California Department of Conservation
Agricultural Conservation Easement
Sample Applicant-Landowner Letter of Intent

As part of the application process, the Applicant-Landowner Letter of Intent serves to document details of the proposed transaction and the intent to pursue the purchase of agricultural conservation easement. Land trusts or other applicants may use different terminology or formats. The Letter of Intent is customized to the property under consideration, and to the parties involved in the easement transaction.

The sample Letter of Intent begins on the next page.

Dear [SALCP]:

This Letter of Intent applies to the proposed purchase of an agricultural conservation easement (Easement) on property located in \_\_\_\_\_ County, as described below. The *[applicant]* (“Land Trust”) and *[landowner]* (“Landowner”) have agreed that the proposed transaction be based on the following preliminary terms and conditions:

1. The property contains approximately X acres and consists of the following assessor’s parcels (APNs): yyy-yy-yyy and yyy-yy-zzz (“Property”). Landowner represents that they are the sole owners of the Property and are fully authorized to sell and convey an Easement on the Property to Land Trust without the approval of any other party, agency, or court.
2. Landowner’s pursuit of the sale of an agricultural conservation easement over the identified property is voluntary.
3. The Easement will be perpetual in nature.
4. No government agency has conditioned the issuance of an entitlement to use on Landowner’s granting of the Easement.
5. The Easement will designate <?> building envelope(s) in which all residential uses must be located. The Easement will allow <?> future single family residence(s) of no greater than 3,000 square feet of living area.
6. Land Trust and Landowner agree that this Letter of Intent is not contractually binding on the parties and is only an expression of the intent of the parties to pursue an agricultural conservation easement transaction. This Letter of Intent does not obligate either party to proceed to the completion of the transaction.

Land Trust Landowner

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