



Cummings Valley Protective Association

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November 18, 1991

Mr. Richard Rogers
Pacific Earth Resources
820 Flynn Road
Camarillo, Ca. 93012

Dear Richard:

I really enjoyed talking with you today, and am delighted that you are willing to exchange ideas on the possibility of a conservation easement on your 473 acres for sale in Cummings Valley.

On further reflection, I have decided to send you the summary of legislation governing various kinds of easements along with the "Guide to Agricultural Conservation Easements". There are several approaches to easements. The Conservation Easement granted to a non-profit trust corporation requires no local government approval and gives income or inheritance tax benefits. It does not necessarily give property tax relief.

The Open Space Easement, if approved by the county, can give both kinds of tax benefits.

According to my maps, your property is in Ag Preserve # 18 of the Williamson Act, but is apparently not under contract. If placed under contract, it would receive only property tax benefits.

I have found this fascinating reading, and hope it may be helpful to you for this consideration or elsewhere.

I would like to meet with you to talk further, and can go to Camarillo or wherever is convenient. At some point we can probably get some help from the American Farmland Trust. Since CVPA is not yet qualified as a trust corporation, AFT may be willing to act as temporary trustee in the event you find a conservation easement is attractive to you.

Establishing a conservation easement on a parcel the size of yours would be a landmark action for CVPA, and hopefully would set the example for others to follow. I think it might also gain us recognition with County Government as an organization that is serious and knowledgeable about what it is doing.

I hope to hear from you soon.

Sincerely,


Chuck McCollough, President