

# THE AG LAND TRUST

MAGAZINE

FALL  
2024



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## PRESERVING FARMLAND SINCE 1984

### Our Mission Statement

It is the purpose of the Ag Land Trust to assist in the preservation and protection of all productive and important agricultural, open space and historical lands in Monterey County (and adjacent areas). Such action will contribute directly to the social, cultural, environmental and economic well being of the County while enhancing its unique character as a desirable place to live and work.



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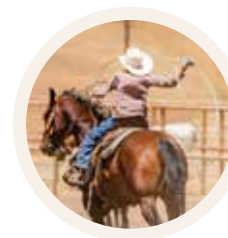
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# ALT AND THE DEPARTMENT OF DEFENSE: THE REPI PROGRAM



**Marc Del Piero,**  
CEO & MANAGING DIRECTOR,  
AG LAND TRUST

**The Ag Land Trust (ALT) has had an active and neighborly presence in Southern Monterey County and northern San Luis Obispo County since our creation in 1984.**

The REPI program allows military installations to work cooperatively with local partners (like the Ag Land Trust) to help to secure off-post lands and permanent conservation easements so as to protect open spaces and habitat areas, and to provide buffer areas for military training without acquiring any new land for Army ownership.

Helping our community of cattle ranching families to preserve their way of life and to protect their ranches from urban sprawl was one of our very first priorities when we first gathered to develop new “tools” for farmland protection. In fact, one of our most enthusiastic founding board members was cattleman Walter Basham of Bradley, CA. And, the very first permanent agricultural conservation easement that ALT ever acquired was on the Miller/King Ranch in the southeastern area of Monterey County.

Additionally, ALT has always had a tremendously cooperative working relationship with the U.S. Army and the California Army National Guard at Camp Roberts, CA. I actually served as an ARNG Armor Officer for 12 years with the Cal Guard. Camp Roberts is located in both Monterey and San Luis Obispo Counties. Over the years, our historic working relationship has matured into an even more formal and impressive partnership to promote ALT’s and the U.S. Army’s common interests in protecting and promoting the preservation of permanent open space and agricultural lands as an exterior buffer for the Army’s training mission activities and ranges at Camp Roberts.

With the bi-partisan support of the U.S. Congress two decades ago, the Department of Defense (DOD) and the U.S. Army created the voluntary “Readiness and Environmental Protection Integration (REPI) Program”.

The REPI program preserves military missions by supporting cost-sharing agreements between the Military Services, other federal agencies, state and local governments, and private conservation organizations (like the Ag Land Trust) to avoid land use conflicts near military installations, to address environmental restrictions that limit military activities, and to increase resilience to climate change. The REPI Program is administered by the Office of the Secretary of Defense (OSD).

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Through REPI, the Army reaches out to local partner organizations to



# ALT AND THE DEPARTMENT OF DEFENSE: THE REPI PROGRAM



identify mutual objectives of land conservation and to prevent urban development of critical open areas next to military bases. The Army can contribute federal grant funds to the partner's purchase of easements or properties from willing landowners. These partnerships preserve high-value habitat and ranch lands, and limit incompatible development in the vicinity of military installations. Establishing buffer areas around Army installations limits the adverse effects of urban sprawl encroachment and maximizes the utilization opportunities of facility lands inside the installation that can be used to support the installation's mission. The Army had identified ALT as a potential partner for this program, due to ALT's exceptional record of success working with landowners, over ten years ago.

I am proud to say that in 2023, the Ag Land Trust and the U.S. Army (National Guard Bureau) executed a new, ten year partnership agreement wherein the Ag Land Trust will help to acquire, secure and hold in perpetuity open space lands, environmental habitat properties, conservation easements, and ranch lands proximate to Camp Roberts boundaries. The voluntary purchases of these easements and fee ownerships by the Ag Land

Trust are largely funded by REPI grants administered by the Office of the Secretary of Defense (OSD). Moreover, all of these acquisitions from private land owners are purely voluntary.

This massively innovative partnership has been and will continue to significantly promote the long term protection of the invaluable military training programs at Camp Roberts. The Army's mission is to protect our freedoms and to fight and win our nation's wars. ALT's purposes include the preservation of our agricultural lands as part of the protection of our nation's food supplies. Through our cooperative program with our Army REPI partners, ALT has permanently preserved in open space over 19,000 acres around Camp Roberts training areas (including our founding board member Walter Basham's 7000+ acre ranch near Bradley, CA.). AND, the Ag Land Trust is permanently committed to helping to advance the Army's and the California National Guard's mission of training our soldiers to the highest levels of readiness for the protection of our nation.

