



## Monterey County Board of Supervisors

168 West Alisal Street,  
1st Floor  
Salinas, CA 93901  
831.755.5066

### Board Order

Upon motion of Supervisor Adams, seconded by Supervisor Salinas and carried by those members present, the Board of Supervisors hereby:

PLN150619 - RCT Land Company LP, a California Limited Partnership

- a. Accepted a Parcel Map for a minor subdivision to divide a 121.4 acre parcel into two (2) parcels (Parcel 1, 121.4 acres and Parcel 2, 51.6 acres);
- b. Accepted a Property Tax Clearance Certification and Parcel Map Guarantee;
- c. Approved 2018 Amendment to Land Conservation Contract No. 73-9 and authorize the Chair to execute 2018 Amendment to Land Conservation Contract No. 73-9;
- d. Approved and accepted an Agricultural Buffer Easement Deed on portions of Parcel 1 and authorize the Chair to sign the Acceptance and Consent to Recordation;
- e. Approved Agricultural Conservation Easements on the Vanoli Ranch, Samovia Ranch and Redding Ranch properties; and
- f. Directed the Clerk of the Board to submit the Parcel Map, 2018 Amendment to Land Conservation Contract No. 73-9, Vanoli Ranch (Parcel 1) Agricultural Buffer Easement Deed and the Vanoli Ranch, Samovia Ranch and Redding Ranch Agricultural Conservation Easement Deeds to the County Recorder for recording, subject to the submittal of the applicable recording fees by the property owner. Proposed California Environmental Quality Act (CEQA) Action: Statutorily Exempt per CEQA Guidelines Section 15268(b)(3).

PASSED AND ADOPTED on this 17th day of April 2018, by the following vote, to wit:

AYES: Supervisors Salinas, Phillips, Parker and Adams

NOES: None

ABSENT: Supervisor Alejo

I, Nicholas E. Chiulos, Acting Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 80 for the meeting April 17, 2018.

Dated: May d16, 2018  
File ID: 18-391

Nicholas E. Chiulos, Acting Clerk of the Board of Supervisors  
County of Monterey, State of California

By Denise Hancock  
Deputy

2018021360

Stephen L. Vagnini  
Monterey County Clerk-Recorder

05/15/2018 03:01 PM

Recorded at the request of:  
AG LAND TRUST

Titles: 1 Pages: 23

Fees: \$161.00  
Taxes: \$0.00  
AMT PAID: \$161.00

Recording requested by and when  
recorded please return to:

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 221-011-040

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Non-profit Public Benefit Corp  
acquiring easement.

**DEED OF AGRICULTURAL CONSERVATION EASEMENT**

This Deed of Agricultural Conservation Easement is granted as of the last date opposite the respective signatures below, by TMV Lands, a California General Partnership, having an address at P.O. Box 2028, Salinas, CA, 93902 ("Landowner"), to Ag Land Trust, a California nonprofit public benefit corporation, having an address at 1263 Padre Drive, Salinas, CA 93901 ("Grantee"), for the purpose of conserving the agricultural productive capacity and open space character of the subject property in perpetuity.

**RECITALS**

A. The Landowner is the sole owner in fee simple of irrigated prime farmland property ("Property") legally described in Exhibit A ("Legal Description") and generally depicted in Exhibit B ("Vicinity Map"), attached to and made a part of this Agricultural Conservation Easement ("Easement"). The Property consists of approximately 317.79 acres of land and is commonly known as the "Redding Ranch," together with buildings and other improvements, is located in Monterey County, California, and is identified by assessor's parcel number 221-011-040. The existing buildings and improvements on the Property are shown within the Building Envelope as depicted in Exhibit C ("Building Envelope and Existing Improvements"), also attached to and made a part of this Easement. Except as shown in Exhibit C, the Property is open farmland, whose soils have been classified as prime farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program, because this land has the soil quality, growing season, and water supply needed for sustained agricultural production.

B. The agricultural and other characteristics of the Property, its current use and state of improvement, are documented and described in a Baseline Documentation Report ("Baseline Report"), prepared by the Grantee with the cooperation of the Landowner and incorporated herein by this reference. The Landowner and the Grantee acknowledge that the Baseline Report is complete and accurate as of the date of this Easement. Both the Landowner and the Grantee shall retain duplicate original copies of the Baseline Report. The Baseline Report may be used to establish whether or not a change in the use or condition of the Property has occurred, but its existence shall not

**2018021364**

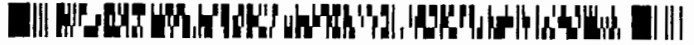
**Stephen L. Vagnini**  
Monterey County Clerk-Recorder

**05/15/2018 03:01 PM**

Recorded at the request of:  
**AG LAND TRUST**

**Titles: 1 Pages: 24**

**Fees: \$0.00**  
**Taxes: \$0.00**  
**AMT PAID: \$0.00**



**Recording Requested by, and  
When Recorded, Mail to:**

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 221-011-070  
APN 221-011-071

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Govn't agency and Non-profit  
Public Benefit Corp acquiring easement.

