Agency)		Date Of Land Evaluation Request <b>10/27/10</b>			
Name of Project <b>LYTTON PROPERTY RESIDENTIAL</b>		Federal Agency Involved <b>BUREAU OF INDIAN AFFAIRS</b>			
Proposed Land Use <b>RESIDENTIAL</b>		County and State <b>SONOMA, CALIFORNIA</b>			
<b>PART II</b> (To be completed by NRCS)		Date Request Received By NRCS <b>11/15/2010</b>		Person Completing Form: <b>William J. Hart</b>	
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		Acres Irrigated <b>78,265</b>	Average Farm Size <b>155</b>
Major Crop(s) <b>Wine, Grapes, Milk</b>	Farmable Land In Govt. Jurisdiction Acres: <b>134,418 % 13.3%</b>	Amount of Farmland As Defined in FPPA Acres: <b>160339% 16%</b>			
Name of Land Evaluation System Used <b>CA Revised Storie Index</b>	Name of State or Local Site Assessment System <b>none</b>	Date Land Evaluation Returned by NRCS			
<b>PART III</b> (To be completed by Federal Agency)		Alternative Site Rating			
		Site A	Site B	Site C	Site D
A. Total Acres To Be Converted Directly		<b>36.26</b>	<b>26.80</b>	<b>19.74</b>	
B. Total Acres To Be Converted Indirectly		<b>87.88</b>	<b>97.34</b>	<b>106.4</b>	
C. Total Acres In Site		<b>124.14</b>	<b>124.14</b>	<b>124.14</b>	
<b>PART IV</b> (To be completed by NRCS) Land Evaluation Information					
A. Total Acres Prime And Unique Farmland		<b>0</b>	<b>0</b>	<b>0</b>	
B. Total Acres Statewide Important or Local Important Farmland		<b>121.54</b>	<b>121.54</b>	<b>121.54</b>	
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted		<b>0.076%</b>	<b>0.076%</b>	<b>0.076%</b>	
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value		<b>data not available</b>			
<b>PART V</b> (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)		<b>34</b>	<b>34</b>	<b>34</b>	
<b>PART VI</b> (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)		Maximum Points	Site A	Site B	Site C
1. Area In Non-urban Use		(15)	<b>14</b>	<b>14</b>	<b>14</b>
2. Perimeter In Non-urban Use		(10)	<b>10</b>	<b>10</b>	<b>10</b>
3. Percent Of Site Being Farmed		(20)	<b>0</b>	<b>0</b>	<b>0</b>
4. Protection Provided By State and Local Government		(20)	<b>20</b>	<b>20</b>	<b>20</b>
5. Distance From Urban Built-up Area		(15)	<b>0</b>	<b>0</b>	<b>0</b>
6. Distance To Urban Support Services		(15)	<b>0</b>	<b>0</b>	<b>0</b>
7. Size Of Present Farm Unit Compared To Average		(10)	<b>0</b>	<b>0</b>	<b>0</b>
8. Creation Of Non-farmable Farmland		(10)	<b>10</b>	<b>10</b>	<b>10</b>
9. Availability Of Farm Support Services		(5)	<b>4</b>	<b>4</b>	<b>4</b>
10. On-Farm Investments		(20)	<b>0</b>	<b>0</b>	<b>0</b>
11. Effects Of Conversion On Farm Support Services		(10)	<b>0</b>	<b>0</b>	<b>0</b>
12. Compatibility With Existing Agricultural Use		(10)	<b>0</b>	<b>0</b>	<b>0</b>
TOTAL SITE ASSESSMENT POINTS		<b>160</b>	<b>58</b>	<b>58</b>	<b>58</b>
<b>PART VII</b> (To be completed by Federal Agency)					
Relative Value Of Farmland (From Part V)		<b>100</b>			
Total Site Assessment (From Part VI above or local site assessment)		<b>160</b>			
TOTAL POINTS (Total of above 2 lines)		<b>260</b>			
Site Selected:	Date Of Selection	Was A Local Site Assessment Used? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
Reason For Selection:					
Name of Federal agency representative completing this form:					Date:

(See Instructions on reverse side)