

**San Joaquin County Office of Education**

**Land Stewardship Proposal for the Upper Mokelumne River Watershed:  
North Fork Mokelumne River Planning Unit**

**SJCOE Land Stewardship Proposal  
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**\*All SJCOE financials are attached in a separate document.**

**San Joaquin County Office of Education  
Land Stewardship Proposal**

“I think people should come to the outdoor school because it is a fun learning experience. I loved the outdoor school and I bet anyone who comes here will have tons of fun! My most treasured memories are probably going to the outdoor school. It was so exciting and will be always remembered in my life.”-*Marissa, fifth grade student reflecting on her experience at the San Joaquin Outdoor School.*

**Part I-Organizational Information**

***Contact Information***

1) Please provide the contact information for the following individuals from your organization:

a) Primary Contacts:

Mick Founts, Superintendent of Schools  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9033  
(209) 468-4988-fax  
[mfounts@sjcoe.net](mailto:mfounts@sjcoe.net)

Scott Biedermann, Coordinator II, Research and Grant Development  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9297  
(209) 468-4987-fax  
[sbiedermann@sjcoe.net](mailto:sbiedermann@sjcoe.net)

Mamie Starr, Division Director, Operations  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9230  
(209) 468-9102-fax  
[mstarr@sjcoe.net](mailto:mstarr@sjcoe.net)

b) Secondary Contacts:

James Mousalimas, Assistant Superintendent, County Operated Schools and Programs  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9107  
(209) 468-4951-fax  
[jmousalimas@sjcoe.net](mailto:jmousalimas@sjcoe.net)

Dan Randrup, Coordinator IV, Outdoor Education  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9130  
(209) 468-4984-fax  
[drandrup@sjcoe.net](mailto:drandrup@sjcoe.net)

c) Executive Director Contact:  
Mick Founts, Superintendent of Schools  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9033  
(209) 468-4988-fax  
[mfounts@sjcoe.net](mailto:mfounts@sjcoe.net)

### ***Executive Summary***

2) Please provide a two-page Executive Summary that concisely describes: (1) your organization's experience, interests, and objectives in owning and managing the specific watershed lands you are seeking to receive in fee title; and (2) your organization's financial and organizational capacity to achieve these interests and objectives (two pages or less).

The San Joaquin County Office of Education's (SJCOE) successful track record and history of bringing innovative solutions to issues both inside and outside of the classroom, has helped it become recognized throughout the State as an educational leader. Established in 1852, SJCOE has been providing educational resources to the county, region, and State for over 150 years. SJCOE is overseen by an elected county superintendent and a five-member county board of education. SJCOE is also a school district, the eighth largest in the county.

SJCOE is requesting fee title for approximately 64 acres (portions of parcels 996 and 997) near Lake Tabeaud to establish the San Joaquin Regional Outdoor School. The school will serve fifth and sixth grade students from Education Region 6, which includes students from San Joaquin, Amador and Calaveras Counties. The school will have the capacity to serve approximately 200 elementary students each week of the school year (September-May). SJCOE will develop an educational program integrating key elements of the region. These key elements include: pioneer history, Native American culture and history, hikes, environmental stewardship, and the wildlife and habitat of the foothills. The proposed project will be completed over the course of six years from receiving fee title.

SJCOE is requesting \$86,400 from the Stewardship Council for transaction costs, a boundary survey, an expanded initial study for the completion of a mitigated negative declaration or Environmental Impact Report (EIR), and the development of land management plans. The land management plans to be developed on the parcels are: wildlife and habitat, noxious weed, forest, fire, rangeland and cultural resources. These plans are aligned with the priority measures and objectives outlined in LCP Volume II and support the preservation and enhancement of the beneficial public values (BPVs).

In support of the project, SJCOE has developed the following land conservation partners: The California Valley Miwok Tribe, CAL FIRE: California Department of Forestry and Fire Protection, Buena Vista Rancheria: Me-Wuk Indians, Amador Fire Safe Council, and the

Mokelumne Coast to Crest Trail. SJCOE is actively seeking additional land conservation partners in the region to ensure the sustainability of the project.

SJCOE has been providing outdoor education at the San Joaquin Outdoor School for over 50 years. The school is located in the Santa Cruz Mountains at a leased facility, YMCA Camp Jones Gulch, with over 370,000 elementary students having participated in the program. More than 5,000 fifth and sixth graders, and nearly 500 high school cabin leaders attend the program each school year, spending five days and four nights exploring and learning in nature. It is through their experience, students develop a broader awareness of the world around them, and become interested in taking personal responsibility for the environment and all living things. The program has gained the reputation as one of the oldest, largest, and most successful programs in the State. SJCOE's Outdoor Education Program is fully certified by the California Outdoor School Administrators, and has received Commendations of Excellence from the State Superintendent of Public Instruction.

SJCOE has the financial and organizational capacity to successfully complete this project. SJCOE has an annual operating budget of approximately \$200 million. Unlike most educational institutions in the State of California, SJCOE has remained fiscally solvent, and has avoided layoffs in these tumultuous economic times. SJCOE has over 1,300 employees, and over 75 different departments. SJCOE is currently thriving, adding new departments, personnel, and programs. SJCOE has the financial and organizational capacity to achieve the objectives of this land proposal and establish the San Joaquin Regional Outdoor School.

### ***Organizational Information***

3) Indicate which category applies to your organization as a potential fee title recipient.

A Federal, State, or local governmental entity.

4) Please attach documentation of your organization's tax exempt status.

Refer to attached IRS document for SJCOE's tax status.

5) Please provide your organization's legal name.

San Joaquin County Office of Education.

6) Please provide your organization's common name or DBA, if applicable.

San Joaquin County Office of Education.

7) Please provide a letter from the executive director or equivalent officer of your organization approving submittal of the LSP and the organization's participation in the Stewardship Council's land conservation process.

Attached is a letter from Mick Founts, Superintendent of Schools, approving the submittal of the application, and participation in the Stewardship Council's land conservation process.

### ***Rationale for Applying***

8) Please describe your organization's rationale for seeking to receive a donation of fee title to the specific watershed lands that are the subject of this proposal (one page or less).

