



Karen Bower Turjanis
Director Ward One

Tony Norris
Director Ward Two

Brent Randol
Director Ward Three

Dave Finigan
Director Ward Four

Barry Christian
Director Ward Five

August 2, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

This letter expresses the Napa County Regional Park and Open Space District's (District's) strong support for the California State Coastal Conservancy's award of funding to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project.

The District was created by Napa County voters in 2006. It is authorized to plan, improve and operate a system of public parks, trails, outdoor recreational facilities, and outdoor science and conservation education programs, as well as to protect and preserve natural areas, wildlife habitat and other open space resources. Its jurisdiction includes all of Napa County; the District can also undertake projects that span the boundary with other counties. The District is governed by a Board of Directors whose members are directly elected by the public.

Montesol Ranch is a very important watershed property in Napa County. An average 25,500 acre feet of freshwater flows off of the property each year in surface streams, providing in-stream flow to Troutdale Creek, Van Ness Creek, Saint Helena Creek and Pope Creek. These waters eventually drain into the Lake Berryessa federal reservoir and are threatened by the high level of vineyard conversion, subdivision and development potential on the property

The property is a linchpin connecting a vast complex of public lands, including eight miles of shared boundary with Robert Louis Stevenson State Park, which the District expects to be managing under agreement with California State Parks. Because of this connectivity and the property's large size, it is a critical element in wildlife migration between the Blue Ridge Mountains to the Coast Range. Montesol Ranch is located within a known biodiversity hotspot, providing critical habitat for dozens of special status species.

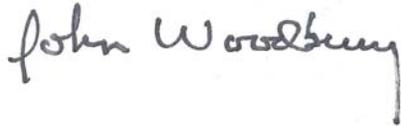
The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage (an estimated 7300 acres) to extinguish the threat of vineyard conversion and

Exhibit 4: Project Letters

development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust of Napa County will hold, monitor and steward the conservation easement in perpetuity as they are doing very well over 150 other properties in the County. The project will facilitate the District's plans to implement and manage public access along the entire length of the Oat Hill Mine Trail, which today is only open to the public for about two-thirds of its length, and would create the opportunity for the District to acquire approximately 1,250 acres of the Montesol property to enhance Robert Louis Stevenson State Park. These would be very valuable public access outcomes in addition to the water and habitat conservation goals.

The District strongly supports The Trust for Public Land's efforts to protect Montesol Ranch and the Conservancy's award of funding. Thank you for your consideration of their proposal.

Sincerely,

A handwritten signature in cursive script that reads "John Woodbury". The signature is written in dark ink and is positioned above the typed name and title.

John Woodbury
General Manager



July 21, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

This letter expresses the Land Trust of Napa County's (LTNC's) very strong support for the proposed California State Coastal Conservancy grant award to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project. This property is the highest priority property county-wide for the protection of biodiversity.

The Land Trust of Napa County is a community-based nonprofit dedicated to preserving the character of Napa by permanently protecting land. Established in 1976 by seven founding members, today the Land Trust has 1,200 active members and supporters. In our 40-year history, we've completed over 200 projects, protecting more than 57,000 acres of land – 10% of Napa County.

The Montesol Ranch project is a partnership between the Land Trust and The Trust for Public Land. It involves acquisition of a conservation easement over Montesol Ranch's core acreage (approximately 7,300 acres) to extinguish the threat of vineyard conversion and development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust will hold, monitor and steward the conservation easement in perpetuity as we do at over 130 other properties across Napa County, using best conservation practices.

Montesol Ranch is a very important watershed property in Napa County. An average 25,500 acre feet of freshwater flows off of the property each year in surface streams, providing in-stream flow to Troutdale Creek, Van Ness Creek, Saint Helena Creek, Pope Creek and others. These waters eventually drain into the Lake Berryessa federal reservoir. This water supply is threatened by the high level of vineyard conversion, subdivision and development potential on the property.

Montesol Ranch is the Land Trust's top conservation priority in Napa County. The property is a linchpin connecting a vast complex of public lands, including eight miles of shared boundary with Robert Louis Stevenson State Park and the Land Trust's own 4,000-acre Wildlake and Duff Ranch preserves. Because of this connectivity and the property's large size, it is a critical element in wildlife migration corridors linking the Blue Ridge Mountains to the Coast Range. Montesol Ranch is located within a known biodiversity hotspot, providing critical habitat for dozens of special status species.

