# California Farmland Conservancy Program
# Proposition 12 Bond Fund Report

**State of California**
Arnold Schwarzenegger
Governor

**Resources Agency**
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Secretary for Resources

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Bridgett Luther
Director

**California Farmland Conservancy Program**
The California Farmland Conservancy Program, administered by the Department of Conservation's Division of Land Resource Protection, is designed to ensure that the state's most valuable farmland can be preserved. Through the program, local governments and non-profit organizations can receive grants to purchase development rights from willing landowners, thus creating permanent conservation easements.

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STATE OF CALIFORNIA, RESOURCES AGENCY ARNOLD SCHWARZENEGGER, GOVERNOR

LAND RESOURCE PROTECTION

# DEPARTMENT OF CONSERVATION

DIVISION OF LAND RESOURCE PROTECTION

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November 3, 2006

Dear Land Conservation Partner:

On behalf of the Department of Conservation, I am pleased to provide you with the enclosed copy of the California Farmland Conservancy Program's **Proposition 12 Bond Fund Report**. This report showcases and summarizes the agricultural land conservation projects that were funded by the Program, utilizing $25 million in voter-approved Proposition 12 grant funds since initiated in 2000. In total, the Program provided 28 agricultural conservation easement grants through Proposition 12, preserving nearly 11,000 acres of strategic farm and ranch land, while leveraging significant funding from a number of other sources. The program also funded six planning/technical assistance grants to further facilitate local agricultural land conservation efforts.

The Department of Conservation's Farmland Conservancy Program continues to complete additional agricultural land conservation projects utilizing voter-approved Proposition 40 grant funding. A subsequent report summarizing the results of this funding will be released upon completion of the remaining projects.

The permanent preservation of strategic farmland resources is an important factor in maintaining California's agricultural vitality. I wish to extend our thanks to all of the farmers and other landowners, as well as the land trusts and our other partners who have made these transactions possible.

Sincerely,

Bridgett Luther
Director

Enclosure

## Overview

California is by far the most agriculturally diverse and productive state in the nation, as well as the most populous. The State leads the nation in the production of a wide array of agricultural commodities, generating over $35 billion in gross farm revenue. Nine of the top ten producing agricultural counties in the nation are here in California. According to the Department of Finance, the state's population now exceeds 37 million, and on average, California continues to add over 500,000 additional residents each year. Much of the land area needed to support this annual population increase continues to be provided by the ongoing conversion of the state's farmland, particularly in urbanizing areas that are situated within historically agricultural landscapes. More than 50,000 acres of farmland are converted to urban uses each year, and many more thousands of acres are transformed into low-density unincorporated rural developments.

The Department of Conservation's California Farmland Conservancy Program (CFCP) was established in 1996 to encourage the permanent conservation of productive agricultural lands in collaboration with local entities. In creating the CFCP, the Legislature recognized the important contribution that farmland makes to the state, national and world food supply as well as the additional benefits that farmland provides in the form of wildlife habitat conservation, wetland protection, and scenic open space preservation. The Legislature also acknowledged the impact that the growing population has on the conservation of agricultural lands, and noted the significance of these lands to California's agricultural heritage and future.

The CFCP supports local efforts to conserve farmland by providing grant funds for the purchase of agricultural conservation easements. Agricultural conservation easements are deed restrictions that ensure a given piece of agricultural land can never be used for purposes that would interfere with farming, while leaving farmers free to make all ongoing agricultural management decisions on their land. Grant funds are made available through a competitive process to qualified entities, including non-profit land trusts and local governments, for the purchase of conservation easements from landowners. The CFCP also provides planning and technical assistance grants to these same qualified local entities to facilitate development of local and regional farmland conservation strategies.

CFCP grants initially were provided by annual appropriations from the General Fund, the Soil Conservation Fund, and the Environmental License Plate Fund. More recently the program has been supported by bond funds through Propositions 12 and 40. The focus of this report is the results of CFCP grants supported by Proposition 12.

## Proposition 12 and the CFCP

Proposition 12, a $2.1 billion bond act known as the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act, was approved by voters in a statewide election in 2000. The bond act authorized the expenditure of $25 million by the Department of Conservation's California Farmland Conservancy Program (then known as the Agricultural Land Stewardship Program) for the purchase of agricultural conservation easements through a competitive grant award process. The support costs of program administration as well as bond administration and oversight were included within this funding authorization. Proposition 12 stipulated that a minimum of 20 percent of grant funds "be available for projects that preserve agricultural lands and protect water quality in the counties that serve San Pablo Bay." Because the actual acreage of agricultural lands located in watersheds that drain directly into San Pablo Bay and meet the eligibility criteria of the CFCP is quite limited, the Department made these funds available to qualified projects anywhere within the five counties – Marin, Sonoma, Napa, Solano, and Contra Costa – that are directly adjacent to San Pablo Bay.

## CFCP Grants – the Results of Proposition 12 Funding

Utilizing Proposition 12 funds, the CFCP completed a total of 28 agricultural conservation easement grants in 12 counties. Collectively, these grants resulted in 39 individual agricultural conservation easements on nearly 11,000 acres of farmland. Over half of this conserved acreage (5,567 acres) is classified by the Department as Prime Farmland, defined as land possessing the best combinations of soil quality, favorable climate, and water availability for growing a diverse array of crops. Over 3,700 acres of the conserved farmland is non-irrigated grazing land, the bulk of which is highly productive grazing land in western Marin County. An individual summary of each conservation easement grant is included within this report. A tabular summary of these grants is provided in Table 1 on pages 8-9.

The combined appraised value of the 39 conservation easements awarded Proposition 12 grant funding by CFCP is nearly $39 million, based upon the valuations at the time each of the easements were recorded. While the CFCP's enabling legislation authorizes the program to fund easement projects up to 95 percent of appraised easement value, for these 39 conservation easements, the CFCP funded on average just 54 percent of the easement value. The balance was derived from landowner bargain sales, funds provided by land trusts, private foundation grants, grants from the federal Farm and Ranchlands Protection Program (FRPP), and other government sources. Over half of the grant projects included a landowner bargain sale component, where the landowner voluntarily accepted an easement purchase price below the appraised value. Eight of the 28 grant projects received federal FRPP funding totaling $5.1 million, through cooperative agreements administered by the CFCP. Overall contributions from different sources are summarized in the chart on the following page.

## Cumulative Average Contributions to Easement Value for the CFCP-Funded Grants under Proposition 12

| Contributing Entity | Cumulative Average Contribution (%) |
|---|---|
| CFCP Grants | 54 |
| Land Trust Funds | 15 |
| Federal FRPP Grants | 13 |
| Landowner Donations | 9 |
| Other Government Funds | 6 |
| Private Foundation Grants | 3 |
| **Total** | **100** |

The CFCP met the San Pablo Bay requirement of Proposition 12 by awarding seven grants totaling over $6 million for the acquisition of conservation easements in Marin and Solano counties. No grant applications were received for the San Pablo Bay allocation from within either Sonoma or Contra Costa counties. A Planning/Technical Assistance grant was awarded to the Land Trust of Napa County to facilitate transactions based upon the donation of agricultural conservation easements by landowners, resulting in four donated agricultural conservation easements.

### CFCP Planning/Technical Assistance Grant Results

In addition to direct easement acquisition grants, the CFCP awarded a total of 8 Planning/Technical Assistance grants utilizing $418,800 in Proposition 12 funds. The principal focus of these grants was to facilitate local efforts in developing and expanding farmland conservation strategies. Activities ranged from increasing land conservation outreach and developing strategic acquisition plans, to facilitating strategic easement acquisitions. These grants are listed in Table 2 on page 69 and are individually summarized later in this report.

### Ongoing Issues and Trends in Farmland Conservation

Over the course of the completion of the Proposition 12 grant projects summarized in this report, a number of emerging issues and trends influencing local farmland conservation activities became evident. These issues and trends reflect the diversity and variability of both agriculture and local land use planning approaches throughout the state. Among them are the following:

## Statewide Conversion Pressures on Agricultural Lands

Since the passage of Proposition 12 in 2000 there has been a tremendous increase in land speculation and valuation throughout the state on nearly all types of privately owned land. The appreciation of real estate in urban areas has contributed to greater upward pressures on agricultural land valuations, not just from anticipated annexation and urbanization within cities, but also from non-agricultural rural residential development, including areas in many counties that were formerly exclusively agricultural in nature. As a result of these pressures, many agricultural regions of the state have witnessed as much as a tripling of land values from 2000 to 2005. In many cases land valuations can no longer be supported by the economic returns derived solely from agricultural operations, highlighting a major shift in land ownership that is being driven by rural residential demand. Whereas once there were more discrete areas of farmland conversion pressure, virtually every area in the state is now being influenced.

## Local Agricultural Land Conservation Programs

The most successful local agricultural land conservation programs in California tend to be those that rely upon non-profit land trusts to serve as key links between farmers, local governments, and grant funders. Not surprisingly, the land trusts that employ professional staff, build relationships with farmers and other landowners, and develop strategic easement acquisition plans are better poised to apply for and receive public and private funds to complete easement transactions. Successful conservation easement transactions tend to stimulate additional conservation opportunities within a geographic area, as conservation easements evolve from novelties to practical and sensible options for landowners. With the aggregation of individual conservation easements into larger contiguous blocks of land, agricultural conservation easements can strengthen the agricultural viability of larger agricultural areas beyond just the easement-protected lands by reducing the conversion pressures on these lands as well.

Agricultural conservation easements are not very well suited to serve as the sole mechanism for preserving farmland and directing urban growth away from the best farmland resources. Instead, agricultural conservation easements tend to be effective in adding stability to the agricultural land base once the local commitment to agriculture can be made through such things as economically sound and consistently applied agricultural zoning, commitment to the terms of Williamson Act contracts, and general plans that maintain clearly communicated commitments to agricultural land uses. Where these fundamental zoning and planning commitments are uncertain and perceived as readily subject to modification, a high level of land speculation often discourages landowners from seriously considering the placement of agricultural conservation easements on their land.

## Geographic Distribution of CFCP Proposition 12 Grants

The CFCP is authorized to support agricultural land conservation on a statewide basis. When participating in projects within the Coastal Zone, the CFCP is mandated to consult with the State Coastal Conservancy. As a competitive grant program, the CFCP relies upon local and regional entities being able to develop qualified proposals that are in turn based upon farmers and other private landowners being willing to sell agricultural conservation easements on their farmland. Among the best examples of this success are the efforts of the agricultural land trusts and local governments in Monterey, Solano, and Marin Counties. The distribution of CFCP Proposition 12 grants highlights the ongoing challenges of supporting agricultural land conservation in different regions of the state, most notably within the San Joaquin Valley and Southern California.

## Farmland Conservation Within the San Joaquin Valley

The San Joaquin Valley retains a preeminent position in California agricultural production, and the valley also has some of the highest population growth rates in the state. In this sense the intersection of great agricultural productivity and great population pressure in the valley is a microcosm of the state as a whole. Population growth projections for the region, combined with the relatively large amount of agricultural land in the valley, the desire of local communities to diversify their local economies, the relatively low cost of land, and an array of other factors has discouraged most counties and communities in the valley from establishing the conditions where land trusts can be established and successful in supporting agricultural land conservation.

During the course of administering Proposition 12 grant funds, the CFCP made two agricultural conservation easement grants within the San Joaquin Valley, representing about five percent of available grant funds. Among the Planning/Technical Assistance grants awarded by the CFCP were those to the Great Valley Center, striving to increase the level of agricultural land trust capacity and transaction expertise within the Central Valley. Among the outcomes supported by these grants was the creation of the Central Valley Farmland Trust (CVFT), established to consolidate and strengthen agricultural land conservation activities in Sacramento, San Joaquin, Stanislaus, and Merced Counties.

Using subsequent funding from Proposition 40, the CFCP is responding to increased conservation activity in these counties in partnership with the CVFT. To date, however, the southern San Joaquin Valley has not yet seen significant advancement of agricultural land conservation advocacy or organization through land trusts or local governments. The CFCP continues to seek opportunities to work with local entities in this regard.

## Farmland Conservation in Southern California

Within Southern California, there are similar challenges limiting the ability to use agricultural conservation easements as an effective conservation tool. The land use decisions of the past that resulted in widespread conversion and urbanization of farmland continue to influence conservation opportunities today. In coastal counties, the relative scarcity of remaining agricultural land and the extremely high overall valuations of land additionally influence conservation opportunities. Further inland, remaining agricultural land continues to be utilized for ongoing urbanization. Between 1990 and 2002, the Department of Conservation's Farmland Mapping and Monitoring Program documents that Riverside County has had a net loss of nearly 70,000 acres of irrigated land, which is second only to the conversion of farmland in Kern County during that timeframe.

## Ongoing Agricultural Land Conservation Opportunities

The CFCP has received a total of $45 million in additional grant funds from the passage of Proposition 40, which was approved by voters in a statewide election in 2002. Taken as a whole, the successful agricultural land conservation grants awarded by the CFCP from Proposition 12 funding have propelled additional successes through the subsequent administration of these Proposition 40 grant funds. The agricultural land conservation accomplishments supported by these grants will be the subject of a subsequent report.

# Agricultural Conservation Easement Grant Summaries

# Table 1. CFCP Proposition 12 Easement Acquisition Grant Funding

| Project Name | Grantee | County | Primary Land Use | Number of ACE's[1] | Total Easement acres |
|---|---|---|---|---|---|
| Wente Hayes & Mel | Tri-Valley Conservancy | Alameda | vineyards | 2 | 100 |
| Madera 7[2] | American Farmland Trust | Madera | vineyards, field crops | 7 | 323 |
| Zimmerman Ranch | Marin Agricultural Land Trust | Marin | grazing land | 1 | 308 |
| Moore Ranch | Marin Agricultural Land Trust | Marin | grazing land | 1 | 1,007 |
| Grossi Ranch | Marin Agricultural Land Trust | Marin | grazing land | 1 | 870 |
| Jacobsen Ranch | Marin Agricultural Land Trust | Marin | grazing land | 2 | 981 |
| Humboldt Ranch | Central Valley Farmland Trust | Merced | orchards | 1 | 263 |
| Caraccioli Farm | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 218 |
| Sommers, Corda, Vosti | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 3 | 256 |
| Dayton Ranch | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 226 |
| Tan Oak Ranch | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 621 |
| Maestri | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 205 |
| Andrus | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 259 |
| Manzoni | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops, vineyards | 1 | 206 |
| Swenson Ranch | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 234 |
| Dolan - Castroville | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 281 |
| Dolan - Greenfield | Monterey County Agricultural and Historical Land Conservancy | Monterey | row crops | 1 | 202 |
| Dumas | The Nature Conservancy | Sacramento | vineyards | 1 | 221 |
| Tierra Miguel[3] | Tierra Miguel Foundation | San Diego | row crops | 1 | 85 |
| Mission Organics | Silicon Valley Land Conservancy | Santa Clara | row crops | 1 | 165 |
| Wang | Silicon Valley Land Conservancy | Santa Clara | row crops | 1 | 282 |
| River Ranch | Shasta Land Trust | Shasta | row crops, grazing land | 1 | 1,467 |
| Martell | Solano Land Trust | Solano | grazing land, orchards | 1 | 535 |
| Putah Creek Ranch | Solano Land Trust | Solano | row crops, orchards | 1 | 282 |
| McConeghy | City of Davis | Solano | row crops | 2 | 300 |
| Shannon | Ducks Unlimited | Sutter | rice | 1 | 723 |
| Aoki | Yolo Land Trust | Yolo | row crops | 1 | 76 |
| Day | Yolo Land Trust | Yolo | row crops | 1 | 77 |
| | **CUMULATIVE TOTALS** | | | **39** | **10,773** |

[1]Abbreviation for Agricultural Conservation Easement (ACE).
[2]Multiple CFCP funding sources. Prop. 12 funding of $136,705.
[3] Short-term fee simple grant, CFCP to be reimbursed upon resale of property.

| Prime Farmland acres | Other Cropland acres | Grazing Land acres | CFCP Prop. 12 Grant Award[4] | CFCP Easement Funding[5] | Other Easement Funding | Landowner Easement Donation | Appraised Easement Value |
|---|---|---|---|---|---|---|---|
| 60 | 40 | 0 | $764,160 | $750,000 | $1,750,000 | $0 | $2,500,000 |
| 323 | 0 | 0 | $2,255,568 | $2,161,068 | $1,310,050 | $1,125,882 | $4,597,000 |
| 0 | 0 | 308 | $334,000 | $320,000 | $350,000 | $0 | $670,000 |
| 0 | 0 | 1,007 | $1,000,000 | $1,000,000 | $710,000 | $0 | $1,710,000 |
| 0 | 0 | 870 | $700,000 | $700,000 | $1,170,000 | $0 | $1,870,000 |
| 0 | 0 | 981 | $1,000,000 | $1,000,000 | $1,100,000 | $0 | $2,100,000 |
| 263 | 0 | 0 | $831,250 | $795,000 | $265,000 | $0 | $1,060,000 |
| 218 | 0 | 0 | $373,850 | $365,000 | $185,000 | $105,000 | $655,000 |
| 256 | 0 | 0 | $545,100 | $525,000 | $373,000 | $253,000 | $1,151,000 |
| 226 | 0 | 0 | $1,810,350 | $1,800,000 | $1,500,000 | $400,000 | $3,700,000 |
| 471 | 150 | 0 | $855,350 | $846,000 | $404,000 | $565,000 | $1,815,000 |
| 205 | 0 | 0 | $419,800 | $410,000 | $0 | $90,000 | $500,000 |
| 259 | 0 | 0 | $544,800 | $535,000 | $0 | $95,000 | $630,000 |
| 161 | 0 | 0 | $39,050 | $30,000 | $150,000 | $31,000 | $211,000 |
| 234 | 0 | 0 | $687,050 | $680,000 | $0 | $120,000 | $800,000 |
| 40 | 241 | 0 | $1,085,500 | $1,069,000 | $0 | $171,000 | $1,240,000 |
| 202 | 0 | 0 | $447,500 | $431,000 | $0 | $69,000 | $500,000 |
| 160 | 81 | 0 | $476,625 | $459,000 | $0 | $336,000 | $795,000 |
| 70 | 15 | 0 | $1,724,750 | $242,250 | $232,750 | $0 | $475,000 |
| 156 | 9 | 0 | $879,900 | $846,900 | $0 | $94,100 | $941,000 |
| 226 | 56 | 0 | $1,034,700 | $994,700 | $426,300 | $0 | $1,421,000 |
| 1,282 | 0 | 185 | $984,000 | $973,500 | $1,123,500 | $0 | $2,097,000 |
| 0 | 120 | 415 | $515,000 | $480,000 | $1,008,000 | $162,000 | $1,650,000 |
| 270 | 12 | 0 | $452,660 | $425,000 | $425,000 | $0 | $850,000 |
| 300 | 0 | 0 | $2,237,500 | $2,216,250 | $1,408,750 | $0 | $3,625,000 |
| 22 | 701 | 0 | $671,600 | $622,100 | $270,000 | $46,900 | $939,000 |
| 76 | 0 | 0 | $85,633 | $77,000 | $0 | $93,000 | $170,000 |
| 77 | 0 | 0 | $311,215 | $292,500 | $32,500 | $0 | $325,000 |
| **5,557** | **1,425** | **3,766** | **$23,066,911** | **$21,046,268** | **$14,193,850** | **$3,756,882** | **$38,997,000** |

[4]Total CFCP grant award, inclusive of associated transaction costs.
[5]CFCP grant allocated to direct easement purchase.

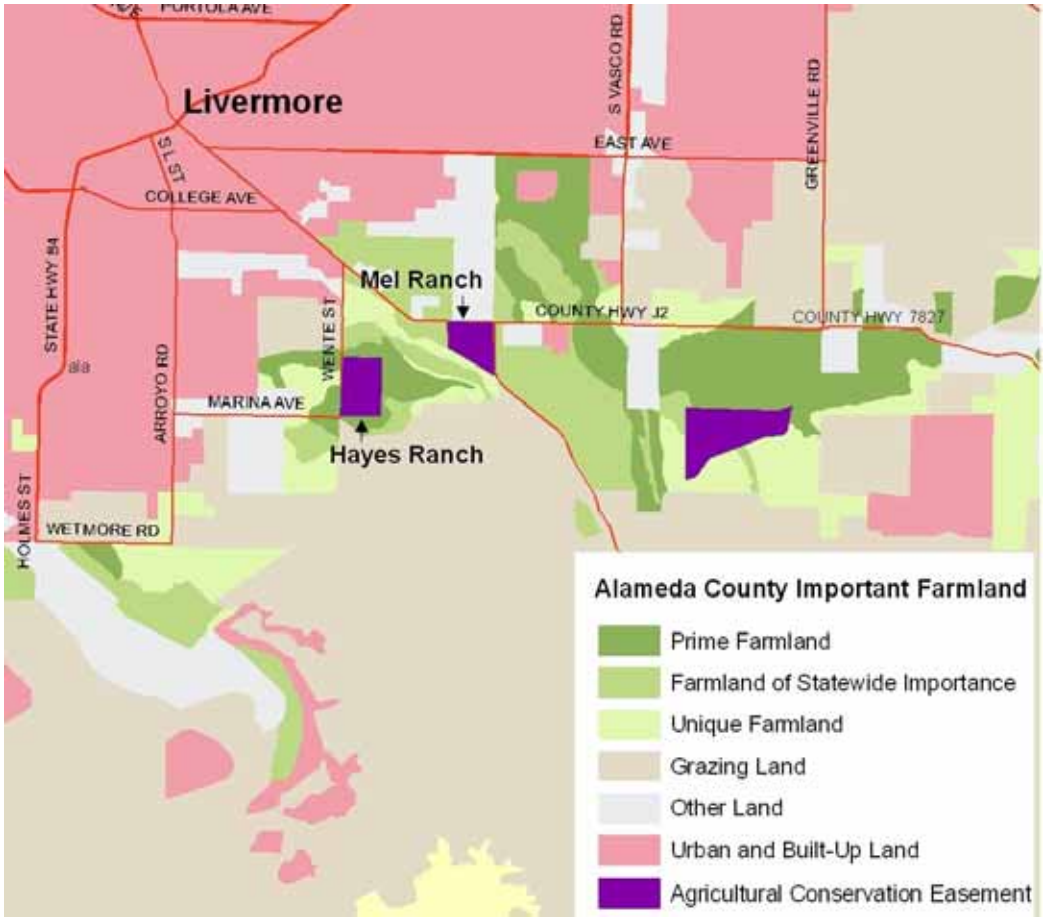
# Wente Hayes & Mel Easements
# Alameda County

| | |
|---|---|
| Grantee & Easement Holder: | Tri-Valley Conservancy |
| Location: | Alameda County, south of Livermore |
| Acres: | 100 |
| Agricultural uses: | Vineyards |
| CFCP grant award: | $764,160 |
| Other funding: | $1,750,000 |
| Total project budget: | $2,514,160 |
| Other funding sources: | Tri-Valley Conservancy |
| Date easements recorded: | June 15, 2004 |

The Wente Hayes and Mel Ranches consist of two vineyard properties owned by the Wente family, which runs a well-respected winery operation in the Livermore Valley. Two easements were placed on the most strategic portions of the properties, the portions along Tesla Road's "wine trail" and scenic corridor. Local plans contemplate placing a multi-use trail (bicycle, equestrian, walking) along the corridor. The City of Livermore's urban growth boundary is just 500 feet from one of the properties, and 3,000 feet from the other.

