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September 21, 2017

Mr. Bob Schubert, Senior Planner
Monterey County Resources Management Agency
Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

SEP 25 2017

Dear Mr. Schubert:

VANOLI PROPERTY WILLIAMSON ACT EASEMENT EXCHANGE

In accordance with California Government Code §51256 and §51256.1, the Department of Conservation (Department) has reviewed an application for the partial rescission of Vanoli Ranch, a 173-acre parcel in Monterey County (APN: 221-011-017) currently enrolled in a Williamson Act contract. A portion of the contract will be rescinded and other land of equal or greater acreage, quality, and value will be simultaneously placed under three conservation easements to be held by Ag Land Trust.

The subject parcel, Vanoli Ranch, will be divided into two parcels of 121.4 acres (Parcel 1) and 51.6 acres (Parcel 2). The Williamson Act contract will be rescinded from Parcel 1 as part of its annexation to the City of Greenfield. The three parcels that will be placed into permanent agricultural conservation easement are: Redding Ranch, Somavia Road Ranch, and Parcel 2 from Vanoli Ranch which will also remain under its current Williamson Act contract until the contract expires through nonrenewal on December 23, 2023. Redding Ranch (APN: 221-001-040), is approximately 318 acres of prime farmland located within 2 miles of the City of Greenfield's sphere of influence. Somavia Road Ranch (APN: 137-151-009) is 66.09 acres of farmland of statewide importance located 23 miles north of Vanoli Ranch within Monterey County.

The Department reviewed the findings and supporting documentation set forth in Public Resources Code §10251 and §10252, as approved by the Monterey County Board of Supervisors and finds that the proposed agricultural conservation easements will make a beneficial contribution to the conservation of agricultural land in its area. Therefore, the Department approves the agreement between the County of Monterey, Ag Land Trust, and the applicant known as RCT Lands LP to rescind the Williamson Act contract and simultaneously place a permanent conservation easement on Redding Ranch, Somavia Road Ranch, and Parcel 2 from Vanoli Ranch as passed and adopted by the Monterey County Board of Supervisors' Resolution No: 17-155.

This approval is conditioned upon the final rescission in lieu of the cancellation and filing of the Easement Deeds with Monterey County. Please provide the Department with a copy of the aforementioned documents when complete.

If you have any questions or need further assistance, please contact Annie Giovacchini at (916) 324-9038 or Annie.Giovacchini@conservation.ca.gov.

Sincerely,

David Bunn
Director

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