



Conservation Easement Project Application

APPLICATIONS WITHOUT A MAP AND A SIGNATURE WILL NOT BE ACCEPTED

\$500 APPLICATION FEE ALSO REQUIRED WITH APPLICATION, UNLESS WAIVED IN WRITING BY CALIFORNIA RANGELAND TRUST STAFF

RANCH INFORMATION	
Ranch Name:	
Street Address or Nearest Cross Streets/Intersection:	
City, State and Zip:	County(ies):
Total deeded acreage: _____	Acreage leased to others: _____
Acreage proposed for Easement: _____	Acreage containing irrigated cropland: _____
Available grazing acreage: _____	Acreage permitted (if applicable): _____
Conservation Easement Acreage: _____	
APPLICANT INFORMATION	
Applicant Name(s):	
Applicant Mailing Address:	City, State and Zip:
Phone:	Fax:
Email:	Preferred Contact Method:
OWNER INFORMATION (if different from applicant)	
Name(s) of all Legal Owner(s) as shown on title report if available (attach additional pages if necessary):	
Mailing Address of Legal Owner(s):	City, State and Zip:
Phone:	Fax:
Email:	Preferred Contact Method:
Tax, legal, and other advisor information if available. (California Rangeland Trust strongly recommends landowners seek tax and legal counsel early in the easement process).	

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Name(s) and Advisory Role:	Mailing Address:
Phone:	Email:

Please return application to:

By mail: California Rangeland Trust, c/o Conservation Unit, 1225 H Street, Sacramento, CA 95814

By email: jflatt@rangelandtrust.org

Questions? Please call Jackie Flatt, Transaction Director @ 916-444-2096

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All projects must be vetted by California Rangeland Trust Board and staff. Please pay close attention to all questions and answer to the best of your abilities.

Please provide the following information. Use as much space as needed and add extra pages if necessary.

1. Describe your reasons for pursuing an agricultural conservation easement.

2. With respect to a possible easement, are you considering (check one or more boxes):

- Donating an Agricultural Conservation Easement
- Bargain Sale (combination of sale and donation)
- Selling an Agricultural Conservation Easement
- Donating a ranch or other fee title land.

3. If relevant, please describe the potential urgency or hardship the ranch may be currently facing. Examples of a hardship or urgent matter include pressures to sell and/or develop the land, proposed changes to the current zoning, financial hardship, estate planning, concerns about heirs selling parcels, etc.

4. Describe the agricultural productivity of your ranch. Please describe the livestock operation (e.g. cow/calf, stockers, or both), AUMs, if grazing is seasonal or year round, and irrigation water availability.

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- a. Do you own the **water rights** to the ranch? If not, who does? Does some or part of your water come from a water or irrigation district, and if so, what is the name of the district? ***Please note that an easement will prohibit the permanent separation of the water rights from the property, but temporary transfers or leases may be allowed.***
- b. Provide the following information regarding **water infrastructure and sources** on your ranch (*names, linear feet, and or acres if known*):
- Perennial Streams _____
 - Intermittent Streams _____
 - Springs _____
 - Stock Ponds _____
 - Water Tanks _____
 - Vernal Pools _____
 - Troughs _____
 - Wells _____
5. **List all physical improvements** on the property, including residences, agricultural structures, reservoirs and other similar development, and include approximate square footage. Please include a map showing the location of these physical improvements and approximate square footage or acreage of each. (*Hand drawn maps are acceptable.*)
6. How many **family dwellings** exist on the property? Are they located in a compound/ranch headquarters area or are they separate? How many additional family dwellings, if any, do you plan to provide for you or your heirs in the future, and where would they be located on the ranch? Please include a map showing the location of these existing and proposed physical improvements. (*Hand drawn maps are acceptable.*) ***Please note that our funding sources typically do not allow for more than 2 or 3 additional residences.***

7. **Describe surrounding lands**(e.g., grazing lands, vineyards, orchards, rural residential, public lands, national/state parks, state aquatic centers, casinos, busy highway/streets, etc.).

