

**Sustainable Agricultural Lands Conservation Program**  
**Agricultural Land Conservation Easement Summary**  
**Project Recommended for FY 2014-15 Funding**

SALCP\_PP5\_Monterey

Applicant	Ag Land Trust	
Project Location	In Monterey County, 1 mile west of the City limits of Salinas and ½ mile to the city sphere of influence (SOI).	
Project Description	The 129-acre farm is located in the Salinas Valley, just outside of Salinas. The property fronts State Route 183 (aka Castroville Rd) and has excellent access to support services and markets in Salinas and surrounding areas. The Farm typically grows row crops such as strawberries, lettuce, broccoli, and celery.	
Strategic Value of the Project	Located within the Blanco District of the Salinas Valley, the farm contains some of the most productive and desirable land in the Salinas Valley, if not the entire country. Numerous other agricultural conservation easements (ACE) are held by the applicant adjacent to the farm or in the immediate vicinity. Protecting the subject property will add to the growing volume of ACEs to the west of Salinas, protecting the farmland beyond these properties and further solidifying the agricultural use of the area. As additional ACEs are purchased in the area, a farmland perimeter and greenbelt west of Salinas will continue to expand.	
Land Use Conversion Threat	Located only one mile from the urban boundary of Salinas, the farm is subject to a long-term conversion threat of annexation into the City of Salinas. The City of Salinas intends to “grow the pie” by expanding in all directions. Compared to the urban edge, the Salinas SOI has already closed the distance to the farm by a half-mile. Creating a perimeter of ACEs west of Salinas could shield the valuable farmland beyond the perimeter. The project would extinguish three development rights at the current zoning.	
CALEEMOD <sup>1</sup> GHG reduction estimates	Three development rights equates to 1,316 Metric Tons CO <sub>2</sub> .	
Co-benefits	Open Space & scenic views from State Route 183	
Appraised Easement Value	\$761,000 total	\$5,874 per acre
SALCP Funding Request	\$392,000	50% ACE match standard met
Match Funding	Application pending for USDA-NRCS 2015 ACEP (requested \$190,000 for easement). Landowner donation of \$190,000 (donation) & \$33,300 (stewardship).	
Local Coordination	Support letters from a US Congressman and two county supervisors. The applicant also collaborates with Monterey County to establish buffer easements.	

<sup>1</sup> California Emissions Estimator Model (CALEEMOD) utilized methodology that results in estimated CO<sub>2</sub> reductions with a 30 year project life. However, these ACES will be in perpetuity.

Disadvantaged Community Status?	Within a DAC. Census Tract: 6053010606
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Site Photo and Map



**Sustainable Agricultural Lands Conservation Program  
Agricultural Land Conservation Easement Summary**

**Project Recommended for FY 2014-15 Funding**

SALCP\_PP25\_Mono

Applicant	Eastern Sierra Land Trust (ESLT)	
Project Location	3.5 miles south of Bridgeport of Hwy 395	
Project Description	The 2,475 acre property has been owned and operated by the same family for multiple generation. The property is summer grazing ground for a large cow-calf operation. There is approximately 1,800 acres of irrigated pasture and 683 acres of non-irrigated grazing.	
Strategic Value of the Project	The property is a key component of the approximately 23,000 acres of open pasture and rangeland that surround Bridgeport. The Bridgeport Valley forms the largest single concentration of privately-owned land in Mono County. The NRCS has designated this property as Grassland of Special Environmental Significant (high-quality grassland that are under the threat of conversion to cropping, urban development and other non-grazing uses). The landowners continue to work with NRCS to improve grazing practices and water quality, and enhance habitat.	
Land Use Conversion Threat	Less than seven percent of the land in Mono County is privately owned, with just under half of those lands being farms and ranches. Agricultural operations in the region face challenges in maintaining viable operations in the face of unique development pressures on what little privately owned land there is. The County's General Plan anticipates the growth in unincorporated areas to be focused in the Valley towns including Bridgeport. In addition, there is a water lease or sale program associated with the restoration of Walker Lake in Nevada which has the potential to make the sale of water rights more profitable than agriculture.	
CALEEMOD <sup>1</sup> GHG reduction estimates	72 development rights (based on zoning) equates to 45,637 MT CO <sub>2</sub> .	
Co-benefits	Protection of this property would also provide benefit to wildlife habitat including habitat for sage-grouse, scenic viewsheds, and protection of this portion of the migration corridor, holding area, and summer range habitat for the East Walker and Mono mule deer herds. The proposed easement would also result in the protection of wetland areas and riparian corridors.	
Appraised Easement Value	\$3,710,000 total	\$1,499 per acre
SALCP Funding Request	\$917,500	<b>Has 75% match--Exceeds 50% ACE match standard.</b>