SJCOE's primary objective in obtaining fee title for portions of parcels 996 and 997 in the North Fork Mokelumne River Planning Unit is to create the San Joaquin Regional Outdoor School, thereby providing outdoor education opportunities for students. At the school, students can explore and learn about habitats, the value of open space, forestry, agriculture, wildlife and habitat in the foothills, and the historical and cultural significance of the Gold Country. The new program design will be consistent with our current outdoor school operations in the Santa Cruz Mountains with modifications in the curriculum to include pioneer history, mining, and Native American culture and history. In addition, this new program would allow more students in San Joaquin County, and Region 6 to participate in outdoor education. The current cost of attending our outdoor education program is \$260 per student. The combination of leasing a school facility, and transportation costs has limited the number of students who can afford to attend. In the county, over 50% of students qualify for the free and reduced-price lunch program, an indicator of poverty, which means the majority of low-income students are not able to attend the program (California Department of Education, 2008-09). By establishing our own outdoor school in close proximity to our county, we will be able to lower the cost of the program, resulting in an increase in the number of students who have the opportunity to experience the great outdoors. The proposed outdoor education program will be available to students in San Joaquin County and students in Region 6. With the program operating during the school year, additional organizations will have the opportunity to utilize the outdoor school on select weekends in the school year and during the summer months (June-August).

Outdoor education has been a priority for SJCOE due to the enormous benefits to students. Participating in outdoor schools has a positive impact on students' academic success, and personal and social skills. A 2004 study of California Outdoor Education Programs conducted by the American Institutes for Research, found 6<sup>th</sup> graders who attended outdoor schools significantly raised their science scores by 27%; participants in outdoor schools engage in positive environmental behaviors, like recycling more often than children who do not attend; and 56% of participants reported that outdoor school represented the first time they had been in a natural setting. Additional positive outcomes include: increase in confidence and self-esteem, positive relationships among peers, and reduced behavioral problems. For English Learners, which is a significant population in San Joaquin County at 23%, the study found gains in cooperation, leadership, relationships with peers, and a greater motivation to learn.

### ***Organization's Mission***

9) Please provide your organization's formal stated mission and explain how it is consistent with and supports the preservation and enhancement of the BPVs on the watershed lands (one page or less).

SJCOE is a regional agency, whose mission is to provide educational leadership, resources, and service to assist school districts to be effective facilities of learning for all pupils. SJCOE's mission, philosophy and programs are aligned with the six BPVs outlined by the Stewardship Council in relation to the proposed parcels. In addition, SJCOE's management of

surplus property and environmental education programs are consistent with enhancement and preservation requirements of the parcels.

SJCOE has a successful history of acquiring Federal and State surplus property; which is discussed in detail in the organizational experience and capacity section of the proposal. In general, SJCOE has taken property that is no longer functional and transformed the properties into progressive educational programs. With the conversion of these properties to school sites, SJCOE has enhanced/preserved the BPVs: open space, habitats, increased outdoor recreation opportunities, historical significance and agricultural use. SJCOE has been able to enhance and preserve these properties by developing collaborative partnerships within the community. These properties demonstrate our experience in enhancing and preserving the BPVs.

Not only do we have experience in enhancing and preserving BPVs, but most importantly, we educate youth in the county and region about environmental stewardship. SJCOE's outdoor education programs teach students many of the six BPVs, and other aspects of stewardship. The mission of our outdoor education program is to encourage students to take a responsible role in protecting our natural resources, to allow students to experience a rich science-based environment, and to teach students to learn to appreciate the bounty and diversity of Earth. In addition, we provide Outdoor Education Quests for the most at-risk high school students in the county. The Quests occur once a month and students travel to Lake Tahoe, Yosemite National Park, Calaveras Big Trees and many other locations. The Quests provide these students, who are primarily from urban settings, with the opportunity to learn about and experience nature.

Additionally, SJCOE provides teachers throughout the region with environmental education curriculum advocating environmental stewardship. SJCOE is home to the Region 6A California Regional Environmental Education Community Network (CREEC). The CREEC network is a collaboration between the California Department of Education, California Integrated Waste Management Board, The Walt Disney Company, and the California Department of Water Resources. The program provides teachers with environmental education curriculum to utilize and integrate in the classroom. The curriculum advocates many of the BPVs outlined by the Stewardship Council.

### ***Geographic Focus***

10) Describe your organization's relevant experience and interest in the region in which the watershed lands that are the subject of this proposal are located, as it relates to owning and managing lands, preserving and enhancing the BPV's, and working with land conservation partners (one page or less).

SJCOE has experience in providing educational programs in Amador County, the location of the parcels. By operating numerous educational programs in the region, we have ascertained knowledge of the area and have developed relationships with key stakeholders and residents. However, SJCOE does not have prior experience in owning or managing lands in Amador County or previous working relationships with the land conservation partners. SJCOE primarily owns and manages land in San Joaquin County. This project represents a new endeavor for SJCOE in Amador County.

As an educational institution, we are inclusive of the cultural, economic and political diversity of each region we serve. Since we offer educational programs in different regions in the State, we adjust our programs based on the economic or cultural factors of a region to ensure the



efficacy of the programs. For instance, San Joaquin County is more culturally diverse than Amador County, which means educational programmatic needs will be different between these regions. Therefore, SJCOE alters programs to ensure inclusiveness and to meet the needs of a region.

### ***Organizational Experience and Capacity***

11) Describe up to three specific projects that most effectively illustrate your organization's relevant experience and capacity to own and manage lands, and to preserve and enhance values that are most comparable to the BPVs associated with the watershed lands that are the subject of this proposal (two pages or less).

SJCOE has a history of obtaining, maintaining and enhancing both Federal and State surplus property for educational purposes. The following three projects most effectively illustrate our capacity to own, manage and enhance the resource values of the proposed parcels.

### **California State Durham Ferry Park**

In 1999, SJCOE acquired the California State Durham Ferry Park in Manteca, a 170+ acre park, which has been improved to a school site, Durham Ferry Outdoor Education Center. The State initially granted Durham Ferry Park to San Joaquin County, but the county could not manage the property, and gave it back to the State. The State then granted the property to SJCOE, who has been managing the park for nearly ten years, and making it accessible to the public. Prior to SJCOE acquiring the property, the park was in poor condition, not maintained, and rampant with criminal activity.