8. **Describe development pressures** on your ranch including conversion to residential uses and intensified agriculture (e.g., orchards, vineyards, marijuana). Please fill in the blanks below to the best of your knowledge. **Zoning designations can be obtained from your county's Planning Department.**

a. **Zoning** designations on your ranch (*minimum parcel size*): _____

b. **Zoning** of neighboring parcels (*minimum parcel size*): _____

c. Distance to the **nearest urban area or city sphere of influence**? What is the name of the urban center?

d. How many **legal parcels** would be within the easement area? Have these been recorded as certificates of compliance? **Please note that the easement will extinguish these legal parcels and once the easement is recorded, the subdivision and sale of separate parcels will be prohibited.**

e. List all Assessor Parcel Numbers (APNs) and associated acreage or attach separate list:

Habitat, Connectivity, Species, Watershed, Historic/Archaeological, and Viewshed Values

Please answer the following questions to the best of your ability. They are important because they address the priority criteria used by several state and federal agencies to rank projects for funding programs. Some funding programs focus on the protection of watersheds and wildlife/ habitats. For further information and perspective, visit the following web sites: www.dfg.ca.gov/wildlife/SWAP or www.fws.gov/angered/wildlife.html.

9. **HABITAT:** Please give an **overview of the biological and habitat values** that your ranch provides including wildlife habitat and migration corridors, creeks (name of creek if available), riparian and wetland habitat, native vegetation, common and unusual plants and animals, etc.).

Is there **potential for increased habitat development** such as land and water available for winter flooding, planting of special vegetation as habitat for unique or endangered species, or creek restoration?

Indicate approximately what percentage or number of acres (*your best guess*) of the following **habitat types** are found on your ranch and **check the boxes** for each sub-type that is found on your ranch: (*Total of habitat types should equal 100%*)

a. **Grassland** _____% or _____ acres

- Perennial
- Native Perennial
- Annual

b. **Oak Woodland (over 25% canopy)** _____% or _____ acres

Oak Savannah (less than 25% canopy) _____% or _____ acres

- Valley Oak
- Coastal Oak
- Other type(s) _____

c. **Chaparral/Scrub** _____% or _____ acres

- Foothill Chaparral
- Mixed Chaparral
- Coastal Sage Scrub
- Sagebrush Steppe
- Alkali Sink Scrub
- Desert Scrub
- Other type(s) _____

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d. Trees/Forest ____% or ____ acres

- Blue Oak-Foothill Pine
- Pinyon-Juniper
- Other type(s) _____

e. Water Related ____% or ____ acres

- Wet Meadow
- Montane Riparian
- Vernal Pools
- Seasonal/Semi-permanent Wetlands
- Other type(s)

f. Rock/Cliffs/Steep Terrain (Not Grazed) ____% or ____ acre.

g. Existing Cultivated Agriculture ____% or ____ acres

- Irrigated Farmland: Row Crops/ Orchard/ Vineyards
- Irrigated Pasture: Dry Cropland Production, Types: _____
- Hay Production, Types: _____
- Other Type(s): _____

10. SPECIES: Indicate any of the following species that have been documented or may occur on your ranch (*your best guess*). Mark “1” for documented and “2” if there is potential habitat on or near your ranch. More information is available at <https://apps.wildlife.ca.gov/bios/?tool=cnddbQuick>, then select “Public BIOS” to log-in. You may have to cut and paste the link above into your browser.

- | | |
|---------------------------------|---------------------------------------|
| ___ American Badger | ___ Greater Sandhill Crane |
| ___ Blunt-Nosed Leopard Lizard | ___ Least Bell's Vireo |
| ___ Burrowing Owl | ___ Northern Spotted Owl |
| ___ California Condor | ___ San Joaquin Antelope Squirrel |
| ___ California Red-Legged Frog | ___ San Joaquin Kit Fox |
| ___ California Tiger Salamander | ___ California Steelhead |
| ___ Conservancy Fairy Shrimp | ___ Swainson's Hawk |
| ___ Fresno Kangaroo Rat | ___ Tipton Kangaroo Rat |
| ___ Giant Garter Snake | ___ Valley Elderberry Longhorn Beetle |
| ___ Giant Kangaroo Rat | ___ Willow Flycatcher |
| ___ Chinook Salmon | ___ Sage Grouse |
| ___ Coho Salmon | ___ Shasta Crayfish |
| ___ Steelhead Trout | |

