

RCT Lands LP

Exchange

March 2016

WAEEP GC 51256

FINDINGS

(a) The proposed agricultural conservation easement is consistent with the criteria set forth in section 10251 of the Public Resources Code.

Please see enclosed separate findings for PRC 10251

(b) The proposed agricultural conservation easement is evaluated pursuant to the selection criteria in Section 10252 of the Public Resources Code, and particularly subdivisions (a), (c), (e), (f), and (h), and the board of council makes a finding that the proposed easement will make a beneficial contribution to the conservation of agricultural land in its area.

Please see enclosed separate findings for PRC 10252

When the Petition to Cancel has been tentatively approved by the Department of Conservation and returned to Monterey County, the Board of Supervisors will review and approve the findings and the properties that are being offered for mitigation and Ag Easement designation.

(c) The land proposed to be placed under an agricultural conservation easement is of equal size or larger than the land subject to the contract to be rescinded, and is equally or more suitable for agricultural use than the land subject to the contract to be rescinded. In determining the suitability of the land for agricultural use, the city or county shall consider the soil quality and water availability of the land, adjacent land uses, and any agricultural support infrastructure.

SOILS

Vanoli Ranch	121.4 acres	27% 2s	73% 3s		Ex 14 pp 10
Vanoli Ranch	51.6 acres	95% 2s	5% 3s		Ex 15 pp 20
Redding Ranch	318 acres	99% 2s	1% 3s		Ex 16 pp 19
Somavia Ranch	66 acres	32 % 2s	49% 3s	19% 4s	Ex 17 pp 20

WATER

Vanoli Ranch 121.4 acres

Contains one groundwater irrigation well with underground high pressure plastic pipe.

Ex 14 pp 11

This well provides adequate irrigation to produce average or better crop production.

Ex 14 pp11, 40

When removal of the Williamson Act encumbrance and annexation has been completed new water systems are anticipated for this parcel to accommodate future use.

Vanoli Ranch 51.6 acres

There is 1 irrigation well with high pressure underground plastic pipe delivery system.

Ex 15 pp 19

This well provides adequate irrigation to produce average or better crop production.

Ex 14 pp 40

Redding Ranch 318 acres

There are 3 irrigation wells: (1) Row crop (1) Vineyard (1) other

Irrigation system has underground high pressure plastic pipe delivery

These wells provide adequate irrigation to produce average or better crop production.

Ex 16 pp 19, Add. Well photo

Somavia Ranch 66 acres

There is 1 irrigation well with underground high pressure plastic pipe delivery. *Ex 17 pp 19*

This well provides adequate irrigation to produce average or better crop production.

Ex 17 pp 19, Add. Well photos

The three properties that are being offered as mitigation for the loss of the 121.4 acres of the Vanoli tentative subdivision are:

Vanoli Ranch 51.6 acres

Redding Ranch 318 acres

Somavia Ranch 66 acres

The total acreage being offered is 435 acres which is equal to or higher than the 121.4 acres

The Vanoli 51.6 acres and the Redding 318 acres are over 90% 2s soil which is the same as the Vanoli 121.4 acres that are being rescinded or higher. The Somavia Ranch has a lesser percentage of 2s soil but is only 66 acres of the mitigated properties.

There is one well on with high pressure underground pipe delivery system on the 121.4 acres of the Vanoli tentative subdivision and all of the other properties contain at least one well with underground high pressure pipe delivery system too.

Crop production has been similar on all properties per Frank Pierce, Lee and Pierce Engineering. (Ex 10 pp 3,4,5). The Redding Ranch “can grow all crops with good productivity” similar to neighboring or adjacent properties (Ex 12 pp15). The Somavia has also been classified “organic farmland.” (Ex 13 pp 11)

(d) The value of the proposed agricultural conservation easement, as determined pursuant to Section 10260 of the Public Resources Code is equal to or greater than either of the following:

(1) Twelve and one-half percent of the cancellation valuation of the land subject to the contract to be rescinded, pursuant to subdivision (a) of Section 51283

The following proposals are being submitted as examples of how the land that is being mitigated might be designated after the completion of the cancellation process and before the exchange process is completed.

WAEEP Exchange Proposals

LAFCO/Monterey County/ applicant: RCT Lands LP

The following proposals will contain methods to satisfy the mitigation fee of 12.5 % of the mitigated value of 121.4 acres to be annexed (\$3.6 M X 12.5% = \$450,000) and the 1:1 land ratio (121.4 acres) that is mentioned in GC 51256 (c) and (d) (1).

The applicants are offering 435 acres of farmland to offset the 121.4 acres that are being removed from agricultural land via cancellation of the Williamson Act to mitigate the cancellation fee and the requirements of 1:1 land for the Department of Conservation and LAFCO and the County of Monterey.

These properties are:

		Value	
Vanoli Ranch (APN 221-011-017):	51.6 acres	\$.3 M	Ag Easement
Redding Ranch (APN 221-011-040):	318 acres	\$ 1 M	Ag Easement
Somavia Ranch (APN 137-151-009):	66 acres	\$.2 M	Ag Easement
Vanoli Ranch (APN 221-011-017):	121.4 acres	\$ 3.6 M	Mitigated

For the cancellation of 121.4 acres of Vanoli Ranch from Williamson Act we propose the following:

PROPOSAL # 1

Department of Conservation:

The Department of Conservation will receive the 51.6 acres of the Vanoli Ranch (subdivision pending) which is remaining in agricultural land after the Williamson Act is cancelled from the 173 acres of the Vanoli Ranch and the 121.4 acres is annexed into the City of Greenfield. In addition 78 acres of the Redding Ranch will also be designated for Ag Land Easement making the total acres designated 129.6 acres which satisfies the 1:1 land ratio. The Ag easement value for these acres is approximately \$300,000 (Vanoli) \$250,000 (Redding) the total being \$550,000 which is greater than \$450,000 cancellation fee.

LAFCO and Monterey County

The remaining approximate 306 acres will be used as mitigation for the loss of agricultural land for LAFCO, Monterey County and the City of Greenfield.

PROPOSAL #2

Department of Conservation:

The Department of Conservation will receive one half of the Redding Ranch, 159 acres, to mitigate the cancellation fee for the loss of 121.4 acres of the Vanoli Ranch (subdivision pending). The ag easement value of this acreage is \$500,000 which is greater than the cancellation fee for the 121.4 acres of the Vanoli ($\$3.6 \text{ M} \times 12.5\% = \$450,000$) and 159 acres is equal to or greater than the 121.4 acres that are being removed from agriculture.

LAFCO and Monterey County

The remaining 276 acres will be used to mitigate the loss of agricultural land for LAFCO, Monterey County and the City of Greenfield.