The site has been enhanced to a school site for students in grades 5-12 with an emphasis in agriculture and environmental stewardship. Construction of the school site and farm was on pre-existing campgrounds in an effort to preserve open space and riparian habitats. Numerous buildings were also removed from the site with the land returned to natural vegetation. Construction and activities in the park were done in a manner to have the least environmental impact. The site features an onsite caretaker, a full working farm, a regional 4-H club, community gardens, nature trails, picnic/camping facilities, and protected riparian habitats and species. Student activities at the Outdoor Education Center include:

- working on the farm;
- conducting studies and fieldwork identifying indigenous plants, and preserving and rehabilitating habitats;
- collaborating with local colleges, for guidance and assistance on how to protect, preserve and enhance the habitats on site;
- participating in the FARMS Leadership Program, which cultivates meaningful connections between students and their environments by introducing them to environmentally sound agricultural practices that preserve land and resources; and
- facilitating field days for elementary schools in the county to experience the park, and facilitating the Challenge Ride Program for disabled clients of United Cerebral Palsy.

Other entities utilizing the park are Manteca Unified School District athletics and the Boy Scouts of America.

## **Federal Naval Reserve Training Facility**

SJCOE acquired a Federal Naval Reserve Training Facility in 1993; an approximately 4-acre site located on the Delta along the deep water channel with a working dock. Prior to SJCOE acquiring the property, the naval base was not being used or maintained. SJCOE has converted the site to house multiple educational programs, and has fenced off the grounds to limit access to a levee on the Delta to preserve the integrity of the levee and natural vegetation. The educational programs offered on the site serve the most at-risk students in the county. The programs are:

- YouthBuild San Joaquin, a federally funded program assisting high school dropouts between the ages of 18-24 earn a high school diploma/GED, and provide job-skills training in the construction industry. Part of the construction training for this program year will involve students utilizing green building practices to remodel the main structure on the site, while preserving the historical value of the base. The renovation of the site will include a meeting facility, which the public will be able to utilize. The program recently received a California Integrated Waste Management Board grant to install rubber floors made from recycled tires throughout the site.
- **one.**Court for Individualized Treatment of Adolescents is a court ordered school for students in grades 7-12. The students in the program are emotionally disturbed and receive intensive mental health treatment. Students are placed in the program in lieu of incarceration.
- **one.**Kids, Alcohol, Drug Alternative Program is a court-ordered school for students in grades 9-12 with drug and alcohol problems.

In addition, the site has served as the base for the Stockton Sea Scouts until last year, and college rowing crews utilize the site.

## **The United States Federal Building and Post Office**

In 2008, SJCOE acquired The United States Federal Building and Post Office, a building listed on the National Register of Historic Places and is a Stockton City Historic Landmark. The building features classicism architecture, oil murals painted during the New Deal, original fixtures and a plethora of other historically significant features. Prior to SJCOE acquiring the building, it housed the post office and a variety of Federal agencies. The 62,000+ square foot building has been converted to a high school Business Leadership Academy, serving at-risk youth. The program includes partnerships with local businesses, which lease portions of the building, and provide students with work experience opportunities and internships. In order to preserve the historical significance of the building, SJCOE consulted with nearby agencies and the Stockton Cultural Heritage Commission in the conversion of the building to a school site. The Commission has approved all renovation activities, and minimal construction was done in the renovation process with the historical integrity of the building remaining intact. In addition, the school has created a docent program, where students have been trained in the history and significance of the building, enabling them to provide guided tours of the building to the public.

12) Please describe the location, size, length of time held, uses and current management practices for each property held or managed by your organization. (Organizations that hold or manage more than 10 properties may limit this description to those properties that it believes are most

relevant and best illustrate the organization's land management experience and capacity) (one page or less).

SJCOE owns and leases numerous properties in San Joaquin County, San Mateo County, and Elfrida, Arizona. The properties that are most relevant and best illustrate our organization's land management experience are described in question 11, organizational experience and capacity. In total, SJCOE owns 348 acres, and over 745,000 square feet of building space (refer to attached itemized list of properties owned or leased by SJCOE). SJCOE currently leases approximately 107,344 square feet from a variety of property owners for instructional/school programs, such as Court and Community Schools, Regional Occupational Schools, and Special Education. SJCOE has held many properties for over 40 years. Currently, SJCOE leases two properties to outside entities, which held the lease prior to SJCOE ownership. The following is a list of leases:

- **Van Groningen & Sons, Inc.:** SJCOE leases approximately 91 acres of land for agricultural purposes to a local farming company.
- **TPS Labels:** SJCOE leases approximately 21,000 square feet of developed industrial space to a printing company.

SJCOE's Operations Department manages its properties based on four categories: open land, school sites, office space, and special properties. Open land is managed with agricultural leases, small herd animal husbandry, and the preservation of natural, native and riparian habitats. School sites (Alternative Education, Charter Schools, and Special Education) owned, leased or on independent sites within a school campus, and office space are managed in accordance with the California Healthy Schools Act. SJCOE's primary office space were underutilized warehouses in south Stockton that were converted into offices, and school sites to create a campus type environment (attached is a facility map of SJCOE). Special properties (primarily surplus properties) are enhanced for public/recreational use, preserving open space and historical values, agricultural use and maintaining native riparian habitats.

### ***Organizational Finances***

13) As an attachment, please provide your organization's operating budget for the current year and copies of financial Statements for your organization's three most recent fiscal years.

SJCOE's 2010-11 operating budget and three most recent audited financial statements (2007-2009) are attached to the proposal.

14) Not applicable to this proposal.

15) Please identify any pending sources of grant funds or potential grant funds from which your organization has successfully received funding in the past. Please also describe your organization's strategy for securing additional sources of support (one page or less).

As an educational organization, SJCOE is reliant on grant funding for programmatic and operational support. SJCOE has numerous departments and programs solely funded through

local, State and Federal grants and contracts. SJCOE has a long and successful history of securing funds for educational programs.