These two easements provide permanent protection in a region that has witnessed rapid growth. In 1993, Alameda County and the cities of Livermore and Pleasanton created the innovative "South Livermore Valley Area Plan."

The plan designates certain areas for development and certain areas for conservation. The plan also intends to rejuvenate the South Livermore Valley as a premium wine-producing region. The City of Livermore has its own Specific Plan, which has provided substantial funding through mitigation fees for the Tri-Valley Conservancy's activities, including contributing to the purchase of these easements. This is the second set of easements in the area that have been co-funded by the CFCP and the Tri-Valley Conservancy.



# Madera 7 Easements
# Madera County

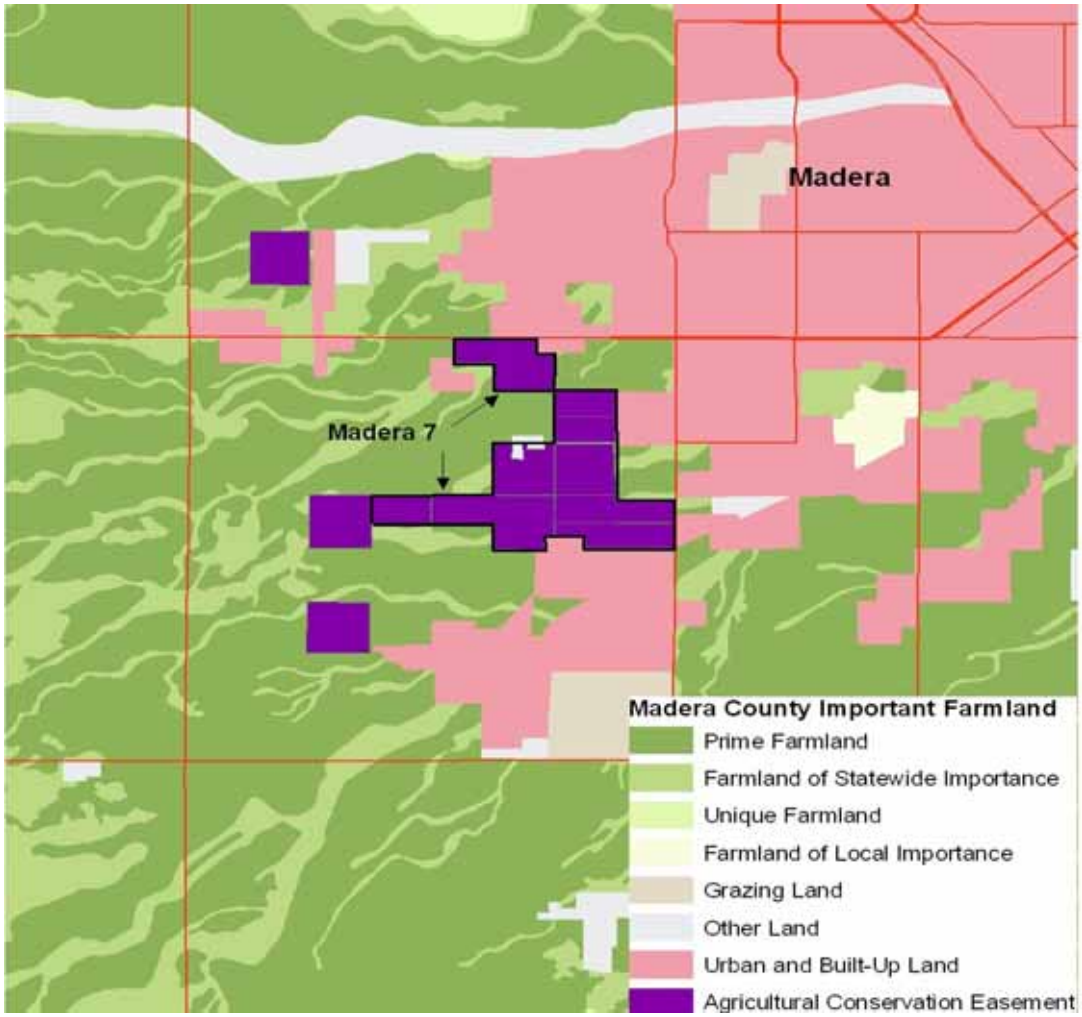
| | |
|---|---|
| Grantee: | American Farmland Trust |
| Easement Holders: | American Farmland Trust and Madera Resource Conservation District |
| Location: | Madera County, west of the City of Madera |
| Acres: | 323 |
| Agricultural uses: | Vineyards and field crops |
| CFCP grant award: | $2,255,568 |
| Other funding: | $2,520,932 |
| Total project budget: | $4,776,500 |
| Other funding sources: | Farm and Ranch Lands Protection Program and landowner donations |
| Date easements recorded: | September 19, 2002 |

This transaction involved seven separate farms owned by seven different families. The landowners joined together out of a common desire to have their land always stay in agriculture, even though the City of Madera's borders had been moving closer to their farms. In fact, these properties were included within the city's General Plan, and many were designated for eventual annexation. With assistance from the American Farmland Trust, the

landowners' efforts resulted the formation of a "farmland security perimeter" and urban growth boundary just outside of the City of Madera. Although a modest amount of acres have been protected through these easements, their strategic nature should greatly reduce development pressure on thousands more acres of farmland to the west. These seven easements, ranging in size from 26 to 80 acres, join three previously acquired easements in the immediate vicinity that also received CFCP grant funding.

Most of the soils on the farms are classified as Prime Farmland. The farms grow annual crops, such as cotton and grains, and include irrigated pasture, and plantings of wine grapes, table grapes, and raisins. The region is home to several premium wineries.

At the time the easements were acquired, Madera County had no active agricultural land trust. The easements are co-held by the American Farmland Trust and the Madera Resource Conservation District. A total of $136,705 of Proposition 12 funds were used as part of the CFCP grant; the balance was derived from other appropriations to the CFCP.



# Zimmerman Ranch Easement
# Marin County

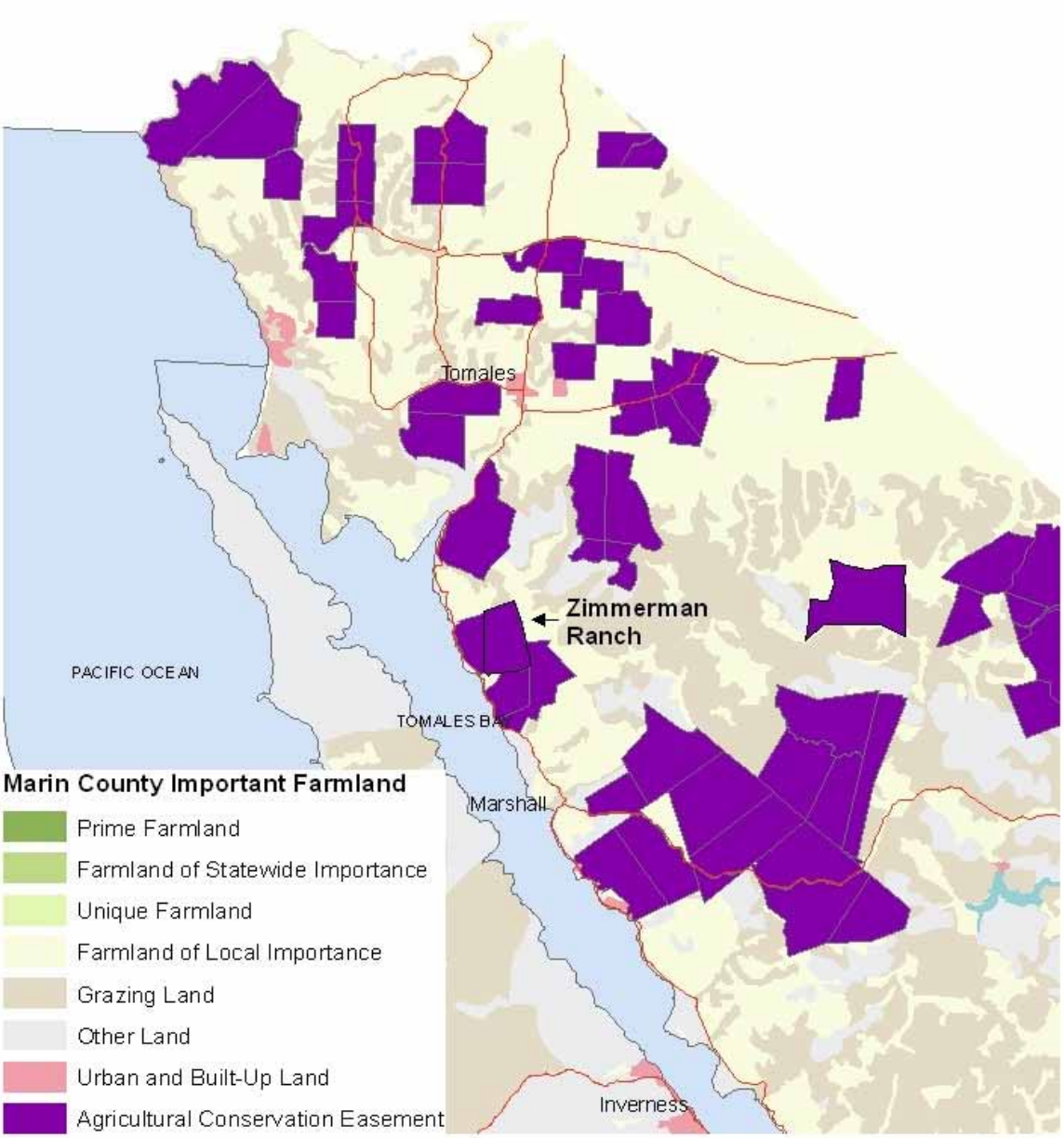
*photo by Susan Kester*

| | |
|---|---|
| Grantee & Easement Holder: | Marin Agricultural Land Trust |
| Location: | Marin County, along Tomales Bay |
| Acres: | 308 |
| Agricultural uses: | Grazing land |
| CFCP grant award: | $334,000 |
| Other funding: | $350,000 |
| Total project budget: | $684,000 |
| Other funding sources: | California Coastal Conservancy |
| Date easement recorded: | May 20, 2003 |

Zimmerman Ranch lies along on the east shore of Tomales Bay, with sweeping views of Tomales Bay, the Inverness Ridge, and the Pacific Ocean. The easement prevents any future subdivision of the ranch and will help a long-time agricultural family continue their ranching operation.

This was the first transaction that the CFCP completed with the Marin Agricultural Land Trust. MALT, founded in 1980, was the first land trust in the country to focus exclusively on farmland preservation.

This project helped meet the legislative requirement that a minimum of 20% of the CFCP's Proposition 12 funds be made available for easement projects within the five counties adjoining the San Pablo Bay.

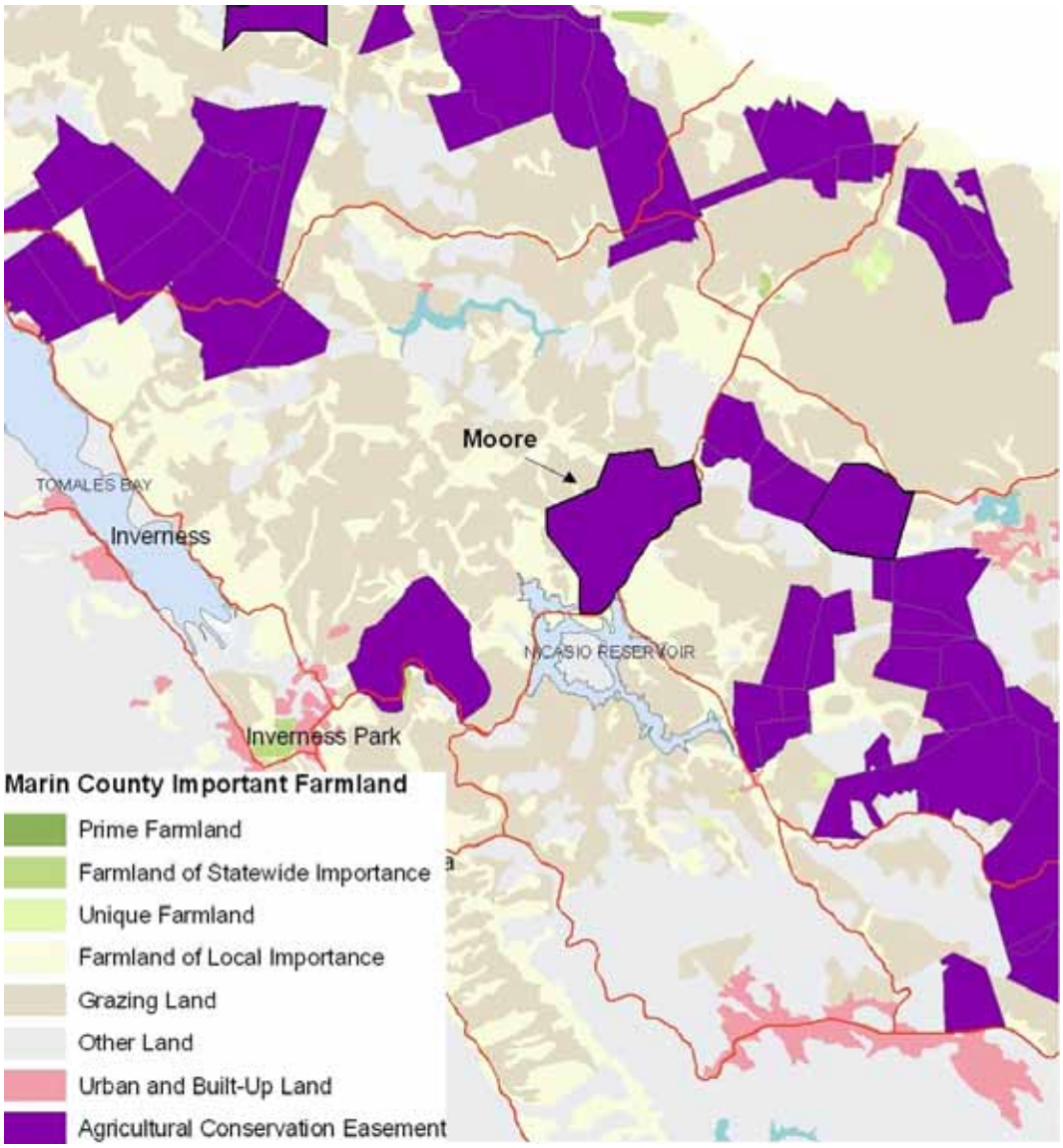


# Moore Ranch Easement
# Marin County

| | |
|---|---|
| Grantee & Easement Holder: | Marin Agricultural Land Trust |
| Location: | Marin County, near Nicasio |
| Acres: | 1,007 |
| Agricultural uses: | Grazing land |
| CFCP grant award: | $1,000,000 |
| Other funding: | $710,000 |
| Total project budget: | $1,710,000 |
| Other funding sources: | Marin Agricultural Land Trust |
| Date easement recorded: | February 3, 2004 |

The Moore Ranch is one of the most productive grass ranches in the area. The property is very visible due to its prominent location on a well-traveled route to Point Reyes. Approximately 90% of the ranch is usable for grazing livestock, with the remainder in steeper slopes, brush, and trees. The more level portions have the ability to be converted to other farming uses. Two creeks on the property drain directly into Nicasio Reservoir, which provides drinking water for communities in East Marin.

This project helped meet the legislative requirement that a minimum of 20% of the CFCP's Proposition 12 funds be made available for easement projects within the five counties adjoining the San Pablo Bay.



# Grossi Ranch Easement
# Marin County

*photo courtesy of Marin Agricultural Land Trust*

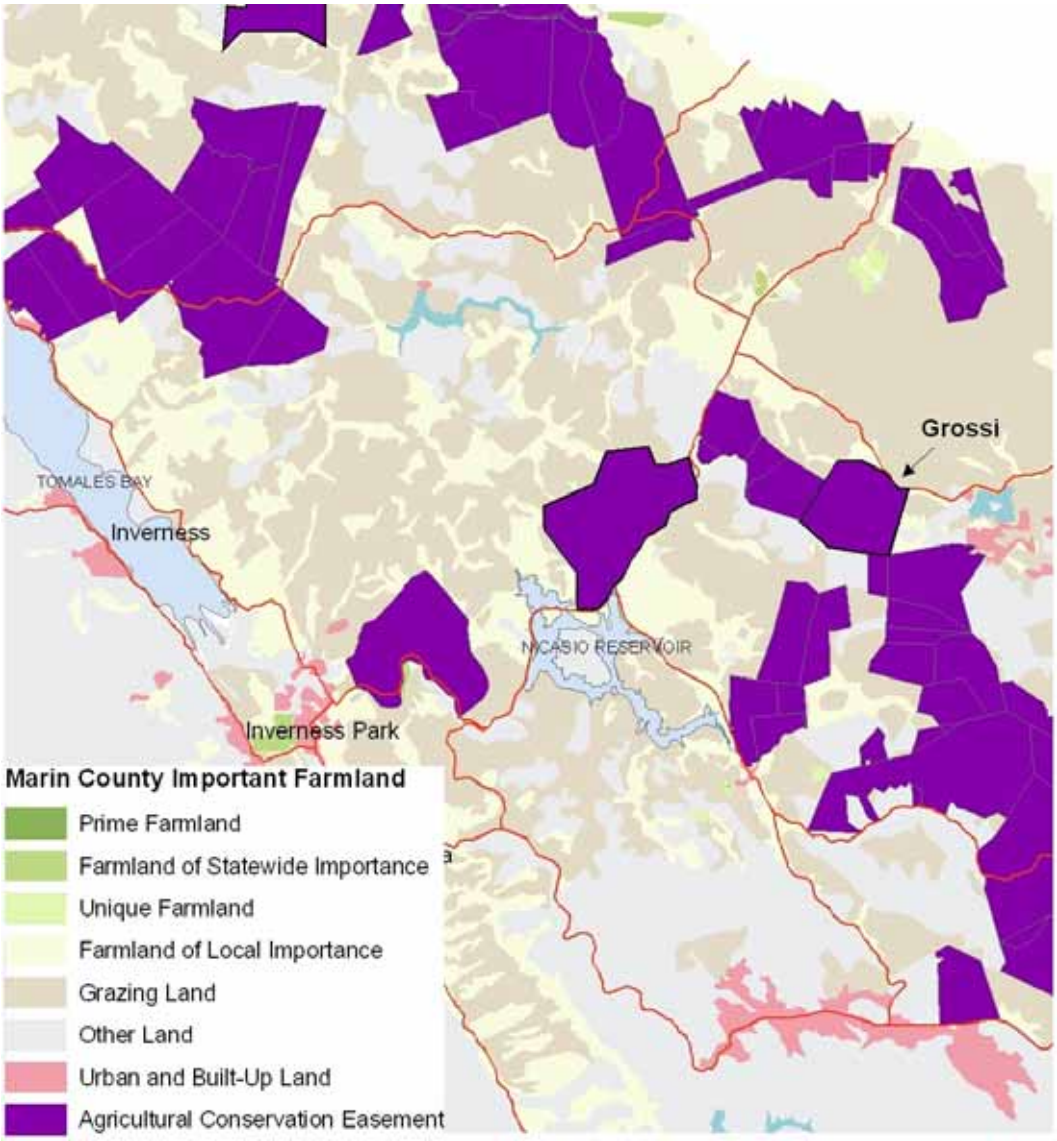
| | |
|---|---|
| Grantee & Easement Holder: | Marin Agricultural Land Trust |
| Location: | Marin County, near Novato |
| Acres: | 870 |
| Agricultural uses: | Grazing land |
| CFCP grant award: | $700,000 |
| Other funding: | $1,170,000 |
| Total project budget: | $1,870,000 |
| Other funding sources: | California Coastal Conservancy and the Marin Agricultural Land Trust |
| Date easement recorded: | December 19, 2004 |

Located 1.5 miles from the Novato city limits, along the heavily traveled Novato Boulevard, Grossi Ranch is made up of grasslands and forest that provide productive agricultural soils and habitat for wildlife. It was operated as a dairy for 70 years by three generations of the Grossi family and is currently used to raise dairy heifers. Novato is Marin County's second largest city. A new subdivision is less than a mile away

An added benefit of the easement is that by keeping the property undeveloped, the easement will also help protect a municipal water supply.

The majority of the property is in the nine-square-mile watershed of Stafford Lake, a reservoir on Novato Creek that provides twenty percent of North Marin Water District's drinking water.

This project helped meet the legislative requirement that a minimum of 20% of the CFCP's Proposition 12 funds be made available for easement projects within the five counties adjoining the San Pablo Bay.