 [www.aglandtrust.org/about](http://www.aglandtrust.org/about)



# FROM THE PRESIDENT

## HEATHER GOLDEN JENSEN

In our Fall 2024 edition of the ALT Newsletter, I am re-publishing an article that I wrote for Coastal Grower Magazine in 2012. At that time, I had learned and became very interested in how ALT had developed a relationship with the U.S. Department of Defense (DOD) resulting in direct and substantial financial benefits to landowners/ranchers near Camp Roberts.

ALT has now had a very long cooperative relationship with the U.S. Department of Defense. ALT has been the sole recipient of millions of DOD grant monies from the REPI program (formerly called the ACUB program, Army Compatible Use Buffer program). These grant funds are used by ALT to purchase agricultural land-conservation easements proximate to Camp Roberts in order to preserve agricultural activities and lands around the military reservation.

The REPI program is a bi-partisan easement acquisition program authorized by the U.S. Congress that protects our military training sites. Remarkably, ALT has secured over 18,000 acres of ranch land conservation easements that are protected in perpetuity from urban sprawl. ALT is committed to aiding our southern Monterey County and northern San Luis Obispo ranchers and the U.S. Army National Guard Bureau to protect our nation and our national food supplies. *See article below.*



ORIGINALLY PUBLISHED IN COASTAL GROWER MAGAZINE, 2012

**Preserving and managing agricultural land has been the goal of Ag Land Trust (ALT), formerly known as Monterey County Agriculture and Historical Land Conservancy, since it was founded in 1984.**

The Ag Land Trust holds conservation easements where property development rights are restricted on properties sold or donated to the trust by the land owners. Monterey County encompasses about 1.4 million acres of agricultural land and 220,000 acres of irrigated land. According to Sherwood Darington, Ag Land Trust founding manager and currently Managing Director, there are more than 22,000 acres in the program, consisting of about 75 separate transactions. The properties generate over \$2 million in gross agricultural income annually.

**Population growth, urban land use and environmental requirements present challenges that can affect the military's ability to train effectively.**

Recently, ALT has partnered under contract as a co-operative with the Army Compatible Use Buffer Program to secure conservation easements or other interests in real estate for the purpose of protecting bordering properties from non-compatible uses at the Camp Roberts training center in California.

### **Ag Land Trust:**

Virginia Jameson, an Environmental Studies graduate from UC Santa Cruz is a Salinas Valley native who was the former managing director and now a telecommuting board member of ALT. She explains the ALT program: "The property owner sells or donates a conservation easement on the land. What this means is that the owner has essentially sold or donated the right to develop the land, not the land itself. ALT will hold the easement in



perpetuity, but the landowner continues to own the land and farm it as they see fit. This means that the land can still be passed on to one's children, and can be sold if needed. ALT also may negotiate "fee interests" which means ALT owns the property and leases it or sells it retaining the conservation easement. Jameson explains, "Generally, the land must remain one parcel. You can't sell off a parcel or two to someone who wants to build houses. In this way, the land remains available to agriculture but not for development."

In the ALT program, the land can be kept in its natural state or an open-space easement. ALT only requires that property owners adhere to existing environmental laws regarding farming practices, and the conservation easement precludes development. ALT will generally allow for a building envelope for a single-family dwelling or other farm appurtenances, according to Jameson.

#### **United States Department of Defense:**

The United States Department of Defense is the largest and oldest government agency. Their mission is to provide military forces needed to deter war and protect the security of the United States. The DOD Readiness and Environmental Protection Initiative uses the Army Compatible Use Buffer Program (ACUB) to partner with non-federal governments or private organizations to establish buffers around installations. The Army has national partnerships with organizations including Ducks Unlimited, to share resources to enhance wetlands and water fowl habitat.

A partnership with ALT was first discussed about four years ago and the first property secured by ALT is a 285-acre conservation easement on the San Miguel Ranch which was recorded on April 11, 2011. This property was proposed for a housing development. Today a vineyard as well as a cattle operation is on the property. There are about 1,900 acres of bordering properties presently in negotiations with Ag Land Trust.