**AGRICULTURAL BUFFER EASEMENT DEED**

THIS AGRICULTURAL BUFFER EASEMENT DEED is made by and  
between **Scheid Vineyards California, Inc.**, ("Grantors") to the **Ag Land Trust**, a  
California nonprofit public benefit corporation and to the **County of Monterey**, a  
political subdivision of the State of California (Collectively, "Grantees") on the last date  
opposite the respective signatures below, with reference to the following facts and  
circumstances:

**RECITALS:**

- A. Grantors are the owners in fee simple of that certain real property situated in  
the County of Monterey, State of California, as described in **Exhibit A**,  
attached hereto (the Property) and incorporated by this reference.
- B. Grantors and Grantees wish to preserve and conserve for the public benefit the  
agricultural capability/suitability of the surrounding agricultural uses.
- C. Grantors are willing and able to grant to Grantees a 70-foot agricultural buffer  
easement over and across the Property (east property line, APN 221-011-070

**2018021365**

**Stephen L. Vagnini**  
Monterey County Clerk-Recorder

**05/15/2018 03:01 PM**

Recorded at the request of:  
**AG LAND TRUST**

**Titles: 1      Pages: 27**

**Fees: \$0.00**  
**Taxes: \$0.00**  
**AMT PAID: \$0.00**



**Recording Requested by, and  
When Recorded, Mail to:**

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 221-011-018

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Govn't agency and Non-profit  
Public Benefit Corp acquiring easement.

**AGRICULTURAL BUFFER EASEMENT DEED**

THIS AGRICULTURAL BUFFER EASEMENT DEED is made by and between **Patricia A. Hearne**, Trustee of the 1999 Hearne Family Trust Dated May 8, 1999, **Dennis J. Hearne and Sharon E. Hearne**, Trustees of the Dennis J. and Sharon E. Hearne 1995 Revocable Family Trust Dated October 13, 1995, **Patricia E. Hearne**, Trustee of the Francis J. and Patricia E. Hearne 1995 Revocable Family Trust Dated August 25, 1995 and **Timothy M. Hearne and Kate Hearne**, Trustees of the Timothy M. and Kate Hearne 1995 Revocable Family Trust Dated November 27, 1995 ("Grantors") to the **Ag Land Trust**, a California nonprofit public benefit corporation and to the **County of Monterey**, a political subdivision of the State of California (Collectively, "Grantees") on the last date opposite the respective signatures below, with reference to the following facts and circumstances:

**RECITALS:**

- A. Grantors are the owners in fee simple of that certain real property situated in the County of Monterey, State of California, as described in **Exhibit A**, attached hereto (the Property) and incorporated by this reference.

**2018021366**

Stephen L. Vagnini  
Monterey County Clerk-Recorder

05/15/2018 03:01 PM

Recorded at the request of:  
AG LAND TRUST

Titles: 1 Pages: 22

Fees: \$0.00  
Taxes: \$0.00  
AMT PAID: \$0.00



**Recording Requested by, and  
When Recorded, Mail to:**

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 221-011-068

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Govn't agency and Non-profit  
Public Benefit Corp acquiring easement

**AGRICULTURAL BUFFER EASEMENT DEED**

**THIS MOVEABLE/"ROLLING" AGRICULTURAL BUFFER**

EASEMENT DEED is made by and between **Scheid Vineyards California, Inc.**,  
("Grantors") and the **Ag Land Trust**, a California nonprofit public benefit corporation  
and to the **County of Monterey**, a political subdivision of the State of California  
(Collectively, "Grantees") on the last date opposite the respective signatures below, with  
reference to the following facts and circumstances:

**RECITALS:**

- A. Grantors are the owners in fee simple of that certain real property situated in  
the County of Monterey, State of California, as described in **Exhibit A**,  
attached hereto (the Property) and incorporated by this reference.
- B. Grantors and Grantees wish to preserve and conserve for the public benefit the  
agricultural capability/suitability of the surrounding agricultural uses.
- C. Grantors are willing and able to grant to Grantees a 180-foot agricultural  
buffer easement over and across the Property (south property line, APN 221-

**2018021367**

**Stephen L. Vagnini**  
Monterey County Clerk-Recorder

**05/15/2018 03:01 PM**

Recorded at the request of:  
**AG LAND TRUST**

**Titles: 1      Pages: 25**

**Fees: \$0.00**  
**Taxes: \$0.00**  
**AMT PAID: \$0.00**

**Recording Requested by, and  
When Recorded, Mail to:**

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 221-011-017

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Govn't agency and Non-profit  
Public Benefit Corp acquiring easement