# Jacobsen Ranch Easements
# Marin County

*photo by Dexter Roberts*

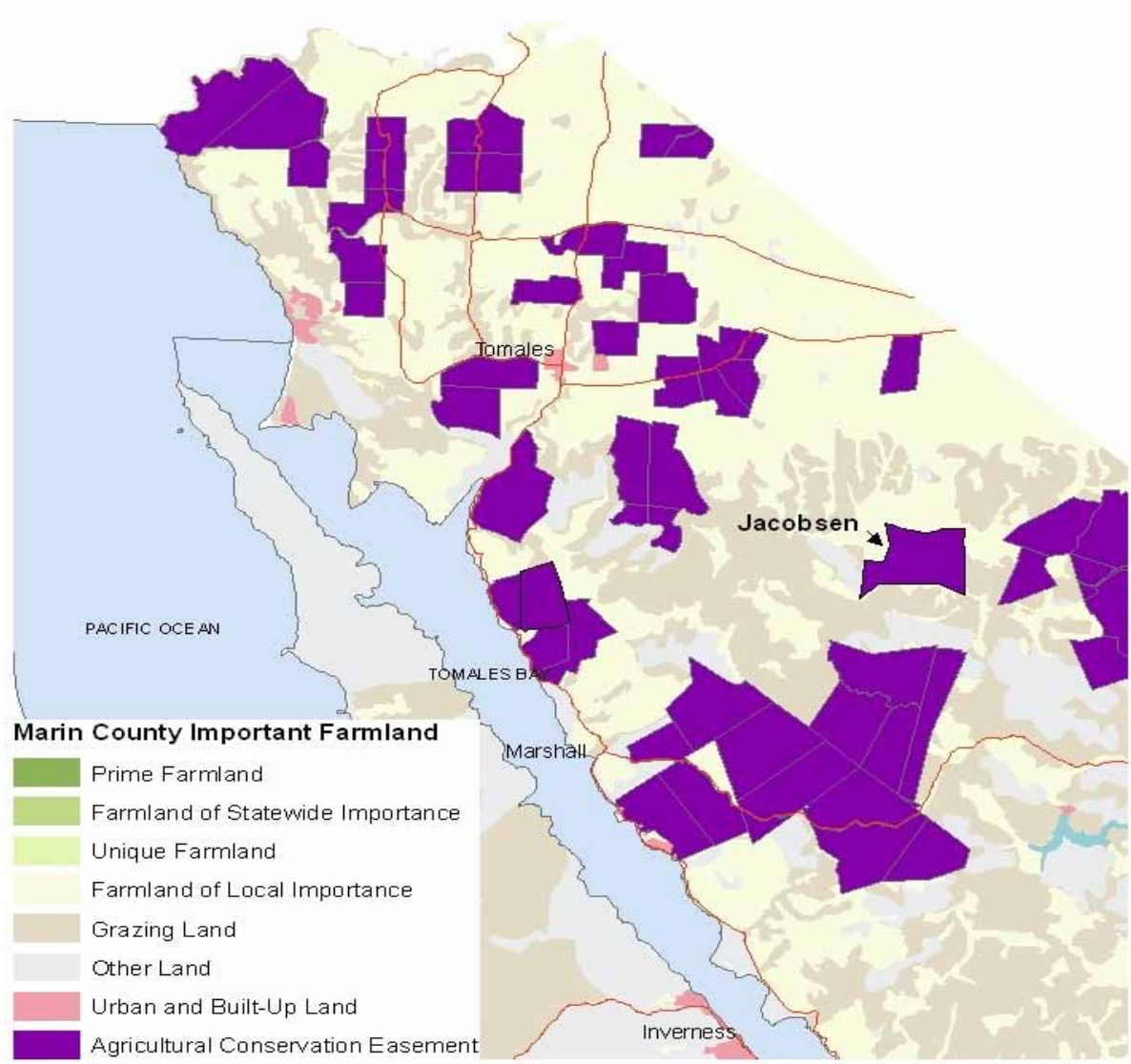
| | |
|---|---|
| Grantee & Easement Holder: | Marin Agricultural Land Trust |
| Location: | Marin County, in the Chileno Valley |
| Acres: | 981 |
| Agricultural uses: | Grazing land |
| CFCP grant award: | $1,000,000 |
| Other funding: | $1,100,000 |
| Total project budget: | $2,100,000 |
| Other funding sources: | Marin Agricultural Land Trust |
| Date easements recorded: | May 5, 2005 |

Located within the scenic Chileno Valley of west Marin, the Jacobsen Ranch is one of the most productive grass ranches in the valley. Most of the property is grassland well-suited for livestock grazing, with a higher stocking rate than many ranches in Marin. Once a dairy, Jacobsen Ranch now raises 300 pair of registered Angus beef cattle. The ranch has been in the Jacobsen family for several decades and is currently managed by the landowner's grandson. A separate easement was placed on each of the property's two legal parcels.

Approximately 1.3 miles of Chileno Creek flows through the ranch. Chileno Creek is a primary tributary of Walker Creek and has been the focus of

restoration efforts by a number of agencies to improve fish and riparian habitats. The ranch is the seventh contiguous ranch in Chileno Valley to be protected by a MALT easement, bringing the total acres protected in Chileno Valley to 5,090 acres.

This project helped meet the legislative requirement that a minimum of 20% of the CFCP's Proposition 12 funds be made available for easement projects within the five counties adjoining the San Pablo Bay.



# Humboldt Ranch Easement
# Merced County

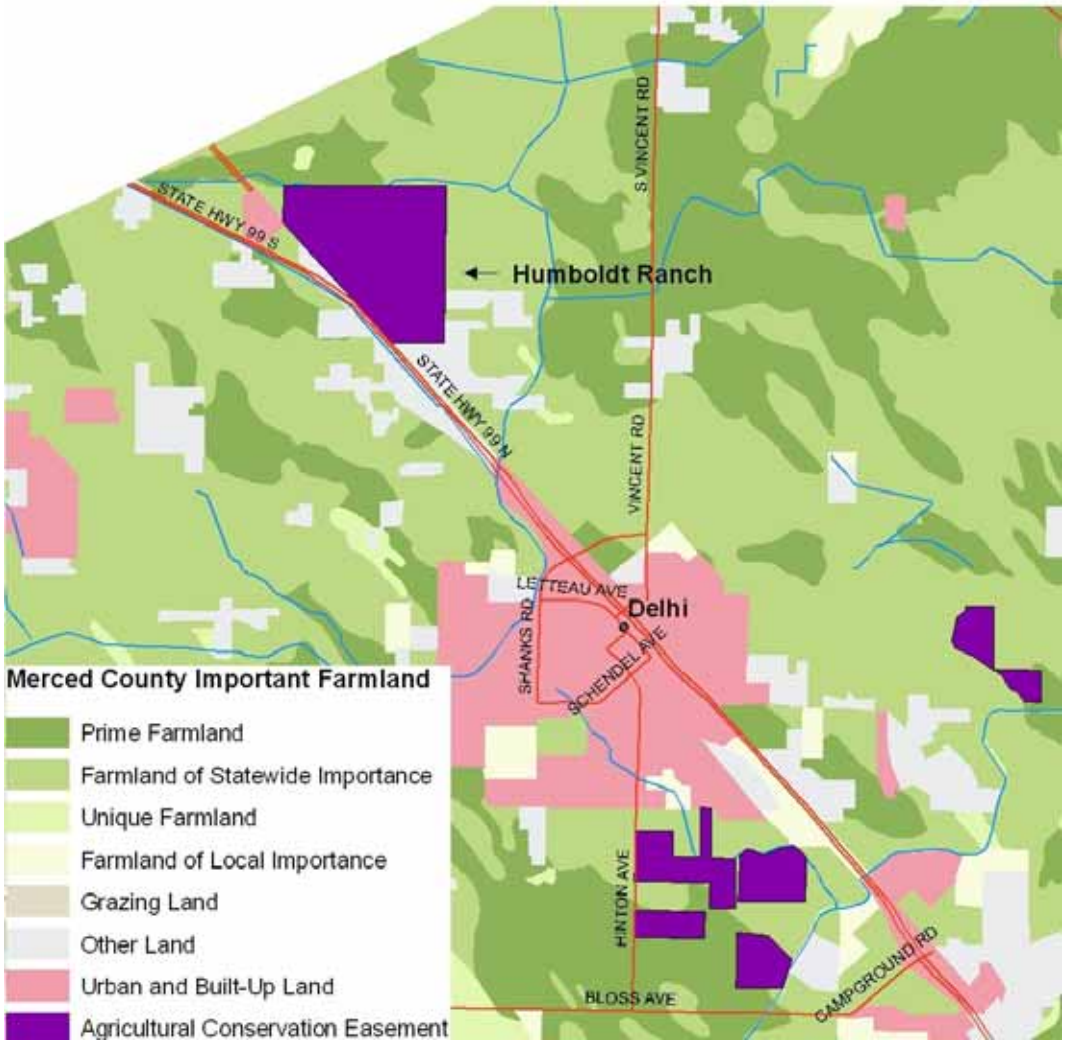
| | |
|---|---|
| Grantee & Easement Holder: | Central Valley Farmland Trust |
| Location: | Merced County, near Delhi |
| Acres: | 263 |
| Agricultural uses: | Orchards |
| CFCP grant award: | $831,250 |
| Other funding: | $270,000 |
| Total project budget: | 1,101,250 |
| Other funding sources: | Great Valley Center |
| Date easement recorded: | April 15, 2005 |

The 263-acre Humboldt Ranch is located in Merced County east of Highway 99 and south of the Stanislaus and Merced county line. The property has more than 3,000 feet of frontage on Highway 99, and its preservation helps to create a permanent buffer of agricultural open space between the unincorporated community of Delhi and the City of Turlock in Stanislaus County. A Union Pacific mainline adjacent to the property made it appealing for industrial development. Protection of this property reduces pressure for commercial/industrial and rural residential development along Bradbury Road

east of Highway 99. The property is currently planted with almonds, peaches and walnuts, all major commodities in Merced County.

Pressure from Bay Area commuters has spurred development around Delhi. Most of the land within Delhi's Specific Urban Development Plan has been developed. This easement, along with others nearby previously funded by the CFCP, contributes to the goal of a Farmland Security Perimeter in order to encourage growth that will be consistent with Delhi's Specific Urban Development Plan.

This is the first easement to be held by the Central Valley Farmland Trust, which was created by the merger of three land trusts in Merced, Stanislaus and Sacramento Counties with the addition of San Joaquin County as well.

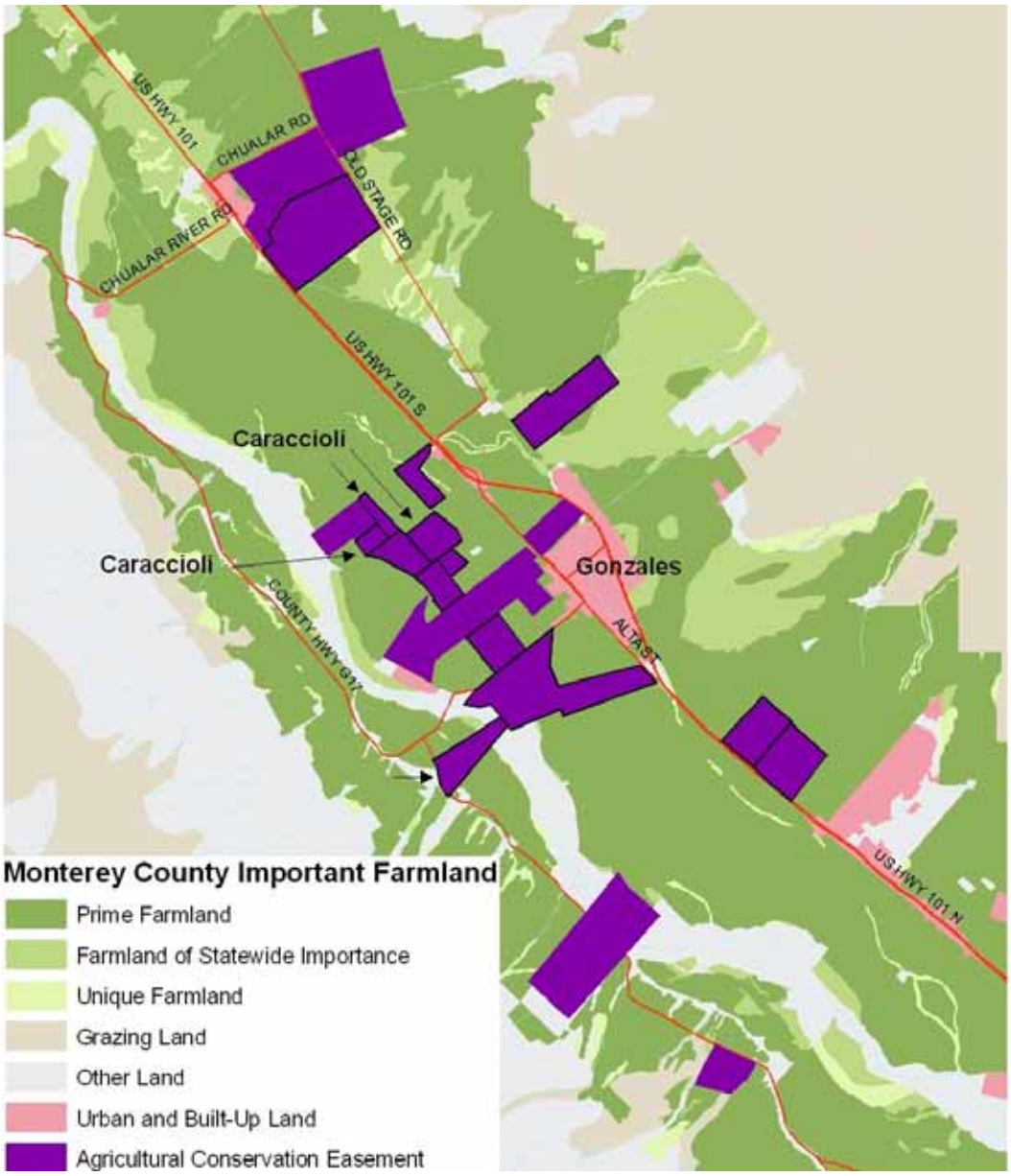


# Caraccioli Farm Easements
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, northwest of Gonzales |
| Acres: | 218 |
| Agricultural uses: | Asparagus |
| CFCP grant award: | $373,850 |
| Other funding: | $290,000 |
| Total project budget: | $663,850 |
| Other funding sources: | David and Lucile Packard Foundation and landowner donation |
| Date easements recorded: | October 21, 2002 |

The Caraccioli farm properties consist of three separate parcels located approximately one mile from the City of Gonzales. Separate easements were recorded on each of the parcels, with individual parcel sizes of 43, 50, and 125 acres. The properties are all classified as Prime Farmland and are currently used to grow asparagus.

The farmland in the Salinas Valley is some of the most productive farmland in the nation, as well as some of the most threatened. It is one of the nation's major vegetable producing areas. It can produce cool-season vegetable crops due to an abundance of summer fog. According to the 2005 Monterey County Crop Report the production value totaled nearly $3.3 billion, with 580 million pounds of produce shipped to more than 50 countries worldwide.



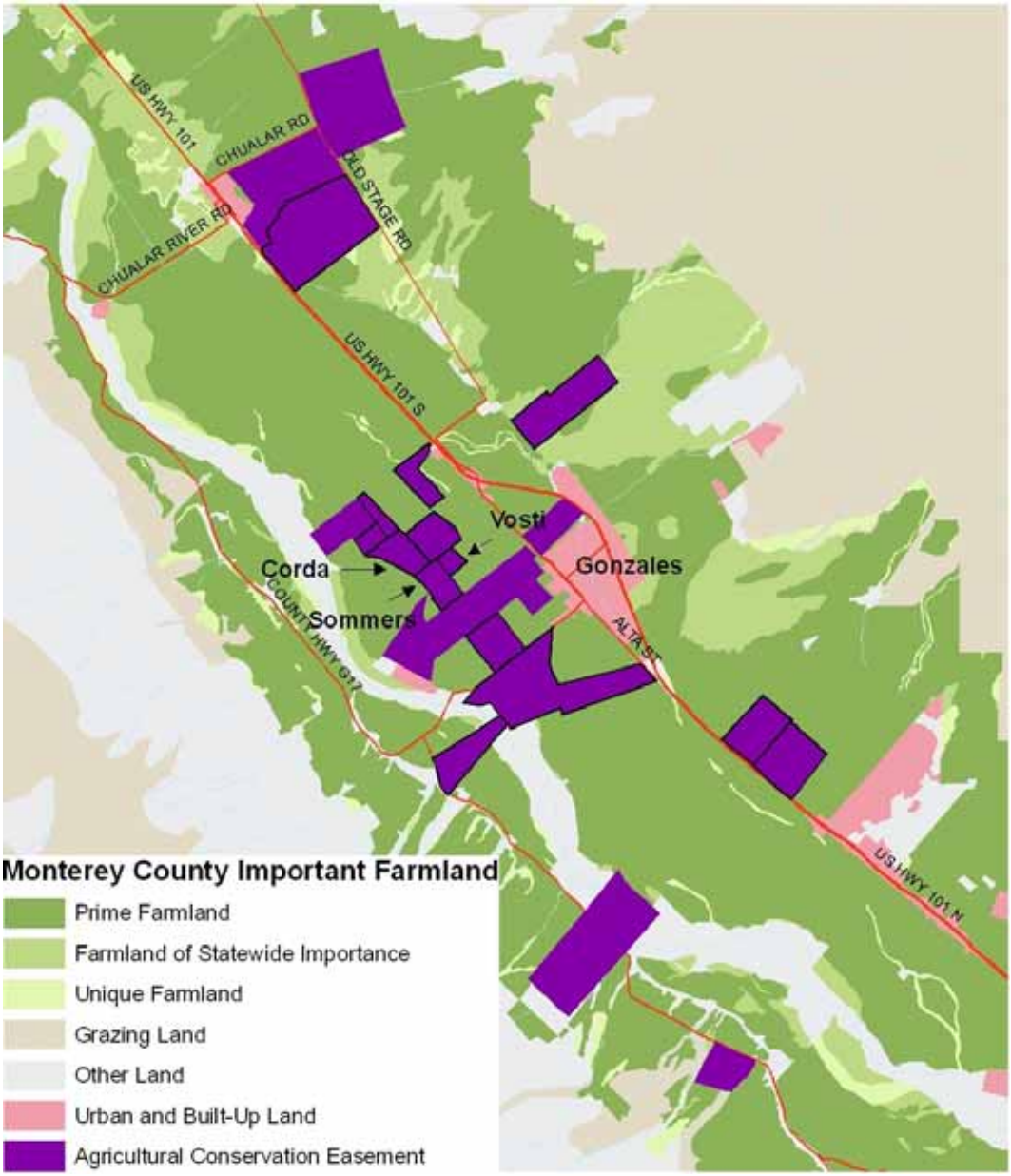
# Sommers, Corda, Vosti Easements
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, northwest of Gonzales |
| Acres: | 256 |
| Agricultural uses: | Asparagus and other vegetable row crops |
| CFCP grant award: | $545,100 |
| Other funding: | $373,000 |
| Total project budget: | $918,100 |
| Other funding sources: | Landowner donation, David and Lucile Packard Foundation, and the Monterey County Agricultural and Historical Land Conservancy |
| Date easements recorded: | July 2, 2003, and October 30, 2003 |

The Sommers, Corda, and Vosti properties, located approximately half a mile from the City of Gonzales, are three separate parcels totaling 256 acres. The individual parcel sizes are 115, 92, and 49 acres, and they are owned by three separate families. The soils are classified as Prime Farmland. The properties are used for growing asparagus and vegetable row crops and have an

abundance of water due to the tremendous undercharge from the Salinas River.

Monterey County Agricultural and Historical Land Conservancy's acquisitions in the Gonzales area represent one of the most strategic uses of agricultural conservation easements in California. To date, 14 farms within Monterey County Agricultural and Historical Land Conservancy's priority area around Gonzales have been protected with easements – totaling more than 2,000 acres of irreplaceable prime farmland. Together, these easements should help guide future growth of Gonzales to the lesser quality soils to the east.