#### **Camp Roberts**

Camp Roberts, a full service Joint Maneuver Training Center of more than 43,000 acres, is located at South Monterey County and North San Luis Obispo County. Construction of the training center started in 1940 and was finished just prior to the attack on Pearl Harbor. Camp Roberts was the U.S. Army's largest Infantry and Field Artillery Training Center until the mid-1960s. The California Army National Guard took over the training center in 1971 when it became the primary training center. Active Army Special forces, Navy Seals and Marine Corps, the DOD, civilian contractors and other federal and state agencies use the facility for research, development and training, making Camp Roberts Center a significant component to U.S. national security.

#### **Encroachment**

Army installations like Camp Roberts are facing increasing encroachment on their mission capabilities. Population growth, urban land use and environmental requirements present challenges that



can affect the military's ability to train effectively. The ACUB program objectives are to reduce training restrictions, meet Endangered Species Act recovery responsibilities, prevent incompatible development along installation boundaries and protect habitat off post to prevent future endangered species listings.

According to California National Guardsman Col. Barbara Nuismer, Camp Roberts has five environmentalists on staff giving custodian guidance. Camp Roberts is gradually transitioning to be independently sustained using solar energy with goals to eventually get off the grid 100 percent. There are 612 acres bordering Camp Roberts that are crucial to the ACUB program, but they have goals to record conservation easements for the majority of bordering properties with their ALT partner.

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### Benefits of the Programs

The United States originally established military installations in rural areas where there were no neighbors who would be affected by the noise, dust, and smoke from weapons, aircraft and vehicle traffic during training exercises. There are other concerns, including the cultural and historic resources and endangered species when commanders are planning training operations. Agricultural or conservation properties are more compatible with the military's mission.

The benefits of the ACUB program include the Army accomplishing greater testing and training flexibility and the reduction of encroachment. Partners such as ALT receive financial support to continue land preservation programs, and endangered species and crucial habitat protection. Private land owners benefit with financial incentives, tax benefits, and preservation of land legacy and heritage for future generations.

### CAMP ROBERTS:

The Camp Roberts Historical Museum, located in Building 114 on the camp, is the repository for the entire history of one of America's largest and most historic Army installations. It is open to the public on Thursdays and Saturdays, from 9 a.m. to 4 p.m.

▶ [www.camprobertshistoricalmuseum.com](http://www.camprobertshistoricalmuseum.com)

### AG LAND TRUST:

ALT recently purchased an office building at 1263 Padre Drive in Salinas as its new headquarters. The Grand Opening is planned for the beginning of 2013.

▶ [www.AgLandTrust.org](http://www.AgLandTrust.org)

### ARMY COMPATIBLE USE BUFFER:

The Army Strategy for the Environment is designed to strengthen the Army today and into the future. It establishes the long-range vision for a sustainable Army, and the goals upon which the vision is based.

▶ <https://aec.army.mil/index.php/conserv/ACUB>

### DOD READINESS AND ENVIRONMENTAL PROTECTION INITIATIVE:

By promoting innovative land conservation solutions that benefit both military readiness and the environment, REPI ensures that our military can conduct effective and realistic training and testing now and into the future.

▶ [www.repi.mil](http://www.repi.mil)



## COWBOYS & CONSERVATION: Protecting the Western Heritage of the Salinas Valley in the 21<sup>st</sup> Century

Ranchers Keith and  
John Johnston

*Preserving our historic cattle industry in Monterey County was one of the guiding founding principles of the Ag Land Trust. When the Ag Land Trust was founded forty years ago, one of our most enthusiastic founding board members was Mr. Walter Basham. Walter was a lifetime cattleman in the southern Salinas Valley. Originally, he was a foreman for the Porter Ranch, a massive property extending from CA. Highway 101 westerly along the Bradley-Jolon Road.*

Later, Walter and his wife Vida inherited a 7,000 acre ranch from his uncle located just east of the town of Bradley and spent the rest of their lives preserving the western heritage of the Salinas Valley. Interestingly, one of our other founding board members was Mr. Sherwood Darington whose grandfather, Eugene Sherwood, donated Sherwood (Race Track) Park and the California Rodeo grounds to the City of Salinas in 1878.