SJCOE is committed to the success and sustainability of this project. In order to apply for grant funding for a project of this scope, SJCOE will first have to secure fee title of the identified parcels. Potential funders will not fund capital projects if the organization does not own the property. SJCOE's educational community is highly supportive of outdoor education. Our 2009-10 school year campaign to send students to the outdoor school raised over \$140,000. The funds were raised through grants, and a fundraising campaign. The grants received for this campaign include: Bank of America, Wal-Mart, Bank of Agriculture and Commerce, Oak Valley Community Bank, Cortopassi Family Foundation and many more. As a result, over 500 low-income students from the county were able to attend the outdoor school. For our 2010-11 school year, Stockton native and Super Bowl Champion New Orleans Saints' running back, Lynnell Hamilton, will be SJCOE's outdoor education spokesperson. Hamilton recently shot a commercial in support of our outdoor education program fundraising campaign which will air on local television affiliates. It is anticipated the community will embrace the opportunity to raise funds to establish the county's own outdoor school, thereby lowering the cost for students to attend.

SJCOE has developed a preliminary strategic funding plan for this project, which includes State funds, Federal appropriations, grant seeking and a capital campaign. The funding sources identified for the project include:

- SJCOE general fund
- State facility fund
- Federal appropriation applications with local congressmen
- Stewardship Council Youth Investment Program
- Youth Outdoor Legacy Fund
- Environmental Education Grant Fund
- The REI Foundation
- The Outdoor Foundation
- Environmental Research and Education Foundation
- The Lawrence Foundation
- Local corporate and private foundations
- Capital campaign

16) For public entities only, please identify the department that would acquire fee titles to lands and whether use of timber revenue, lease revenue, or funding provided by the Stewardship Council for the specific land management objectives could and/or would be restricted to use on donated lands (one page or less).

The fee title to the lands will be held jointly by the County Board of Education, and the Superintendent, which is collectively referred to as the San Joaquin County Office of Education. All revenue from the lands will be restricted for use on the donated lands.

**Key Personnel/Staff**

17) Please describe the current paid staff positions and/or key personnel in your organization that would be responsible for the day-to-day management activities as well as any proposed special projects (e.g. enhancements) for the watershed lands. In addition, please indicate if your organization has any volunteers and their function. You may provide a summary, and/or attach resumes, that describe the relevant experience for these key personnel (two pages or less).

SJCOE has the capacity and experience to successfully manage the identified parcels. In addition, SJCOE annually has over 5,000 volunteers from the community participate and assist with educational programs, activities and events. The following table illustrates the key staff involved with the project.

<b>Key Staff</b>	<b>Experience</b>	<b>Role</b>
Mick Founts, Superintendent of Schools	Over 30 years of experience in education, including over 20 years of facility acquisition and development.	Oversee the design and development of the proposed outdoor education program.
James Mousalimas, Assistant Superintendent, County Operated Schools and Programs	Over 25 years experience in education.	Oversee the design and development of the proposed outdoor education program.
Dan Randrup, Coordinator IV Outdoor Education	Over 10 years experience in outdoor education.	Responsible for designing the educational program, developing curriculum, and consulting with land conservation partners.
To be hired, Coordinator II Outdoor Education	At least five years of experience in outdoor education.	Responsible for the day-to-day management of the proposed program.
To be hired, Naturalists (12 total)	Bachelor's Degree, background in science and environmental stewardship.	Teach students about ecology and conservation, and develop evening programs including night hikes, campfire, and collaborate with land conservation partners.
Mamie Starr, Division Director, Operations	Over 25 years of experience in educational facilities operation; over 10 years of experience in environmental planning; and over eight years of experience as a city and county planner.	Responsible for all aspects of site development, and construction.
Scott Biedermann, Coordinator II, Research and Grant Development	Over five years of experience in education, including three years in grant development.	Responsible for all aspects of grant development, and fundraising for the project.

Attached are resumes and organizational charts involving key staff.

The following resumes and organizational charts are attached to the application:

- Mick Founts, Superintendent of Schools
- James Mousalimas, Assistant Superintendent, County Operated Schools and Programs
- Dan Randrup, Coordinator IV, Outdoor Education
- Mamie Starr, Division Director of Operations
- Scott Biedermann, Coordinator II, Research and Grant Development
- SJCOE organizational charts: General Overview, County Operated Schools and Programs, Outdoor Education, and Operations

### ***Community Engagement and Collaboration***

18) Describe collaborative efforts your organization has been engaged in with organizations and stakeholders either in the geographic region where the subject watershed lands are located or elsewhere (two pages or less).

SJCOE has a collaborative relationship with the Amador County Office of Education and local schools in the geographic region where the watershed lands are located. As previously stated, SJCOE operates numerous educational programs in Amador County. SJCOE is recognized as the educational leader in the region, and provides the following educational programs and services to Amador County:

- **Advancement Via Individual Determination (AVID):** Operated since 1995, and is designed to increase school-wide learning and performance by ensuring all students, especially traditionally underserved students in the middle, succeed in a rigorous curriculum. The regional AVID support team provides workshops and on-site coaching to assist schools and districts as they strive to become certified.
- **California Preschool Instructional Network:** Operated since 2005, and provides professional development and technical assistance to preschool teachers to ensure preschool children are ready for school.
- **California Regional Environmental Education Community Network:** Operated since 1991, and provides educators with access to high quality environmental education resources.
- **Foster Youth Services:** Operated since 2001, and is an educational advocacy program that provides a variety of education-related services to foster youth.
- **Mathematics Department:** Operated since 2006, and develops regional leadership in math, and implements local, State and Federal mathematics professional development initiatives.
- **Reading Implementation Center:** Operated since 2001, and provides teachers and administrators intensive, continuing professional development through the SB 472 and AB 430 programs.
- **Regional System of District and School Support:** Operated since 1994, and established to meet State and Federal requirements for a support system that would increase the opportunity for all students to meet academic content and achievement standards.
- **Teacher Development:** Operated since 1997, and provides a district intern and induction program for beginning teachers in order to attain a clear teaching credential.

By providing these educational programs in Amador County, SJCOE has developed a positive reputation and working relationships with many key stakeholders in the community where the watershed lands are located.

19) Describe your organization's most relevant experience soliciting stakeholder input on projects comparable to the transfer and permanent protection of land pursuant to Stewardship Council's land conservation program and process. Describe the approach that your organization would use to solicit stakeholder input and disseminate information to the public on proposed future activities or measures for, and management of, the subject watershed lands (two pages or less).

