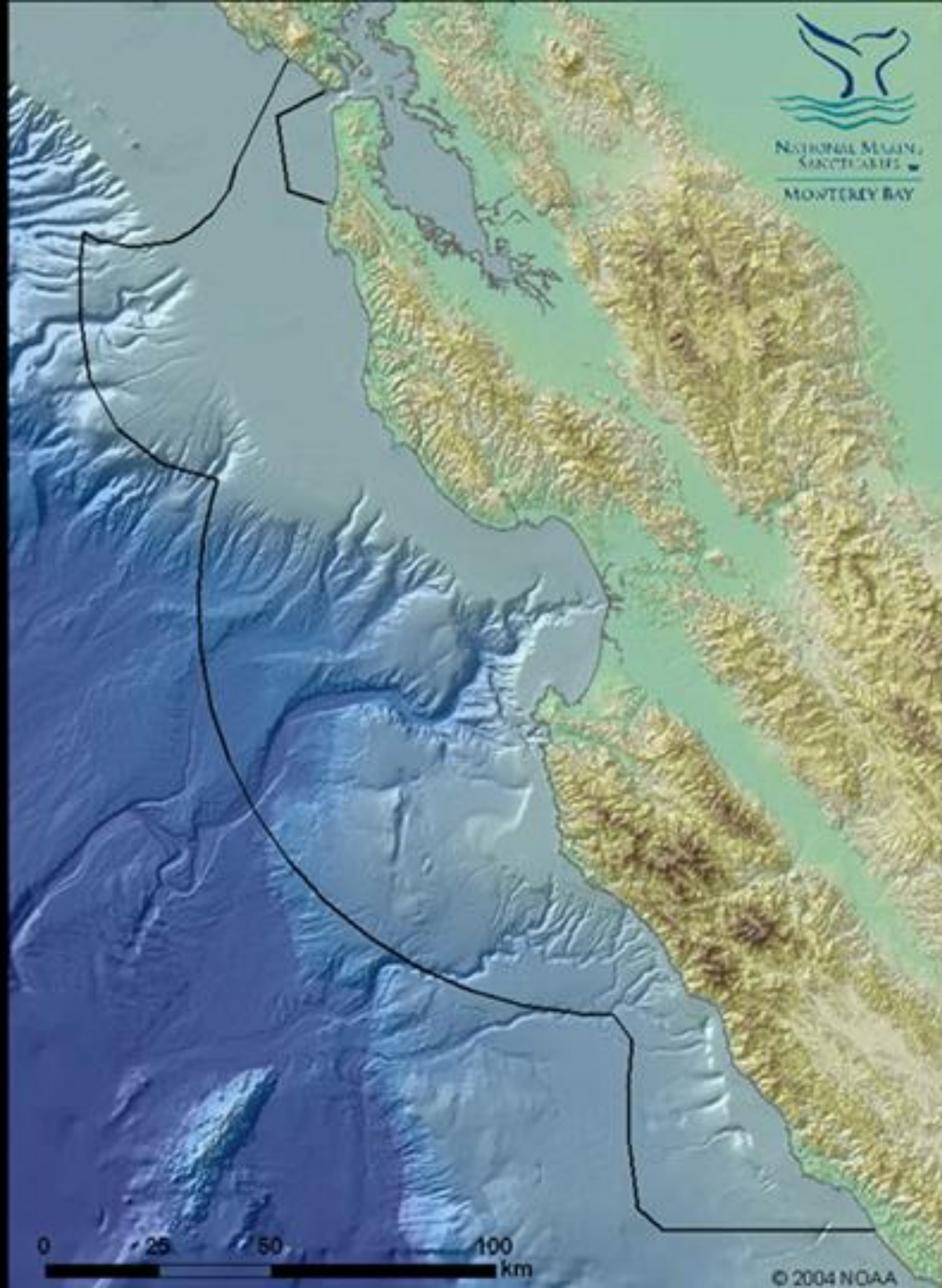


Use of Agricultural Easements in the Conservation of Biological Diversity and Community Development

