

# New Project Application

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For landowner consideration

This document is intended to help you as you consider the decision to pursue a conservation easement. The information you provide will help El Rio Reyes Conservation Trust assist you in attaining your conservation goal.

For Assistance Please contact a representative of

**El Río Reyes Conservation Trust, Inc.**

**P.O. Box 1339—Reedley, CA 93654—(559) 355-7983**

**E-Mail [kentkinney@elrioreyestrust.org](mailto:kentkinney@elrioreyestrust.org)**

**Website [www.elrioreyestrust.org](http://www.elrioreyestrust.org)**



**EL RIO REYES**  
CONSERVATION TRUST  
*Safeguarding the Kings River for Future Generations*



**New Project Application**

PROPERTY INFORMATION	
Property Name:	
Street Address:	
City, State and Zip:	County:
Deeded Acreage:	
Leased Acreage:	
Total Acreage:	
APPLICATION INFORMATION	
Applicant Name(s):	
Applicant Mailing Address	City, State and Zip:
Phone:	Fax:
Email:	Website:
OWNER INFORMATION	
Name(s) of all Legal Owner(s):	
Mailing Address of Legal Owner(s):	City, State and Zip:
Phone:	Fax:
Email:	Website:

Date of Application: \_\_\_\_\_



*Please return application to: El Rio Reyes Conservation Trust, PO Box 1339,  
Reedley, CA 93654; Email: kentkinney@elrioreyestrust.org*

1. Please describe your reasons for pursuing a conservation easement.
2. Please describe the agricultural productivity of your land.
3. Please discuss you business planning efforts and your potential future access to resources to remain in agricultural business (water, leases, additional commercial business operations, recreation attractions on you land, etc.)
4. Please describe development pressures on your ranch. Please include zoning information, city sphere of influence, mining, highway expansion and subdivision development plans on your land and surrounding properties.





**LONG TERM MANAGEMENT OBJECTIVES**

- A. Do you envision your current land use to remain the same for the next 25 years?
  
  
  
  
  
  
  
  
  
  
- B. Do you intend to increase or decrease acreage used for farming in the future or to change the type of agriculture?
  
  
  
  
  
  
  
  
  
  
- C. Please describe you long-range plans to change the use of your land (fencing, irrigation, etc.)
  
  
  
  
  
  
  
  
  
  
- D. Please estimate the cost of these changes over the next ten years.
  
  
  
  
  
  
  
  
  
  
- E. 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. (Examples would be fishing or river access facilities, bed and breakfast business, ranch retreat, cooperative you-pick organic farm, picnic or camping facility, nature education center, etc.)
  
  
  
  
  
  
  
  
  
  
- F. Do you envision any wildlife habitat improvements to add income or aesthetic value to the land?
  
  
  
  
  
  
  
  
  
  
- G. How many family dwellings exist on the property? How many additional family dwellings, if any, do you plan to provide for your heirs for the future? Please elaborate.



H. What is your long-term plan for your family business status? Please answer yes or no to the following:

- 1) Sole Proprietorship \_\_\_\_
- 2) Partnership \_\_\_\_
- 3) "S" Corporation \_\_\_\_
- 4) "C" Corporation \_\_\_\_
- 5) L.L.C. \_\_\_\_
- 6) L.L.P. \_\_\_\_
- 7) Limited Family Partnership \_\_\_\_
- 8) Living Trust \_\_\_\_
- 9) Irrevocable Trust \_\_\_\_

I. Have you considered or are planning for any of the following family business and succession planning tools:

- 1) Gifting (charitable trust, outright gift, intervivous trust, etc.) \_\_\_\_
- 2) Private Annuity \_\_\_\_
- 3) Section 2703 Buy-Sell Agreement \_\_\_\_
- 4) Charitable Lead Trust \_\_\_\_
- 5) Irrevocable Life Insurance Trust \_\_\_\_
- 6) Installment Sale to Grantor Trust \_\_\_\_

Would you be interested in obtaining information on any of these planning tools?

J. Are you a member of any agricultural or conservation, or similar association?

K. How did you find out about the El Rio Reyes Conservation Trust?

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

Donation of the easement

Sale

Discount sale

M. Are you interested in:

Mitigation Easement (in case of endangered species)

Habitat Easement



**Please provide as much information as possible about your property**

N. How long have you owned the property? (if you are not the owner, please explain):

O. What is the acreage and type of:

a. Farmed land? \_\_\_\_\_ acres

b. Grazed land \_\_\_\_\_ acres

c. Buildings and facilities \_\_\_\_\_ acres

P. What is the acreage and type of native habitat?

Q. How much stream front is there associated with this property?

R. Parcel Numbers:

S. Zoning designations:



T. Zoning of neighbor's parcels:

U. County plan designations:

V. Water rights:

W. Who owns the mineral rights?

X. Mortgages or liens on the property (Mortgage holders will need to subordinate their interest to the Conservation Easement. This information will be strictly confidential.):

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





The following documents will be helpful or necessary in order to achieve an easement agreement.

- Preliminary Title Report
- Aerial Photograph
- County Assessor Parcel map or Platt book map
- Area map indication the general location of property
- Recent appraisal of property
- Phase I Hazardous Materials Survey

Thank you for your interest in establishing a conservation easement. El Rio Reyes Conservation Trust will be happy to assist you. Please remain in contact with our representatives.