The Land Trust very strongly supports The Trust for Public Land's efforts to protect Montesol Ranch and their receipt of Coastal Conservancy funds. Thank you for your consideration of this award.

Sincerely,

Doug Parker
Executive Director



STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0004
(916) 319-2004
FAX (916) 319-2104

Assembly
California Legislature

COMMITTEES
BUSINESS AND PROFESSIONS
TRANSPORTATION
WATER, PARKS AND WILDLIFE
CHAIR: SELECT COMMITTEE
ON WINE

EMAIL
Assemblymember.Dodd@assembly.ca.gov



July 21, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

I am writing to express my support for the California State Coastal Conservancy's award of funding to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project. Because of its vast size (more than 7,000 acres) and healthy semi-wilderness state, a wide variety of local wildlife depends on Montesol Ranch for habitat and safe passage, and a great deal of freshwater originates on the property.

The project, spanning Napa and Lake Counties, connects a complex of surrounding public lands including Federal (BLM), State (Robert Louis Stevenson State Park and State Lands Commission), and Land Trust properties. It includes extensive coniferous forest and an abundance of water resources, including headwaters to Lake Berryessa. It is also the linchpin in a wildlife movement corridor linking the Blue Ridge Berryessa Natural Area (BRBNA) with the Mount Hood Range and the Coastal Range. The property includes the highest concentration of known threatened and endangered species occurrences on private land within the entire BRBNA. The proposed conservation easement would protect these resources from the very real threat of vineyard conversion, subdivision and residential development.

Once TPL acquires the conservation easement, it will be subsequently transfer to the Land Trust of Napa County, which will monitor and defend the easement in perpetuity. The Land Trust of Napa County seeks to protect the scenic beauty, agricultural heritage, and biodiversity of the County.

I strongly support the efforts of these organizations to complete this important conservation project and the Conservancy's award of funding.

Sincerely Yours,

A handwritten signature in black ink that reads 'Bill Dodd'. The signature is written in a cursive, flowing style.

Bill Dodd
State Assembly, District 4



CALIFORNIA
NATIVE PLANT SOCIETY

July 28, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

This letter expresses the California Native Plant Society's strong support for the California State Coastal Conservancy's award of funding to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project.

Formed in 1965, the California Native Plant Society (CNPS) is a statewide non-profit organization of amateurs and professionals with a common interest in California's native plants. The mission of CNPS is to conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants. We work closely with decision-makers, scientists, and local planners to advocate for well-informed and environmental friendly policies, regulations, and land management practices. In this way we are very pleased to support the Montesol Ranch project.

Montesol Ranch is a very important property within our region. It straddles the border between Lake and Napa Counties, connecting a vast complex of public lands. There are over 24,000 acres of protected lands within 5 miles of Montesol and 18 miles of shared boundary between Montesol and existing protected lands. The property's unique combination of volcanic soil, abundant water (over 80 springs) and relatively undisturbed state give rise to a great diversity of native plants. A recent botanical survey identified 24 special status plant species on the property.

Montesol Ranch is a critical headwaters property. An average 25,500 acre feet of freshwater flows off of the property each year in surface streams, providing in-stream flow to Troutdale Creek, Van Ness Creek, Saint Helena Creek, Pope Creek and others. These waters eventually drain into the Lake Berryessa federal reservoir. This water supply is essential to a healthy and diverse plant community and it is threatened by the high level of vineyard conversion, subdivision and development potential on the property.

The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage (an estimated 7300 acres) to extinguish the threat of vineyard conversion and development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion, so the threat is real. The Land Trust of Napa County will hold, monitor and steward the conservation easement in perpetuity. This arrangement will ensure that Montesol remains fertile ground California's native plants.

The Native Plant Society strongly supports The Trust for Public Land's efforts to protect Montesol Ranch and the Conservancy's award of funding. Thank you for your consideration.