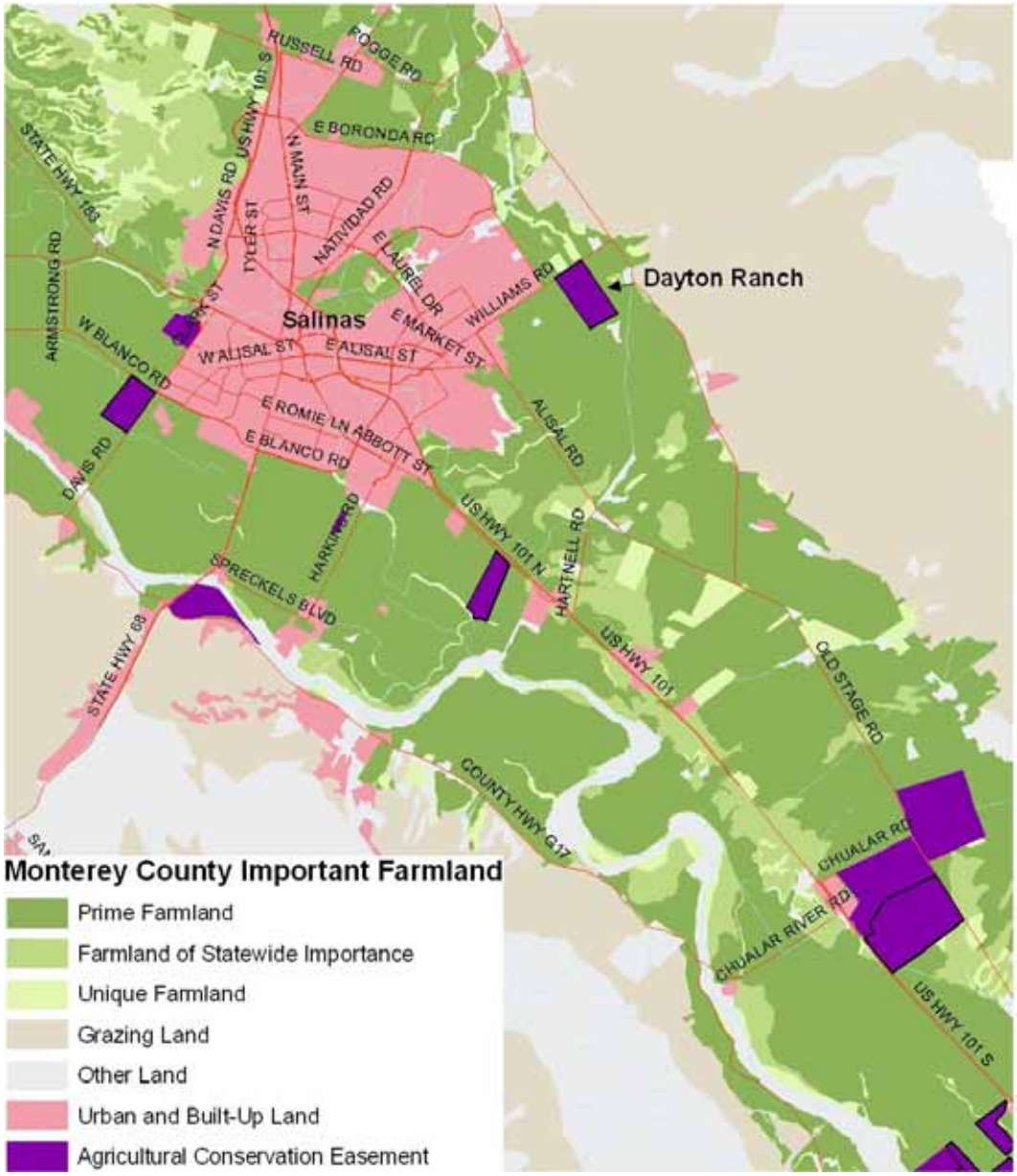


# Dayton Ranch Easement
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, southeast of Salinas |
| Acres: | 226 |
| Agricultural uses: | Vegetable row crops and strawberries |
| CFCP grant award: | $1,810,350 |
| Other funding: | $1,900,000 |
| Total project budget: | $3,710,350 |
| Other funding sources: | Farm and Ranch Lands Protection Program, David and Lucile Packard Foundation, and landowner donation |
| Date easement recorded: | July 28, 2003 |

The 226-acre Dayton Ranch was threatened by the growth of the City of Salinas. Once there was agriculture as far as the eye could see; now, the Salinas city limits are only an eighth of a mile to the east. There is only one 400-acre parcel between the farm and Salinas, and houses are being built on 200 acres of that parcel. Monterey County recognized the extremely strategic nature of this easement in directing future growth away from this highly productive farmland.

Due to local weather patterns, the Salinas Valley is one of the few areas of the country that is suitable for lettuce and other vegetable production during the summer months. The Monterey County Agricultural and Historical Land Conservancy, founded in 1984, has completed 54 projects protecting more than 15,000 acres of agricultural land.

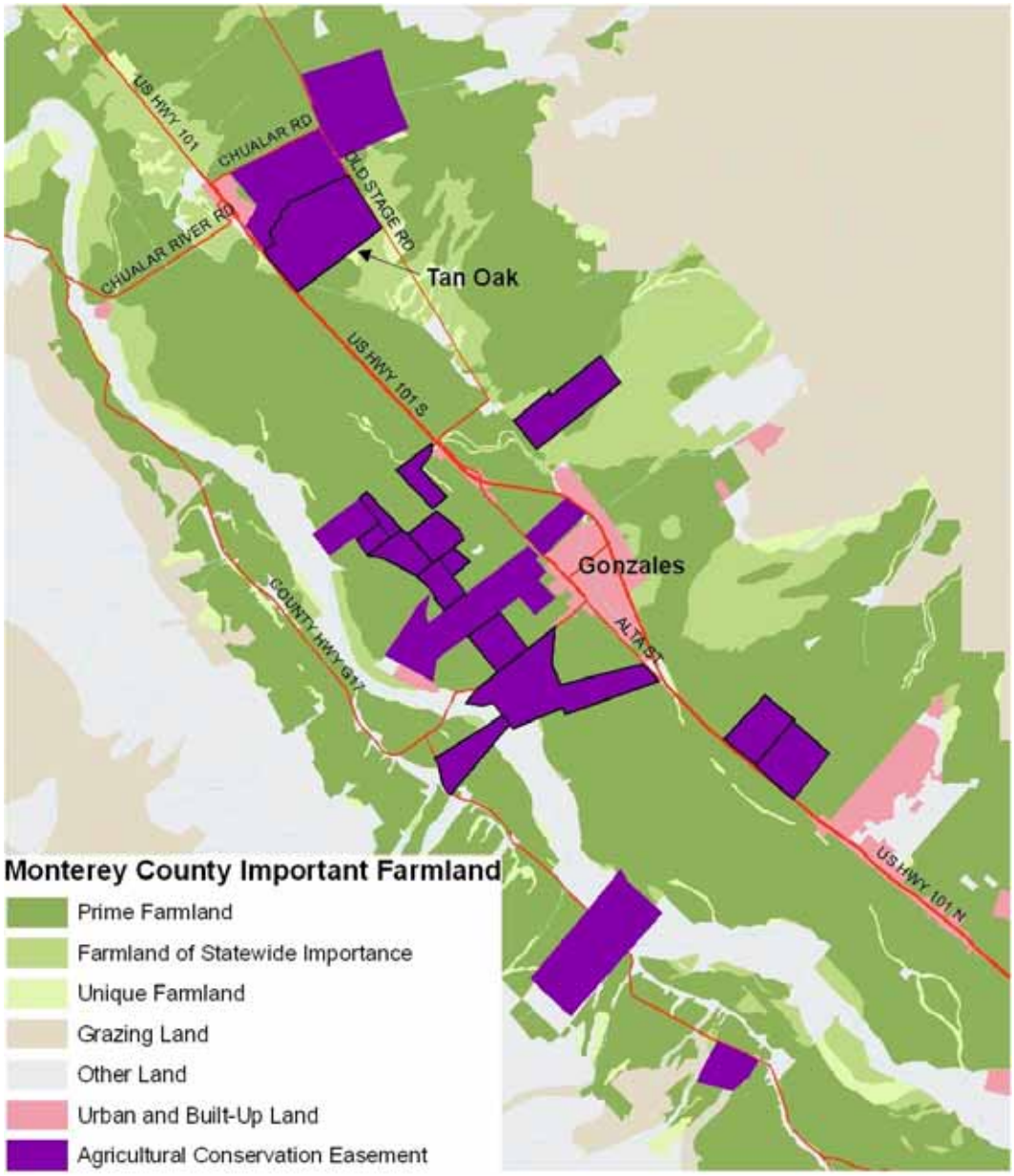


# Tan Oak Canyon Ranch Easement
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, south of Chualar |
| Acres: | 621 |
| Agricultural uses: | Vegetable row crops |
| CFCP grant award: | $855,350 |
| Other funding: | $969,000 |
| Total project budget: | $1,824,350 |
| Other funding sources: | David and Lucile Packard Foundation and landowner donation |
| Date easement recorded: | August 28, 2003 |

The 621-acre Tan Oak Canyon Ranch sits along Highway 101 one-half mile south of the unincorporated community of Chualar. Most of the property is classified as Prime Farmland. Row crops such as lettuce, celery, broccoli, and cauliflower are grown on the property. Previously, the landowners had received various offers from developers interested in building homes on the property.

There is only one property between this farm and Chualar. That property is protected by an easement held by Monterey County Agricultural and Historical Land Conservancy, and there is another easement on a property to the east. Together, these easements form a contiguous block of almost 1,600 acres of prime irrigated farmland.



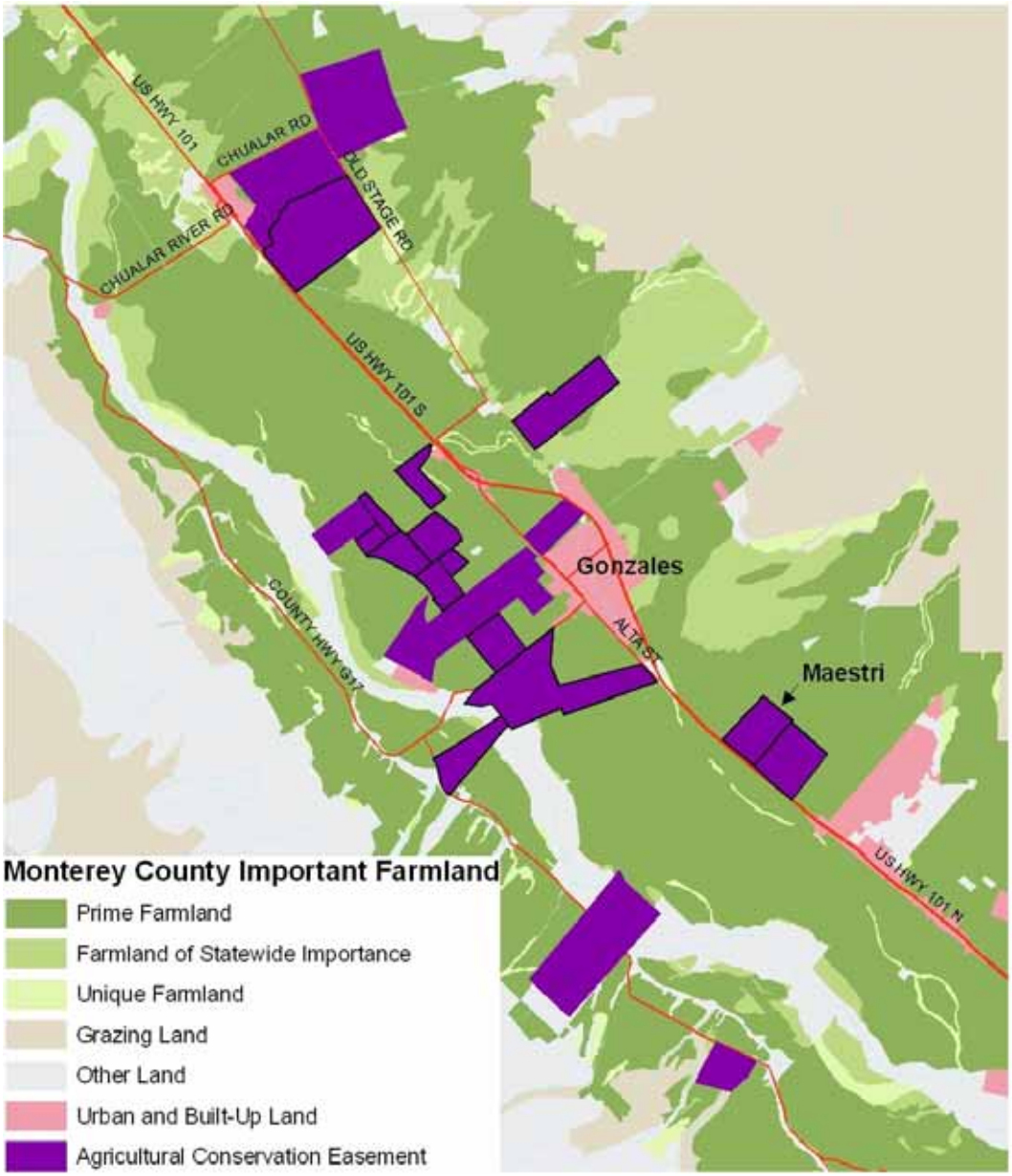
# Maestri Tavernetti Ranch Easement
# Monterey County

*photo by Brian Rianda*

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, near Gonzales |
| Acres: | 205 |
| Agricultural uses: | Vegetable row crops |
| CFCP grant award: | $419,800 |
| Other funding: | $90,000 |
| Total project budget: | $507,483 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | April 5, 2004 |

This easement protects a single 205-acre parcel located one mile from the City of Gonzales in the Salinas Valley. The southwestern boundary of the property fronts Highway 101. The Salinas Valley is one of the most threatened farming regions in the nation. The Gonzales area is an example of perhaps the most strategic use of agricultural conservation easement acquisitions in California. Completed transactions protect over 2,000 acres of irreplaceable prime farmlands and provide a buffer between the city and other prime soils in the area.

The strategic location of the easement southeast of Gonzales, could discourage the growth of Gonzales in that direction. The Monterey County Agricultural and Historical Land Conservancy subsequently also protected the adjacent parcel to the southeast (the Andrus Ranch, also with a CFCP grant, see next page), thus further protecting and buffering the area.



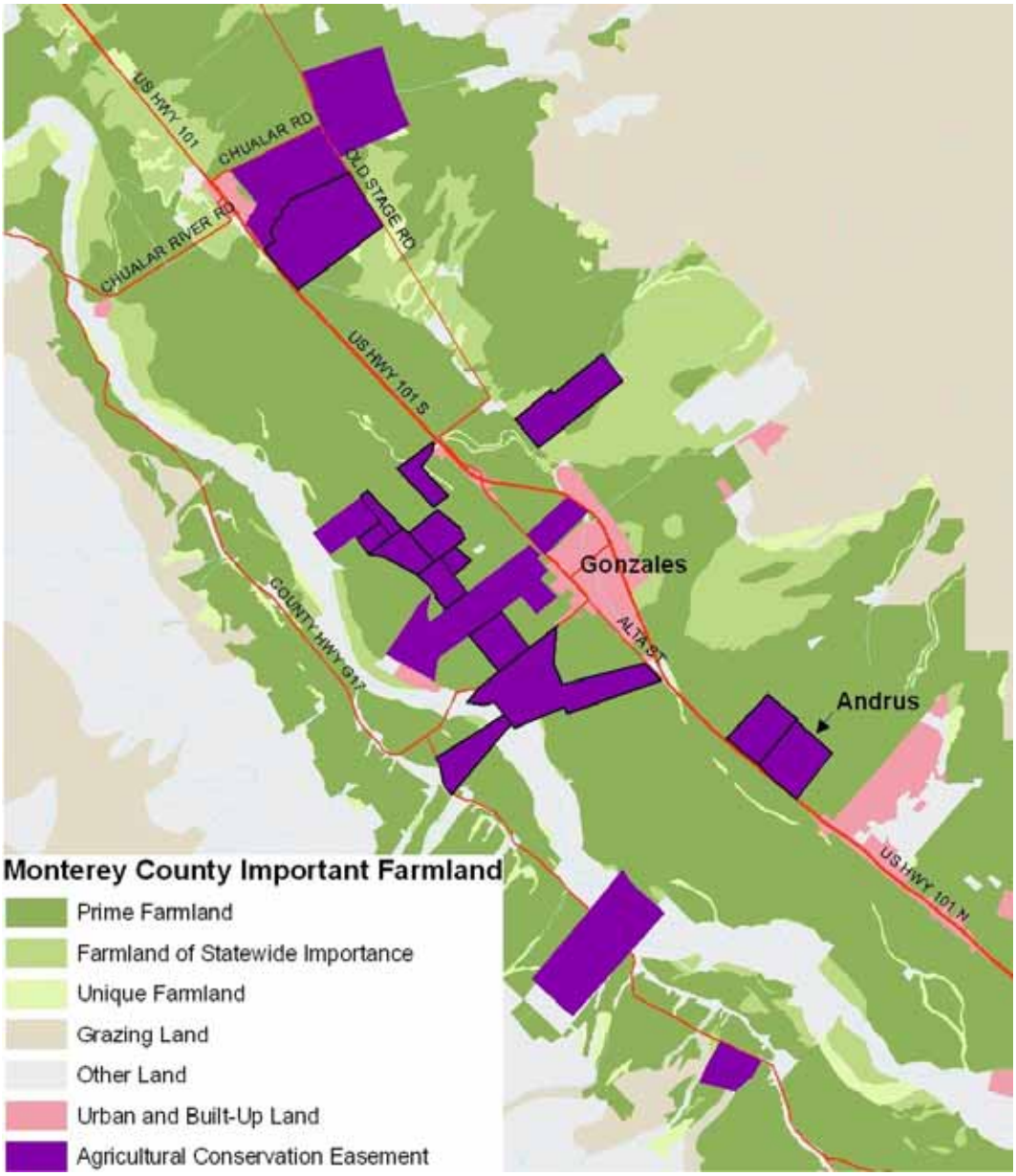
# Andrus Ranch Easement
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, southeast of Gonzales |
| Acres: | 259 |
| Agricultural uses: | Vegetable row crops |
| CFCP grant award: | $544,800 |
| Other funding: | $95,000 |
| Total project budget: | $639,800 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | April 27, 2004 |

The 259-acre Andrus Ranch, located in the Salinas Valley, consists of some of the most productive farmland in Monterey County. It is located 1.5 miles southeast of Gonzales along Highway 101. The Salinas Valley, sometimes nicknamed the “Salad Bowl of the World,” boasts weather patterns of morning fog that make it suitable for growing lettuce during the summer months. These conditions are not found in many other parts of the country.

The Salinas Valley is one of the most threatened farming regions in the nation. Although only one percent of California’s farmland is located in Monterey

County, the county produces 10 percent of the state's agricultural commodities totaling more than $3.0 billion dollars worth of agricultural products annually.



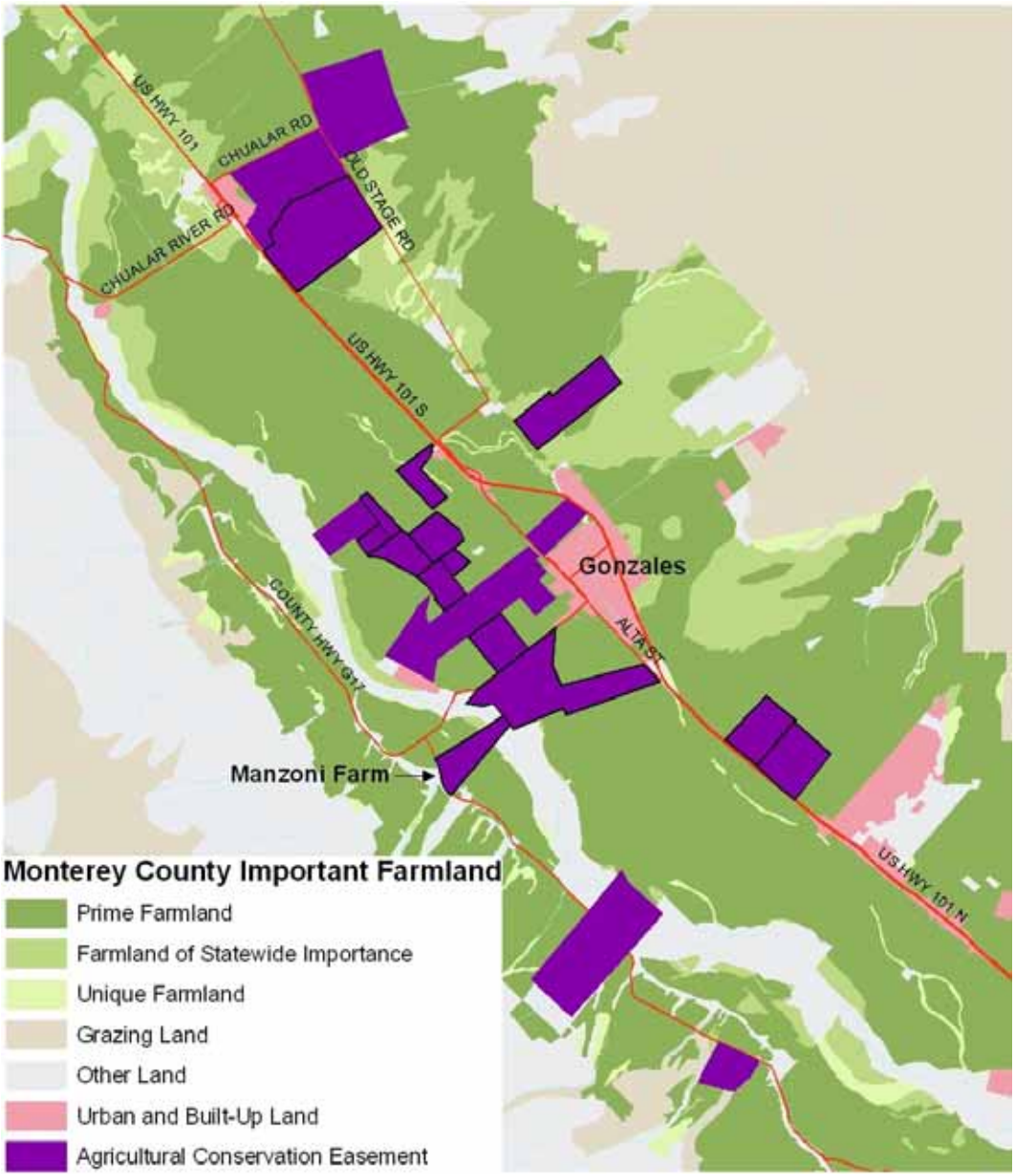
# Manzoni Ranch Easement
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, southwest of Gonzales |
| Acres: | 206 |
| Agricultural uses: | Vegetable row crops and vineyard |
| CFCP grant award: | $39,050 |
| Other funding: | $181,000 |
| Total project budget: | $220,050 |
| Other funding sources: | Barnet J. Segal Charitable Trust and landowner donation |
| Date easement recorded: | July 2, 2004 |

This easement covers 206 acres contained in two parcels 1.5 miles southwest of Gonzales in the Salinas Valley. While only 161 acres are in agricultural production, the balance of the property is in the stream course of the Salinas River, an important component of groundwater recharge for the entire Salinas Valley.

This easement purchase, along with other acquisitions, protect over 2,000 acres of irreplaceable prime farmlands and provide a buffer between the city of

Gonzales and other prime soils in the Salinas Valley. A continuous buffer of easement-protected lands along the southern and eastern boundaries of Gonzales is situated between these parcels and Gonzales.