**AGRICULTURAL BUFFER EASEMENT DEED**

THIS AGRICULTURAL BUFFER EASEMENT DEED is made by and between **RCT Land Company, LP, a California Limited Partnership** ("Grantors") to the **Ag Land Trust**, a California nonprofit public benefit corporation and to the **County of Monterey**, a political subdivision of the State of California (Collectively, "Grantees") on the last date opposite the respective signatures below, with reference to the following facts and circumstances:

**RECITALS:**

- A. Grantors are the owners in fee simple of that certain real property situated in the County of Monterey, State of California, as described in **Exhibit A**, attached hereto (the Property) and incorporated by this reference.
- B. Grantors and Grantees wish to preserve and conserve for the public benefit the agricultural capability/suitability of the surrounding agricultural uses.
- C. Grantors are willing and able to grant to Grantees a 70-foot agricultural buffer easement along the eastern property line, and an additional 10-foot buffer easement along the southern property line, on the Property (APN 221-011-

2018021368

Stephen L. Vagnini  
Monterey County Clerk-Recorder

05/15/2018 03:01 PM

Recorded at the request of:  
AG LAND TRUST

Titles: 1 Pages: 22

Fees: \$0.00  
Taxes: \$0.00  
AMT PAID: \$0.00

Recording Requested by, and  
When Recorded, Mail to:

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902



APN 221-011-068

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Govn't agency and Non-profit  
Public Benefit Corp acquiring easement..

## TEMPORARY AGRICULTURAL BUFFER EASEMENT DEED

### THIS TEMPORARY AGRICULTURAL BUFFER EASEMENT DEED

is made by and between **Scheid Vineyards California, Inc.**, ("Grantors") to the **Ag Land Trust**, a California nonprofit public benefit corporation and to the **City of Greenfield**, a political subdivision of the State of California (Collectively, "Grantees") on the last date opposite the respective signatures below, with reference to the following facts and circumstances:

#### RECITALS:

- A. Grantors are the owners in fee simple of that certain real property situated in the County of Monterey, State of California, as described in **Exhibit A**, attached hereto (the Property) and incorporated by this reference.
- B. Grantors and Grantees wish to preserve and conserve for the public benefit the agricultural capability/suitability of the surrounding agricultural uses.
- C. Grantors are willing and able to grant to Grantees a 70-foot agricultural buffer easement over and across the Property (west property line, APN 221-011-068) as shown on **Exhibit B** attached hereto and incorporated by this reference.

2018021361

Stephen L. Vagnini  
Monterey County Clerk-Recorder

05/15/2018 03:01 PM

Recorded at the request of:  
AG LAND TRUST

Titles: 1 Pages: 24

Fees: \$164.00  
Taxes: \$0.00  
AMT PAID: \$164.00



Recording requested by and when  
recorded please return to:

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 221-011-017

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Non-profit Public Benefit Corp  
acquiring easement.

**DEED OF AGRICULTURAL CONSERVATION EASEMENT**

This Deed of Agricultural Conservation Easement is granted as of the last date opposite the respective signatures below, by RCT Land Company, LP, a California Limited Partnership, having an address at P.O. Box 7537, Spreckels, CA, 93962 ("Landowner"), to Ag Land Trust, a California nonprofit public benefit corporation, having an address at 1263 Padre Drive, Salinas, CA 93901 ("Grantee"), for the purpose of conserving the agricultural productive capacity and open space character of the subject property in perpetuity.

**RECITALS**

A. The Landowner is the sole owner in fee simple of irrigated prime farmland property ("Property") legally described in Exhibit A ("Legal Description") and generally depicted in Exhibit B ("Vicinity Map"), attached to and made a part of this Agricultural Conservation Easement ("Easement"). The Property consists of 51.6 acres of land and is commonly known as Parcel 2 of the Vanoli Ranch Minor Subdivision (approved by the Monterey County Board of Supervisors by Resolution No. 17-155 on May 23, 2017 [as revised on October 25, 2017] on file with the Clerk of the Board of Supervisors and incorporated by this reference) together with buildings and other improvements, is located in Monterey County, California, and is identified by assessor's parcel number 221-011-017. The existing buildings and improvements on the Property are shown within the Building Envelope as depicted in Exhibit C ("Building Envelope and Existing Improvements"), also attached to and made a part of this Easement. Except as shown in Exhibit C, the Property is open farmland, which soils have been classified as prime farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program, because this land has the soil quality, growing season, and water supply needed for sustained agricultural production.