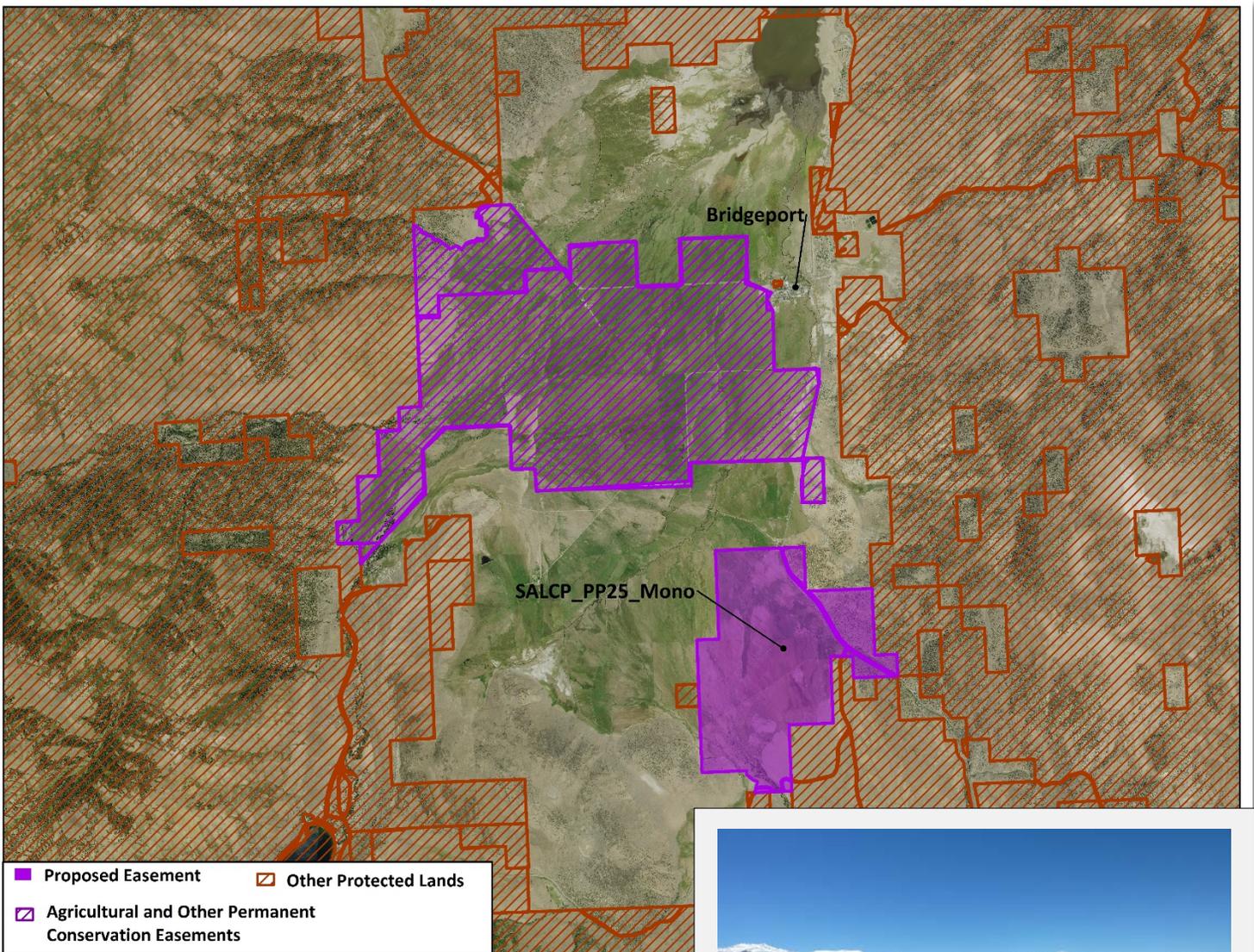
<sup>1</sup> California Emissions Estimator Model (CALEEMOD) utilizes methodology that results in estimated CO2 reductions with a 30 year project life. However, these ACES will be in perpetuity.

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SALCP\_PP25\_Mono

Match Funding	NRCS- committed 2014 (easement) California Deer Association- committed (easement/transaction costs)
Local Coordination	Letters of support from Mono County Community Development Director, the Agricultural Commissioner for Inyo and Mono Counties, and CDFW Inland Desert Region.
Disadvantaged Community Status?	Does not meet DAC criteria.

**Site Photo and Map**



**Sustainable Agricultural Lands Conservation Program  
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**Project Recommended for FY 2014-15 Funding**

SALCP\_PP11\_Lassen

Applicant	Lassen Land and Trails Trust	
Project Location	In Lassen County, ¼ mile southwest of the City limits of Susanville and adjacent to the city SOI.	
Project Description	The 582 acre property produces alfalfa and winter wheat as part of a family operated calf-cow operation. The site has been part of the working landscape of the region dating back to the 1860's, and has been owned and managed by the current owners since 1975.	
Strategic Value of the Project	Lands in the Honey Lake Valley are considered to be some of the best farmland soils in the area. The landowners are currently enrolled in the Conservation Stewardship Program through NRCS. They have worked with NRCS to improve agricultural infrastructure on the property including improved irrigation systems.	
Land Use Conversion Threat	The threat under current zoning is for large lot rural development. The project would extinguish five development rights. However, the project is adjacent to the Susanville SOI; additional conversion threats are likely. A Wal-Mart Super Center was proposed for part of the property, but the project was halted in 2008 due to the recession.	
CALEEMOD <sup>1</sup> GHG reduction estimates	3 development rights (based on zoning) equates to 1,352.8 MT CO <sub>2</sub> .	
Cobenefits	Protection of a 22 acre riparian corridor including a floodplain which is frequently inundated during seasonal flows. This serves as a groundwater recharge function. The ranch is part of the seasonal migration corridor of the Lassen mule deer herd, which is in decline per CDFW. Located approximately ½ mile from the Lassen Creek Conservation Area and approximately 1.5 miles of the Hulsman Ranch Conservation Easement.	
Estimated Easement Value	\$430,000 total	\$739 per acre
SALCP Funding Request	\$226,500	50% match standard met
Match Funding	Applications pending for USDA-NRCS 2015 ACEP (easement) Sierra Nevada Conservancy (transaction costs), and landowner donation (Stewardship Fund).	
Local Coordination	Sierra Nevada Conservancy provided a grant to support the Land Trust to complete pre-work (baseline documentation report, etc.). The local NRCS office provided mapping and background information. The application includes a letter of	