An example from The ALBA 3M Ranch
in Elkhorn Slough, California



NATIONAL MARINE
SANCTUARIES
MONTEREY BAY



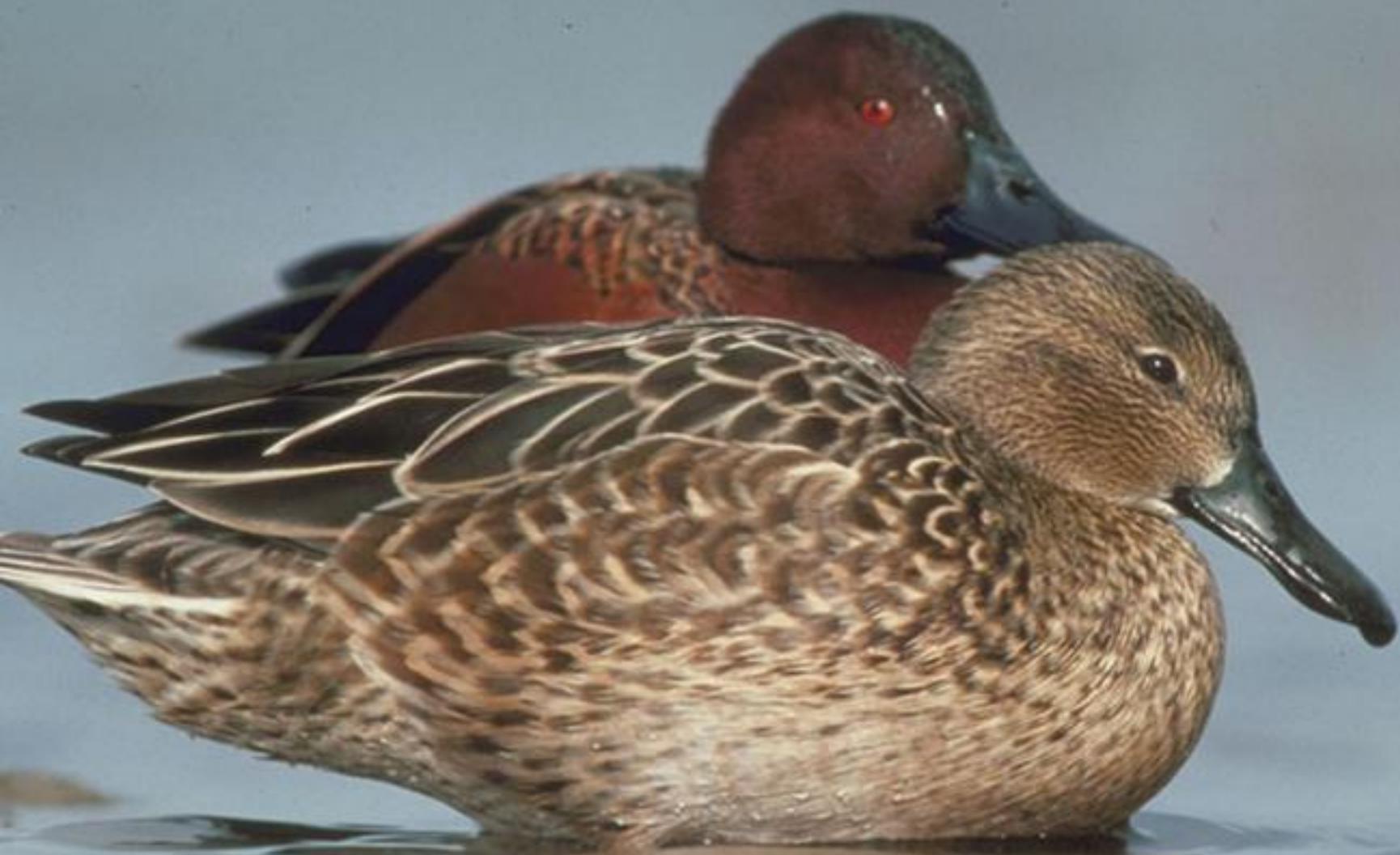






























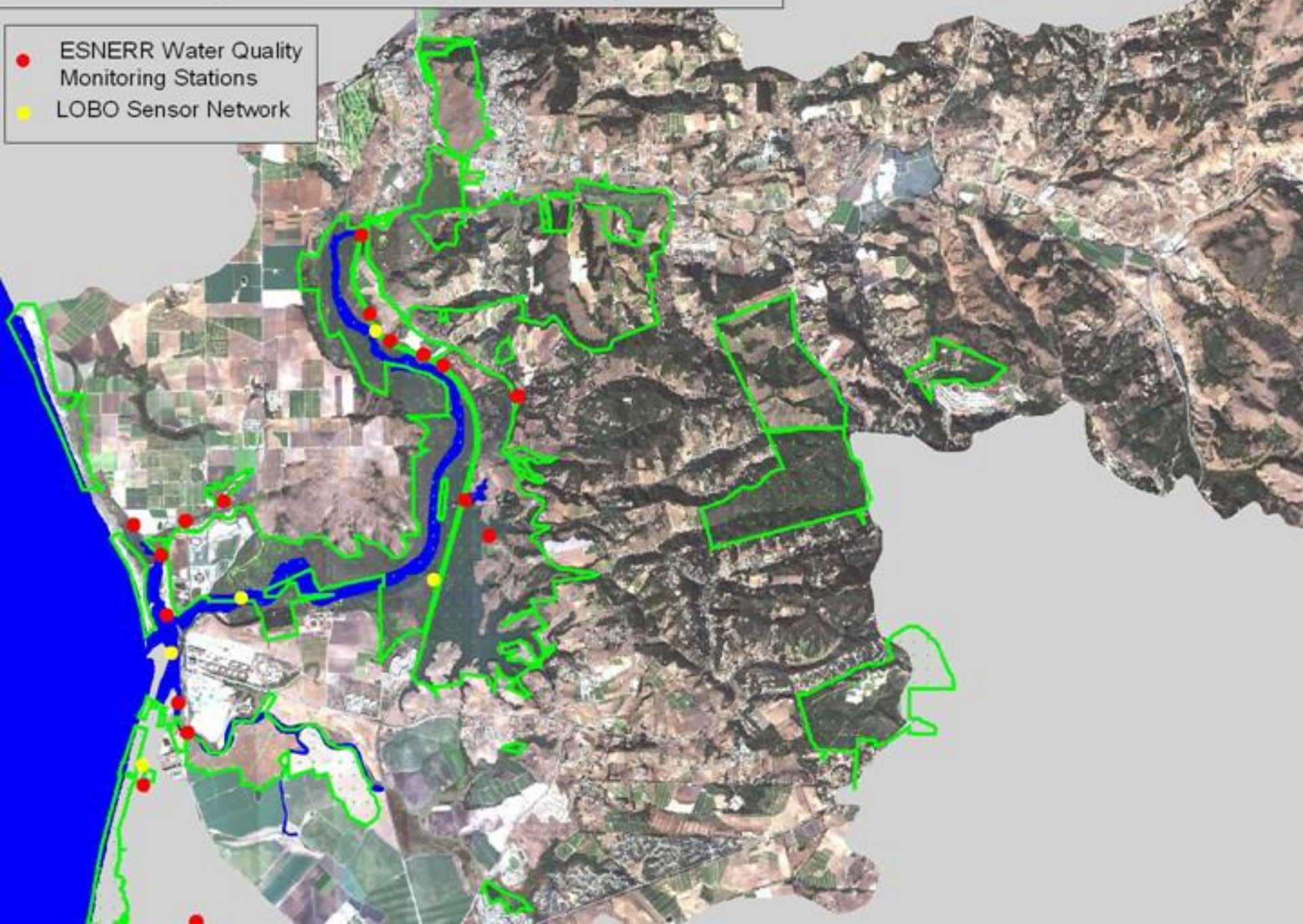