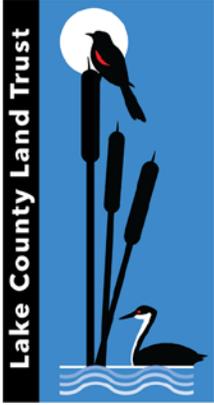
Sincerely,

A handwritten signature in black ink that reads "Greg Suba". The letters are cursive and fluid, with the first letter of each name being capitalized and prominent.

Greg Suba
Conservation Program Director
California Native Plant Society

Protecting California's native flora since 1965

2707 K Street, Suite 1 Sacramento, CA 95816-5113 • Tel: (916) 447-2677 • www.cnps.org



July 21, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

*Dedicated
to preserving
Lake County's
natural resources
through education,
cooperation,
and preservation.*

RE: Montesol Ranch Watershed Protection Project (Napa and Lake Counties, CA)

Chairman Bosco:

As Executive Director of the Lake County Land Trust, I am pleased to have the opportunity to provide a letter of support for the proposed California State Coastal Conservancy award of funds to the Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project.

The Montesol Ranch property encompasses a large, undeveloped, and mostly pristine expanse of land at the intersection of southern Lake County and northern Napa County. It is particularly remarkable because it supports notably high biodiversity, and lies at the core of what is a globally-recognized hotspot of biodiversity. It is truly a hotspot within a hotspot, and protection of this property will contribute greatly to the preservation of this unique environment, in a landscape where development continues to creep in from the surrounding urbanized areas of the San Francisco Bay Area, Marin and Sonoma Counties, the Napa Valley, and the Sacramento region.

Officers

President: Valerie Nixon
Vice Pres.: William Lincoln
Treasurer: John Wise
Secretary: Kathy Windrem
Compliance: Gillian Parrillo

Directors

Roberta Lyons

Executive Director

Thomas Smythe

The Lake County Land Trust was formed in 1994 to protect important land resources in Lake County. We embrace the opportunity to work on land protection efforts with partner organizations, in order to advance our organization's goals faster than we can advance them alone. TPL's securing of a conservation easement on the Montesol Ranch will greatly advance regional efforts to protect important land resources in Lake County and adjacent areas.

Montesol Ranch is a very important property within our region. Not only is protection of it critical to maintenance of the region's remarkable biodiversity and protection of critical habitat for dozens of special status species, the land also interfaces with a vast complex of public lands. There are over 24,000 acres of protected lands within 5 miles of Montesol and 18 miles of shared boundary between Montesol and existing public lands. Because of this remarkable connectivity and the property's large size, it is an important element in wildlife

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Lower Lake, CA 95457
707.262.0707

LCLT@LakeCountyLandTrust.org
www.LakeCountyLandTrust.org

Exhibit 4: Project Letters

migration between the Blue Ridge of the inner Coast Range to the east, and the outer Coast Ranges to the west.

Montesol Ranch is also a critical source of freshwater. An average 25,500 acre feet of freshwater flows off of the property each year in surface streams, providing in-stream flow to Troutdale Creek, Van Ness Creek, Saint Helena Creek, Pope Creek, and others. These waters eventually drain into the Lake Berryessa federal reservoir. This water supply is threatened by a high level of vineyard conversion, subdivision, and development potential on the property if the property is not protected.

The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage (an estimated 7300 acres) to extinguish the threat of vineyard conversion and development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust of Napa County, a peer organization of the Lake County Land Trust, will hold, monitor, and steward the conservation easement in perpetuity.

The Lake County Land Trust strongly supports the Trust for Public Land's efforts to protect Montesol Ranch and the Conservancy's award of funding. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, reading "Thomas R. Smythe", with a long horizontal flourish extending to the right.

Thomas R. Smythe
Executive Director – Lake County Land Trust



1661 Page Mill Road
Palo Alto, CA 94304
650.213.3000
moore.org

August 03, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco:

This letter expresses the Gordon and Betty Moore Foundation's (Foundation's) support for the proposed California State Coastal Conservancy grant award to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project. In February 2016 the Foundation approved a very significant grant award for this project, and we welcome the Conservancy's partnership.