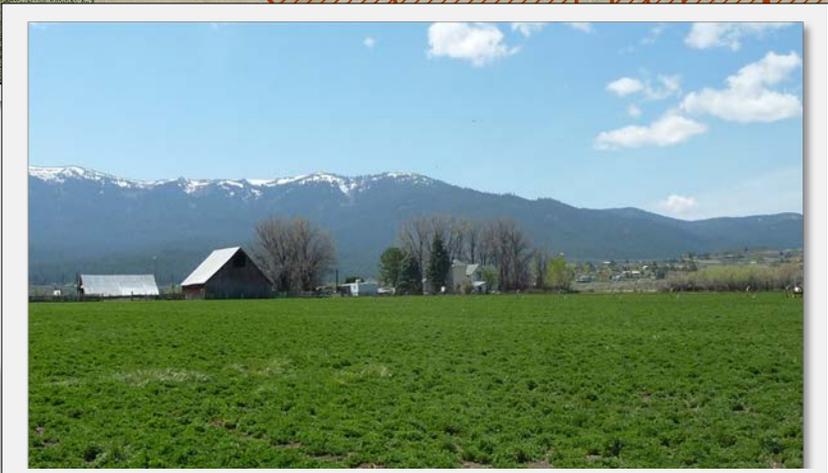
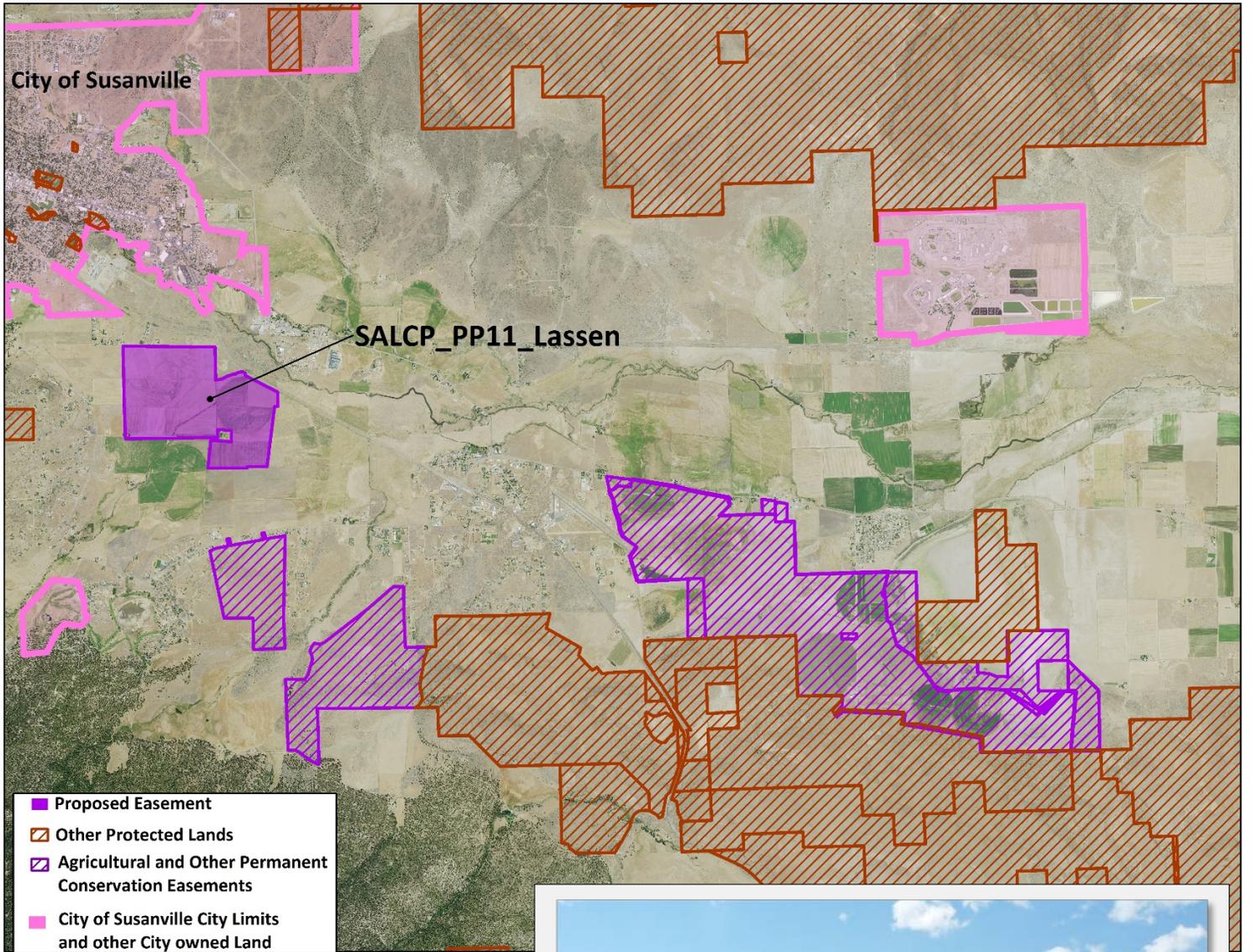
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SALCP\_PP11\_Lassen

	support from the Lassen County UC Cooperative Extension Natural Resource and Livestock Advisor.
Disadvantaged Community Status?	Does not meet DAC criteria.