Before the sand...
(1997)

After the rains...
(1998)



Elkhorn Slough Water Quality Monitoring Stations

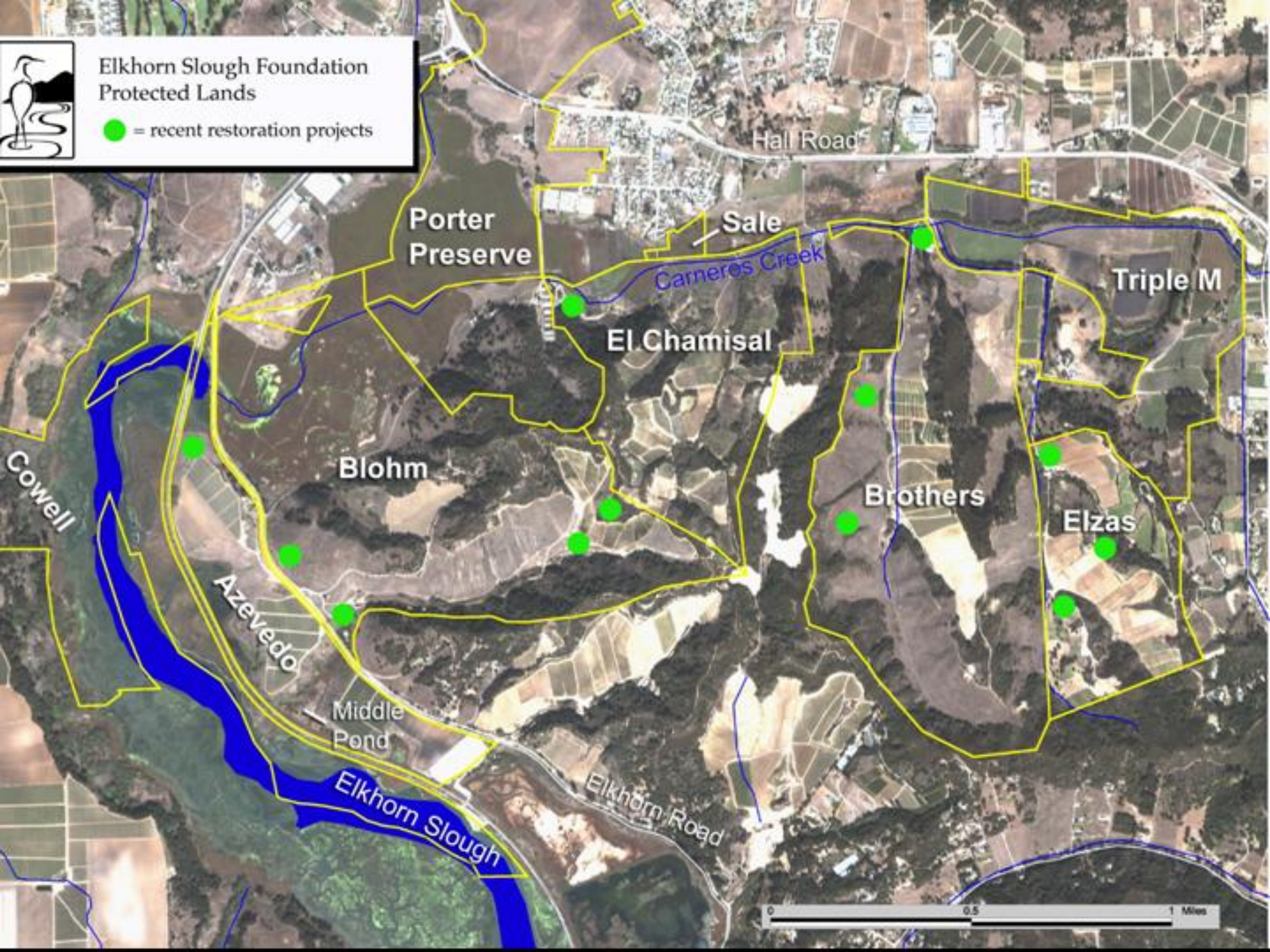
- ESNERR Water Quality Monitoring Stations
- LOBO Sensor Network