Intel co-founder Gordon and his wife Betty established the Foundation to create positive change for future generations. Environmental conservation in the San Francisco Bay Area is a focus area for the Foundation. We're working to sustain the Bay Area's healthy habitats, ecosystem services and quality of life. Our goals are to maintain and, where possible, increase the Bay Area's remarkable biodiversity and ecosystem services. Supporting the acquisition of conservation easements, such as at Montesol Ranch, is one of our strategies for achieving these objectives.

Montesol Ranch is, by many measures, one of the most important properties within the Blue Ridge Berryessa ecoregion. It connects a vast complex of public lands, including fourteen miles of shared boundary with existing conserved lands. Because of this connectivity and the property's large size, it is a centerpiece in wildlife migration corridors between the Blue Ridge Mountains and the Coast Range. Montesol Ranch is a known biodiversity hotspot, providing habitat for dozens of special status species.

Montesol Ranch is a critical headwaters property. An average of 25,500 acre feet of freshwater flows off of the property each year in surface streams, providing in-stream flow to Troutdale Creek, Van Ness Creek, Saint Helena Creek, Pope Creek and others. These waters eventually drain into the Lake Berryessa federal reservoir. This water supply is threatened by the high level of vineyard conversion, subdivision and development potential on the property.

The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage to extinguish the threat of vineyard conversion and development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust of Napa County will hold, monitor and steward the conservation easement in perpetuity.

Montesol Ranch Watershed Protection Project

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The Foundation strongly supports The Trust for Public Land's efforts to protect Montesol Ranch and their receipt of Coastal Conservancy funds. Thank you for your consideration of this award.

Sincerely,



Dan Winterson
Program Officer
Bay Area
Dan.Winterson@moore.org
(650) 213-3152

Exhibit 4: Project Letters

July 26, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

RE: Montesol Ranch Protection Project (Napa and Lake Counties, CA)

Dear Mr. Bosco,

On behalf of the Napa County Resource Conservation District I am writing to express support for the California State Coastal Conservancy's award of funding to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project.

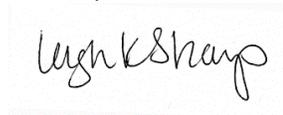
Resource Conservation Districts (RCD) are one of California's earliest grassroots conservation organizations that identify conservation needs and support local land managers in implementing solutions on a voluntary basis. The Napa County Resource Conservation District (RCD) was formed in 1945 and is a "Special District," organized under Division 9 of the California Public Resources Code. The Napa County RCD covers over 500,000 acres of predominantly rural land in Napa and Solano Counties including much of the Putah Creek watershed, of which Montesol Ranch is a part. Our mission is to empower the community to voluntarily conserve, protect, and restore natural resources in a landscape that supports agriculture, urban areas, and wild lands.

Montesol Ranch is a very important property within our region. It straddles the border between Lake and Napa Counties, connecting a vast complex of public lands. There are over 24,000 acres of protected lands within 5 miles of Montesol and 18 miles of shared boundary between Montesol and existing protected lands. Because of this remarkable connectivity and the property's large size, it is an important element in wildlife migration between the Blue Ridge Mountains and the Coast Range. It also has abundant water supplies, with over 80 springs draining into the Putah Creek watershed.

The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage (an estimated 7,300 acres) to eliminate the threat of vineyard conversion and development while still allowing other agricultural uses such as grazing. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust of Napa County will hold, monitor and steward the conservation easement in perpetuity.

The Napa County RCD supports The Trust for Public Land's efforts to protect Montesol Ranch and the Conservancy's award of funding. Thank you for your consideration.

Sincerely,



Leigh K Sharp
Executive Director



Napa Group,
PO Box 5531
Napa, CA 94581
www.redwood.sierraclub.org/napa

July 21, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

I am writing to express the Napa Group of the Sierra Club Napa Group's strong support for the California State Coastal Conservancy's award of funding to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project.

Napa Sierra Club has worked for decades to protect open space and wildlands in Napa County. We support slow growth within local cities and work for the protection of wildlife habitats, agricultural lands, and watersheds while accommodating affordable housing and transportation for the local work force. The Montesol Ranch conservation easement project advanced these goals at a very large scale.

