



Williamson Act Easement Exchange Program
 Agricultural Conservation Easement Acquisition
 Pre-Proposal Worksheet

Before proceeding with the application process, prospective applicants are requested to contact Williamson Act Easement Exchange Program (WAEPP) staff to discuss the preliminary details of the proposal. This worksheet is intended to facilitate that process by capturing preliminary details in an organized manner.

Please return this form via email or postal mail to the WAEPP staff at the address shown below.

Project Title	RCT Lands LP Williamson Act Exchange to Perm Ag Land Trust
Name of Organization	RCT Lands LP
Contact Person & Phone Number	Kathy Franscioni 831-320-5597 cell
Current Location of property under WA Contract	Monterey County: Greenfield and Chualar
Project Location of proposed property to receive WAEE (county and nearest city)	Monterey County: Greenfield and Chualar
Total Acres / Total Irrigated Acres	550 approximate acreage
Minimum parcel size (current zoning)	40 acres minimum
Number of existing legal parcels	3 existing legal parcels
Proposed number of easements	4 legal parcels (Vanoli Ranch split)
Mineral rights separated from fee title property? (please confirm with a preliminary title report (PTR) and submit	Yes / No
Type of mineral rights separated? Please circle :	Hydrocarbon Surface Both
Would proposed easement(s) prohibit further subdivision of existing legal parcels?	Yes / No / Undecided
Would proposed easement(s) prohibit sale of existing legal parcels separately from other parcels in easement area?	Yes / No / Undecided
Number of residential structures currently on the property (if any):	Vanoli Ranch 1 res struc
Approximate size of each residence (square footage of living area):	1385 sq ft
Number of additional residential homesites to be reserved in easement (if any):	0
Number of farm labor residential structures/units currently on property (if any):	0
Approximate size of each farm labor residence (square footage of living area):	N/A
Number of additional farm labor residential structures/units to be reserved in easement (if any):	N/Z

Optional Section

Appraisal	Completed on: _____	To be completed on: _____
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Appraised Easement Value \$ _____

Agricultural conservation easement projects are eligible to be considered only if the following eligibility criteria are met (Public Resources Code §10251). Please explain how your proposal fully satisfies each eligibility criteria.

Eligibility Criteria: (a) The parcel proposed for conservation is expected to continue to be used for, and is large enough to sustain, commercial agricultural production. The land is also in an area that possesses the necessary market, infrastructure, and agricultural support services, and the surrounding parcel sizes and land uses will support long-term commercial agricultural production.

Explanation: enclosed Soils Analysis on all ranch parcels in question completed by Frank Pierce, Lee and Pierce Inc. Consulting Engineers Salinas, CA
Current appraisals on all parcels available. Please contact and they will be sent.

Eligibility Criteria: (b) The applicable city or county has a general plan that demonstrates a long-term commitment to agricultural land conservation. This commitment shall be reflected in the goals, objectives, policies, and implementation measures of the plan, as they relate to the area of the county or city where the easement acquisition is proposed.

Explanation: The City of Greenfield is currently in the final application process of annexing 120 acres of the Vanoli Ranch adjacent to Hwy 101 N into the city. (This process has been effect since 2005) The remaining 50 acres of the Vanoli Ranch are proposed for exchange via the Williamson Act into permanent Ag Land Trust and remain in Monterey County. The Vanoli Ranch is currently being split into these parcel through Monterey County. Attached is the proposed subdivision draft map.

Eligibility Criteria: (c) Without conservation, the land proposed for protection is likely to be converted to nonagricultural use in the foreseeable future.

Explanation: The other mitigated properties that are proposed for exchange via the Williamson Act into permanent Ag Land Easement are: Redding Ranch (317 + ac) and Somavia Ranch (66 ac). These properties both sit adjacent and directly accessible to Hwy 101 in Monterey County. The Somavia Ranch which is in the City of Chualar also sits adjacent to Railroad Tracks. The proximity of both properties to major roadways and also RR makes them possible development areas.

Other comments, critical deadlines, potential concerns, etc:

We have been in the process of annexing 120 acres of the Vanoli Ranch in Greenfield, CA since 2005. Many concessions and monies have been spent by the property owners to get this fairly simple and badly needed annexation completed. RCT Lands has mitigated Quality Ag Land at a 3:1 ratio to have the 120 acres removed from the Williamson Act and place 450 acres into permanent Ag Land Easement. Currently we are working with the City of Greenfield and the County of Monterey to accomplish this annexation and Williamson Act transfer. It would certainly assist our efforts if the State of California could expedite this application.

We have submitted applications in 2005 and 2008 under different ownership but for same properties but never completed the exchange because of issues with City and County entities. Thanks for your prompt review and approval.

Please include a *preliminary title report* including Assessors Plat Map and imagery maps of the receiving property with this pre-proposal. Please also include an Assessors Plat Map and imagery maps of the property currently under the Williamson Act that you wish to remove the WA contract from.



Williamson Act Easement Exchange Program
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