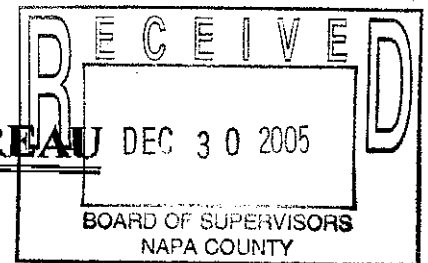




NAPA COUNTY FARM BUREAU



December 30, 2005

Napa County Conservation, Development and Planning Commission
1195 Third Street
Napa, CA 94559

RE: Montalcino Golf Course Use Permit modification and Subsequent EIR approval

Dear Chairman Fiddaman & Commissioners,

Napa County Farm Bureau has reviewed the Response to Comments on the Draft Subsequent Environmental Impact Report for the Montalcino Golf Course and well as the staff report dated 1/4/06. Again, we strongly urge the Planning Commission to require mitigation for the direct and indirect impacts of the loss of 200+ acres of ag land, which is currently categorized as either Prime Farmland or Farmland of Statewide Importance.

While the staff report is correct that the land is not currently farmed, that is only because the previous cattle grazing lease was terminated by Napa Sanitation District. The State Department of Conservation uses the Natural Resources Conservation Service (NRCS) soils survey as the primary source for mapping decisions. The map is revised every two years using aerial photography, comments from reviewing agencies and fieldwork as necessary. The agricultural land designations for the Montalcino golf course property were not "coincidental", and while the property is not actively farmed now, it still remains viable agricultural land suitable for grazing or viticulture.

I have enclosed the summary of the 2002-2004 Farmland Mapping and Monitoring Report for Napa County, as well as the Important Farmland definitions. If the conversion of this agricultural resource is desirable or unavoidable, then we urge the Commission to require mitigation as recommended by the State Department of Conservation's DEIR comment letter (dated 8/22/05). We suggest a donation to the Napa County Land Trust as a reasonable mitigation measure.

Thank you for the opportunity to comment.

Sincerely,

Sandy Elles
Executive Director

cc: Napa County Farm Bureau Directors



Division of
Land Resources

Farmland Mapping and Monitoring Program Map Categories, Criteria, and Uses

Important Farmland Categories

About 90% of the FMMP's study area is covered by US Department of Agriculture (USDA) modern soil surveys. A classification system that combines technical soil ratings and current land use is the basis for the Important Farmland Maps of these lands. In areas where no soil survey is available, a series of Interim Farmland definitions have been developed to allow land use monitoring until soils data becomes available.

IMPORTANT FARMLAND MAP CATEGORIES

L

The colors and letters above are used to depict categories described below.

The minimum mapping unit for all categories is 10 acres unless specified. Smaller units of land are incorporated into the surrounding map classifications.

Prime Farmland (P)

Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Download information on the soils qualifying for Prime Farmland. More general information on the definition of Prime Farmland is also available.

Farmland of Statewide Importance (S)

Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Download information on the soils qualifying for Farmland of Statewide Importance.

Unique Farmland (U)

Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Farmland of Local Importance (L)

Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. Download a complete set of the Farmland of Local Importance definitions in PDF format.

Grazing Land (G)

Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

Urban and Built-up Land (D)

Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

Other Land (X)

Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Beginning in 2002, the pilot Rural Land Mapping Project provides more detail on the distribution of various land uses within the Other Land category in four San Joaquin Valley counties.

Water (W)

Perennial water bodies with an extent of at least 40 acres.

OPTIONAL DESIGNATION

Land Committed to Nonagricultural Use

This category was developed in cooperation with local government planning departments and county boards of supervisors during the public workshop phase of the FMMP's development in 1982. Land Committed to Nonagricultural Use information is available both statistically and as an overlay to the important farmland information. Land Committed to Nonagricultural Use is defined as existing farmland, grazing land, and vacant areas which have a permanent commitment for development.

INTERIM FARMLAND MAP CATEGORIES

For farmed areas lacking modern soil survey information and for which there is expressed local concern on the status of farmland, the following categories substitute for the categories of P, S, U, and L. This has included Butte, Colusa, and portions of Kern and Tulare Counties. With the completion of the Colusa and Western Tulare soil surveys (1998), only Butte and Kern counties continue to have Interim Farmland data.

Irrigated Farmland (I)

Cropped land with a developed irrigation water supply that is dependable and of adequate quality. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Non-irrigated Farmland (N)

Land on which agricultural commodities are produced on a continuing or cyclic basis utilizing stored soil moisture.