Montesol Ranch is an important property within our region. It straddles the border between Lake and Napa Counties, connecting a vast complex of public lands. There are over 24,000 acres of protected lands within 5 miles of Montesol and 18 miles of shared boundary between Montesol and existing protected lands. Because of this remarkable connectivity and the property's large size, it is an important element in wildlife migration between the Berryessa Snow Mountain National Monument lands and the Coast Range. It also has abundant water supplies, with over 80 springs draining into the Putah Creek watershed.

The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage (an estimated 7300 acres) to extinguish the threat of vineyard conversion and development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust of Napa County will hold, monitor and steward the conservation easement in perpetuity. This arrangement will protect critical wildlife habitat and watershed lands at a large scale in perpetuity.

Exhibit 4: Project Letters

Napa Sierra Club strongly supports The Trust for Public Land's efforts to protect Montesol Ranch, and the Conservancy's award of funding.

Sincerely,



Nancy Tamarisk, Chair
Sierra Club, Napa Group



A Tradition of Stewardship
A Commitment to Service

Office of Supervisor Diane Dillon
District 3

1195 Third St.
Suite 310
Napa, CA 94559
diane.dillon@countyofnapa.org

(707) 253-4386
Fax: (707) 253-4176

July 27, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612.

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

A handwritten signature in blue ink, appearing to read "Diane Dillon".

I am writing to express my strong support for the California State Coastal Conservancy's award of funding for the Montesol Ranch Watershed Protection Project. The acquisition of the Montesol Ranch conservation easement would protect the extensive and critically important water resources and wildlife habitat contained within this exceptional ranch property that is of great importance to Napa County.

Montesol Ranch, a 7,000+ acre property located chiefly in Napa County but with land in Lake County as well, is unusually large and very significant for forests, water and wildlife. The property is located within an important biodiversity hotspot, identified in the California Department of Fish and Wildlife's Blue Ridge Berryessa Natural Area (BRBNA) Conceptual Area Protection Plan and contains the highest concentration of known threatened and endangered species occurrences on private land within Napa County and the entire five-county, 800,000-acre BRBNA. Montesol Ranch is especially rich in water, including more than 80 springs traversing the property. In addition, the property is a key source of streams leading to Lake Berryessa, a significant water source for Solano County cities and over 70,000 acres of local farmland there. The proposed conservation easement would protect the property's remarkable water supply and wildlife habitat.

The Land Trust of Napa County will hold the easement and be responsible for monitoring and defending the easement in perpetuity. The significant natural resources on Montesol Ranch will be protected and will continue to benefit the people of Napa County and local wildlife for generations to come.

I strongly support the Coastal Conservancy's funding for this project.

Sincerely Yours,

A handwritten signature in blue ink, appearing to read "Diane Dillon".

Diane Dillon, District 3 Supervisor
County of Napa



August 4, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

This letter expresses Tuleyome's very strong support for the California State Coastal Conservancy's award of funding to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project.

Tuleyome is a non-profit conservation organization founded in 2002. We provide advocacy and active stewardship to conserve, enhance, restore, and enjoy the lands in the region. Tuleyome is focused on protecting and restoring natural resources in Napa County and has been working for several years on restoration projects in the Pope Creek watershed and with remediation work at the Corona Twin Peaks mine.

Montesol Ranch is a very important property within our region. It straddles the border between Lake and Napa Counties, connecting a vast complex of public lands. There are over 24,000 acres of protected lands within 5 miles of Montesol and 18 miles of shared boundary between Montesol and existing protected lands. Because of this remarkable connectivity and the property's large size, it is an important element in wildlife migration between the Blue Ridge Mountains and the Coast Range. Montesol Ranch is located within a known biodiversity hotspot, providing critical habitat for dozens of special status species.

Montesol Ranch is a critical headwaters property. An average 25,500 acre feet of freshwater flows off of the property each year in surface streams, providing in-stream flow to Troutdale Creek, Van Ness Creek, Saint Helena Creek, Pope Creek and others. These waters eventually drain into the Lake Berryessa federal reservoir. This water supply is threatened by the high level of vineyard conversion, subdivision and development potential on the property.

The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage (an estimated 7300 acres) to extinguish the threat of vineyard conversion and development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust of Napa County will hold, monitor and steward the conservation easement in perpetuity. This would be a major conservation accomplishment for the region.