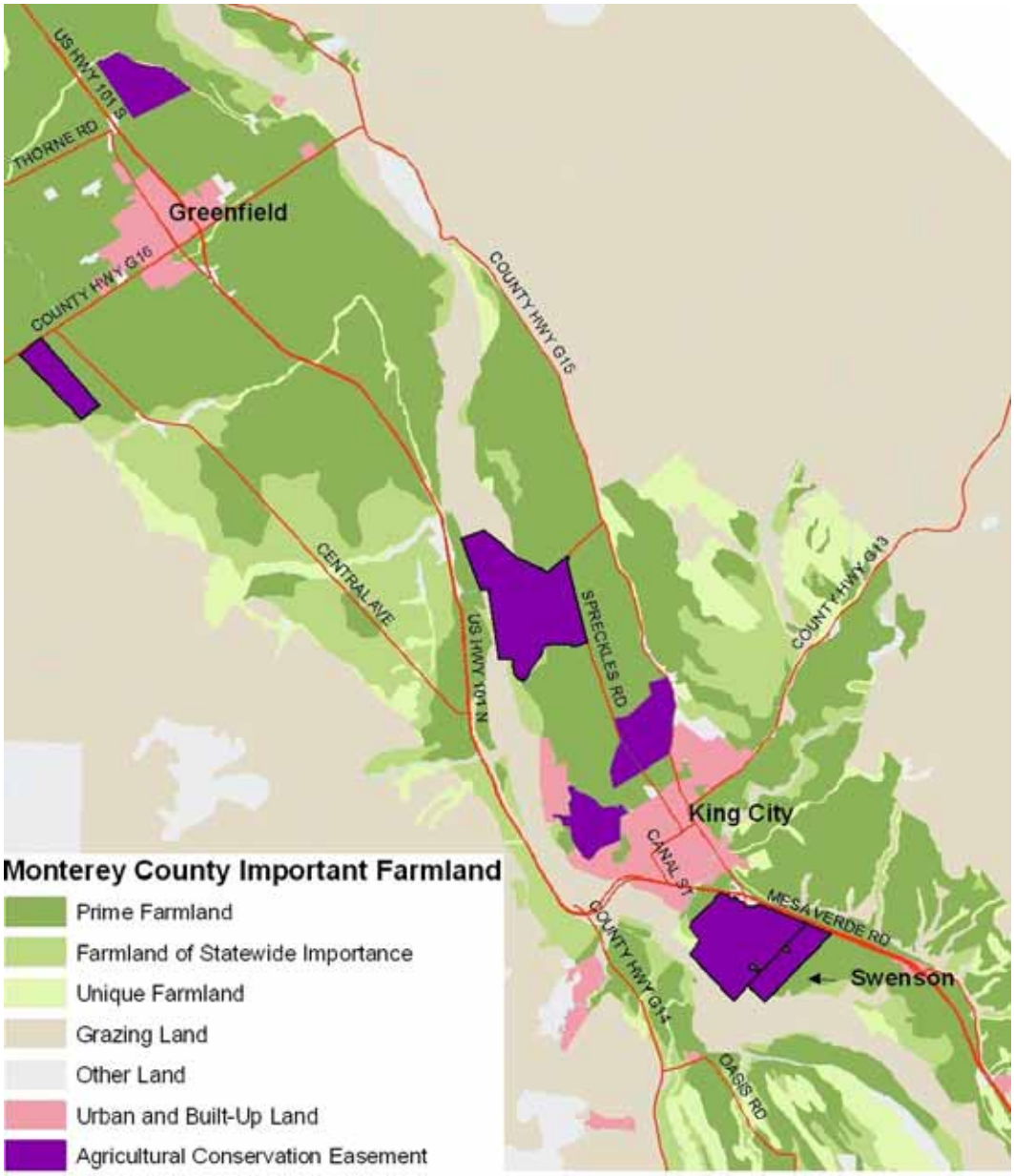
# Swenson Farm Easement
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, southeast of King City |
| Acres: | 234 |
| Agricultural uses: | Vegetable row crops |
| CFCP grant award: | $687,050 |
| Other funding: | $120,000 |
| Total project budget: | $807,050 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | September 28, 2005 |

The 234-acre Swenson Farm is located approximately one mile southeast of King City, with Highway 101 at one end and the Salinas River at the other. It is adjacent to a 700-acre easement, which was acquired in 2000 and also received CFCP funding. The farm produces typical Salinas Valley crops, including several lettuce varieties.

This acquisition will help bolster the Monterey County Agricultural and Historical Land Conservancy efforts to protect farmland in the vicinity. The

Salinas Valley is blessed with some of the world's best farmland, and the Monterey County Agricultural and Historical Land Conservancy is working to direct growth toward lesser quality farmland as much as possible.

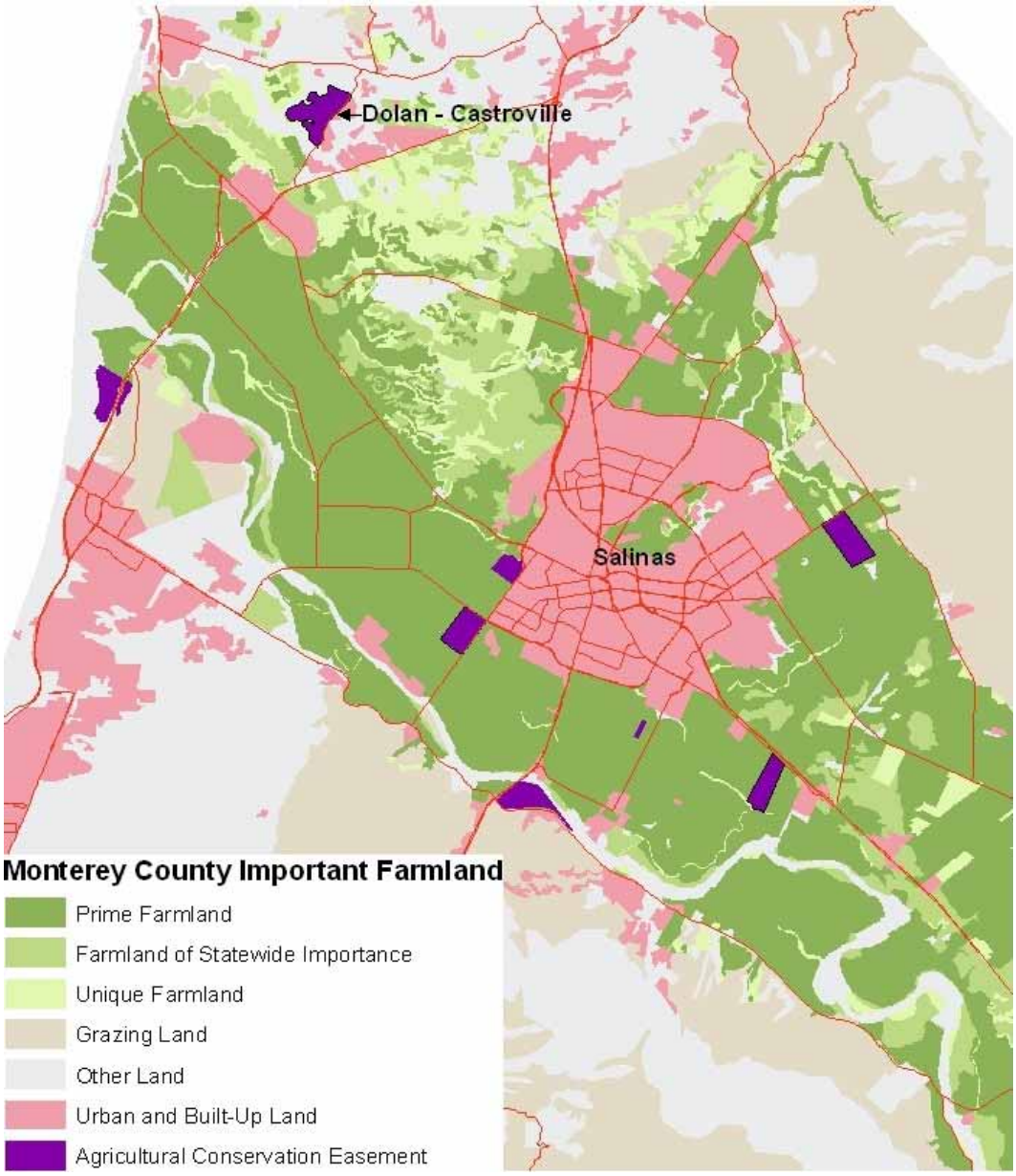


# Dolan – Castroville Ranch Easement
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, northeast of Castroville |
| Acres: | 281 |
| Agricultural uses: | Strawberries |
| CFCP grant award: | $1,085,500 |
| Other funding: | $171,000 |
| Total project budget: | $1,256,500 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | May 31, 2006 |

The 403-acre Dolan – Castroville Ranch is located 1.5 miles northeast of the unincorporated town of Castroville in one of the most productive strawberry-producing areas of the state. The ranch includes a significant amount of Unique Farmland, Farmland of Statewide Importance, as well Prime Farmland and is excellent ground for strawberry production. The ranch is located in the Coastal Zone and contains wetlands within and surrounding the Moro Cojo and Castroville Sloughs. The 281 acres of productive farmland have been placed under an agricultural conservation easement. The 122 acres of

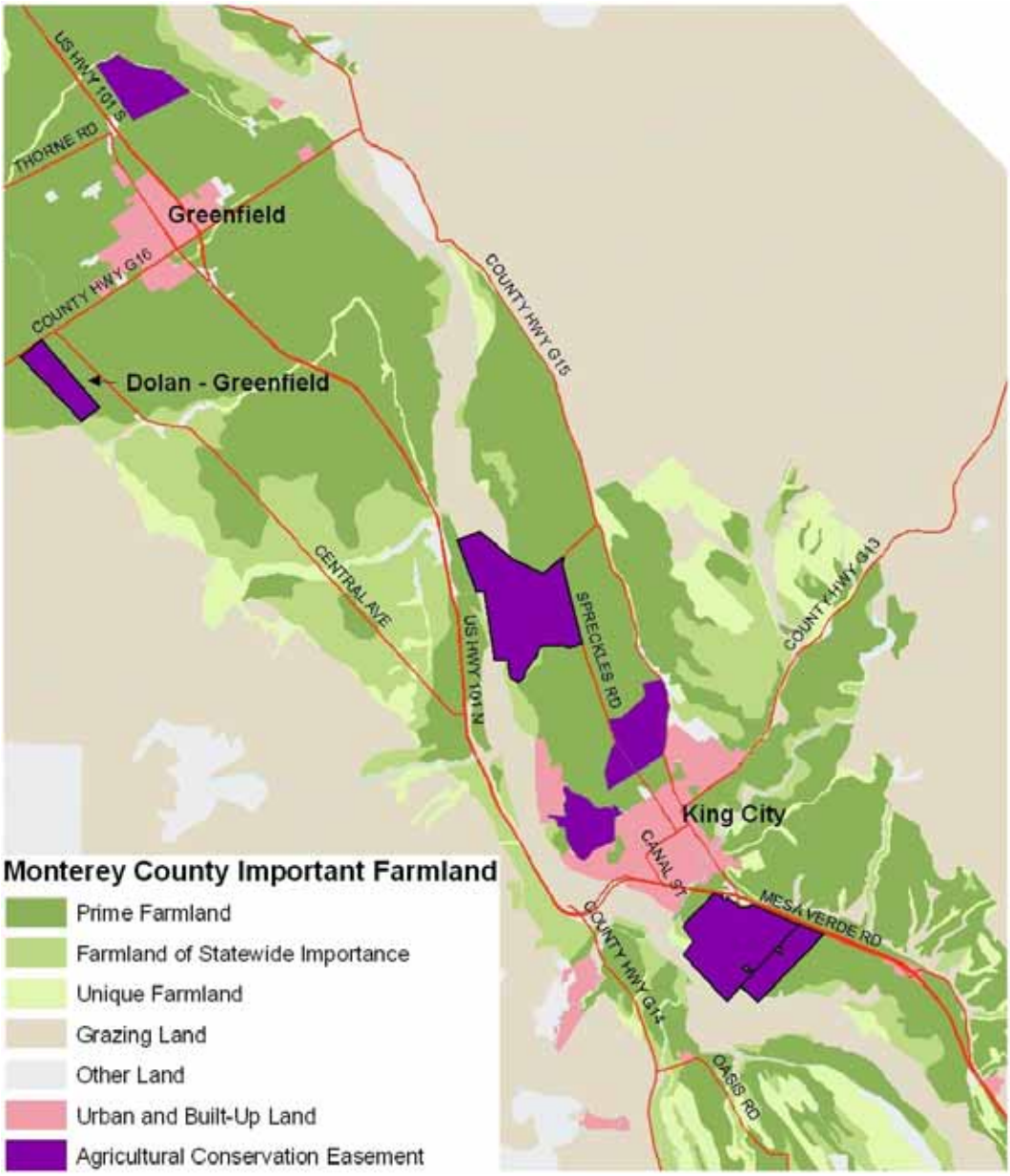
wetlands will be placed under a separate easement, with funding from the California Coastal Conservancy and Duke Energy.



# Dolan – Greenfield Ranch Easement
# Monterey County

| | |
|---|---|
| Grantee & Easement Holder: | Monterey County Agricultural and Historical Land Conservancy |
| Location: | Monterey County, southwest of Greenfield |
| Acres: | 202 |
| Agricultural uses: | Vegetable row crops |
| CFCP grant award: | $447,500 |
| Other funding: | $69,000 |
| Total project budget: | $516,500 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | May 17, 2006 |

The 202-acre Dolan – Greenfield Ranch is located 1.5 miles southwest of the city of Greenfield. It is all classified as Prime Farmland. The conservation easement is consistent with the land trust's vision of helping to guide future growth in the direction of lower quality farmlands to the east. The City of Greenfield is facing development pressure due to Silicon Valley and Salinas commuters.


US HWY 101 S
THORNE RD
Greenfield
COUNTY HWY G16
Dolan - Greenfield
COUNTY HWY G15
CENTRAL AVE
US HWY 101 N
SPRECKLES RD
COUNTY HWY G13
King City
CANAL ST
MESA VERDE RD
COUNTY HWY G14
OASIS RD
Monterey County Important Farmland
Prime Farmland
Farmland of Statewide Importance
Unique Farmland
Grazing Land
Other Land
Urban and Built-Up Land
Agricultural Conservation Easement

# Dumas Easement
# Sacramento County

*photo by Ronald F. Schultze*

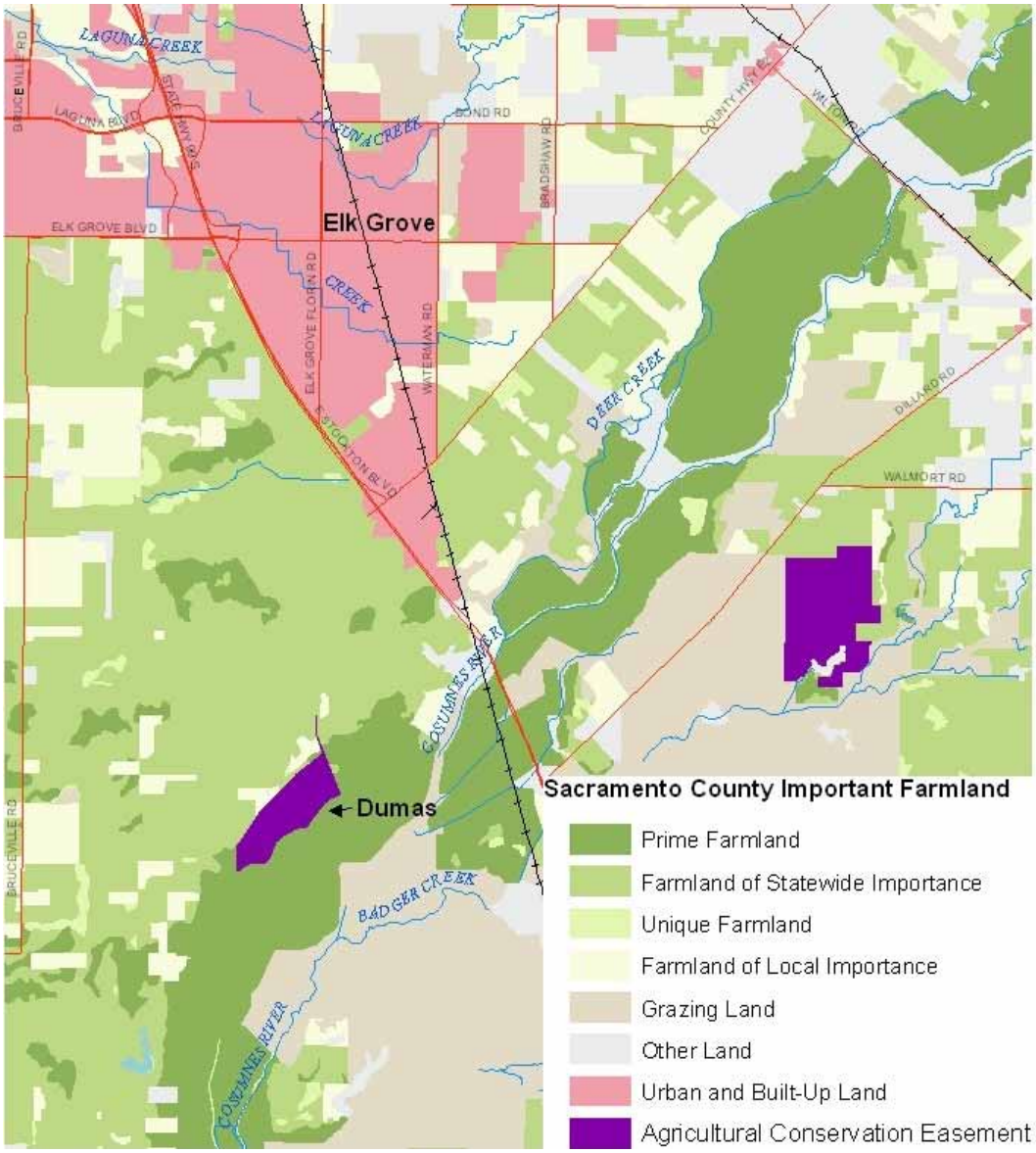
| | |
|---|---|
| Grantee: | The Nature Conservancy |
| Easement Holder: | Sacramento Valley Ag Land Conservancy |
| Location: | Sacramento County, south of Elk Grove |
| Acres: | 221 |
| Agricultural uses: | Vineyards |
| CFCP grant award: | $476,625 |
| Other funding: | $47,663 |
| Total project budget: | $524,288 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | September 29, 2003 |

The 221-acre Dumas property is located less than two miles from the City of Elk Grove and within the Sacramento County Urban Services Boundary. It is planted in Chardonnay and Cabernet grapes.

The acquisition is part of a strategy by The Nature Conservancy to protect the Cosumnes River Preserve from urban encroachment through a checkerboard of agricultural conservation easements surrounding the preserve. The preserve encompasses more than 46,000 acres. While The Nature

Conservancy is primarily interested in protecting open farmland for habitat around the periphery of the Cosumnes River Preserve, the preservation of vineyard properties assists with removing the threat of urbanization in the broader area surrounding the preserve.

The property was threatened primarily by urban and small ranchette development due to the rapid growth of nearby Elk Grove, which has led to much land speculation in the area. This is the second agricultural conservation easement in the area to receive CFCP grant funds.



# Tierra Miguel Foundation Farm Easement
# San Diego County

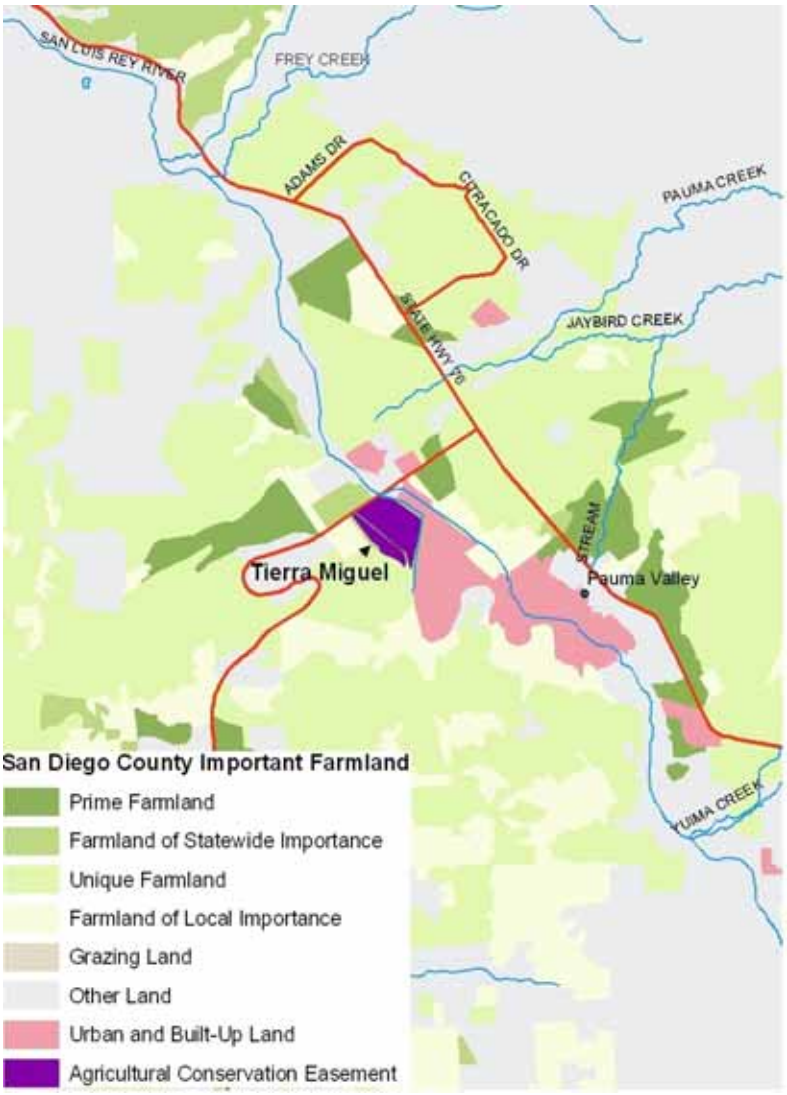
*photo by Charlene Orszag*

| | |
|---|---|
| Grantee: | Tierra Miguel Foundation |
| Easement Holder: | Fallbrook Land Conservancy |
| Location: | San Diego County, in the Pauma Valley |
| Acres: | 85 |
| Agricultural uses: | Row crops |
| CFCP grant award: | $1,724,750 |
| Other funding: | $297,250 |
| Total project budget: | $2,022,000 |
| Other funding sources: | Farm and Ranch Lands Protection Program |
| Date easement recorded: | June 23, 2004 |

The 85-acre Tierra Miguel Foundation Farm is located in the Pauma Valley of northern San Diego County, about 12 miles north of the City of Escondido. The Pauma Valley, known for its mild climate, excellent soils and water availability, is primarily an agricultural area but is threatened by estate home development. The farm is run by the Tierra Miguel Foundation, which

produces high-quality organic fruits and vegetables year-round and markets the produce through community supported agriculture subscriptions in Los Angeles, Orange and San Diego Counties.