Walter Basham was my friend and served with me on the Monterey County Planning Commission for several years. He was a great advocate for the Williamson Act and the protection of our irreplaceable agricultural resources. Walter was also an active member of the Monterey County Cattleman's Association, and, in the early 1980's, he was the principal advocate on the County Planning Commission for "large lot" agricultural zoning on the ranch lands south of King City. He brilliantly recognized that, without protecting and preserving

large cattle ranches through the use of both the County's General Plan and Zoning Ordinances, the existing and economically successful cattle industry in Monterey County would be lost in just one generation to "cookie cutter", ranchette type developments and urban sprawl. And through his advocacy, ranching families with names like Miller/King, Avila, Hansen, Varian, Bengard, and Porter supported strong county land use policies to permanently protect the "cattle country" of the Salinas Valley.

Walter brought his quiet thoughtfulness, strategic planning, and single-minded enthusiasm for the permanent protection of Monterey County agriculture to the Ag Land Trust. He was a "real" cattleman who understood his industry. And, as the decades have passed, the Board of Directors of the Ag Land Trust have followed his "lead" and used new, innovative, and evolving legal means and strategies to expand our protections of South County's cattle country.

Currently, ALT provides a myriad of tools, grants, and information to ranch owners to help them financially to sustain their ranches. ALT continues



to promote the agricultural community's continuing use of General Plan farmland preservation policies, agricultural zoning classifications, and Williamson Act contracts to limit urban sprawl and "ranchette" developments. Additionally, ALT has actively engaged with the agricultural community by securing grant funds to purchase both agricultural conservation easements, and in some cases fee ownership, of cattle ranching properties in both southern Monterey County and northern San Luis Obispo Counties. ALT has permanently protected over 19,000 acres of cattle country since our establishment.

Now, and for over a decade, the Ag Land Trust has partnered with the U.S. Army - National Guard Bureau (U.S. Department of Defense - DOD) as part of the ACUB/REPI (Army Compatible Use Buffer program) to advance the long-term protection of Camp Roberts as a viable training post for the California Army National Guard. The details of this Congressionally authorized, bi-partisan, conservation grant funding program are addressed in another article in this edition of the ALT Newsletter, but, succinctly, the program provides federal grant funds for the Ag Land Trust to purchase agricultural conservation easements (or fee ownerships) from landowners who voluntarily wish to the permanently protect their ranches from urban sprawl developments. ALT is the sole federal contractor/"partner" with DOD to permanently protect and preserve the open space areas and ranches proximate to Camp Roberts.

On an ongoing basis, ALT works cooperatively with landowners to fund the purchase of conservation easements (development rights) on their properties (or fee ownerships) that are within the "priority protection areas" that have been designated by DOD for acquisition around Camp Roberts. ALT keeps these ranch properties in permanent open space status. Depending on the size of a ranch, the landowners get a big check if they voluntarily sell an agricultural conservation easement on their properties. If they sell the fee ownership, they get an even larger check, and sometimes they will lease back their former property from ALT so that they can continue to reside and ranch on their previously owned property.

As examples, ALT has easements east of Bradley and San Miguel on the Lombardo Ranch (Walter Basham's former ranch) and the Manini Ranch, and ALT has purchased fee ownership of the Cross Creek Ranch, the H-Z Ranch, and the Eade Ranch. All of these transactions have been funded with federal grant dollars, were fully voluntary by the landowners, and all of these properties remain as cattle grazing ranches. Photos of some of our partners are featured here. If you have a ranch near Camp Roberts and are interested in learning about our described programs, **give ALT a call at (831) 422-5868.**



## HOW TO CONTACT THE AG LAND TRUST – **WE ARE LOCAL**

The Ag Land Trust is 40 years old. Founded by Monterey County private farmers, agri-business professionals, CPA's, attorneys, and retired governmental officials, ALT was created to help landowners and farmers to preserve their farms and the way of life for which Monterey County is known. We are working to keep the Salinas Valley in agriculture for future generations to come.

The Ag Land Trust is located in our brick building at the corner of Blanco Road and Padre Drive in South Salinas (1263 Padre Drive). Our phone number is **831-422-5868**. Or you can visit our website at **[www.AgLandTrust.org](http://www.AgLandTrust.org)**.

We have been "Saving Farmlands and Serving Farmers" since 1984.