Elkhorn Slough Foundation
Protected Lands

● = recent restoration projects



Easement Elements

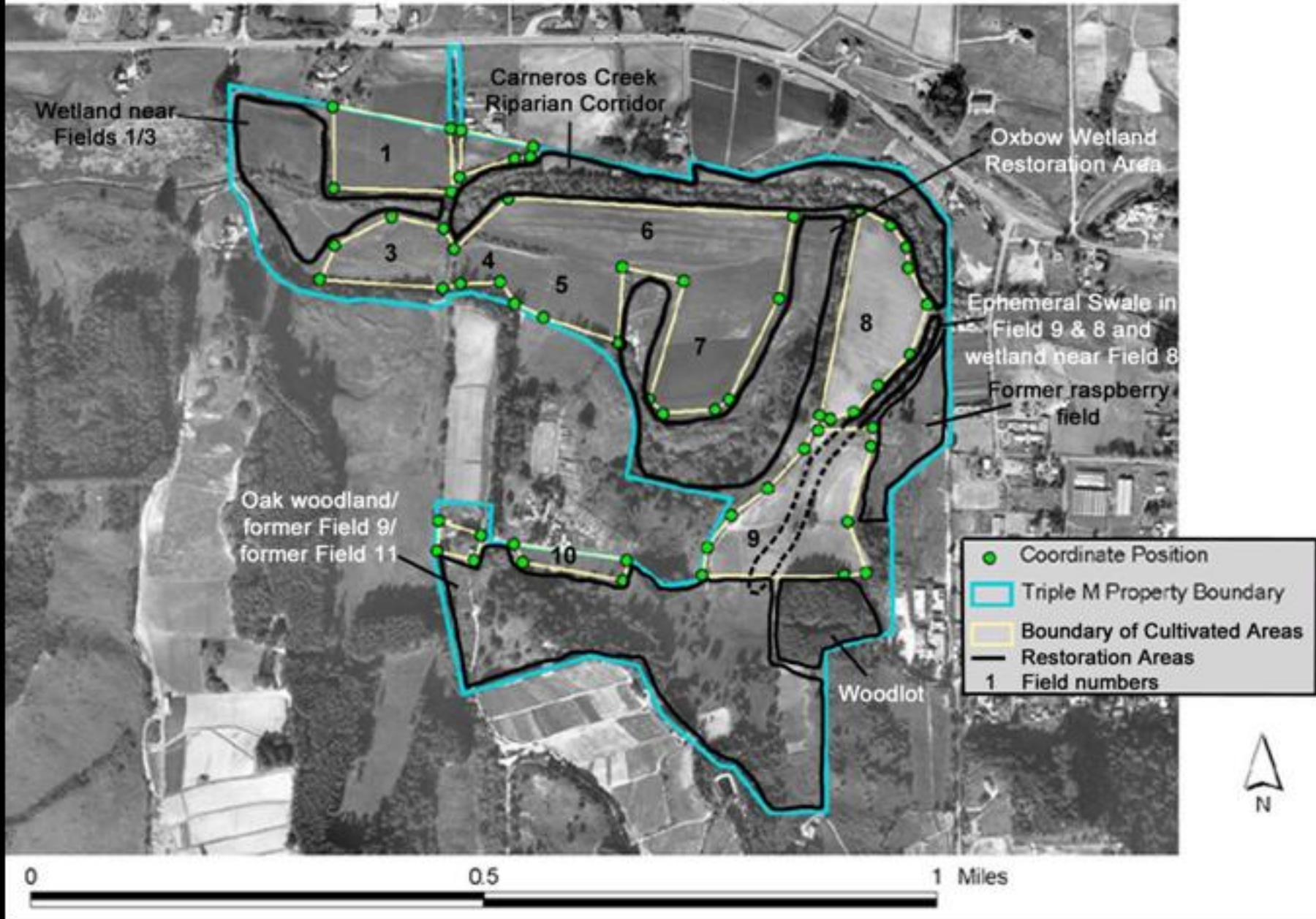
- 3M Ranch owned by the Agricultural Land Based Training Association (ALBA)
- 200-acre Ranch protected by easement held by the Elkhorn Slough Foundation
- Easement removes development rights and defines the maximum footprint of cultivation