SJCOE's most relevant and recent experience in this area is acquiring The United States Federal Building and Post Office in 2008. With projects of this nature, SJCOE gathers public input to ensure the sustainability and relevance of the project. As previously mentioned, the building was converted into a high school Business Leadership Academy with office space leased to local businesses. The building is located in downtown Stockton, near local businesses, governmental offices, and adjacent to a city park. During the planning process of acquiring the facility, SJCOE held public information meetings with the agencies located near the facility, and/or had interest in the re-purposing of the facility to gain input on the project. From the public information meetings, SJCOE received the following public input: increase of traffic in the area with the proposed school, public access to the facility, cost of leasing office space, and an increase of youth in the downtown area. From this public input, SJCOE developed a phase approach to enrollment to mitigate traffic issues, leased the office space for \$.88 per square foot, which covers the cost of utilities and operating expenses, developed a docent program for the public, and has helped nearby agencies view the increase of youth in the area as economic opportunity. Currently, SJCOE has open houses of the facility, and disseminates information via newsletters and websites in order for the public to learn about the program, and to inform the public on what was done with their input.

In addition, SJCOE had stakeholder meetings with former State Senator Pat Johnson and Assembly Member Michael Machado to assist in acquiring the property from the Federal government. SJCOE also had meetings with the Stockton Cultural Heritage Board about the reconfiguration of the facility into a school site. The Board identified many aspects of the building that could not be modified, and SJCOE adhered to all guidelines to preserve the historical and cultural values of the building.

In regards to the proposed project, SJCOE will use the following methods to gather stakeholder input and disseminate information:

- Public information meetings regarding the project in Amador County, held at the Amador County Office of Education to gather public input.
- A mailer will be sent to nearby property owners of the proposed project with information about the project, and informing them of upcoming public information meetings.
- Printed public information available at SJCOE and local agencies in Amador County, including the Amador County Office of Education, land conservation partner agencies, and other local agencies about the project and its progress.
- Posting information about the project including plans and updates on the SJCOE website.

- All posting and circulation requirements of the CEQA process will be followed by SJCOE.

SJCOE will use the public input to refine and modify project plans. From previous projects of this nature, SJCOE knows to be successful with this endeavor, it will need the support of the public.

### ***Legal Compliance and Best Practices***

20) Describe what best practices, standards, or guiding principles your organization uses to ensure all operations are legally and ethically sound and in the public interest. Please attach a copy of your organization's written conflict of interest policy, if one exists (one page or less).

The guiding principles of SJCOE are its board policies, which include the following guidelines: philosophy, goals, community relations, administration, business practice, students, instruction and board bylaws. The board policies are dictated by California Education Code, California Law and are consistent with the jurisdiction requirements in San Joaquin County. These policies ensure our operations are legally and ethically sound and in the best interest of the public. Attached is SJCOE's conflict of interest, board policy SP 2300, AR 2300, and E 2300.

21) Not applicable to this application.

22) Has your organization made provisions for another organization to assume ownership and management responsibilities for your assets in the event that your organization is unable to continue operations? (one page or less).

The California legislature established county offices of education in 1852 with the enactment of the Common School Act. SJCOE has been in operation for over 150 years, and is fiscally solvent. If for some unforeseen reason, SJCOE were unable to continue operations, all property would revert to the State of California.

23) Describe any current violations of law associated with your organization (one page or less).

SJCOE has no current or past violations of law.

24) Please indicate if any applicable law or policy precludes your organization from accepting a conservation easement on the watershed lands for which you are seeking fee title. If so, indicate what form of satisfactory assurance you propose to offer instead (one page or less).

There is no law or policy which precludes SJCOE from accepting a conservation easement on the watershed lands.

### ***Conflict of Interest Disclosure***

25) To assist the Stewardship Council in evaluating whether any actual or potential conflicts of interest may arise, please include a disclosure of any personal or financial relationships of which you are aware between (a) your organization and its members, trustees, directors, officers or stakeholders, and (b) a member of the Stewardship Council's board, his or her family members,



or the board member's constituent organization. The existence of such a relationship may or may not require the affected board member to refrain from participating in the consideration of any land transaction in which your organization is involved.

SJCOE has no conflict of interests regarding obtaining fee simple title for North Fork Mokelumne River planning units.

## ***PART II- Land Stewardship Information***

### ***Land Interests Sought***

26) Please identify the specific parcel(s) or portions of parcels that your organization is interested in receiving fee title. Please refer to the background information packet for parcel identification numbers and approximate acreage (one page or less).

SJCOE is interested in the following parcels:

- Parcel 996: 4 acres in the southwest portion and 36 acres in the northwest portion.
- Parcel 997: 23.8 acres in the northwest portion. This portion of the parcel has open space with lightly wooded areas. The outdoor school will be constructed on the flat land of the parcel.

Both of these parcels are located near Lake Tabeaud. Attached to the proposal are two maps provided to SJCOE by the Stewardship Council identifying the specific portions of the parcels.

27) Please indicate if the transfer of the watershed lands identified above would require a lot line adjustment, boundary survey, or legal parcel split. Please describe any proposed lot line adjustment, boundary survey, or parcel split and indicate why the proposed measure is necessary and how the proposed lot line adjustment or parcel split would contribute to the preservation and enhancement of the BPVs. Please include these costs in your organization's budget and funding plan and indicate if your organization would contribute funds for these costs (one page or less).

The transfer of the watershed lands to SJCOE would require a boundary survey. Since both parcels are located outside of the FERC boundary, the property has not been surveyed. The boundary survey will determine the boundaries and significant features of the property. Based on available information from the Amador County Planning Department, the identified parcels need to be surveyed and divided. As a public agency, SJCOE is able to acquire property based on a record of survey without going through a division of land process that would create legal parcels.

28) Please provide an overview of your organization's internal process for approving the acquisition of, and completing the transaction associated with, real property (one page or less).

SJCOE's internal process for approving the acquisition of, and completing the transaction associated with real property is outlined in our Policy 3280. This policy on real property states, "Lease purchases, purchases, or sale agreements shall be subjected to Superintendent's approval" (Attached to the proposal is SP 3280). As stated in our policy, the Superintendent is responsible for approving any lease or land purchase. The Deputy Superintendent of Business reviews the

project budget for feasibility. Once approved by the Superintendent, the County Board of Education adopts a resolution accepting dedication of the property to complete the land transaction. The internal process for approving a transaction on real property is compact and efficient.