This acquisition was the first fee-title transaction funded by the CFCP. The CFCP grant enabled the property to be purchased from a private landowner who wanted to sell the farm outright. An agricultural conservation easement, held by the Fallbrook Land Conservancy, was placed on the property, allowing the Tierra Miguel Foundation to continue to operate their business. The property will soon be sold to a new buyer, enabling the land to remain in active agricultural production.



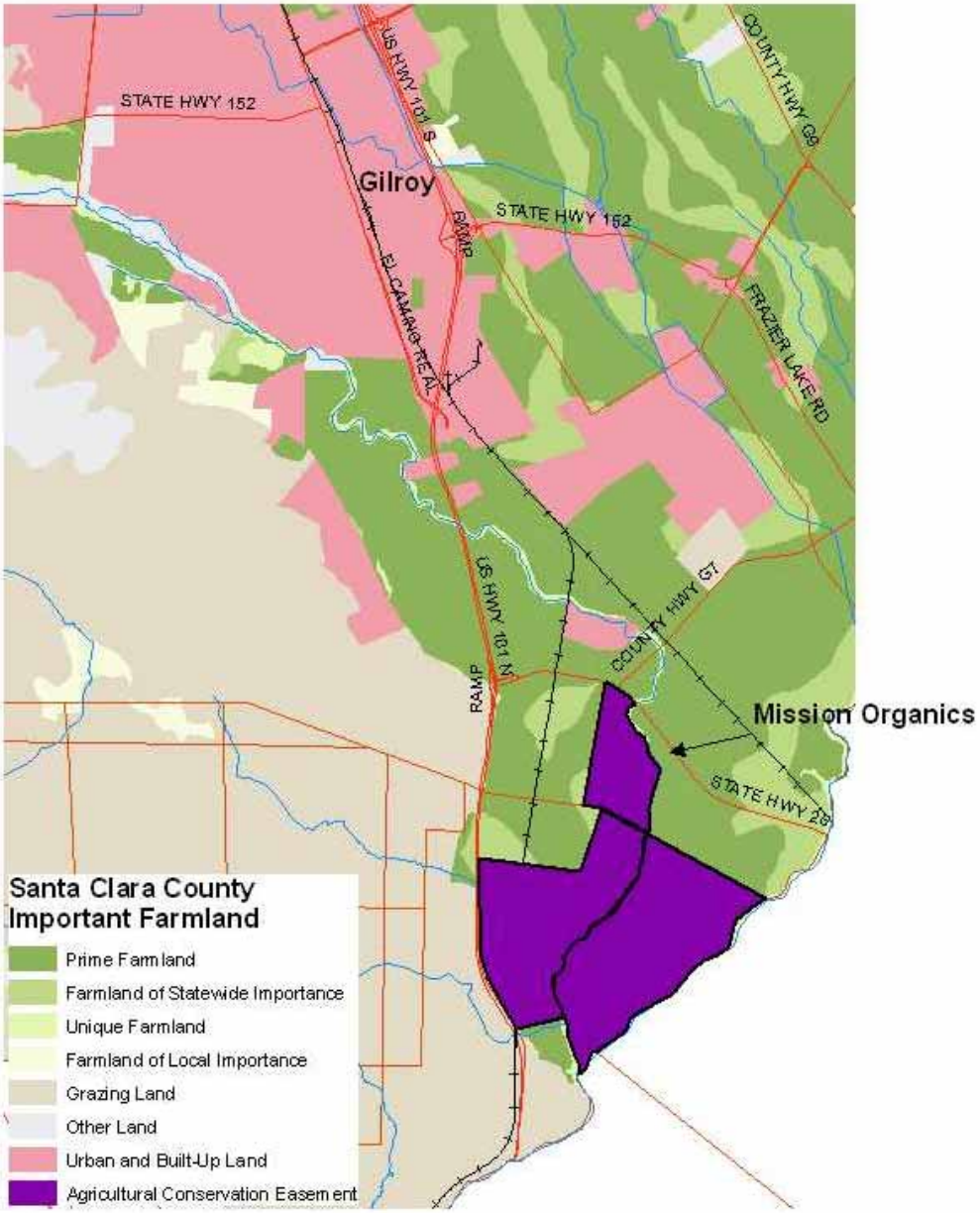
# Mission Organics Ranch Easement
# Santa Clara County

| | |
|---|---|
| Grantee & Easement Holder: | Silicon Valley Land Conservancy |
| Location: | Santa Clara County, south of Gilroy |
| Acres: | 165 |
| Agricultural uses: | Vegetable row crops |
| CFCP grant award: | $879,900 |
| Other funding: | $104,100 |
| Total project budget: | $984,000 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | November 8, 2004 |

The Mission Organics Ranch is an organic farm located just a quarter mile south of Gilroy's city limits. The ranch's combination of rich soils, abundant water and mild coastal-influenced climate allow for one to two harvests per year of baby lettuce, broccoli and other produce. Produce from the farm is sold through the Earthbound Farms brand, which been responsible for creating a stable market for baby lettuce. Along the ranch's eastern border is Carnadero Creek, part of a network of riparian areas that support threatened steelhead trout and serve as wildlife corridors between the hills on either side of Santa Clara Valley.

This farmland conservation effort is part of a broader vision for the area. The Pajaro Project, a partnership of numerous organizations, aims to protect farmland, open space, fresh water, and natural habitat in a 20,000-acre portion of southern Santa Clara County. This was the first CFCP-funded agricultural conservation easement in Santa Clara County.

The Silicon Valley Land Conservancy was formally known as the Land Trust for Santa Clara County.



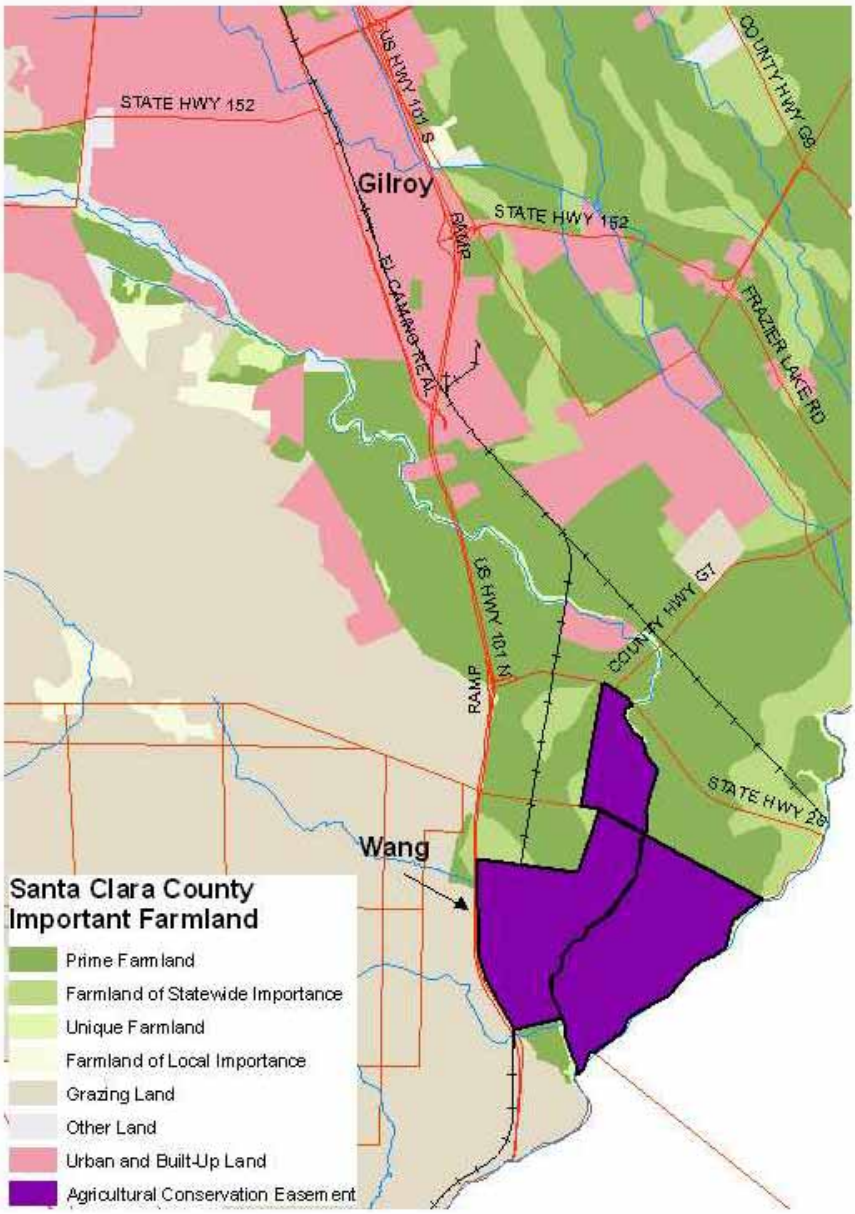
# Wang Easement
# Santa Clara County

| | |
|---|---|
| Grantee: | American Farmland Trust |
| Easement Holder: | Silicon Valley Land Conservancy |
| Location: | Santa Clara County, south of Gilroy |
| Acres: | 282 |
| Agricultural uses: | Vegetable row crops |
| CFCP grant award: | $1,034,700 |
| Other funding: | $438,400 |
| Total project budget: | $1,473,100 |
| Other funding sources: | Farm and Ranch Lands Protection Program |
| Date easement recorded: | January 5, 2005 |

The 480-acre Wang property is located immediately south of the Mission Organics Ranch (see previous page) and is farmed by the same owners. Baby lettuce, broccoli and other specialty crops are grown on the property, with portions farmed organically. This property has one mile of frontage on Highway 101, and it is the first farm one sees when driving north on Highway 101 over the hills from Monterey and San Benito counties.

The agricultural conservation easement covers 282 acres of the property. The portion of the ranch that lies along Carnaderos Creek was purchased by the local water district for water quality purposes. Carnaderos Creek runs along the property's eastern border then drains into the Pajaro River. Maintaining the agricultural and open space character of the Pajaro River watershed will help prevent downstream flooding in the communities of Pajaro and Watsonville.

This acquisition is part of an on-going effort to protect the agricultural land resources in southern Santa Clara County, a vital agricultural region and the last large-scale agriculture remaining in the county. The Silicon Valley Land Conservancy was formally known as the Land Trust for Santa Clara County.



# River Ranch Easement
# Shasta County

*photo by Marlys Barbosa*

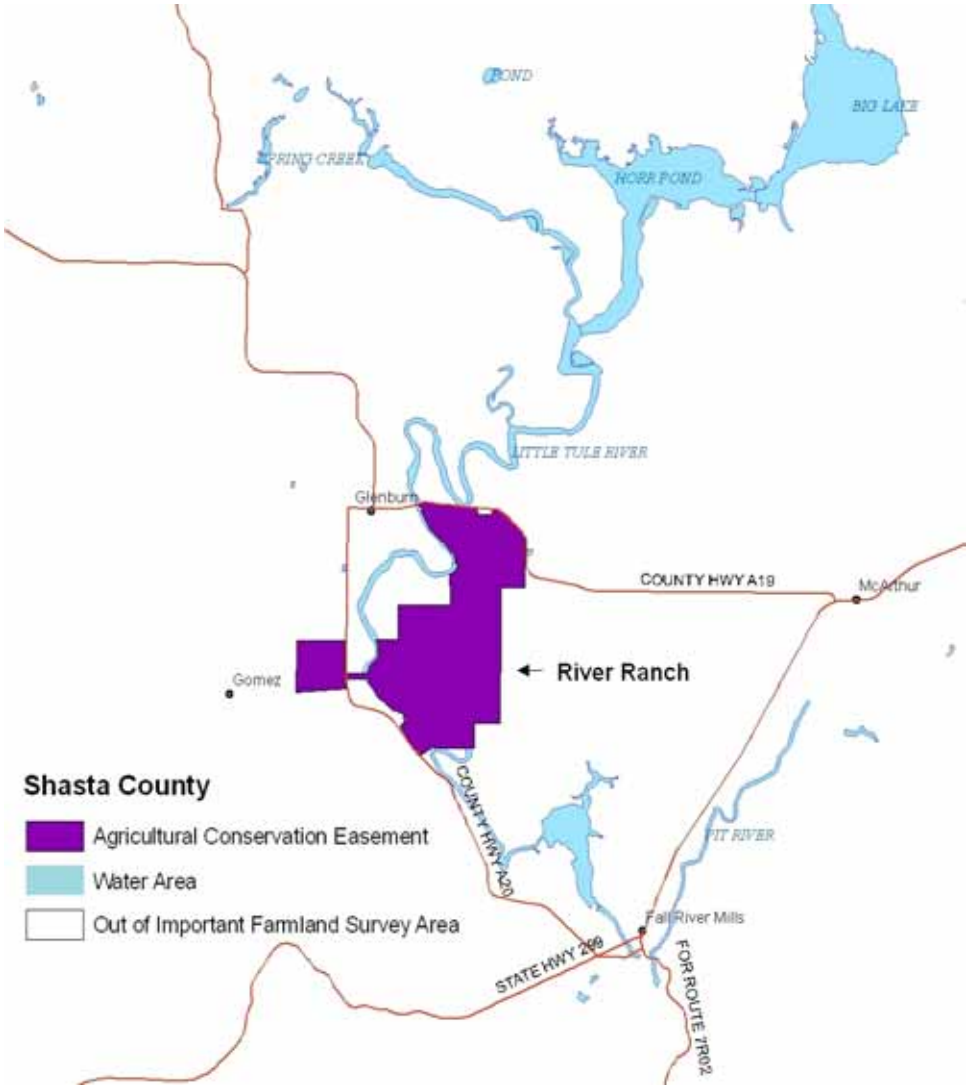
| | |
|---|---|
| Grantee & Easement Holder: | Shasta Land Trust |
| Location: | Shasta County, in the Fall River Valley |
| Acres: | 1,467 |
| Agricultural uses: | Row crops and grazing land |
| CFCP grant award: | $984,000 |
| Other funding: | $1,155,500 |
| Total project budget: | $2,139,500 |
| Other funding sources: | Farm and Ranch Lands Protection Program and Department of Fish and Game |
| Date easement recorded: | January 27, 2005 |

The 1,467-acre River Ranch is located in the Fall River Valley of northeastern Shasta County. To preserve the valley, a collaboration spearheaded by the Conservation Fund and the McConnell Foundation and including the Fall River Resource Conservation District, Shasta Land Trust, and the Department of Fish and Game, has embarked on an ambitious program to protect 20,000 acres in the Fall River Valley. Shasta Land Trust purchased the easement as part of that program in order to protect both the agricultural and tourist

economies of the Fall River Valley. The large size of the easement will help minimize parcel subdivision in the valley as well as reduce the pressure of land fragmentation into small lot vacation homes.

River Ranch has over 1,200 acres of farmland currently producing alfalfa, timothy hay and wild rice. Prather Ranch, Inc. leases the irrigated pastureland primarily to raise cattle for the production of collagen for human pharmaceutical purposes. The organic beef is sold at farmers' markets, grocery stores and restaurants.

In addition to permanently protecting the ranch's agriculture values, the easement will protect water quality, wildlife, and aquatic habitat. River Ranch contains three miles of Fall River frontage. The Fall River Valley is noted for its abundant wildlife, world-class native rainbow trout fishery and federally endangered Shasta crayfish. The wildlife friendly cultivation of crops on the property and in the region offers benefits to waterfowl and other wildlife.



# Martell Ranch Easement
# Solano County

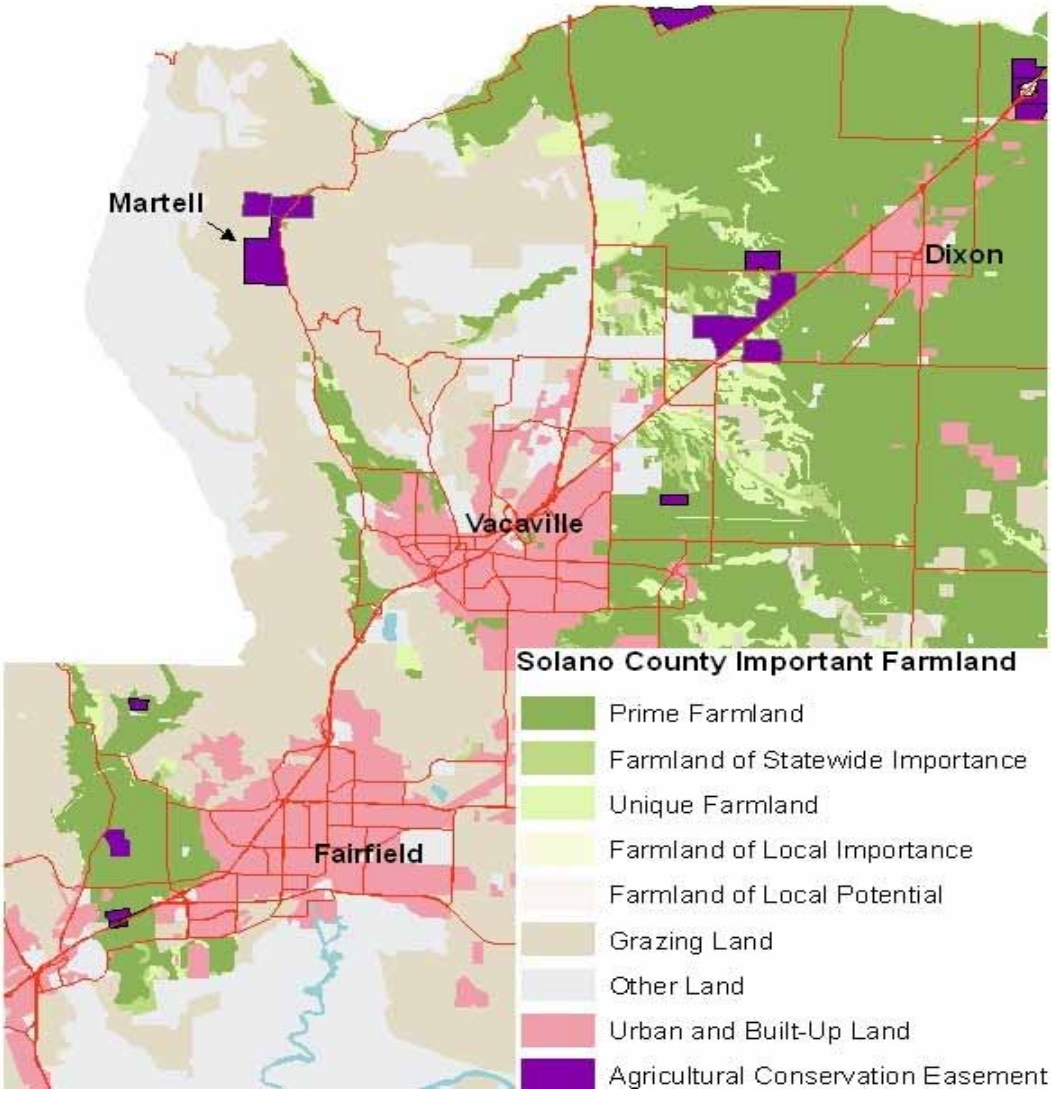
| | |
|---|---|
| Grantee & Easement Holder: | Solano Land Trust |
| Location: | Solano County, in the Pleasants Valley |
| Acres: | 535 |
| Agricultural uses: | Grazing land and orchard |
| CFCP grant award: | $515,000 |
| Other funding: | $1,185,000 |
| Total project budget: | $1,700,000 |
| Other funding sources: | Wildlife Conservation Board and landowner donation |
| Date easement recorded: | December 27, 2004 |

The Martell Ranch agricultural conservation easement includes 156 acres of irrigable farmland and 379 acres of rangeland, primarily used for grazing. Located in Pleasants Valley, Martell Ranch is less than five miles from the City of Vacaville. It adjoins a ranch already protected by an easement, bringing the total protected land in the area to more than 1,000 acres. A century-old olive orchard sits on a portion of the ranch. Two of the largest valley oaks in the county are located on the ranch. Two creeks meander through the property.

The CFCP provided grant funding on the irrigable farmland portion, while the Wildlife Conservation Board's Rangeland, Grazing Land and Grassland Protection Program assisted with a $1,008,000 grant on the rangeland portion. Both grants were matched with a donation from the landowner.

Founded in 1986, the Solano Land Trust seeks to preserve and protect farmlands and open spaces throughout Solano County. Solano Land Trust holds easements on fifteen properties totaling more than 6,000 acres. In addition, the land trust owns more than 10,600 acres of ranchlands, farmlands, wetlands, and open spaces. Almost all of these lands are in agricultural production.

This project helped meet the legislative requirement that a minimum of 20% of the CFCP's Proposition 12 funds be made available for easement projects within the five counties adjoining the San Pablo Bay.