**Site Photo and Map**



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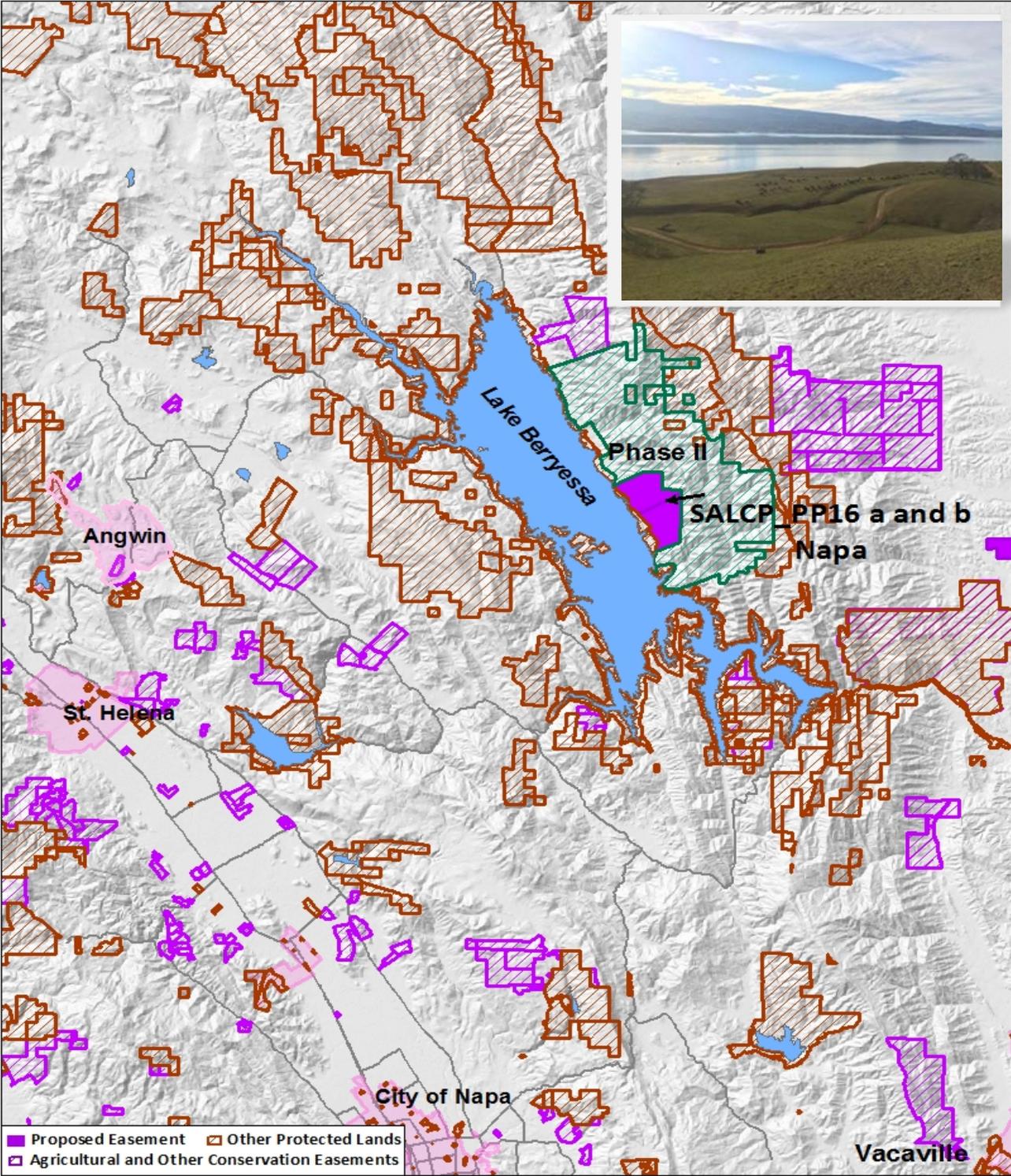
SALCP\_PP16 a and b\_Napa

Applicant	Land Trust of Napa County (LTNC)	
Project Location	East side of Lake Berryessa, Napa County	
Project Description	This 1,558 acre project encompasses two adjacent ranches managed as part of a 13,000 acre cow-calf operation. The project would create two agricultural conservation easements and would be the first phase of many towards protecting all of the 13,000 acre operation. The ranches have the typical agriculture infrastructure required for a large cow-calf operation including corrals, stock ponds, springs, creeks, and fencing for rotational grazing.	
Strategic Value of the Project	The ranches are considered Important Rangeland by the CA. Rangeland Conservation Coalition. The ranches are adjacent to 57,000 acres of permanently protected lands. Protecting these ranches will further solidify the agricultural use of the area and provide a buffer area on the east side of Lake Berryessa. If all phases are protected a 70,000 acre greenbelt between Napa and Yolo County will be created.	
Land Use Conversion Threat	Conversion threat is from rural ranchettes, estate homes, vacation homes, and two resorts (concessionaires under Bureau of Reclamation approval). An additional five resorts are proposed to reopen. These resorts include mobile home parks. Permanent buildings (e.g., restaurants, storage facilities) continue to be built along Lake Berryessa. The project would extinguish eight development rights at the current zoning.	
CALEEMOD <sup>1</sup> GHG reduction estimates	Eight development rights equates to 1,063 metric tons CO <sub>2</sub> .	
Co-benefits	The ranches fall within the Blue Ridge Berryessa Large Landscape Block, an area of high ecological integrity. The ranches provide habitat and corridors for a variety of species.	
Estimated Easement Values	\$1,170,000	\$750 per acre
SALCP Funding Request	\$606,500	Has a 51% match—Exceeds 50% ACE match standard.
Match Funding	LTNC is submitting an application to the Moore Foundation. LTNC has permanently protected 3,045 acres using Moore Foundation funds. The landowners are providing a donation.	
Local Coordination	Significant support from Bureau of Land Management, Bureau of Reclamation, Farm Bureau, RCD, and County Supervisor. Also support from the Blue Ridge Berryessa Partnership which includes landowners, non-profits, and govt. agencies.	