B. The agricultural and other characteristics of the Property, its current use and state of improvement, are documented and described in a Baseline Documentation Report ("Baseline Report"), prepared by the Grantee with the cooperation of the Landowner and incorporated herein by this reference. The Landowner and the Grantee acknowledge that the Baseline Report is complete and accurate as of the date of this



2018021362

Stephen L. Vagnini  
Monterey County Clerk-Recorder

05/15/2018 03:01 PM

Recorded at the request of:  
AG LAND TRUST

Titles: 1 Pages: 23

Fees: \$161.00  
Taxes: \$0.00  
AMT PAID: \$161.00



Recording requested by and when  
recorded please return to:

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 137-151-009

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Non-profit Public Benefit Corp  
acquiring easement.

**DEED OF AGRICULTURAL CONSERVATION EASEMENT**

This Deed of Agricultural Conservation Easement is granted as of the last date opposite the respective signatures below, by TMV Lands, a California General Partnership, Owner, having an address at P.O. Box 2028, Salinas, CA, 93902 ("Landowner"), to Ag Land Trust, a California nonprofit public benefit corporation, having an address at 1263 Padre Drive, Salinas, CA 93901 ("Grantee"), for the purpose of forever conserving the agricultural productive capacity and open space character of the subject property in perpetuity.

**RECITALS**

A. The Landowner is the sole owner in fee simple of irrigated prime farmland property ("Property") legally described in Exhibit A ("Legal Description") and generally depicted in Exhibit B ("Vicinity Map"), attached to and made a part of this Agricultural Conservation Easement ("Easement"). The Property consists of approximately 66 acres of land and is commonly known as the "Somavia Ranch," together with buildings and other improvements, is located in Monterey County, California, and is identified by assessor's parcel number 137-151-009. The existing buildings and improvements on the Property are shown within the Building Envelope as depicted in Exhibit C ("Building Envelope and Existing Improvements"), also attached to and made a part of this Easement. Except as shown in Exhibit C, the Property is open farmland, whose soils have been classified as prime farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program, because this land has the soil quality, growing season, and water supply needed for sustained agricultural production.

B. The agricultural and other characteristics of the Property, its current use and state of improvement, are documented and described in a Baseline Documentation Report ("Baseline Report"), prepared by the Grantee with the cooperation of the Landowner and incorporated herein by this reference. The Landowner and the Grantee acknowledge that the Baseline Report is complete and accurate as of the date of this Easement. Both the Landowner and the Grantee shall retain duplicate original copies of the Baseline Report. The Baseline Report may be used to establish whether or not a change in the use or condition of the Property has occurred, but its existence shall not

2018021363

Stephen L. Vagnini  
Monterey County Clerk-Recorder

05/15/2018 03:01 PM

Recorded at the request of:  
AG LAND TRUST

Titles: 1 Pages: 23

Fees: \$161.00  
Taxes: \$0.00  
AMT PAID: \$161.00



Recording requested by and when  
recorded please return to:

Ag Land Trust  
P.O. Box 1731  
Salinas, CA 93902

APN 221-061-002

Document Transfer Tax: \$0  
Exemption: Section 11922  
Explanation: Non-profit Public Benefit Corp  
acquiring easement.

**DEED OF AGRICULTURAL CONSERVATION EASEMENT**

This Deed of Agricultural Conservation Easement is granted on the last date opposite the respective signatures below, by Scheid Vineyards California, Inc., Owner, having an address at 305 Hilltown Road, Salinas, CA, 93908 ("Landowner"), to Ag Land Trust, a California nonprofit public benefit corporation, having an address at 1263 Padre Drive, Salinas, CA 93901 ("Grantee"), for the purpose of conserving the agricultural productive capacity and open space character of the subject property in perpetuity.

**RECITALS**

A. The Landowner is the sole owner in fee simple of irrigated prime farmland property ("Property") legally described in Exhibit A ("Legal Description") and generally depicted in Exhibit B ("Vicinity Map"), attached to and made a part of this Agricultural Conservation Easement ("Easement"). The Property consists of approximately 230 acres of land and is commonly known as the "Viento Vineyard Ranch 21," together with buildings and other improvements, is located in Monterey County, California, and is identified by assessor's parcel number 221-061-002. The existing buildings and improvements on the Property are shown within the Building Envelope as depicted in Exhibit C ("Building Envelope and Existing Improvements"), also attached to and made a part of this Easement. Except as shown in Exhibit C, the Property is open farmland, whose soils have been classified as prime farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program, because this land has the soil quality, growing season, and water supply needed for sustained agricultural production.

B. The agricultural and other characteristics of the Property, its current use and state of improvement, are documented and described in a Baseline Documentation Report ("Baseline Report"), prepared by the Grantee with the cooperation of the Landowner and incorporated herein by this reference. The Landowner and the Grantee acknowledge that the Baseline Report is complete and accurate as of the date of this Easement. Both the Landowner and the Grantee shall retain duplicate original copies of the Baseline Report. The Baseline Report may be used to establish whether or not a change in the use or condition of the Property has occurred, but its existence shall not