***Baseline and Enhanced Land Management***

29) Please describe baseline and enhanced management activities or practices identified in your organization's proposed budget and funding plan (six pages or less).

a) Please describe baseline and enhanced management activities or practices identified in your organization's proposed project budget and funding plan.

All proposed activities will be conducted in coordination with PG&E, the Stewardship Council, and FERC licensing requirements. The proposed development of an outdoor school will achieve baseline and enhanced management of the watershed lands. Baseline activities include: SJCOE will regularly patrol the parcels until the construction of the school to manage trespassing issues, the current grazing lease, reduce excessive brush for fire prevention, noxious weed eradication, install/repair fencing around the parcels, and install and maintain no trespassing signage. The fire prevention measures, noxious weed eradication, fencing repairs and signage will be an ongoing annual activity. Once the school is completed, the onsite personnel will be responsible for the security and general maintenance of the school.

Enhanced management activities include: conducting a boundary survey to identify property boundaries and significant features, and an expanded initial study for a mitigated negative declaration or an Environmental Impact Report (EIR), which satisfies CEQA obligations. The expanded initial study will examine the following resources: biological, wildlife, cultural, agricultural use, forestry, developmental constraints, traffic mitigation, etc. The results of the study will be used to develop management plans to enhance and preserve the beneficial public values. These plans include: wildlife and habitat management plan, noxious weed management plan, forest management plan, fire prevention management plan, rangeland management plan, and cultural resources management plan. Management plans will be developed in collaboration with land conservation partners, and will be updated annually.

b) How the proposed enhanced management activities would contribute to the management objectives for the planning unit listed in Volume II of the Land Conservation Plan and the Recommended Priority Measures.

The proposed enhanced management activities will contribute to achieving the management objectives outlined in Volume II of the LCP and recommended priority measures. Each identified management plan will be developed in conjunction with other management plans.

## **Beneficial Public Values**

### **Protection of the Natural Habitat of Fish, Wildlife and Plants**

SJCOE will conduct an expanded initial survey to identify the biological resources on the parcels. In addition, SJCOE will research biological resource studies conducted on the area for the Mokelumne Project FERC relicensing. While these parcels were not included in the studies, the identified parcels surround and/or intersect the FERC boundaries, which means the parcels contain similar resources (refer to attached map of the parcels). Plans to be developed: wildlife and habitat management plans, and noxious weed management plan. These measures are aligned with recommendations from LCP Volume II (UM-14).

SJCOE will collaborate with local organizations, colleges and universities for habitat enhancement, restoration, and protection activities. SJCOE will also support future efforts of the Upper Mokelumne River Watershed Authority to preserve water quality, water supply, and the environment of the watershed.

### **Preservation of Open Space**

The Stewardship Council will identify an organization to hold a conservation easement on the property to ensure the preservation of the parcels. The construction of the outdoor school will be on approximately 10 acres of parcel 997. This will be the only construction project on the parcels in an effort to preserve open space. The construction of the facility will be done in an environmentally conscientious manner and will not decrease the scenic quality of the viewsheds. This measure is aligned with recommendations from LCP Volume II (UM-17).

### **Outdoor Recreation by the General Public**

The addition of an outdoor school on the parcels will provide more outdoor recreation activities in the area, specifically for youth. Example activities include: hikes, learning about Native American history and culture, Mokelumne Coast to Crest Trail, wildlife and habitat of the foothills, and Lake Tabeaud ecology. The outdoor school will educate a diverse student population from San Joaquin, Amador and Calaveras counties on resources located on the parcels. Additionally, the general public will have access to the school on select weekends during the school year and during summer months. These measures are aligned with recommendations from LCP Volume II (UM 20-21).

### **Sustainable Forestry**

According to the LCP Volume II, the identified parcels are managed under a Salvage/Stand Improvement prescription, which means the land is managed for uses other than sustained timber production (UM-22). SJCOE will incorporate this management prescription into its forest management plan. CAL FIRE, a land conservation partner on the project, will assist with the development of a forest management plan for the parcels by examining the existing forest inventory data and other related information. In addition, the Amador Fire Safe Council will assist with the development of a fire plan, which will include a fuels management plan, as the parcels are located in a fire-prone area. These plans would be developed in coordination with

nearby property owners. Plans to be developed: forest and fire/fuels reduction management plan. This measure is aligned with recommendations from LCP Volume II (UM-17).

### **Agricultural Uses**

The expanded initial study will identify the baseline conditions of agricultural uses on the parcels to develop a rangeland management plan. Parcel 997 currently has a grazing lease, which SJCOE will honor. Animal grazing will be an integral part of SJCOE's fire and habitat management plans. Animal grazing has been proven to have many land benefits. These benefits include: control of invasive weeds, maintain land, reduce erosion, clear fire-prone grasses, and is an environmentally friendly practice. SJCOE will develop a rangeland management plan for grazing on the parcels for the primary purpose of clearing fire-prone grasses, and noxious weed abatement. SJCOE may also bring animals (goats, horses and donkeys) from its Durham Ferry Outdoor Education Center for grazing purposes. Plan to be developed: rangeland management plan. This measure is aligned with recommendations from LCP Volume II (UM-17).

### **Preservation of Historic Values**

The expanded initial study will identify the cultural resources located on the parcel. The California Valley Miwok Tribe and Buena Vista Rancheria will serve as land conservation partners on the project and will assist with the integration of Native American history and cultural activities into the curriculum at the outdoor school. The tribes will also assist SJCOE in identifying cultural sites located on the parcels and surrounding area for educational purposes and protection. Plan to be developed: cultural resources management plan. This measure is aligned with recommendations from LCP Volume II (UM-18-19).

c) How the proposed enhanced management activities differ from current management by PG&E.

The current management practices implemented on the parcels by PG&E consist of a Salvage/Stand Improvement prescription for forestry and a grazing lease. The parcels are outside of the FERC boundary and have not been surveyed. Under the ownership of SJCOE, the parcels will be surveyed, management plans will be developed to enhance and preserve the lands, and the youth and public will have greater access to the land.

d) How the proposed baseline and enhanced land management activities would potentially impact public use of the watershed lands and any existing economic uses.

As a result of the proposed baseline and enhanced management activities, the public will have greater use of the parcels. The outdoor school will be a public school, serving fifth and sixth grade students from throughout the region. The facility will be available to the public for use on select weekends during the school year and during summer months. The rent for the facility will be minimal (covering only operational costs), which will ensure access. Currently, there is little to no public use of the lands. This project will provide the public the opportunity to have access to the lands.