Exhibit 4: Project Letters

Tuleyome very strongly supports TPL's efforts to accomplish these goals and the Conservancy's award of funding.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Schneider". The signature is written in a cursive style with a horizontal line at the end.

Bob Schneider
Senior Policy Director
530-304-6215
bschneider@tuleyome.org

CAPITOL OFFICE
STATE CAPITOL
SACRAMENTO, CA 95814
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FAX (916) 651-4903

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NAPA, CA 94559
TEL (707) 224-1990
FAX (707) 224-1992

555 MASON STREET
SUITE 275
VACAVILLE, CA 95688
TEL (707) 454-3808
FAX (707) 454-3811

985 WALNUT AVENUE
VALLEJO, CA 94591
TEL (707) 551-2389
FAX (707) 551-2390

SENATOR.WOLK@SENATE.CA.GOV
WWW.SEN.CA.GOV/WOLK

California State Senate

SENATOR
LOIS WOLK
MAJORITY WHIP
THIRD SENATE DISTRICT



CHAIR
BUDGET SUBCOMMITTEE NO. 2:
RESOURCES, ENVIRONMENTAL
PROTECTION, ENERGY &
TRANSPORTATION

COMMITTEES
AGRICULTURE
BUDGET & FISCAL REVIEW
ENERGY, UTILITIES & COMMUNICATIONS
HEALTH
NATURAL RESOURCES & WATER

JOINT COMMITTEES
LEGISLATIVE BUDGET
RULES

July 21, 2016

Douglas Bosco, Chairman
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612

Re: Montesol Ranch Watershed Protection Project

Dear Mr. Bosco,

I am writing to express my support for the California State Coastal Conservancy's award of funding to The Trust for Public Land (TPL) for the Montesol Ranch Watershed Protection Project. The acquisition of the Montesol Ranch conservation easement would protect the extensive and critically important water resources and wildlife habitat contained within the ranch property.

Montesol Ranch, a 7,000+ acre property located in Napa and Lake Counties, is an unusually large semi-wilderness teeming with water and wildlife. The property is headwaters to Lake Berryessa, water source for Solano County cities and over 70,000 acres of local farmland. Montesol Ranch also includes an abundant commercial-grade water supply, with more than 80 springs traversing the property. The property is located within an important biodiversity hotspot, identified in the California Department of Fish and Wildlife's Blue Ridge Berryessa Natural Area (BRBNA) Conceptual Area Protection Plan and contains the highest concentration of known threatened and endangered species occurrences on private land within the entire BRBNA. The proposed conservation easement would protect the property's remarkable water supply and wildlife habitat from the very-real threat of vineyard conversion, subdivision and residential development.

The conservation easement will be transferred to the Land Trust of Napa County, which will monitor and defend the easement in perpetuity. The significant natural resources on Montesol Ranch will be protected and will continue to benefit Californians and local wildlife for generations to come.

I strongly support TPL's efforts to accomplish these goals and the Conservancy's award of funding.

Sincerely Yours,

A blue ink signature of Lois Wolk, consisting of a stylized 'L' and 'W' followed by a horizontal line.
Lois Wolk
State Senate, District 3



August 16, 2016

Douglas Bosco, Chair
California State Coastal Conservancy
1330 Broadway, 13th Floor
Oakland, CA 94612-2530

RE: Montesol Ranch Protection Project (Napa and Lake Counties, CA)

Dear Chairman Bosco:

I write this letter on behalf of the Blue Ridge-Berryessa Partnership to express our strong support for The Trust for Public Land's (TPL's) application for the Coastal Conservancy's Proposition 1 grant funding for the acquisition of a conservation easement over Montesol Ranch.

Founded in 1997, the Blue Ridge-Berryessa Partnership is a collaborative among public agencies, landowners, businesses, and non-profit organizations working together to conserve a region known as the Blue Ridge-Berryessa Natural Area (BRBNA). The BRBNA encompasses about 785,000 acres of wild and coast range lands that includes portions of Lake, Napa, Solano, Yolo, and Colusa counties. Our mission is to bring people together to conserve and steward the upper Putah and Cache Creek watersheds. The Montesol Ranch project does exactly this.