Any other animal and plant species found on your ranch:

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11. CONNECTIVITY: Does your ranch have habitat that continues onto **adjoininglands** to help make the case that your project helps to prevent habitat fragmentation? Is your ranch **adjacent to or near publicly-owned land** (*federal, state, or locally protected*) or another conservation easement? If so, how close are they? If possible, please show on a map. .

12. Have you had any **written biological or resource evaluations** of your ranch prepared such as a biological study, resource assessment, or rangeland evaluation? If so, what type do you have, when was it prepared and by whom?

Would you be interested in participating in any rangeland studies, including a species survey or resource study? Yes _____ No _____

13. WATERSHED BENEFITS: Is your ranch adjacent to a **federal or state water project** or within a watershed that is the subject of a **watershed planning or protection project**?

Name of **major watershed(s)**: _____

14. Are you a member of a **coordinated resource management program (CRMP)** or another watershed group? If yes, please provide the name of the CRMP.

15. VIEWSHEDS: Will the protection of your ranch with a conservation easement provide for **enhanced view sheds** from public roads, parks or other publicly accessed areas surrounding your ranch?

16. Are there any **Historic or Archaeological Resources** located on the ranch?

17. Are there any other unique features on the ranch such as unique geologic features?

Long-Term Management Objectives

18. Do you envision **cattle production** to be your sole or primary agricultural activity for the next 25 years?

19. Describe your **long-range plans**, including any plans to increase agricultural productivity such as fencing or water development). Do you **intend to add or increase acreage** for farming (*e.g., row crops, orchards, or vineyards*)? Please estimate the cost of these improvements over the next 10 years.

20. **Discuss your business planning efforts** and your potential future access to other resources necessary to remain in business such as short-term water leases, private recreational opportunities (hunting or fishing leases).

Are there **potential recreational/commercial activities** that you could include in your overall operation in the future that could augment your income from agriculture? If so, please explain. (*E.g., hunting programs, bed and breakfast facility, events, retreats, etc.*) *Note: public access is not a requirement of a conservation easement on your ranch.*

21. Do you have a **Grazing Management Plan or other resource plan** for your ranch? If your property has timber, do you have a **Forest Management Plan or Nonindustrial Timber Management Plan (NTMP)**? If so, when was the plan prepared and by whom?

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Please provide as much as possible of the following specific information about your ranch:

22. How long have you (or your family) owned the property? If you are not the owner, please explain.

23. Are you or other family members owner/operators of this ranch?

24. How many workers does the operation support?

25. Check any of the following lease types that apply to your ranch and provide a brief description:

Oil & Gas: _____ (length of lease _____ yrs.), Grazing: _____, Hunting: _____,

Communications Tower: _____

Employee Residences: _____

Solar Panels: _____

Other _____ (type: _____)

26. Do you own 100% of the mineral rights on the ranch? Yes _____ No _____

If no, approximately how many acres or what % have severed mineral rights? _____

If no, who owns the mineral rights (U.S. Government, company, individual)?

Historically, has there been any mining (surface or underground)? Yes _____ No _____

If yes, what type? _____

Do you currently or have any plans to mine or develop mineral interests, implement commercial power generation, or develop commercial communications infrastructure? *Note that the conservation easement will prohibit mining except for surface material to maintain roads.*

27. Latitude and Longitude coordinates (see <http://www.latlong.net/>):

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28. Identify Mortgages or liens on the property. (*Mortgage holders will need to subordinate their interest to the Conservation Easement. This information will be kept confidential.*)

29. Does the ranch have recorded legal access? If so, please provide documents referencing the access. (*Please note that Rangeland Trust must have legal access for annual monitoring site visits.*)

30. Legal or other status that has an influence on the ranch (*e.g., Williamson Act contract, IRS 2032A, 2701, 2703, etc.*)

31. Indicate any of the following **agencies that you have worked with** and in what capacity (*i.e., ranch tours, professional advice, participation in agency program*):

- a. NRCS If yes, describe: _____
- b. USFWS If yes, describe: _____
- c. CDFW If yes, describe: _____
- d. UC Cooperative Extension If yes, describe: _____

USDA Farm Service Agency: If yes, are your records up-to-date? Please indicate the year they were last updated.