Development of Project

- ALBA – focus on teaching sustainable farm practice to hillside farmers
- Elkhorn Slough Foundation – brought land trust expertise and confidence of funders
- Community support – extinguished development rights, brought needed training focus to underserved groups
- Mutual goals of maximizing natural resource values and demonstrating compatibility of cultivation and conservation

Triple M Ranch Land Management Plan



ALBA'S 3M Ranch Easement: Permitted Uses

Structures: (with grantees approval)

- Existing Residential use and potential facility expansion on 1 ¼ acres in designated location on ranch.
-
- Maintaining and repairing or replacing existing house, barns, and other structures on the property.
-
- Additional fencing reasonably necessary for agricultural uses
-
- Constructing new roads on the property to support agricultural uses

Cultivation

- Agricultural production on designated areas of property.
- Agricultural Conservation Practice Standards promoted by the Natural Resources Conservation Service of the US Department of Agriculture.
- limited use of government-approved agrichemicals, including without limitation, fertilizers and biocides, in those amounts and with that frequency of application necessary to accomplish reasonable agricultural purposes
- Controlling predatory and problem animals by the use of selective control techniques, consistent with policies promulgated by the Monterey County Agricultural Commissioner.

Education:

- Utilizing the property for recreational, research or educational purposes that require no surface alteration or other development of the land, including, without limitation, hiking and nature study.

Restoration/Conservation

- Removing and controlling invasive non-native vegetation and restoring and enhancing native plant and wildlife habitat, consistent with sound conservation practices.