# AG LAND TRUST IN THE COMMUNITY

The Ag Land Trust’s Board of Directors has a sincere and on-going collective and individual commitment to the betterment of our communities in Monterey County. We are committed to making our “home” as wonderful as possible. Although our primary purpose is to preserve and protect our irreplaceable farmlands and open spaces from poorly planned urban sprawl, traffic jams, and over development, we are strongly supportive of those community programs that enhance and better the quality of our families’ lives in the Salinas and Pajaro Valleys. Here are just a few examples of how the Ag Land Trust is directly making our Central Coast a better place to live and raise our families.



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**Photo 1:** Ag Woman of the Year Awards Luncheon **Photo 2:** Robert Roach at Ag Expo 2024  
**Photo 3:** Camille Polson and Aaron Johnson at Salinas Valley Chamber Awards **Photo 4:** Land Trust Alliance 2024 Rally Conference - Eileen Chauvet, Madison Creech and Camille Polson **Photo 5:** Marc Del Piero presenting donation check to the Deputy Sheriffs Association of Monterey County **Photo 6:** Mike Novo at Salinas Valley Fair 2024



**Photo 7:** Ag Land Trust Sponsors the Rodeo (Photo taken by Kelsey Floyd) **Photo 8:** Aaron Johnson at 2024 Salinas Rodeo presenting the winning buckle for the Mascot Race **Photo 9:** First Tee: Boots, Bottles & BBQ Fundraiser, Camille Polson, Tom AmRhein, Heather Golden Jensen, Anker Fano, David Gill, Aaron Johnson **Photo 10:** Laurence London and Son at Salinas Airshow 2024 **Photo 11:** LTA Rally Conference 2024 Jake Young, Robert Roach, Eileen Chauvet, Camille Polson, Madison Creech and Harry Guinness **Photo 12:** Marc Del Piero receives Defender of the Public Trust Award at Mono Lake.



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**DID YOU KNOW?**

ALT's purpose is to preserve and protect our irreplaceable farmlands and open spaces from poorly planned urban sprawl, traffic jams, and over development.



## PROTECTING THE LEONARDINI RANCHES

The Ag Land Trust just completed the remarkable acquisition of agricultural conservation easements on both of the Leonardini Family's "Home" and "River" ranches that are located between Moss Landing and Castroville.

Recognized as some of the most prime and productive coastal farmlands in the state, Tony Leonardini and his family members have farmed and protected these ranches for decades. Their sincere, lifelong commitment to the permanent preservation of agriculture in the Coastal Zone of Monterey County has been continually reflected in their innovative and progressive farming practices on their 348+ acres. Now, with the partnership of the state's Sustainable Agricultural Lands Conservation Programs (SALCP), the family has guaranteed that their farms will remain massively productive for generations.





# MEET OUR DIRECTORS & STAFF



**Marc Del Piero, CEO & Managing Director**

Our CEO/Managing Director was our Founding President in 1984. A former county Supervisor, an attorney, and a past member of the State Water Resources Control Board, his family has farmed in Monterey and Santa Cruz Counties for four generations.



**David Gill, Vice-President**

Our Vice-President is the co-owner of Rio Farms. A South County resident, he oversees farming on over 14,500 acres in the Salinas Valley.



**Heather Golden Jensen, President**

Our Board President is the principal owner of Golden Ag Assistance, LLC. She holds a California Real Estate license and has provide detailed technical consulting to hundreds of ag clients in Central California.



**Anker Fano**

Director Fano, a native of Monterey County, is the President and CEO of Pacific Valley Bank. He regularly provides detailed financial assistance and business banking services to the largest agri-business firms in Central California.



**Aaron Johnson**

Our Past Board President is the Senior Attorney and Shareholder at Aaron Johnson and Associates, Attorneys-at-Law. He specializes in land use, agricultural business law, complex real property transactions, and family law.



**Louis Frizzell, Treasurer**

Our Board Treasurer has been a licensed CPA for over four decades and provides financial planning services to numerous major farming concerns and landowners.





## MEET OUR DIRECTORS & STAFF



### **Laurence London, Secretary**

Our Board Secretary is an independent ag consultant and the owner of Fitotec Consulting, LLC.

He has been licensed as a Pest Control Advisor, a Certified Crop Advisor, and served as an adjunct Professor of Ag Innovation at Hartnell College.



### **Robert Roach**

Director Roach served county farmers for 31 years. He was the Assistant Agricultural Commissioner

for Monterey County. He holds a Bachelor's and a Master's degree, and is an expert in pesticide and plant quarantine issues and farmland protection.



