



**Conservation Easement
Project Application**

APPLICATIONS WITHOUT A MAP AND A SIGNATURE WILL NOT BE ACCEPTED

RANCH INFORMATION	
Ranch Name:	
Street Address:	
City, State and Zip:	County:
Total deeded acreage: _____	Acreage leased to others: _____
Acreage proposed for Easement: _____	Acreage leased from others: _____
Available grazing acreage: _____	Acreage permitted: _____
APPLICANT INFORMATION	
Applicant Name(s):	
Applicant Mailing Address:	City, State and Zip:
Phone:	Fax:
Email:	
OWNER INFORMATION <i>(if different from applicant)</i>	
Name(s) of all Legal Owner(s):	
Mailing Address of Legal Owner(s):	City, State and Zip:
Phone:	Fax:
Email:	

Please return application to:

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

By email: jeremiah@rangelandtrust.org & jnavari@rangelandtrust.org

By fax: 916-329-3488 – Attn: Conservation Unit

Questions? Please call Jeremiah Leibowitz or Joe Navari at 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. Questions that are essential for deciding whether to accept an application will be scored and are noted by stating the total points available.

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

3. If relevant, please describe the potential urgency or hardship the ranch may be currently facing.
(*Maximum of 7 points*)

4. **Describe the agricultural productivity of your ranch.** Please describe the AUMs, irrigation water availability, and average annual rainfall. (*Maximum of 12 points available.*)

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?

b. Provide the following information regarding **water infrastructure and sources** on your ranch (*number or acres of each*):

- 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. If possible, please include a map showing the location of these physical improvements.

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 your heirs for the future and where on the ranch might they be located?

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7. **Describe surrounding lands** (*e.g., grazing lands, vineyards, orchards, rural residential, public lands, etc.*).

8. **Describe development pressures** on your ranch, including conversion to residential uses and intensified agriculture (*e.g., orchards, vineyards*). Please fill in the blanks below to the best of your knowledge. (*Maximum of 13 points*)

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 city?

d. How many **legal parcels** would be within the easement area? Have these been recorded as certificates of compliance?

e. List all Assessor Parcel Numbers (APN) 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. These funding programs focus on the protection of watersheds and wildlife and plant habitat. For further information and perspective, visit the following web sites:

www.dfg.ca.gov/wildlife/WAP 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, creeks, riparian and wetland habitat, native vegetation, common and unusual plants and animals, etc.). (*Maximum of 3 points*)

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. **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 (*Maximum points for this section is 3 even if there are more than 3 species identified*)

- | | |
|---------------------------------|---------------------------------------|
| ___ 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 areas that continue onto **adjoining lands** to help make the case that your project helps to prevent habitat fragmentation? (*Maximum of 6 points available*).

As far as you know, does your ranch **adjoin or is it 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 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**? (*Maximum of 6 points*)

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? (*Maximum of 6 points*)

16. Are there any **Historic or Archaeological Resources** located on the ranch? (*Maximum of 2 points*)
17. Are there any other unique features on the ranch such as unique geologic features? (*Maximum of 2 points*)

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). Do you have a **succession and/or estate plan** for the ranch? [If we decide to give points, we will need to add to the scoring sheet and decide on number of points. Recommend 3 points]

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.*)

21. Do you have a **Management Plan or Grazing Plan** for your ranch? If so, when was it 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.
(Maximum of 4 points)

23. Are you or other family members owner/operators of this ranch? (Maximum of 4 points)

24. How many workers does the operation support? (Maximum of 3 points)

25. Check any of the following lease types that apply to your ranch:

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

Communications Tower: _____

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? _____

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.
- 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: _____

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 Representation 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 PROJECT RANKING PROCESS.

- 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: _____