CALIFORNIA DEPARTMENT OF CONSERVATION
Division of Land Resource Protection

TABLE A-18
NAPA COUNTY
2002-2004 Land Use Conversion

Farmland Mapping and Monitoring Program

PART I
County Summary and Change by Land Use Category

LAND USE CATEGORY	TOTAL ACREAGE INVENTORIED		2002-04 ACREAGE CHANGES			
	2002 (1)	2004	ACRES LOST (-)	ACRES GAINED (+)	TOTAL ACREAGE CHANGED	NET ACREAGE CHANGED
Prime Farmland	31,894	32,448	342	894	1,236	552
Farmland of Statewide Importance	9,696	9,792	186	282	468	96
Unique Farmland	17,902	17,011	651	760	1,611	-91
Farmland of Local Importance	19,714	19,279	738	303	1,041	-435
IMPORTANT FARMLAND SUBTOTAL	79,205	79,328	2,117	2,238	4,356	-122
Grazing Land	180,181	179,935	373	97	472	-276
AGRICULTURAL LAND SUBTOTAL	259,387	259,233	2,450	2,338	4,828	-154
Urban and Built-up Land	21,397	22,245	26	874	900	848
Other Land	202,676	201,982	1,250	556	1,806	-694
Water Area	22,396	22,396	0	0	0	0
TOTAL AREA INVENTORIED	505,856	505,856	3,765	3,766	7,532	0

PART II
Land Committed to Nonagricultural Use

LAND USE CATEGORY	TOTAL ACREAGE 2004
Prime Farmland	46
Farmland of Statewide Importance	12
Unique Farmland	0
Farmland of Local Importance	1,634
IMPORTANT FARMLAND SUBTOTAL	1,692
Grazing Land	107
AGRICULTURAL LAND SUBTOTAL	1,799
Urban and Built-up Land	0
Other Land	126
Water Area	0
TOTAL ACREAGE REPORTED	1,925

PART III Land Use Conversion from 2002 to 2004

LAND USE CATEGORY	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance	Subtotal Important Farmland	Grazing Land	Total Agricultural Land	Urban and Built-up Land	Other Land	Water Area	Total Converted To Another Use
Prime Farmland	-	2	3	171	175	0	175	39	128	0	342
Farmland of Statewide Importance	508	-	2	108	112	0	112	20	54	0	186
Unique Farmland (2)	293	188	-	16	526	94	620	14	217	0	831
Farmland of Local Importance	792	199	6	-	473	3	482	178	76	0	738
IMPORTANT FARMLAND SUBTOTAL	3	2	6	295	1,292	97	1,389	251	477	0	2,117
Grazing Land	795	201	251	0	256	-	256	42	75	0	373
AGRICULTURAL LAND SUBTOTAL	14	0	257	295	1,548	97	1,645	293	552	0	2,490
Urban and Built-up Land	65	81	503	8	22	0	22	-	4	0	26
Other Land	0	0	0	0	688	0	688	581	-	0	1,260
Water Area	0	0	0	0	0	0	0	0	0	-	0
TOTAL ACREAGE CONVERTED	894	292	760	303	2,238	97	2,336	874	556	0	3,766

(1) Due to the incorporation of an updated digital soil survey data (SSURGO) during this update, acreages for farmland, grazing and other land use categories may differ from those published in the 2000-2002 California Farmland Conversion Report.
(2) Conversion to Prime Farmland due to the replacement of nonirrigated vineyards with irrigated ones, primarily on the Napa Valley floor.

3418 Scenic Drive
Napa, Ca
94558

707-253-7060

9/30/2005

Napa County
Planning Division
1195 Third Street, Suite 210
Napa, Ca
94559
94559-0660

Montalcino at Napa Resort
APN: 057-010-036

For the attention of the Planning Division

We cannot support this project for the following reasons:
We feel that Napa County has too many golf courses already, this uses valuable land that should be used for other results that Napa County needs.

The locals will not benefit from this project. There will be no public park or access to this site. There will be extra traffic on the roads. Will the developer upgrade the roads or will the general public have to pay?

Where will this project get its water? Will the golf course have to pay to run a water line to the treatment plant to use recycled water?

The golf course will spray more chemicals to treat the grass, what effect will this have on environment?

Will the existing overhead utilizes (PG&E, SBC, and Comcast) be under grounded at the developers expense? Will solar power be required to power this clubhouse?

We would appreciate a response in writing to all of our concerns.

Thank you.

Regards,


Patrick and Kerry Gorman

RECEIVED

OCT 03 2005

PLANNING DIVISION