The activities will not have an impact on the existing economic uses of the lands. SJCOE will honor the grazing lease, which is a beneficial practice for fire prevention. There are no other economic uses of the land, as it is not managed for sustained timber production because there are only fragmented forest strands on the parcels.

e) The timeline for when your organization would incur costs associated with the proposed enhanced management activities.

SJCOE will not incur costs associated with the proposed enhanced management activities until receiving fee title on the parcels.

f) How the proposed enhanced management activities would reflect applicable land management best practices.

The proposed management activities reflect land management best practices because activities ensure the preservation and sustainable use of the parcels. SJCOE will develop management plans to preserve and enhance the lands for greater public benefit. The plans will be developed in an interdisciplinary manner by collaborating with local agencies and the public for program relevancy.

### ***Physical Enhancements/Capital Improvements***

30) Please describe and explain any proposed physical enhancements or capital improvements identified by your organization and include these costs in your organization's proposed project budget and funding plan. Specifically, please describe how the proposed physical enhancements or capital improvements would contribute to the objectives listed in Volume II of the Land Conservation Plan and Recommended Priority Measures for the planning unit. Please also include a timeline for when your organization anticipates incurring one-time costs and ongoing annual costs associated with proposed physical enhancements or capital improvements, taking into account satisfaction of all applicable regulatory requirements, including CEQA and NEPA (four pages or less).

SJCOE will construct the San Joaquin Outdoor Regional School on parcel 997 (refer to attached maps of the school). There is a substantial amount of flat land on the parcel to construct the school site. The school site will consist of the following:

- Main assembly room (4,200 sq. ft.): Contains a main hall with a kitchen and observatory deck.
- Office building (1,400 sq. ft.): Office building with five offices, an open work area, and a conference room.
- Classroom building (1,000 sq. ft.): Five classroom buildings with the capacity of 45 students per building.
- Naturalist dorms (900 sq. ft.): Three dorm buildings with the capacity of four naturalists per dorm.
- Student cabins (800 sq. ft.): Ten cabins with the capacity of 20 students and two cabin leaders per cabin.
- Central restroom facility (600 sq. ft.): Two restroom facilities, including showers.

- Director's cabin (1,200 sq. ft.): Three bedrooms, one bathroom cabin for the director and his/her family located at the school.
- Entrance/Welcome Center (400 sq. ft.): Welcome center located at the entrance of the camp.
- Custodial building (1,200 sq. ft.): Workshop and storage facility for the school.
- Parking: There will be a parking area at the facility for 12-15 cars and two buses.
- Access roads: There will be access roads to the parking and pathways between the buildings. The roads will be large enough to drive between the buildings for servicing needs.

The construction of the school will occur in four phases over the course of six years. SJCOE will begin incurring costs associated with the project once it receives fee title. Construction activities will be one-time costs with operational costs being ongoing annual costs. The following table illustrates each phase of the project.

## Phases and Tasks

### Phase I: Acquisition and Planning

Task #	Task
I-1	Approval of planning budget.
I-2	Record of survey and property boundaries marked.
I-3	Acquisition of fee title.
I-4	Establish relationship with existing lessee.
I-5	Install and/or repair boundary fencing (as needed).
I-6	Expanded initial study.
I-7	Development of the following plans: site, grading, traffic, storm water pollution/prevention, solid waste disposal, liquid waste disposal, environmental health, potable water, fire suppression, irrigation, agricultural use, and alternative energy sources.
I-8	Access plans in coordination with PG&E and Amador County.
I-9	Development of management plans: wildlife and habitat, noxious weed, fire/fuel reduction, rangeland and cultural resources.
I-10	Completion of Mitigated Negative Declaration or EIR.
I-11	Amador County Planning Department use permit process and/or public information process.
I-12	Completion and approval of the following plans: site, grading, traffic, storm water pollution/prevention, solid waste disposal, liquid waste disposal, environmental health, potable water, fire suppression, irrigation, agricultural use, and alternative energy sources.
I-13	Application for any applicable Federal, State, local or private funding.
I-14	Approval of construction and operational budgets.

The timeline for completion of Phase I is approximately three years.

**Phase II: Bidding Process**

<b>Task #</b>	<b>Task</b>
II-1	Survey staking for facilities.
II-2	Construction bid process.
II-3	Award of contracts and establish construction schedule.

The timeline for completion of Phase II is approximately one year.

**Phase III: Construction**

<b>Task #</b>	<b>Task</b>
III-1	Storm water mitigation.
III-2	Installation of electric power supply.
III-3	Installation of well and septic systems.
III-4	Road improvements.
III-5	Site grading.
III-6	Installation of underground systems.
III-7	Construction of facilities.
III-8	Facility fencing.
III-9	Finish grading, paving and concrete work.
III-10	Completion of landscaping.
III-11	Other fire suppression measures.
III-12	Installation of propane tanks.
III-13	Installation of alternative energy systems.
III-14	Installation of furniture and equipment.
III-15	Facility commissioning.
III-16	Occupancy approvals.

The timeline for completion of Phase III is approximately two years.

**Phase IV: Operational**

IV-1	Annual facility open house for the public.
IV-2	Develop camp schedule.
IV-3	Develop joint use schedule.
IV-4	Update management plans to coordinate with operational plans.
IV-5	Occupy school.
IV-6	Ongoing monitoring of management plans.

The timeline for Phase IV is ongoing.

The proposed physical enhancements are aligned with the LCP Volume II, outdoor recreation objective. The objective states, “The Stewardship Council looks to enhance these opportunities by recommending facility enhancements and additions as well as supporting future trail development efforts. We recommend enhancements focused on additional restroom, trail and signage facilities, increased opportunities for youth education and recreation” (UM-25). The development of an outdoor school will be an addition to the parcels and will increase the

opportunity for youth education and public access to the school for educational opportunities hosted by other agencies during select weekends during the school year and during summer months. The rental fee will be minimal to ensure public access.