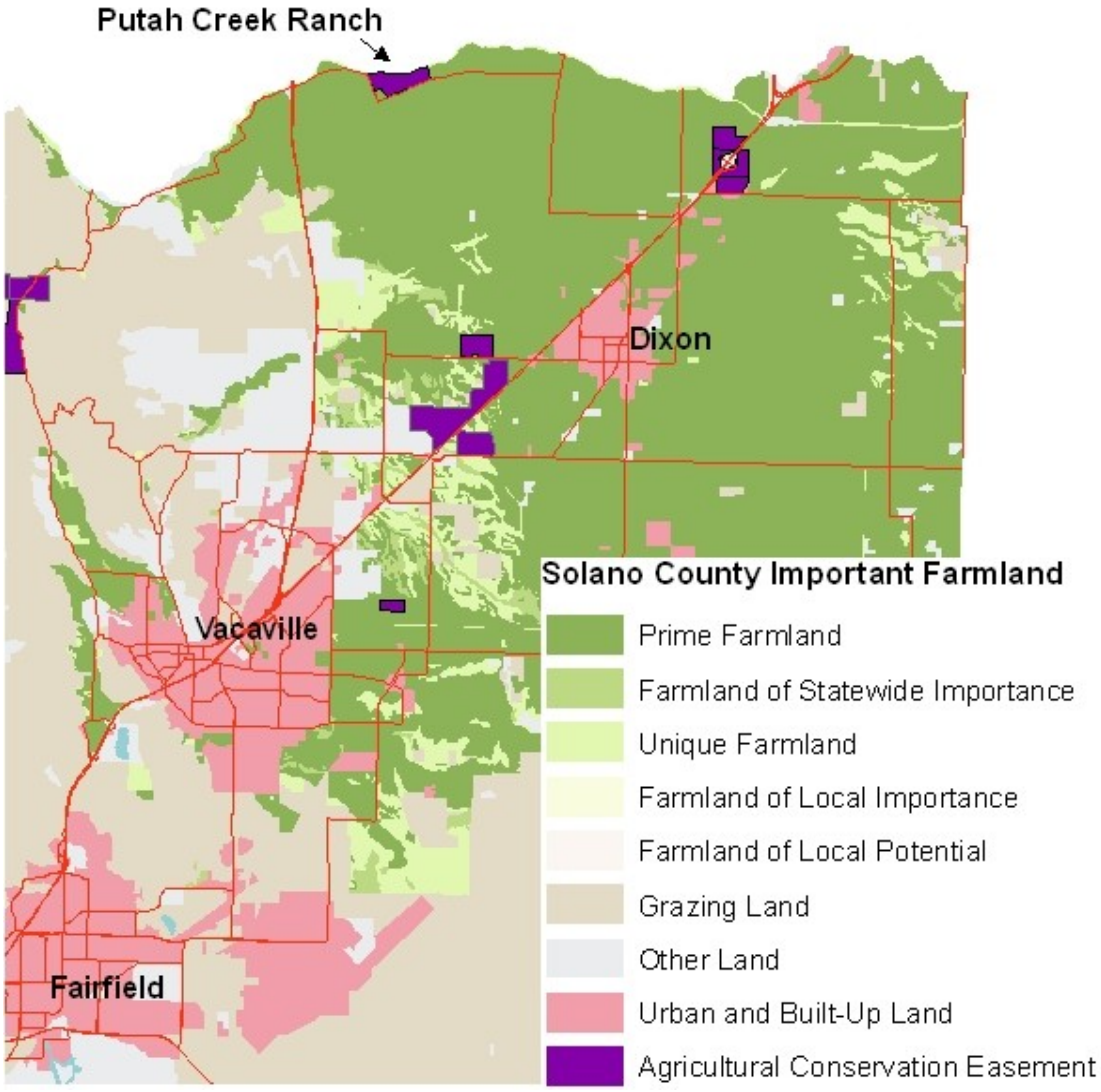
# Putah Creek Ranch Easement
# Solano County

| | |
|---|---|
| Grantee & Easement Holder: | Solano Land Trust |
| Location: | Solano County, near Winters |
| Acres: | 282 |
| Agricultural uses: | Row crops and orchards |
| CFCP grant award: | $452,660 |
| Other funding: | $440,000 |
| Total project budget: | $892,660 |
| Other funding sources: | Farm and Ranch Lands Protection Program |
| Date easement recorded: | June 13, 2005 |

Putah Creek Ranch is located along a 1.2-mile frontage of the south bank of Putah Creek between Winters and Davis, in an area designated by the Solano Land Trust as a high-priority preservation area. Organic walnut orchards, grape rootstock and field crops such as sunflowers and lima beans occupy the acreage. A portion of the ranch is also used as a demonstration farm for innovative practices, such as riparian plant restoration and a tailwater pond that prevents excessive silt and nutrients from entering the creek.

"We teach primarily high school students about sustainable agriculture practices," ranch owner Craig McNamara said. "They are our future community leaders, and most of them have very little introduction into the process of how food gets on the table, let alone sustainable practices. We help them fill their educational toolbox with environmentally sound ideas. Adds McNamara, "As we looked at our piece of land, we realized that while we could probably sell several estate properties for a million dollars each, it was important to keep it in agricultural production as well as having the educational program. That's why we decided to pursue an agricultural conservation easement."

This project helped meet the legislative requirement that a minimum of 20% of the CFCP's Proposition 12 funds be made available for easement projects within the five counties adjoining the San Pablo Bay.



# McConeghy Ranch Easements
# Solano County

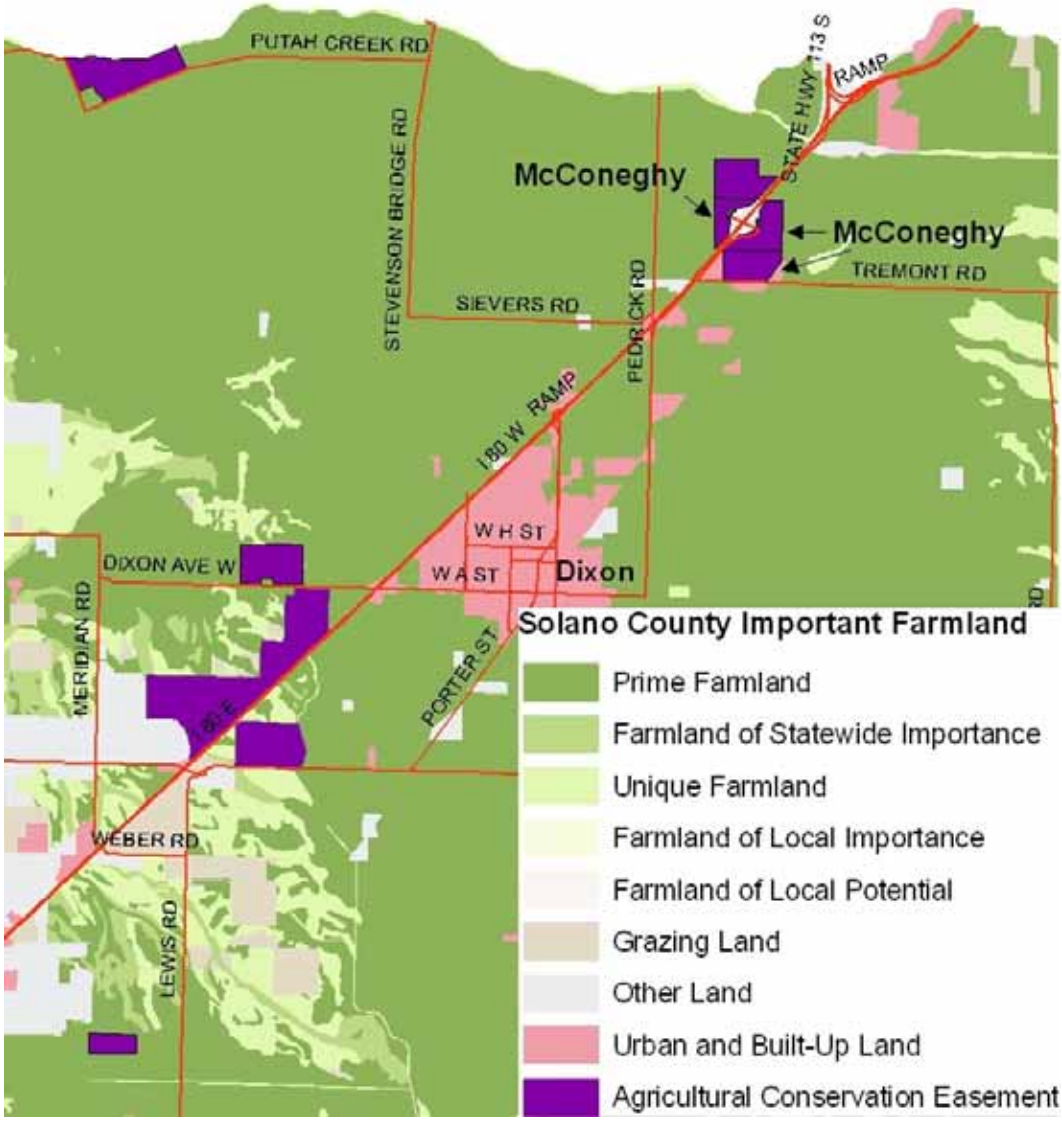
| | |
|---|---|
| Grantee: | City of Davis |
| Easement Holder: | City of Davis and City of Dixon |
| Location: | Solano County, between Davis and Dixon |
| Acres: | 300 |
| Agricultural uses: | Row crops |
| CFCP grant award: | $2,237,500 |
| Other funding: | $1,455,000 |
| Total project budget: | $3,692,500 |
| Other funding sources: | Farm and Ranch Lands Protection Program, City of Davis, City of Dixon, and UC Davis |
| Date easements recorded: | October 31, 2005 |

Through a unique partnership, 300 acres of prime farmland between Davis and Dixon have been preserved with an agricultural conservation easement. The McConeghy Ranch easement is the first step toward creating an agricultural buffer between the two cities. McConeghy Ranch spans both sides of Interstate 80 at the undeveloped Kidwell Road exit. The property is

located just three-quarters of a mile outside of Dixon's Sphere of Influence and about two miles from Davis. Farmed in hay, sunflowers, and tomatoes, the ranch provides a scenic viewshed along I-80 and the Amtrak commuter route.

The easement was the result of the collaboration of numerous partners including the City of Davis, the City of Dixon, the Solano Land Trust, the CFCP and the federal Farm and Ranch Lands Protection Program.

This project helped meet the legislative requirement that a minimum of 20% of the CFCP's Proposition 12 funds be made available for easement projects within the five counties adjoining the San Pablo Bay.



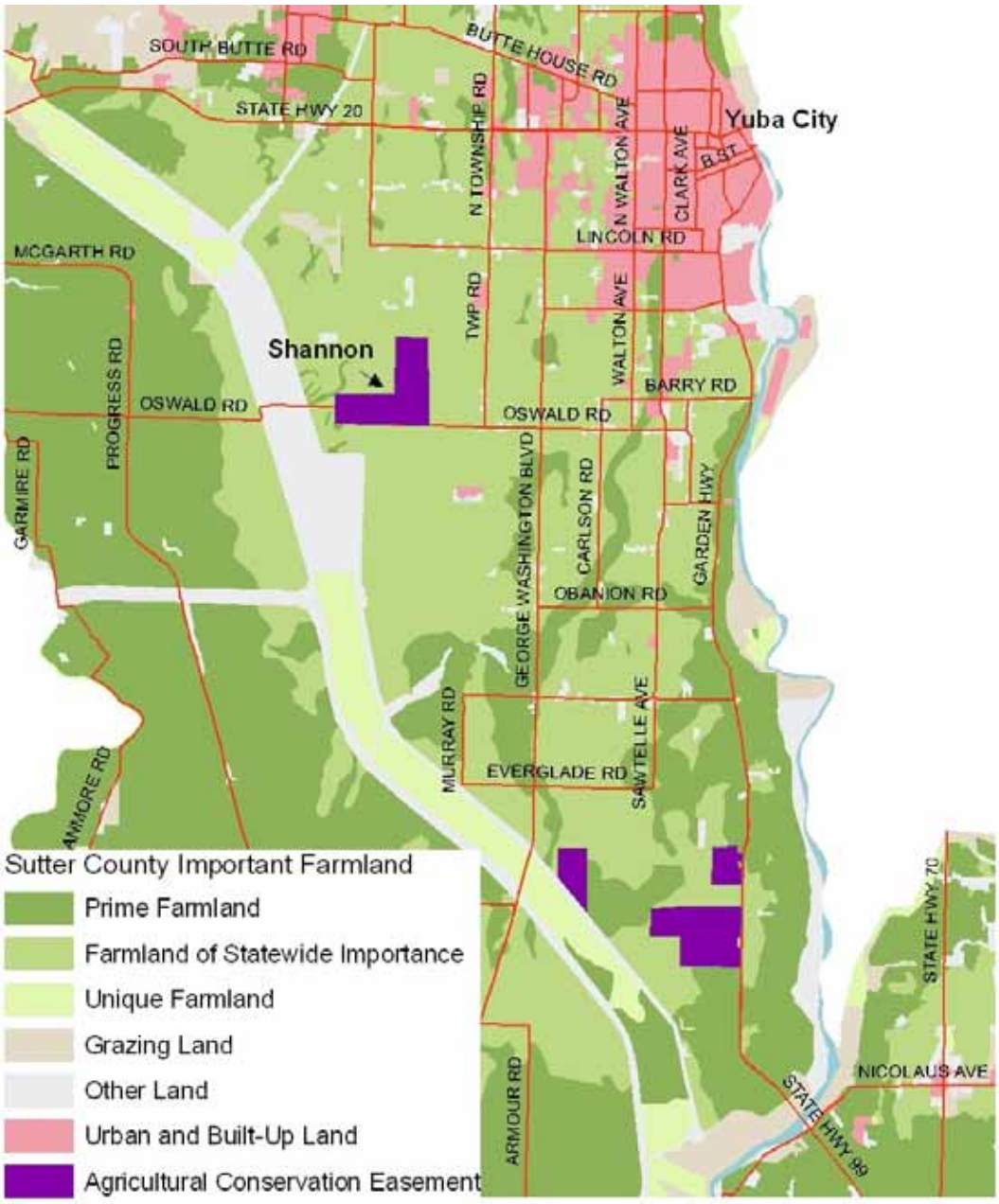
# Shannon Ranch Easement
# Sutter County

| | |
|---|---|
| Grantee: | Ducks Unlimited |
| Easement Holder: | Wetlands America Trust |
| Location: | Sutter County, near Yuba City |
| Acres: | 723 |
| Agricultural uses: | Rice |
| CFCP grant award: | $671,600 |
| Other funding: | $333,803 |
| Total project budget: | $1,005,403 |
| Other funding sources: | Farm and Ranch Lands Protection Program and landowner donation |
| Date easement recorded: | July 1, 2005 |

The 723-acre Shannon Ranch is located in the fertile Sutter Basin adjacent to the Sutter Bypass. The farm predominately grows rice.

The acquisition was part of DU's Conservation Easements for Agricultural Lands Program, developed to identify, promote and purchase agricultural conservation easements in the Sutter Basin. In addition to its importance as a farming area, the Sutter Basin is an extremely important area for waterfowl and other wetland dependent species. The Sutter Basin is being threatened

by rapidly expanding urban growth from Yuba City on the north and Sacramento and Woodland to the south. This is the second CFCP grant in the area.



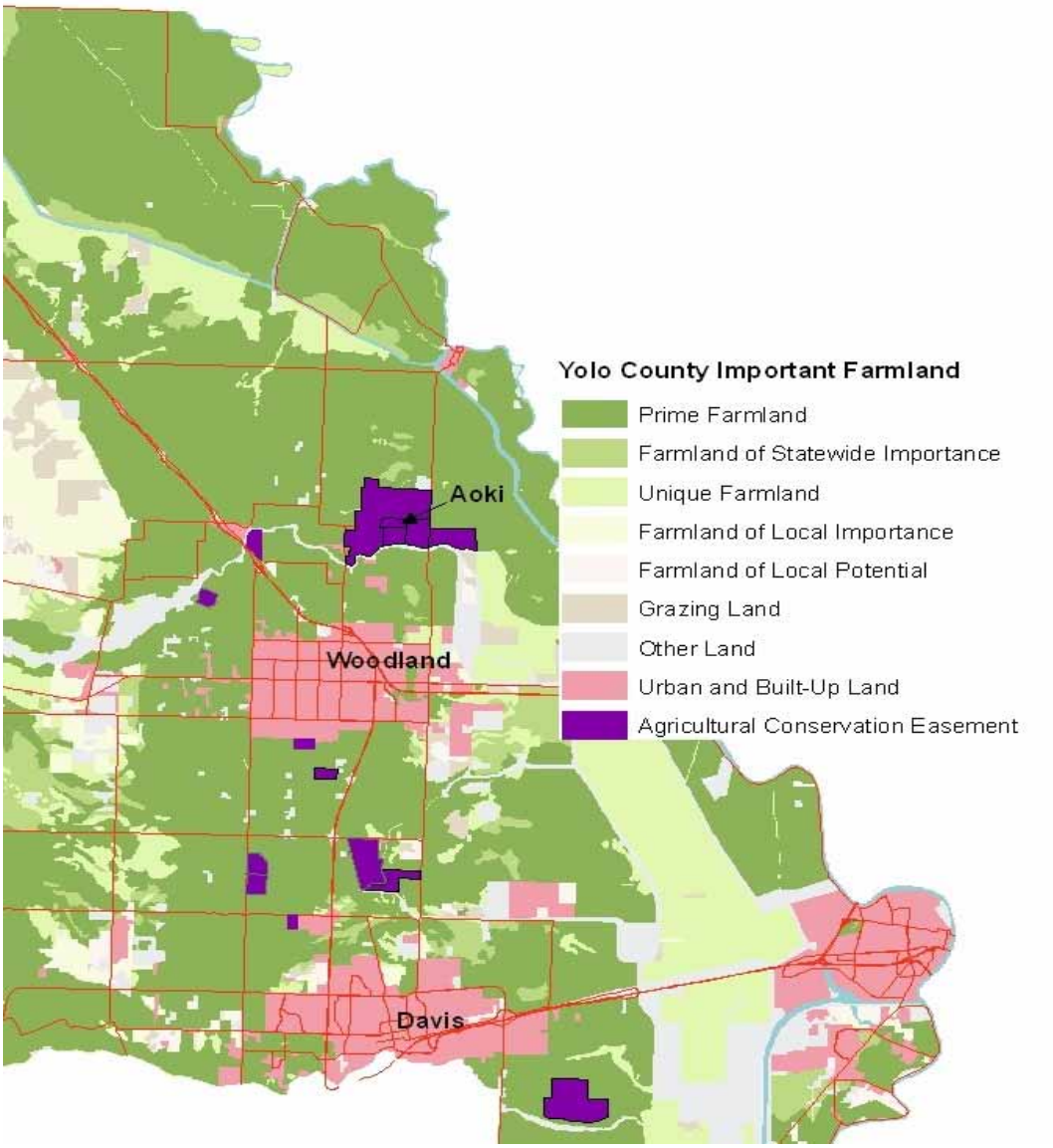
# Aoki/Cache Creek 10 Easement
# Yolo County

| | |
|---|---|
| Grantee & Easement Holder: | Yolo Land Trust |
| Location: | Yolo County, north of Woodland |
| Acres: | 76 |
| Agricultural uses: | Row crops |
| CFCP grant award: | $85,633 |
| Other funding: | $105,334 |
| Total project budget: | $190,967 |
| Other funding sources: | Landowner donation |
| Date easement recorded: | December 16, 2002 |

This agricultural conservation easement consists of approximately 76 acres of prime farmland located north of the City of Woodland's sphere of influence. The property has been farmed for generations as part of a much larger family operation. The property is located entirely within the boundaries of the previously acquired 1,997-acre Cache Creek Agricultural Easement Area. The property's small size made it a prime target for ranchette or rural estate housing development.

The project is the culmination of long-term efforts of the Yolo Land Trust in working with multiple landowners to secure a significant block of permanently protected farmland. The acquisition filled in a gap in the Cache Creek Agricultural Easement Area on the north side of County Road 17. The addition resulted in approximately 2,073 acres of permanently protected prime farmland. This represents the largest contiguous block of prime farmland protected by agricultural conservation easements in California.

The easement on this property strengthened the habitat protection provided by the adjacent easements by adding a wildlife corridor, as well as augmenting nesting and food resources for wildlife.