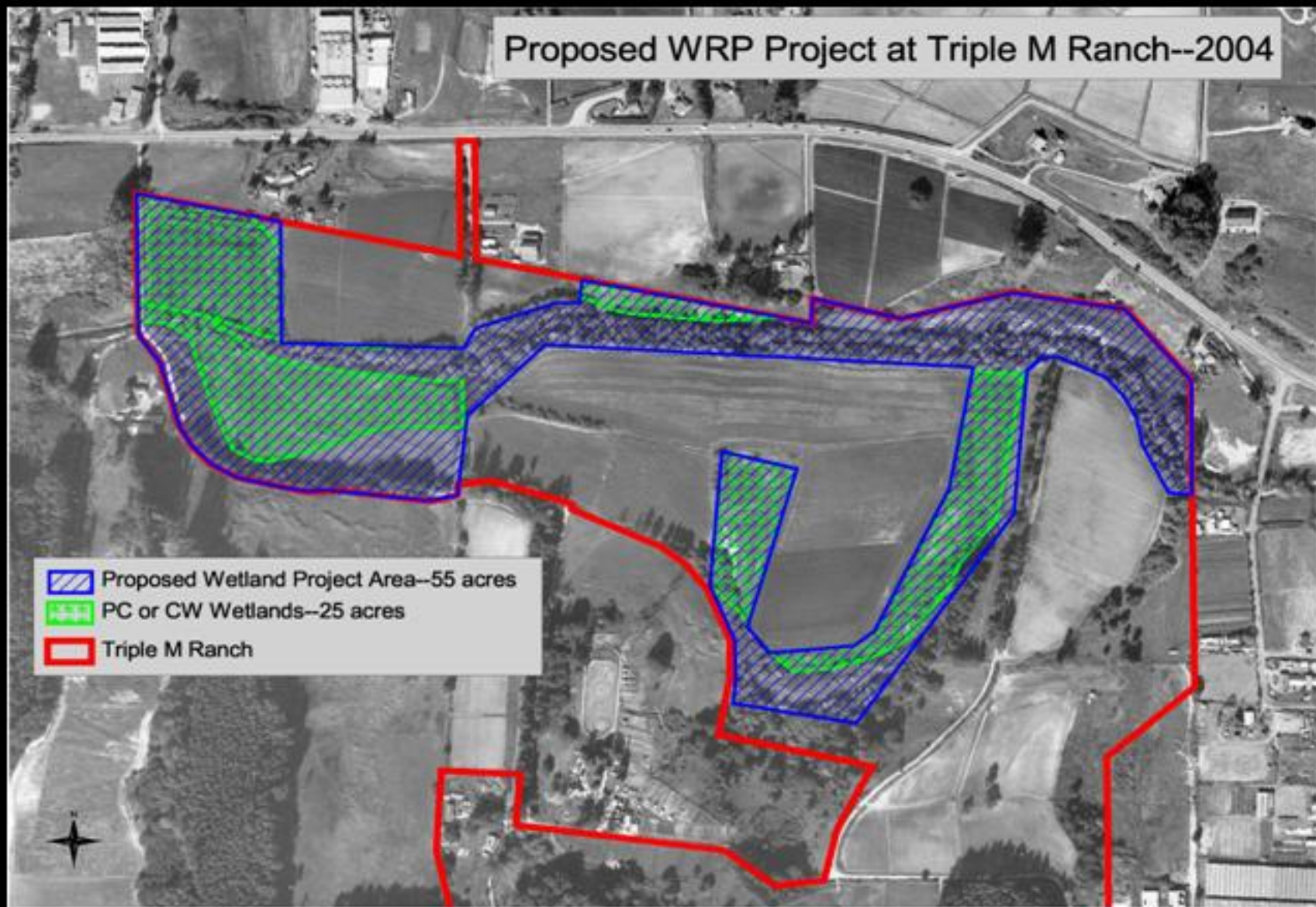
90082 MI 9119



3M Ranch Easement: Prohibited Uses

- 1. Impairment to the protected values
- 2. Use for agricultural commercial or industrial uses.
- 3. Cultivation of areas outside of the designated agricultural lands
- 4. Disturbance of habitat areas or restored habitats on the property.
- 5. Construction, reconstruction, enlargement or replacement of a structure, road or improvement except as specifically provided
- 6. Division, subdivision, partition, or de facto subdivision of the property.
- 7. Use of motorized vehicles off of the existing roadways, except as used for restoration activities, or as used on the agricultural lands for permitted uses
- 8. Cutting, pruning, cutting down, or other destruction or removal of live trees except as required for restoration activities or approved construction under the terms of this easement.
- 9. Relocation or new placement of any roadway or levee, or the paving of any unpaved roadway, except as provided
- 10. Dumping or accumulation of trash, ashes, garbage, waste, or other unsightly, offensive or hazardous material on the property, except that agricultural products and by-products may be placed or stored on the agricultural land, if consistent with law, public health and sound agricultural practices.
- 11. Use or activity that causes or is likely to cause significant degradation of soil or water quality, erosion or siltation or healthful pollution of air, land, or water.
- 12. Activities that adversely affect existing or future restored wetland or riparian areas.
- 13. Establishment for maintenance of a commercial feedlot.
- 14. Storage or disassembly of abandoned or inoperable automobiles, trucks, or other vehicles, except on a reasonably temporary basis for vehicles used by Grantor or others under grantor's control for agricultural purposes on the property.
- 15. Major alteration of land forms by grading or excavation of topsoil, earth, or rock.

Proposed WRP Project at Triple M Ranch--2004







MAY 10 2006



















Adios, amigos.

- Thank you.
- More information at:
- www.elkhornslough.org
- Direct link:
- <http://www.elkhornslough.org/3Measement.htm>
-