Montesol Ranch is a very important property within the Putah Creek watershed. It is a linchpin connecting a vast complex of public lands, including an incredible eighteen miles of shared boundary with existing conserved lands. Because of this connectivity and the property's large size, it is an important wildlife corridor between the Blue Ridge Mountains and the Coast Range. Montesol Ranch is located within a known biodiversity hotspot, providing critical habitat for dozens of special status species. The property also contains over 2,000 acres of productive conifer forest and is rich with water (over 80 springs) supplying Lake Berryessa, a critical water supply for the region.

The Montesol Ranch project involves acquisition of a conservation easement over Montesol Ranch's core acreage (an estimated 7,300 acres) to extinguish the threat of vineyard conversion and development. The property includes more than 75 legal parcels and 1,600 acres of lands well suited to vineyard conversion. The Land Trust of Napa County, another member of the Blue

Exhibit 4: Project Letters

Ridge-Berryessa Partnership, will hold, monitor and steward the conservation easement in perpetuity.

The Partnership strongly supports The Trust for Public Land's efforts to protect Montesol Ranch and their application for Proposition 1 funding. This project will substantially advance the goals of the Blue Ridge-Berryessa Partnership. Thank you for your consideration of their proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Adelzadeh". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mary Adelzadeh
Program Director

MONTESOL LLC
c/o Benson & Neff
One Post Street, Suite 2150
San Francisco, CA 94104-5206
Telephone: (415) 392-2818
Fax: (415) 392-2310

September 24, 2015

The Trust for Public Land
Attn: Brendan Moriarty
101 Montgomery Street, 9th Floor
San Francisco, CA 94104

**Re: California Coastal Conservancy Proposition 1 Grant Proposal
Proposed Conservation Easement Involving
Montesol LLC Properties in Napa & Lake Counties, California**

Dear Brendan:

This letter is provided to confirm to the California Coastal Conservancy that Montesol LLC, a California limited liability company and the legal and/or beneficial owner of the real property referenced below (the "Property"), is a willing participant in a proposed transaction involving The Trust for Public Land (the "Applicant") which would involve the sale of a conservation easement over the Property (the "Proposed Conservation Easement"). Montesol LLC has been working with the Applicant since 2013 to develop a conservation plan for the Property, and on April 16, 2015, entered into a non-binding Letter of Intent with the Applicant describing our shared understandings and expected commitments relating to the Proposed Conservation Easement. Should grant funds be awarded to the Applicant, then Montesol LLC is prepared and would expect to continue negotiations for sale of the Proposed Conservation Easement on mutually agreeable terms, including for a purchase price not to exceed fair market value.

This letter also will confirm that the undersigned is the Managing Member of Montesol LLC, and as such is fully authorized and empowered to execute and deliver on behalf of Montesol LLC real property purchase and sale agreements and other contracts and agreements which are legally binding upon and enforceable against Montesol LLC.

The Montesol LLC Property which we currently anticipate would become subject to the Proposed Conservation Easement is comprised of the following assessor's parcels:

Napa County parcels: 016-010-019-000, 016-010-022-000, 016-010-011-000, 016-010-012-000,
016-010-015-000, 016-010-020-000, 016-010-024-000, 016-010-025-000,
016-010-026-000, 016-020-002-000, 016-020-004-000, 016-020-005-000,
016-020-010-000, 016-020-011-000, 016-020-014-000, 016-020-016-000,
016-020-017-000, 016-020-028-000, 016-020-029-000, 016-020-030-000,
016-020-031-000, 016-020-033-000, 016-020-034-000, 016-020-035-000,
016-020-036-000, 017-010-037-000, 017-010-045-000, 018-010-001-000,
018-010-016-000, 018-010-022-000, 018-010-023-000, 018-010-034-000,
018-010-036-000, 018-010-039-000, 018-030-024-000, 018-030-057-000,
018-030-058-000

Lake County parcels 013-028-15, 013-029-05, 013-029-09, 013-045-08, 013-045-12, 013-045-
23, 13-029-027, 013-029-02, 013-029-03.

Very truly yours,



Samuel M. Livermore
Managing Member

cc: Linda Palmeri, Benson & Neff