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Disadvantaged Community Status?	Not within a DAC
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Site Photo and Map



**Sustainable Agricultural Lands Conservation Program  
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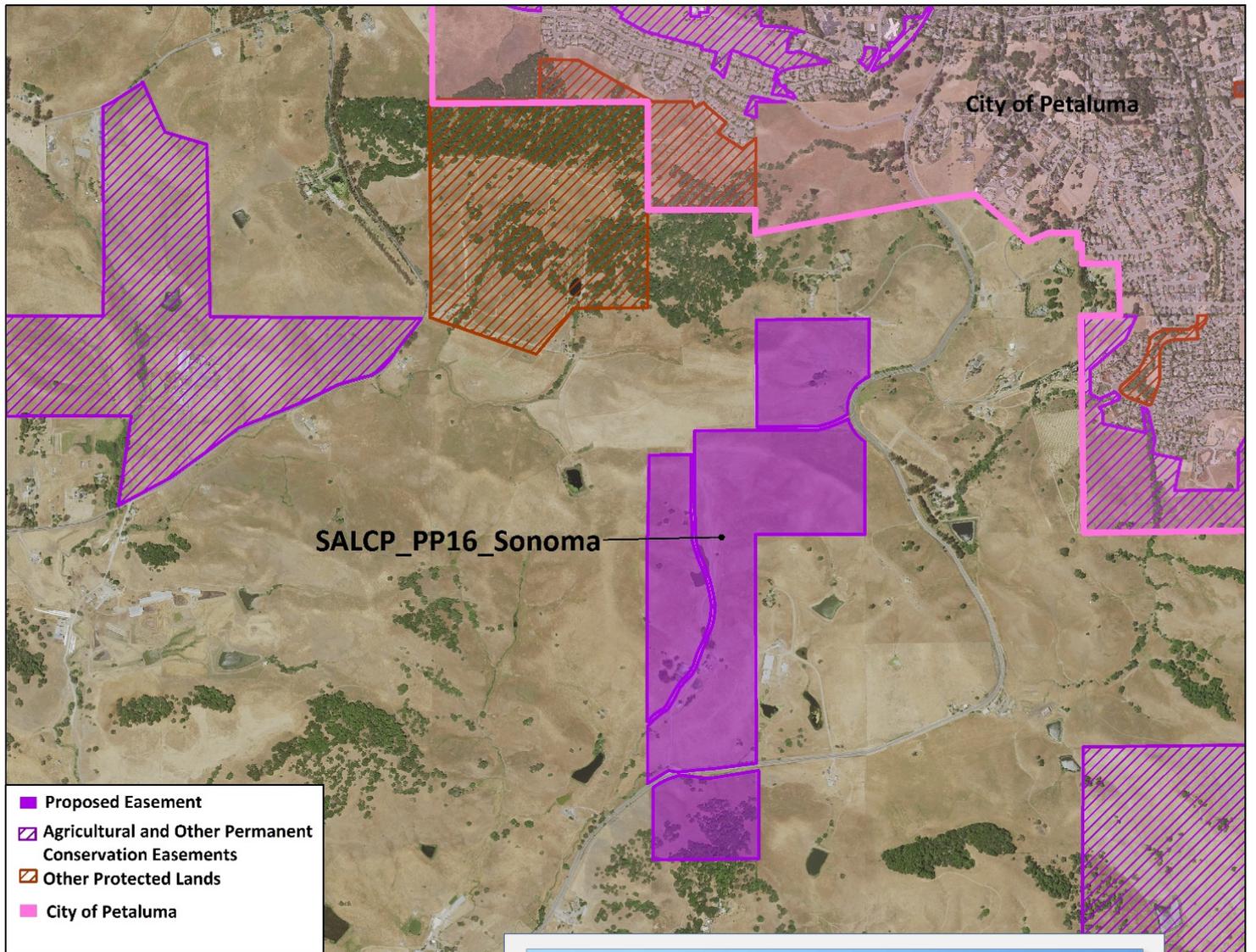
**Project Recommended for FY 2014-15 Funding**