### **Mike Novo**

Director Novo holds a degree in Geography and served as the Director of Planning for Monterey

County for over a decade. He was responsible for ALL land use decisions within the 3,771 square miles of the unincorporated area of Monterey County.



### **Tom AmRhein**

A lifetime resident of the Pajaro Valley, Mr. AmRhein spent 40 years in the strawberry industry and was

President of the Santa Cruz County Farm Bureau. He retired as Vice-President of Naturipe Berry Growers, Inc., the oldest Strawberry marketing organization in California.



### **Richard Nutter**

Our Past Board President, is famous throughout California after his 27-year tenure as Monterey County's Agricultural Commissioner.

He is recognized as an expert on farmland protection issues, pesticide/fertilizer regulations, and statewide ag policies.



### **Camille Polson, Director of Finance and Property Management**

Director of Finance and a native to the Salinas Valley, she has worked for Ag Land Trust since 2017 and sits on the Board of Directors for the Monterey County Film Commission and is an active member of CA Women for Agriculture.



### **Madison Crech**

Our newest employee, Madison Crech is our Administrative Analyst. A recent CSUMB grad, Madison was our student intern and now brings remarkable map making skills to ALT.





## MEET OUR BOARD MEMBER

### Richard Nutter

The Ag Land Trust has been blessed as an organization over the past 40 years with members of our Board of Directors whose technical expertise and brilliant knowledge of California agriculture is unparalleled. Richard Nutter, one of our Directors since 1993, has been a true giant in our industry for more than 60 years. Since the 1970's, Richard Nutter has been recognized as an unquestioned leader in the advancement of food production innovations, California agri-business promotion strategies, innovative pesticide management techniques, and farmworker protections. His current consulting services are now widely sought after by major statewide and national farming concerns.

A native of rural Santa Cruz County and a combat veteran of the Korean War, Richard received his bachelor's degree at the University of California, Davis. After college, he served for 15 years as an Agricultural Biologist and Deputy Agricultural Commissioner in the Santa Cruz County Agricultural Commissioner's office. From there, Richard was appointed as the Monterey County Agricultural Commissioner/Administrator of Weights & Measures and served with great distinction for 27 years.

Under Director Nutter's leadership, the Monterey County's Agricultural Commissioner's Office developed into one of the premier agricultural organizations

in the nation. As the leading vegetable crop-producing county in the nation, Monterey County harvests approximately 80 percent of all lettuce during peak months. The county leads the nation in the production of artichokes, broccoli, cauliflower, strawberries, head and leaf lettuce. The livestock industry, including poultry, also depended upon the services of his department. Richard creatively innovated the management and control of significant pests (agricultural and vertebrate pests). And, he was instrumental in developing and implementing the first effective affirmative action program in the Agricultural Commissioner's Office.

A leader in California's early legislative innovations, Richard actively participated in the development of statewide pesticide laws and regulations, including the California Organic Food Act. He subsequently was a founding partner of a successful company that certified organic farmers, and developed programs in Food Safety and Sustainable Agriculture that are being practiced in California today. These practices were approved by both the National Organic Program and the State of California Regional Water Quality Board. As one of our past Board Presidents, Richard's sincere and life-long commitment AND ACTIONS to ensure the protection of the "Salad Bowl of the World" is a legend of the Central Coast.





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[www.AgLandTrust.org](http://www.AgLandTrust.org)

-WHAT EXACTLY IS-

# AN AGRICULTURAL CONSERVATION EASEMENT?

An “agricultural conservation easement” is a legal agreement between a landowner and a land trust or government agency that permanently preserves certain uses of the land in order to protect its conservation value, or in this case, farming value. It allows landowners to continue to own and farm their land, as well as sell it or pass it on to heirs.

When you donate or sell an agricultural conservation easement to a land trust, you give up some of the development rights associated with the land. For example, you might give up the right to create major subdivisions, while retaining the right to grow crops. Future owners also will be bound by the easement contract’s terms. The land trust is responsible for “stewardship,” or annual monitoring and enforcing the terms of the easement.

Conservation easements offer great flexibility and are written to suit each individual property and landowner. An easement on a farm might allow continued farming and the addition of agricultural structures; this is the type of easement in which the Ag Land Trust specializes. An easement may apply to all or a portion of the property, and does not require that public access be granted.



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