# Day Ranch Easement
# Yolo County

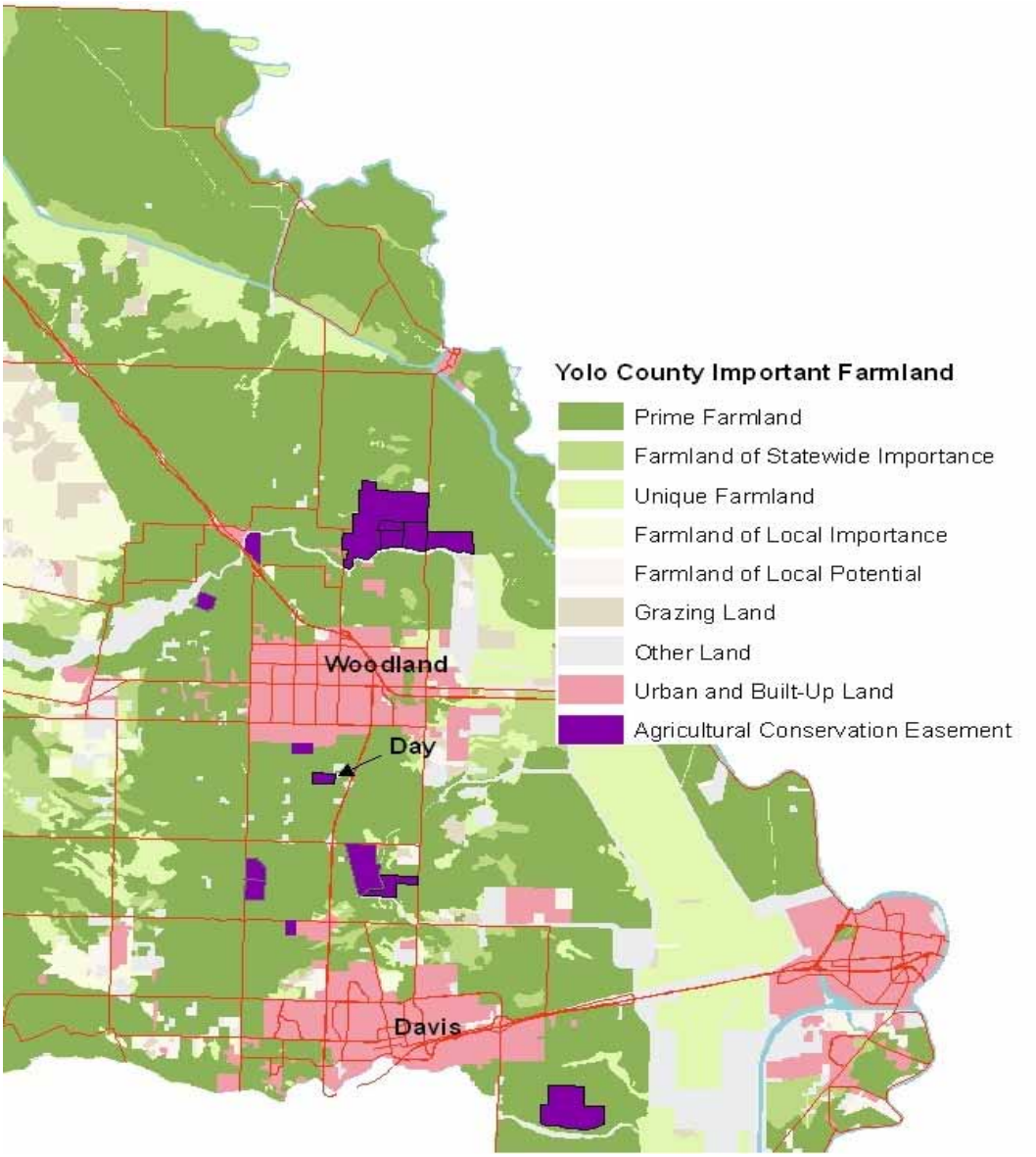
*photo by Phil Hogan*

| | |
|---|---|
| Grantee & Easement Holder: | Yolo Land Trust |
| Location: | Yolo County, south of Woodland |
| Acres: | 77 |
| Agricultural uses: | Row crops |
| CFCP grant award: | $311,215 |
| Other funding: | $55,000 |
| Total project budget: | $366,215 |
| Other funding sources: | Great Valley Center |
| Date easement recorded: | August 25, 2004 |

The Day property contains 77 acres of prime farmland located 3/4 mile south of the City of Woodland along the Highway 113 corridor. The Day family is one of the original farming families in Yolo County, and the property served as the center of their operations for over 100 years. The farmstead includes historic buildings and is surrounded by a heritage stand of walnut trees that are over 150 years old.

The property is located in a key area for agricultural protection in the region and was under intense pressure for development. The Day easement is a

cornerstone to the protection of the County Road 27-29 corridor, a community separator mutually agreed to by the cities of Woodland and Davis.



# Planning/Technical Assistance Grant Summaries

## Table 2. CFCP Proposition 12 Planning/Technical Assistance Grant Funding

| Grant Recipient | Project Title | Location | CFCP Grant Amount | Other Funding | Total Funding |
|---|---|---|---|---|---|
| Sacramento Valley Conservancy | Blue Oak Hills Rangeland Area | Amador and Sacramento Counties | $40,200 | $4,700 | $44,900 |
| Great Valley Center | Central Valley Land Trust Summits | Central Valley | $29,300 | $61,000 | $90,300 |
| Northcoast Regional Land Trust | Northcoast Farmland Conservation Program | Del Norte and Humboldt Counties | $60,000 | $16,250 | $76,250 |
| Great Valley Center | Central Valley Agricultural Transactions Program | Merced, San Joaquin, Stanislaus, and Yolo Counties | $117,300 | $118,500 | $235,800 |
| Land Trust of Napa County | Priority Agricultural Lands Conservation Assessment & Agricultural Conservation Easement Implementation | Napa County | $53,000 | $64,300 | $117,300 |
| Solano Land Trust | Solano Agricultural Conservation Easement Plan Implementation | Solano County | $74,000 | $21,200 | $95,200 |
| Land Trust Alliance | Land Trust Alliance | Statewide | $15,000 | $35,400 | $50,400 |
| Capay Valley Vision | Capay Valley Community Action Plan | Yolo County | $30,000 | $26,000 | $56,000 |
| **Total** | | | **$418,800** | **$347,350** | **$766,150** |

# Blue Oak Hills Rangeland Area
# Amador and Sacramento Counties

| | |
|---|---|
| Grantee: | Sacramento Valley Conservancy |
| Location: | Sacramento and Amador Counties |
| Grant term: | May 24, 2004 – May 17, 2006 |
| CFCP grant: | $40,200 |
| Other funding: | $ 4,700 |
| Total project budget: | $44,900 |

The purpose of this grant was to provide acquisition planning and support to the Sacramento Valley Conservancy (SVC) to develop agricultural conservation easement projects in the “Blue Oak Hills Rangeland Area” of eastern Sacramento County and western Amador County, in cooperation with the Amador Land Trust. The grant assisted SVC with the costs of appraisals, Phase I environmental toxic reports, real estate negotiations, project management, and strategic planning of potential easement transactions. The grant also assisted with GIS mapping and resulted in the creation of an easement outreach brochure. The grant also facilitated outreach efforts to farmers and ranchers to develop opportunities to preserve threatened irrigated agriculture in western Amador County, in cooperation with the Amador Land Trust.

The area is highly threatened by development, but still includes a number of large rangeland and oak woodland properties.

# Central Valley Land Trust Summits
# Central Valley

| | |
|---|---|
| Grantee: | Great Valley Center |
| Location: | Statewide |
| Grant Term: | October 15, 2001 – June 30, 2003 |
| CFCP grant award: | $29,300 |
| Matching funds: | $61,000 |
| Total project budget: | $90,300 |

The Great Valley Center recognizes that successful agricultural land conservation is dependent upon effective local conservation organizations. The Great Valley Center's (GVC) Agricultural Transactions Program (ATP) has been working with Central Valley land trusts since 1999. One of ATP's goals has been to provide land trusts with tools and resources that can build organizational capacity, and offer technical training in order to assist the land trusts to become sustainable, well managed organizations.

The GVC organized a series of training sessions to 1) create a network of effective non-profit land trust organizations in the Central Valley; 2) empower land trusts to assist in the development and implementation of public policy that will lead to an increase in agricultural land conservation in the Central Valley; 3) to assist in the technical training and development of land trust managers and boards of directors; and 4) to provide agricultural land trusts outside of the region with training and the opportunity to exchange information with Central Valley land trusts.

# Northcoast Farmland Conservation Program
# Del Norte and Humboldt Counties

| | |
|---|---|
| Grantee: | Northcoast Regional Land Trust |
| Location: | Humboldt and Del Norte Counties |
| Grant term: | February 1, 2004 – February 1, 2006 |
| CFCP grant: | $60,000 |
| Other funding: | $16,250 |
| Total project budget: | $76,250 |

The Northcoast Regional Land Trust (NRLT) was incorporated in 2000 to protect working landscapes – including farms, forests and grazing lands – and to preserve and protect land for its natural, educational, scenic and historic values. Like many areas in California, agricultural lands in the North Coast region are being converted to residential development. Between 1992 and 1997, Humboldt County lost 13,228 acres of farmland and 82 farms. In order to sustain the base industries of farming, ranching and dairy production in the area, the NRLT launched a conservation outreach program. A CFCP planning grant enabled NRLT to begin this work.

NRLT's Working Lands Conservation Program is focused on the highly productive bottomlands of the Eel, Mad, and Smith Rivers. First, a comprehensive strategic plan for the region was developed, establishing conservation priorities and promoting landowner incentives to preserve agricultural use of their land. The plan included maps and GIS data with soils information, landowner interest agricultural practices employed, and current land use threats. Though this process, "target areas" for easement development and other conservation tools were identified.

Next, NRLT developed outreach materials geared towards agricultural conservation easements. A farmland conservation section was developed on the NRLT website, and hundreds of conservation easement packets were distributed to agricultural landowners. NRLT hosted and presented at workshops specifically geared towards agricultural producers in North Coast communities of Orick, Ferndale, Elk River, Arcata and Eureka.

In addition, through the CFCP grant, funds were used to pursue two easement grant proposals, including appraisals and grant applications. The intention was that these first easements could serve as pilot projects to encourage other easements in the area.

# Central Valley Agricultural Transactions Program Merced, San Joaquin, Stanislaus and Yolo Counties

| | |
|---|---|
| Grantee: | Great Valley Center |
| Location: | Merced, San Joaquin, Stanislaus and Yolo Counties |
| Grant term: | April 15, 2003 – April 1, 2007 |
| CFCP grant award: | $117,300 |
| Other funding: | $118,500 |
| Total project budget: | $235,800 |

The Great Valley Center's Agricultural Transactions Program used a CFCP planning grant to build capacity in the agricultural land conservation arena by providing technical assistance and financial resources to land trusts in Merced, San Joaquin, Stanislaus and Yolo Counties. The grants enabled the Great Valley Center to provide the Stanislaus Farmland Trust, the Merced County Farmlands and Open Space Trust, the Yolo Land Trust (YLT) and the County of San Joaquin with tools and technical expertise to strategically conserve agricultural land in all four counties.

The grant was made to achieve the following objectives:

- **Strategic Land Conservation Planning:** Strategic areas to focus efforts for easement acquisitions were identified within Merced, San Joaquin, and Stanislaus Counties. Potential landowners who are "opinion leaders" were identified and a strategy to develop transactions in the area was established.
- **Funding Appraisals:** Funding to support easement appraisals of strategic farmland properties was provided to expedite and strengthen grant applications that could then be made to different sources of easement funding. Grant funding supported easement appraisals on seven different targeted properties.
- **Utilize a Transaction Technical Team:** Transaction specialists assisted the local land trusts with analyzing and preparing data, addressing legal and real estate issues and other relevant information to meet the requirements of funding programs. This resulted in four projects that were taken to grant agreement stage with the CFCP, the FRPP, and the Great Valley Center's Agricultural Transactions Program.

An additional indirect outcome of this grant was recognition of the need to consolidate and strengthen county-based land conservation efforts, resulting in the consolidation of land trusts and the creation of the Central Valley Farmland Trust (CVFT), which now serves Sacramento, San Joaquin, Stanislaus, and Merced Counties. Through the grant, a strategic plan was put in place for CVFT once the merger was complete. The grant then enabled CVFT to initialize transactions and helped the organization build technical skills to do high-quality easement projects.

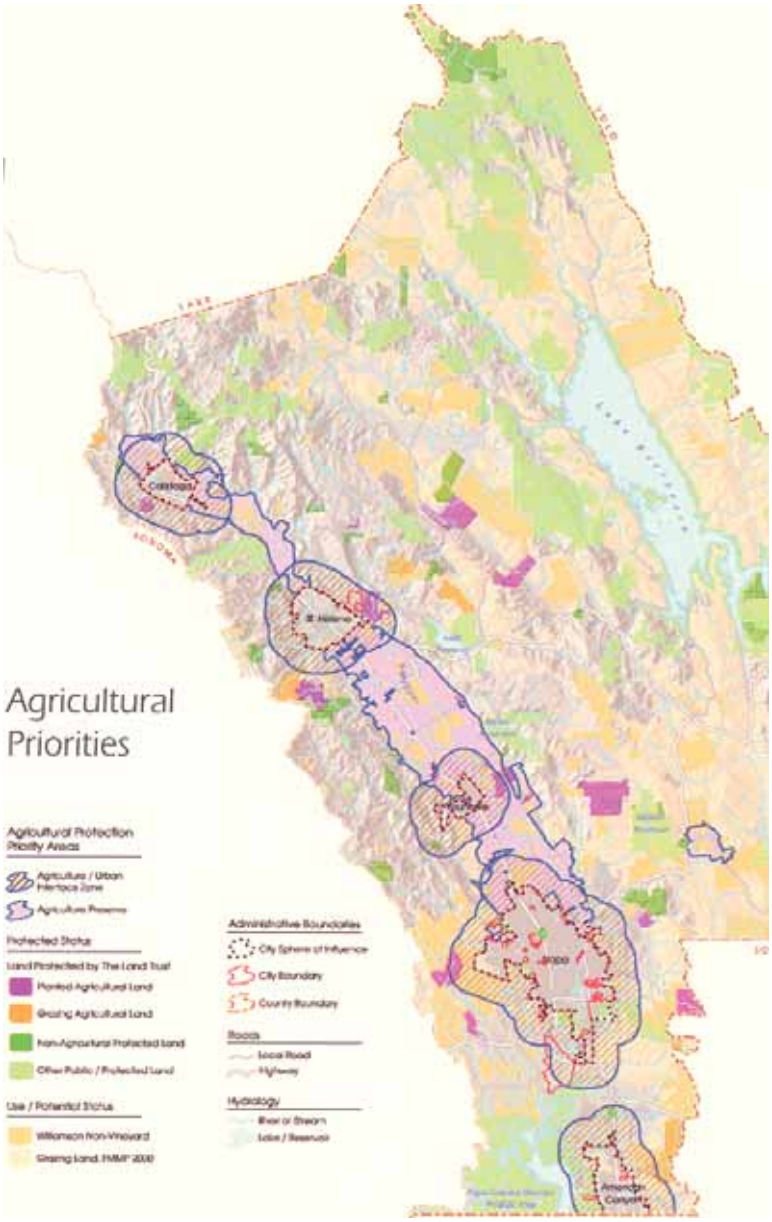
# Priority Agricultural Lands Conservation Assessment & Agricultural Conservation Easement Implementation Napa County

| | |
|---|---|
| Grantee: | The Land Trust of Napa County |
| Location: | Napa County |
| Grant term: | February 13, 2003 – February 9, 2005 |
| CFCP grant award: | $53,000 |
| Other funding: | $64,300 |
| Total project budget: | $117,300 |

Building upon an earlier CFCP grant, this planning grant had two primary objectives. First, the land trust developed an Agricultural Lands Conservation Assessment to evaluate its current agricultural easement program and to develop recommendations for its improvement. To this end, the land trust hired consultants to hold numerous focus groups, interviews and meetings and to develop Geographic Information Systems (GIS) maps. The assessment, which was published in 2003, has been incorporated into the land trust's long-range strategic plan and will continue to guide the land trust's agricultural land preservation efforts through at least 2010.

The second objective of the planning grant was to obtain at least three donated agricultural conservation easements based upon recommendations from the assessment. In all, the land trust acquired four donated easements from two different landowners. One of the easements permanently protects a 44-acre vineyard in the Carneros region owned by Beckstoffer Vineyards. The other three easements collectively protect 89 acres owned by Stag's Leap Wine Cellars. All of these easements prohibit homesite and winery development, thereby helping to permanently protect Napa County's agricultural land and scenic landscapes.

The Land Trust of Napa County's mission is to protect Napa County's most important open space and agricultural lands as well as to preserve its most significant natural systems. The land trust works with private landowners to protect their lands by accepting fee title donations, creating conservation easements, and assisting with acquisitions to be transferred to a governmental agency or non-profit organization.




Agricultural priority areas in the Napa Valley, part of the CFCP planning grant completed by the Land Trust of Napa County.

# Solano Agricultural Conservation Easement Plan Implementation Solano County

| | |
|---|---|
| Grantee: | Solano Land Trust |
| Location: | Solano County |
| Grant term: | January 4, 2004 – May 1, 2006 |
| CFCP grant award: | $74,000 |
| Other funding: | $21,200 |
| Total project budget: | $95,000 |

This planning grant built upon previous work conducted by Solano Land Trust (SLT). In 2002, SLT completed the Solano County Agricultural Conservation Easement Plan, which identified priority areas in Solano County for agricultural preservation and prescribed a set of strategies for protecting these lands. Through the CFCP planning grant, SLT began the initial steps of implementing this plan.

The implementation included compiling databases of agricultural landowners in the priority areas and conducting outreach to these agricultural landowners in order to educate them about agricultural conservation easement programs. The purpose was to generate a larger pool of willing easement sellers in the priority areas.

The next step of the grant was to develop six agricultural conservation easement projects. This work involved performing preliminary legwork, obtaining appraisals on the properties, and submitting applications for funding to purchase to the easements. By the end of the grant term, funding was acquired for four easement projects and two other applications were pending approval from funders. Two of the easements have been completed. In addition, a number of other potential projects are in the early planning stages.

SLT was founded in 1986, as a non-profit, public benefit land trust that seeks to preserve and protect farmlands and open spaces throughout Solano County.

# Land Trust Alliance
# Statewide

| | |
|---|---|
| Grantee: | Land Trust Alliance |
| Location: | Statewide |
| Grant term: | April 23, 2002 – December 31, 2003 |
| CFCP grant award: | $15,000 |
| Other funding: | $35,400 |
| Total project budget: | $50,400 |

The CFCP awarded the Land Trust Alliance (LTA) $15,000 in support of scholarships for agricultural land trust directors and staff to participate in two conferences – the Pacific Land Trust Conference in 2002 and the LTA Rally in 2003. The objective of the grant was to strengthen agricultural land trusts in California by providing the skills and knowledge they need to be successful.

LTA awarded 11 scholarships to assist California agricultural land conservationists to attend the 2002 Pacific Land Trust Conference. Over 180 people representing more than 80 land trusts attended the third annual Pacific Land Trust Alliance Conference in April 2002. An estimated 25 percent of the attendees work to protect agricultural and other working landscapes.

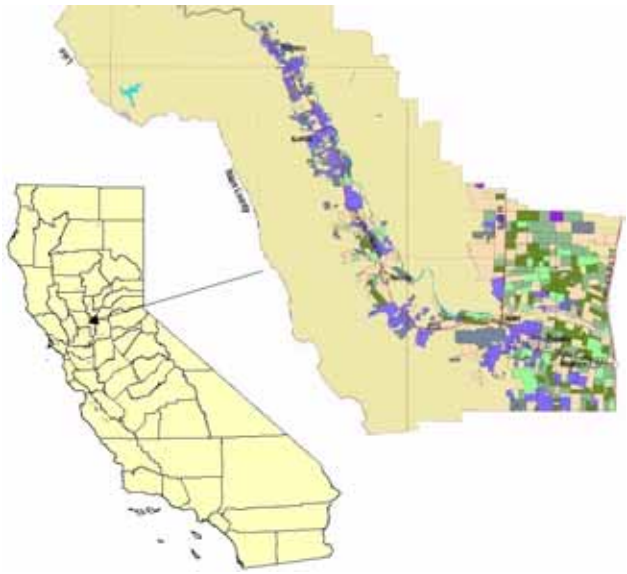
LTA awarded 10 scholarships to assist California agricultural land conservationists to attend the 2003 LTA Rally. The 2003 LTA Rally brought together nearly 1,700 participants in October 2003 in Sacramento, California. The Rally presented a series of nine workshops designed specifically for agricultural land trusts.

Two workshops were conducted in the fall of 2001 and the fall of 2002, which brought together experts, land trusts, and the land conservation community. The program was focused on technical training, specific to land planning, public policy and transaction management.

# Capay Valley Community Action Plan
# Yolo County

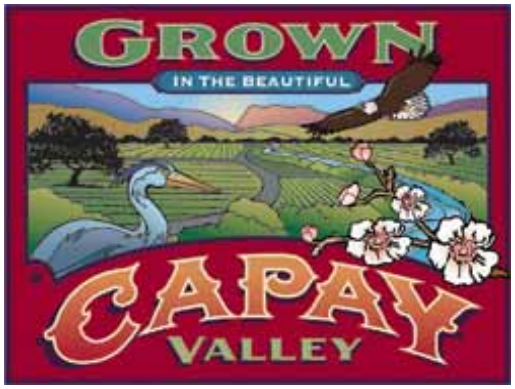
| | |
|---|---|
| Grantee: | Capay Valley Vision, Inc. |
| Location: | Yolo County, Capay Valley region |
| Grant term: | September 10, 2001 – September 10, 2003 |
| CFCP grant award: | $30,000 |
| Other funding: | $26,000 |
| Total project budget: | $56,000 |

Capay Valley Vision used a CFCP planning grant to produce an atlas documenting regional resources, demographics, infrastructure, needs and relevant economic trends. It used focus groups and discussions with concerned parties to develop a community action plan and implementation strategy.



Capay Valley Vision is a collaboration of local farmers and ranchers, Native Americans and community residents. Partner organizations include the Cache Creek Conservancy, Rumsey Indian Rancheria, the Yolo County Resource Conservation District, the County of Yolo and the Yolo Land Trust.

At the core of Capay Valley Vision's mission was a desire to preserve farmland and increase the sustainability of regional agricultural enterprise. As part of its community action plan, the organization enhanced the marketing of Capay Valley produce, just as Apple Hill growers market their fruit or Napa Valley growers their grapes and ways to encourage additional smaller scale and organic farming operations to relocate in the valley while discouraging the breakup of farms into rural ranchettes and estate housing.



# California Farmland Conservancy Program

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Steve Oliva
Kyle Nast

The California Farmland Conservancy Program is administered by the **Department of Conservation's Division of Land Resource Protection**. The Division provides information to guide land-use planning decisions and programs that allow agricultural and open-space landowners to voluntarily protect their land.

Partner programs administered by the Division of Land Resource Protection include:

**Williamson Act, Open Space Subvention Program, & Farmland Security Zones**
Enable local governments to enter into voluntary contracts with private landowners, which restrict specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments because they are based upon farming and open space uses as opposed to full market value. Local governments receive annual subvention of forgone property tax revenues from the State via the Open Space Subvention Program.

**Resource Conservation District Assistance Program**
Provides assistance to California's 100 Resource Conservation Districts (RCDs) in their mission to develop a land stewardship ethic that promotes long-term sustainability of the state's rich and diverse natural resource heritage. This support can take the form of financial assistance through the Department's RCD grant program; administrative education through California Conservation Partnership (CCP) training programs; and information and technical support through the Department's publications and technical assistance program.

**Farmland Mapping & Monitoring Program**
Produces maps and statistics that assess urbanization and other impacts on California's agricultural land resources. Agricultural land is mapped according to soil quality and irrigation status. Maps are updated every two years with current land use information gathered from aerial photographs, a computer mapping system (GIS), public review and field reconnaissance.

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**Department of Conservation**
**Division of Land Resource Protection**

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