SALCP\_PP16\_Sonoma

Applicant	Sonoma County Agricultural Preservation and Open Space District (SCAPOS D)	
Project Location	Just south of the City Limits of Petaluma in western Sonoma County.	
Project Description	The 230 acre property has been owned and operated by the same family for approximately 50 years and was once part of Sonoma’s dairy industry. The property is currently leased for year round grazing of beef cattle.	
Strategic Value of the Project	The property is located within two priority areas for SCAPOS D: the <i>Coastal Agriculture</i> and the <i>Greenbelts and Scenic Hillside</i> priority areas. The proposed easement would function as a community separator at the edge of the City of Petaluma. The landowners are currently working with NRCS through the EQIP program to implement rotational grazing practices and improve water availability for the cattle operation.	
Land Use Conversion Threat	The property is located within 1,000 feet of the City Limits of Petaluma with higher density and ranchette development encroaching into the agricultural area. City water has been extended to adjacent properties. A new 90 lot subdivision was recently approved within approximately 2,300 feet of the northern most boundary of this site.	
CALEEMOD <sup>1</sup> GHG reduction estimates	Two development rights (based on zoning) equates to 6,185.78 MT CO <sub>2</sub> .	
Cobenefits	The protection of this property would result in scenic preservation as well as protection of oak woodlands, native bunchgrass and annual grassland habitats on the property. The ACE would also establish setbacks to protect the two creeks that traverse the property and are part of the Petaluma River watershed. These riparian setbacks will allow for native vegetation to establish and reduce potential erosion.	
Estimated Easement Value	\$1,495,000 total	\$6,500 per acre
SALCP Funding Request	\$300,000	<b>Has a 79% match—Exceeds 50% ACE match standard.</b>
Match Funding	SCAPOS D- committed (easement and transaction costs)	
Local Coordination	Letters of support from Sonoma County Board of Supervisors, Sonoma County Farm Bureau, Sonoma RCD. Sonoma County also has a ¼ cent voter approved sales tax to fund the acquisition, stewardship, etc. of conservation easements in Sonoma County.	
Disadvantaged Community Status?	Does not meet DAC criteria.	

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Site Photo and Map



**Sustainable Agricultural Lands Conservation Program  
Agricultural Land Conservation Easement Summary**

**Project Recommended for FY 2014-15 Funding**

SALCP\_PP19\_Butte and Tehama

Applicant	Northern California Regional Land Trust (NCRLT)	
Project Location	2.5 miles east of City of Chico Sphere of Influence (SOI), Butte and Tehama Counties	
Project Description	This 8,847 acre project encompasses two adjacent ranches managed as one cow-calf operation. The ranches have the typical agricultural infrastructure required for a cow-calf operation including several wells, developed springs, and fenced/cross fenced pastures for rotational grazing.	
Strategic Value of the Project	The ranches are considered critical rangeland by the CA. Rangeland Conservation Coalition. To the north and adjacent to the ranches is the 19,200 acre Lassen National Forest, 2 miles to the east lie 43,500 acres of conservation easements, and 1.5 miles to the south is an additional 8,000 acres of conservation easements. Protecting these ranches will further solidify the agricultural use of the area and provide a buffer area to the east of Chico. Additional properties are being considered for permanent protection under a DFW-approved Conceptual Area Protection Plan (CAPP).	
Land Use Conversion Threat	The threat under current zoning is for subdivision developments and ranchettes. One ranch abuts ½ mile of a main county arterial road. Three estate home subdivisions are adjacent to the west. High density subdivisions are occurring throughout the rangelands to the east, south, and southwest of the ranches. The project would extinguish 54 development rights at the current zoning.	
CALEEMOD <sup>1</sup> GHG reduction estimates	54 development rights equates to 19,388 metric tons CO <sub>2</sub> .	
Co-benefits	The ranches provide migration habitats and corridors including designated Critical Winter Range for the East Tehama Deer Herd-CA's largest migratory deer herd. The proposed ACEs will assist in protecting 41 special status plant species and 33 special status animal species; two fully protected species are present.	
Appraised Easement Values	\$1,713,000 1 <sup>st</sup> ACE; \$2,082,000 2 <sup>nd</sup> ACE	\$516 per acre 1 <sup>st</sup> ACE; \$375 per acre 2 <sup>nd</sup> ACE
SALCP Funding Request	\$1,163,000	<b>Has a 68% match—Exceeds 50% ACE match standard.</b>
Match Funding	Applications have been submitted to CDFW-WCB for \$1,537,000 and to USDA-NRCS 2015 ACEP for \$545,000. Three private foundations are providing confirmed match funding for \$550,000. The landowners are providing stewardship funding.	