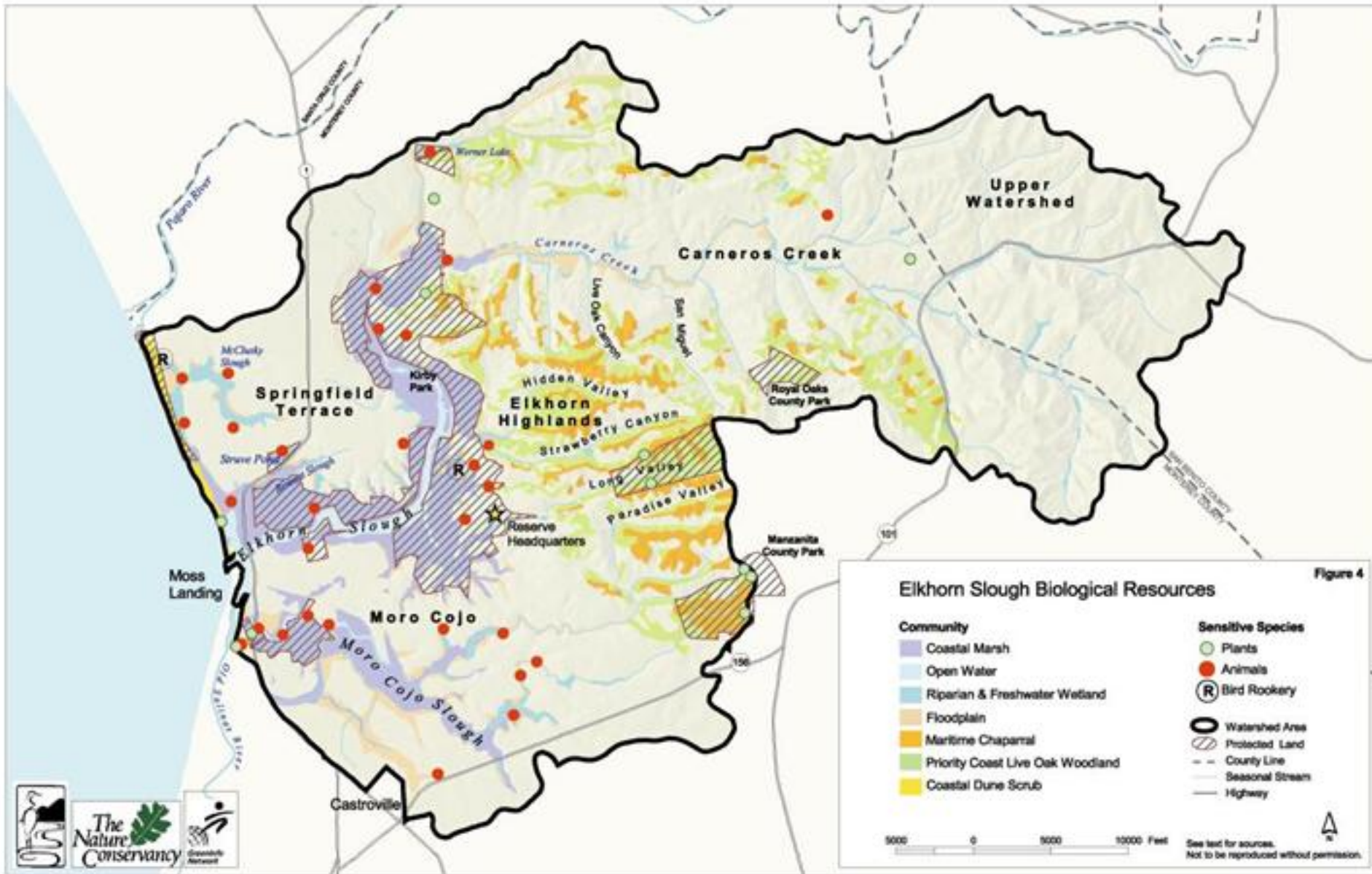


Figure 4

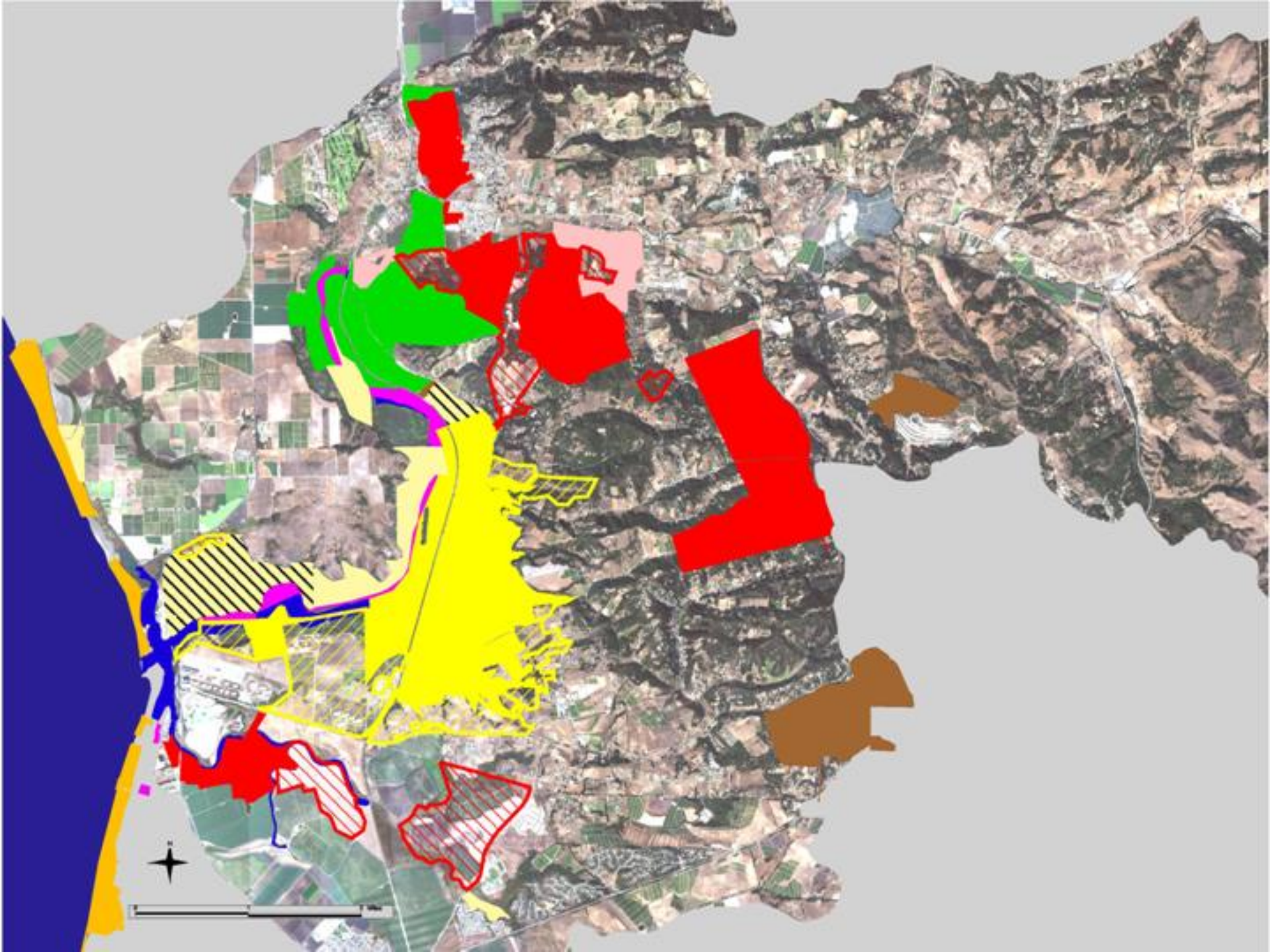






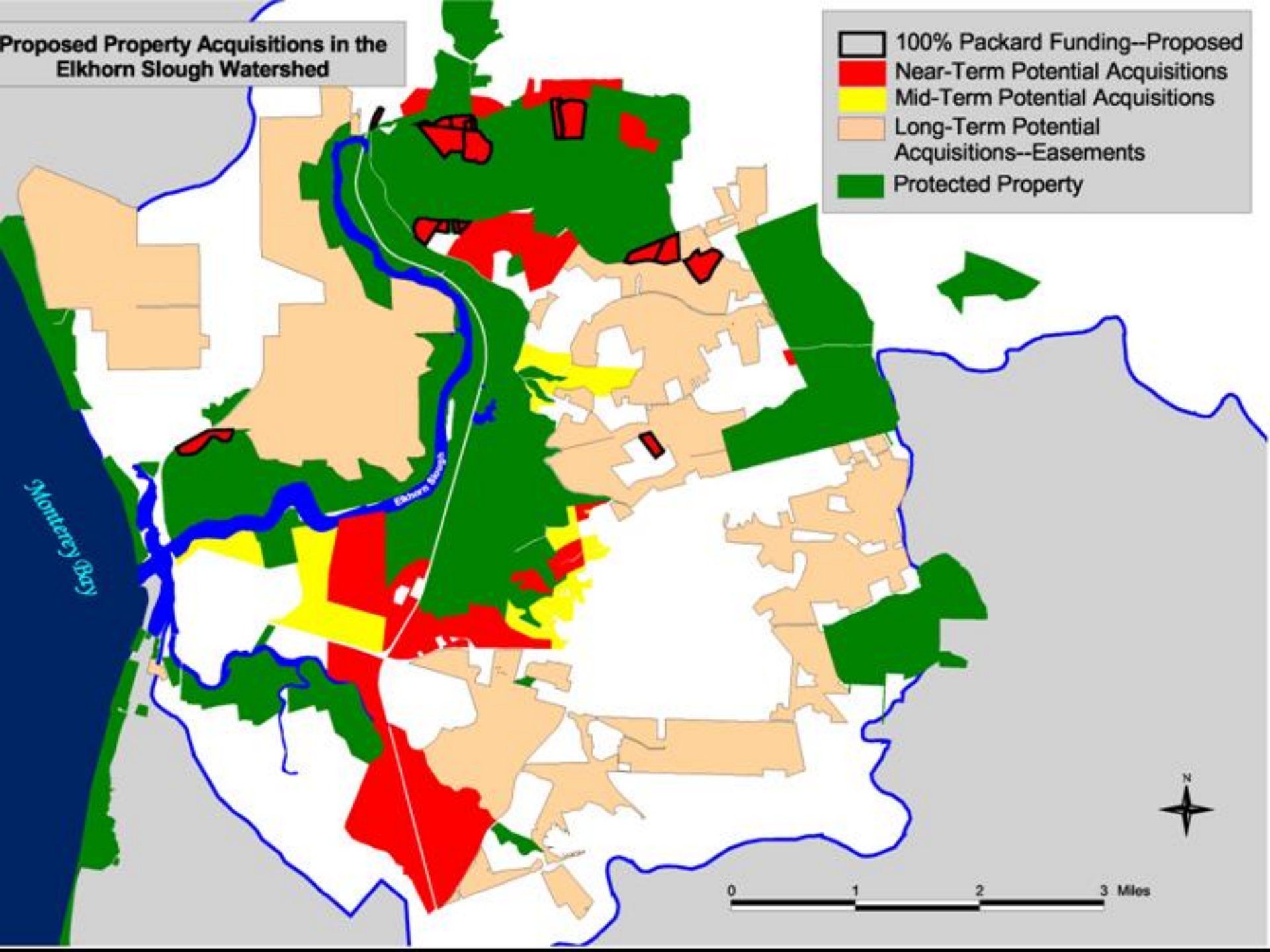
Protected Land Over-Time in the Elkhorn Slough Watershed





Proposed Property Acquisitions in the Elkhorn Slough Watershed

- 100% Packard Funding--Proposed
- Near-Term Potential Acquisitions
- Mid-Term Potential Acquisitions
- Long-Term Potential Acquisitions--Easements
- Protected Property



Monterey Bay

Elkhorn Slough

0 1 2 3 Miles