A Few Final Questions

32. How did you **find out about the California Rangeland Trust?**

33. Are you a **member of the California Cattlemen's Association** or similar association?

34. **State and Federal Representative Districts** (see <http://www.sos.ca.gov/elections/additional-elections-information/who-are-my-representatives/>)

a. Congressional District and Current Representative:

b. State Senate District and Current Representative:

c. State Assembly District and Current Representative:

35. Would you be interested in **supporting the California Rangeland Trust** to encourage the support of your project and our regional conservation-related efforts? For example, would you be willing to contact your local representatives or be featured in a news article?

Yes _____ No _____

36. Add **any additional information** that you believe would be helpful for the California Rangeland Trust to consider.

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PLEASE PROVIDE THE FOLLOWING WITH THIS PROJECT APPLICATION, WHICH ARE VERY IMPORTANT TO THE APPLICATION PROCESS. *Note: Your local NRCS Field Office may be available to provide assistance with maps and agricultural information for your ranch and surrounding lands.*

- a. A regional “vicinity” map that shows where the ranch is in its relationship to well-known points or landmarks like cities, major highways, rivers, etc.
- b. A “local” map that shows the size and shape of the property with any adjacent identifiable features such as a public road, town, creek, mountain, etc.
- c. 3 – 6 photos of your ranch that we can use to best show off your ranch when we seek funding and that we may use for post-project publicity. Digital photos (jpg, tiff, or PDF) are preferred.

May we use these photos for public, agency and/or private fundraising purposes?

Yes _____ No _____

If you and the California Rangeland Trust agree to move forward with an agricultural conservation easement on your property, additional items will be required to complete of the donation or sale of the easement. **Please indicate (check box) which of these you have or can provide:**

- Preliminary Title Report
- Aerial Photograph
- 1:24,000 scale USGS topographic map with delineation of property
- County Assessor Parcel map or Plat Book map
- Recent appraisal of property/development rights
- Phase I Hazardous Materials Survey (*Environmental Site Assessment*)

I **UNDERSTAND** the California Rangeland Trust will confidentially share the information provided in this application with public agencies and private foundations to obtain funding for this conservation easement.

I **UNDERSTAND** that the evaluation by the California Rangeland Trust of my property is based upon the information submitted with my application, current use, and configuration of my property. I also understand that changes in the way in which I use my property or commencement of any new land uses not noted in the application, may result in re-evaluation of the project by the California Rangeland Trust and additional fees.

Sign: _____ **Date:** _____

Print Name: _____

Sign: _____ **Date:** _____

Print Name: _____

What to expect next?

A member of California Rangeland Trust staff will call and/or email you in the coming weeks to discuss the project application, review a budget, and arrange for a site visit. The next steps are:

1. Conservation Committee Review. The Conservation Committee reviews incoming applications and information gathered during the site visit. If the ranch is consistent with Rangeland Trust goals, the Committee will recommend acceptance of the application to the Board of Directors. This process can take 1 to 3 months.
2. Board of Directors Review. The Board of Directors meets quarterly and if the Conservation Committee recommends Board acceptance of the application, the Board will review and approve at the next Board meeting.
3. Following Board approval, staff will contact you and proceed to signing the necessary paperwork to establish the working relationship between the landowner and Rangeland Trust prior to initiating efforts to secure funding for the conservation easement.

If at any point you have questions or requests concerning the process, please feel free to call California Rangeland Trust at 916-444-2096.