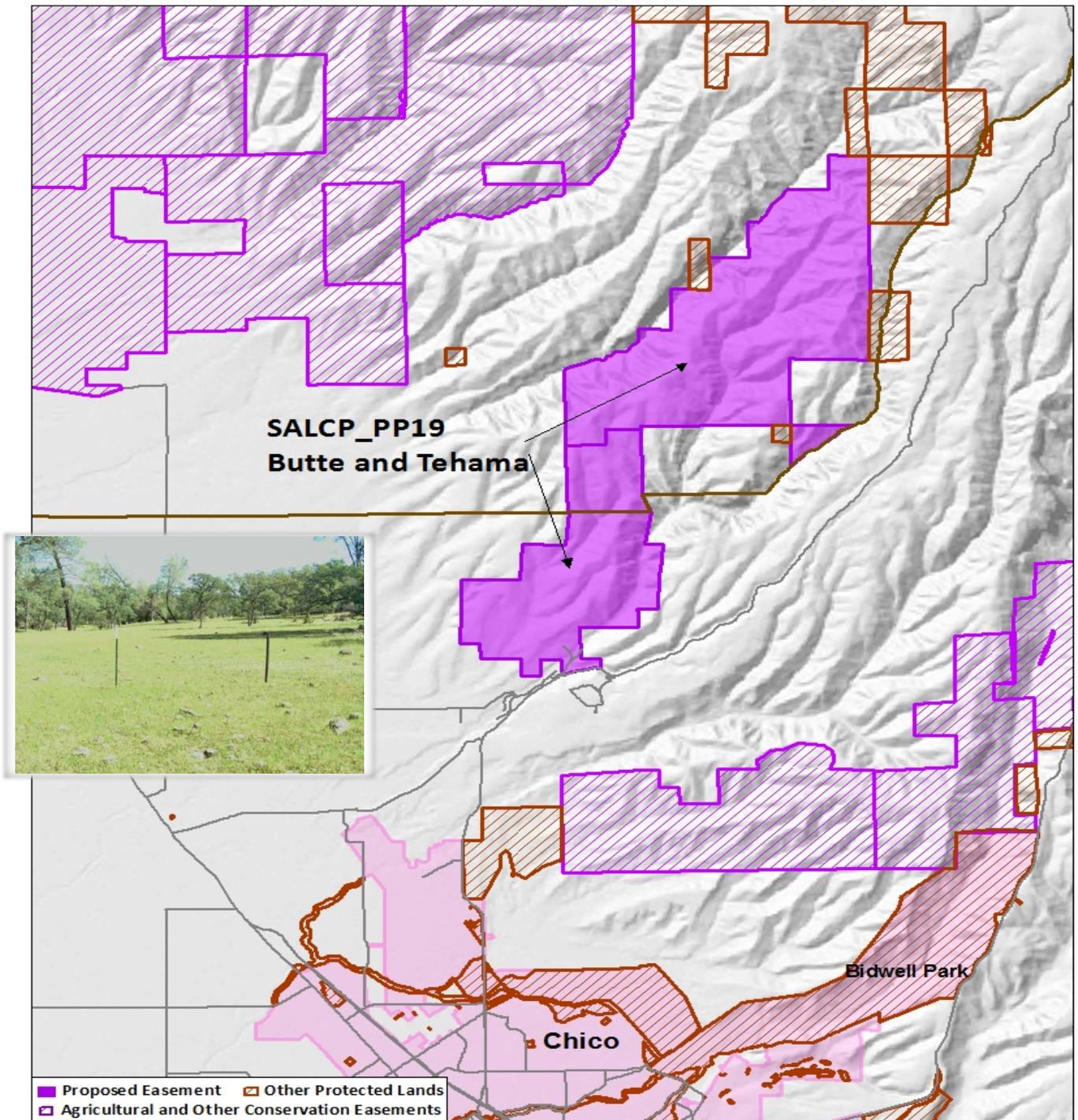
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SALCP\_PP19\_Butte and Tehama

Local Coordination	Supported by CDFW-WCB under an approved CAPP. Butte and Tehama County RCDs provided letters of support. Additional support by Sierra Nevada Conservancy and private foundations.
Disadvantaged Community Status?	Not within a DAC

**Site Photo and Map**



**Sustainable Agricultural Lands Conservation Program  
Agricultural Land Conservation Easement Summary**

**Project Recommended for FY 2014-15 Funding**

SALCP\_PP22\_Marin

Applicant	Marin Agricultural Land Trust (MALT)	
Project Location	In Marin County, 1.5 miles northeast of the Point Reyes Station, adjacent to the Golden Gate National Recreation Area.	
Project Description	The 330 acre property has been owned by the same family since the 1870's and was once one of Marin County's dairies. The property is currently leased to a local dairy farmer for pasture for replacement heifers. Additionally, there is approximately 18 acres of irrigated silage which is harvested for use at the off-site dairy.	
Strategic Value of the Project	The proposed easement is part of MALT's core strategic effort to protect corridors of agricultural land from conversion to development. The landowners have worked with NRCS to improve practices on the property and are interested in enrolling in the Marin Carbon Project to enhance its carbon sequestration capabilities. Within ¼ mile of 13,500 acres permanently protected lands including other MALT-held ACEs.	
Land Use Conversion Threat	The threat under the current zoning is for large lot rural estate or vacation homes. The property is appealing for estate or vacation home development due to its proximity to Point Reyes Station, Point Reyes National Seashore, State Parks and National Recreation Areas. The landowners have received over-market offers for the property as recently as January 2015. The project would extinguish four development rights at the current zoning.	
CALEEMOD <sup>1</sup> GHG reduction estimates	Four development rights equates to 962 Metric Tons CO <sub>2</sub> .	
Co-benefits	Critical linkage connecting habitat from the Sonoma and Marin County coasts to an inland corridor. Lagunitas Creek makes up the northern boundary of the property and is also a critical spawning area for the Coho salmon, steelhead trout, and other aquatic life.	
Appraised Easement Value	\$1,485,000 total	\$4,500 per acre
SALCP Funding Request	\$490,500	<b>Has a 67% match—Exceeds 50% ACE match standard.</b>
Match Funding	California Coastal Conservancy-pending (easement) MALT-committed (easement/transaction costs).	
Local Coordination	MALT has broad community support to implement their mission. Marin County voters passed Measure A which is a 0.25 cent sales tax to protect and manage parks, open space,	

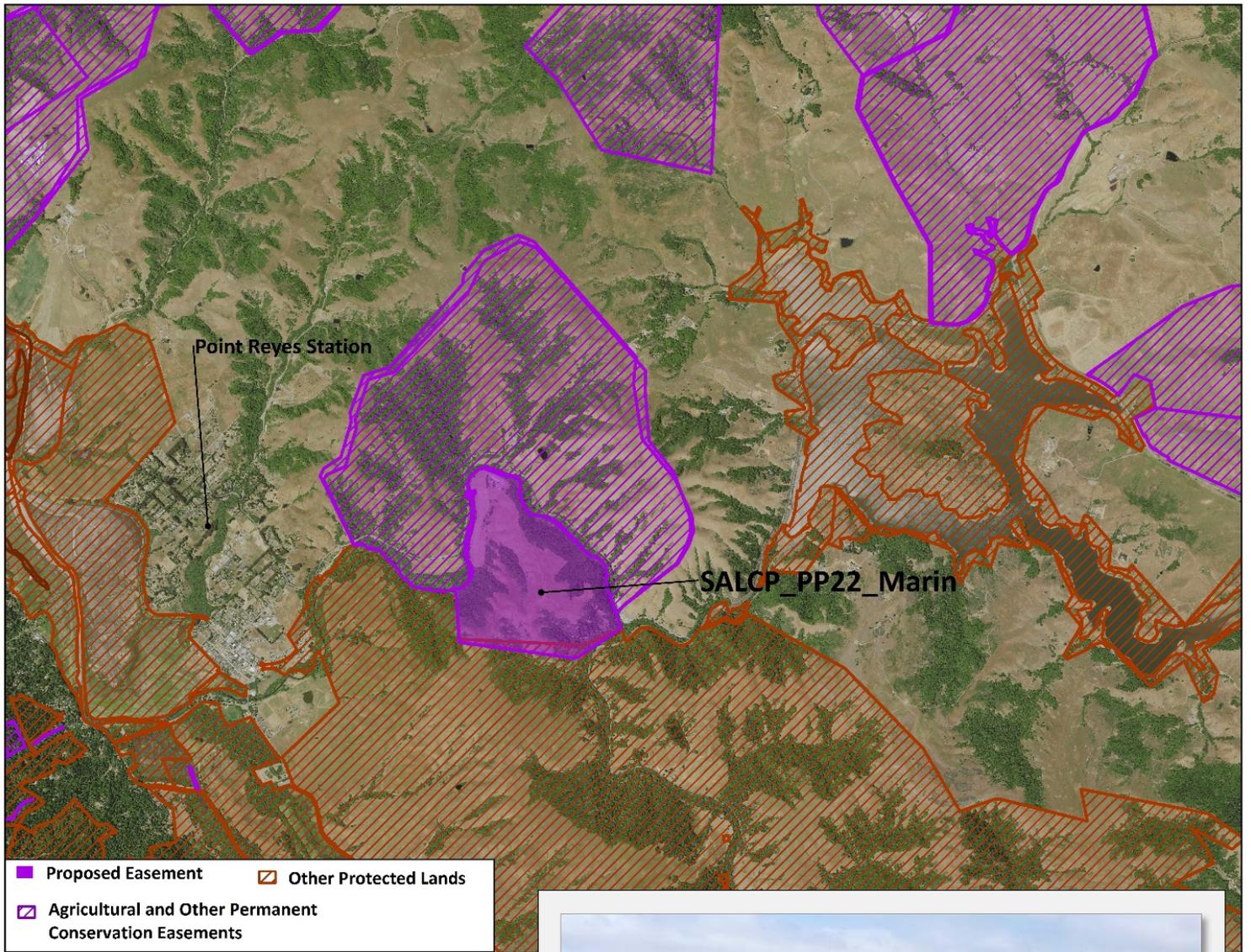
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SALCP\_PP22\_Marin

	and agricultural lands. Twenty percent of the income from this tax is dedicated to match funding for ACE's.
Disadvantaged Community Status?	Does not meet DAC criteria.

**Site Photo and Map**



**Sustainable Agricultural Lands Conservation Program**  
**Agricultural Land Conservation Easement Summary**  
**Project Recommended for FY 2014-15 Funding (Alternate)**

SALCP\_PP17\_Butte

Applicant	Northern California Regional Land Trust	
Project Location	4 miles north of Oroville, Wick's Intersection; Butte County	
Project Description	The 396 acre property produces organic olives for a family owned olive-oil business. The site has been part of the working landscape of the region dating back to 1914.	
Strategic Value of the Project	The established olive orchard is one of the first irrigated areas between the cities of Oroville and Chico. The orchard is immediately east of a 431 acre conservation bank and 1/4 mile from 3,217 acres of permanently protected reserves. If funded, the orchard would assist in creating a 4,000 acre buffer from urban development. The landowners have participated in NRCS EQIP, have attended CSU Chico Conservation Planning classes and have initiated GHG reduction practices into their organic operation. The landowners are interested in land management and conservation practices anticipated under the future SALCP land management incentives component.	
Land Use Conversion Threat	The threat under current zoning is for large lot rural and commercial development. The project is adjacent to an aggregate mine, located near an established freeway intersection, and four miles from the Oroville sphere of influence; additional conversion threats are likely. Unincorporated areas of Butte County near Oroville have been targeted for expansion as seen by the recent Butte County Planning Commission's recommendation for approval of 2,700 new residential units and other commercial structures. The project would extinguish fifteen development rights at the current zoning.	
CALEEMOD <sup>1</sup> GHG reduction estimates	15 development rights equates to 5,404 metric tons CO <sub>2</sub> .	
Co-benefits	The orchard is adjacent to a riparian corridor and provides an agricultural buffer for the adjacent conservation bank and other permanently protected lands.	
Estimated Easement Value	\$2,000,000 total	\$5,050 per acre
SALCP Funding Request	\$1,026,500	50% ACE match standard met
Match Funding	Applications pending for USDA-NRCS 2015 ACEP (easement)	
Local Coordination	Butte and Tehama County RCDs provided letters of support for the ACE.	
Disadvantaged Community Status?	Yes, within ½ mile of a DAC	

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Site Photo and Map