The outdoor school will serve approximately 200 fifth and sixth grade students each week of the school year. Accompanying the students each week are about 20 teachers, and 20-25 high school students who serve as cabin leaders. The school year is comprised of 35-36 weeks (September-May). There are two options being explored for transporting the students to the school. The first option is to transport students directly to the school through the Lake Tabeaud day use area, and Amador Lane. The second option is to use the Lake Tabeaud day use area as a staging area for the school. Buses will drop off students, teachers, and cabin leaders at the day use area, and they will walk to the school. Two vans will transport the luggage to the camp. SJCOE will coordinate with PG&E for access to the day use area and roads.

The following is the proposed staff for the outdoor school:

- The administrative coordinator will be responsible for the outdoor school budget, staffing, transportation, community presentations, and scheduling of schools. The coordinator is housed at SJCOE.
- The site coordinator will be responsible for the day-to-day management and operation of the school. The coordinator will reside at the school year-round. Also, the coordinator will hold a clear administrative and teaching credential.
- The naturalists will be responsible for teaching the students about the foothill environment. This will include: pioneer history, hikes, environmental stewardship, Native American history and cultural activities, wildlife habitats, etc. Every naturalist will have a Bachelor's Degree preferably specializing in biology, environmental science, and education. The naturalists will reside at the school during the school year.
- Two custodians will be hired to clean-up and maintain the school. The custodians will either live onsite or commute.

The following is the proposed temporary staff for the outdoor school:

- Teachers will play an integral role in the outdoor school. Teachers will contribute significantly by maintaining a safe and positive learning atmosphere as students' transition from the indoor to outdoor classroom. Teachers' familiarity with their students, families and schools will enable them to act as a liaison. Teachers fulfill a number of duties including supervising recess, facilitating "Teacher Time," completing daily cabin checks, accompanying naturalists and students on hikes and other activities.
- The cabin leaders, who are high school students, will be responsible for the safety and well-being of a cabin group. They will supervise shower and mealtimes, work with their group to create, rehearse and perform a skit and assist naturalists on trail.

\*Teachers and cabin leaders change from week to week.

Activities at the outdoor school will include, but not be limited to the following:

- Day and evening nature hikes (mining trails and Mokelumne Coast to Crest Trail).
- Native American history, cultural activities, and reconstruction of a tribal village.
- Exploring Lake Tabeaud aquatic and riparian habitats (SJCOE will coordinate access of the lake with PG&E). Per PG&E, there will be no swimming at the lake.



- Conservation, ecology, wildlife, botanical and geology lessons.
- Leadership activities.

### ***Land Conservation Partners and Youth Opportunities***

31) Has your organization identified any potential land conservation partners to be involved in any of the proposed management or enhancement activities, including youth-related activities? If so, please name and describe their proposed role(s) and responsibilities (one page or less).

SJCOE is developing collaborative partnerships with organizations and key stakeholders in the geographic region of the watershed. The following is a list of partner organizations with a description of the services provided to the project.

#### **Amador Fire Safe Council (AFSC)**

- Assist SJCOE in developing a fire plan for the outdoor school.
- Assist SJCOE in setting priorities for the treatment of hazardous fuels.
- AFSC will conduct hazard fuel reduction projects at the school.
- Provide educational workshops and materials on fire safety and preparedness.
- Provide information on maintaining a fire safe property with fire resistant plants, defensible space, and evacuation plans.
- Familiarize SJCOE with county wildlife protection plans.

#### **California Valley Miwok Tribe**

- Consult with SJCOE on the integration of the Miwok history and culture into the program curriculum.
- Consult on the development of a cultural resources management plan.
- Provide presentations during the program for students at the school.
- Provide SJCOE with examples of traditional Miwok activities.

#### **Mokelumne Coast to Crest Trail**

- Access to outdoor education opportunities on the trail.

#### **Buena Vista Rancheria Me-Wuk Indians**

- Consult with SJCOE on the integration of the Me-Wuk history and culture into the program curriculum.
- Provide presentations during the program for students at the facility or at the Buena Vista Rancheria.
- Coordinate with SJCOE in conducting cultural resource measures on the identified parcels.
- Provide SJCOE with examples of traditional Me-Wuk activities.

#### **CAL FIRE: California Department of Forestry and Fire Protection**

- Development of forest management plans.
- Advise on sustainable forestry practices.

SJCOE is in the process of developing additional land conservation partners in support of the project.

32) Does your organization have previous experience working with the proposed land conservation partner organization(s)? Please describe (one page or less).

SJCOE does not have previous experience in working with the aforementioned land conservation partners. However, SJCOE has a history in developing partnerships with organizations to ensure the success and sustainability of its projects.

33) Please provide a letter from the executive director or equivalent officer of each organization identified as a potential land conservation partner indicating the organization's committed interest in pursuing activities and responsibilities identified.

Attached to the proposal are letters of support from the identified land conservation partners.

### ***Public Input***

34) Please describe how your organization has considered public input provided to the Stewardship Council to date in the development of this proposal (one page).

SJCOE has considered the public input provided to the Stewardship Council by attending meetings regarding the planning units. At these meetings, SJCOE was able to meet other parties interested in the planning units from Amador and Calaveras counties, and hear their concerns and comments about the proposed San Joaquin Regional Outdoor School. Thus far, all agencies have been receptive to the project and want to learn more about it. In addition, SJCOE reviewed the comments and responses on the Upper Mokelumne River Watershed from Land Conservation Plan Volume II, and Addendum I. As a result of the review, SJCOE will take into account the following input in the design and implementation of the project.

- SJCOE is developing a fire management plan in collaboration with our land conservation partners for the parcels due to the fire danger in the area (Randy and Kim Berg comment, UM-29).
- SJCOE will develop a noxious weed management plan for the parcels (Randy and Kim Berg comment, UM-29).
- SJCOE will honor the grazing lease on parcel 997 as it does reduce the risk of fire and supports local agricultural operations (Jimmie Cueno, Addendum 1, UM-12).
- SJCOE will have staff living at the camp, who will monitor the area to ensure no vandalism or illegal activity occurs on the parcels (Randy and Kim Berg comment, UM-29).
- Any new trails will be located away from Lake Tabeaud to ensure water quality (Amador Water Agency, UM-24).

### ***Budget and Funding Plan***

35) Please use the Excel template provided to develop and present a proposed preliminary budget and funding plan within the following categories: transaction costs; one-time and ongoing

baseline land ownership and management activities; and one-time and ongoing costs related to enhancement of the BPVs.

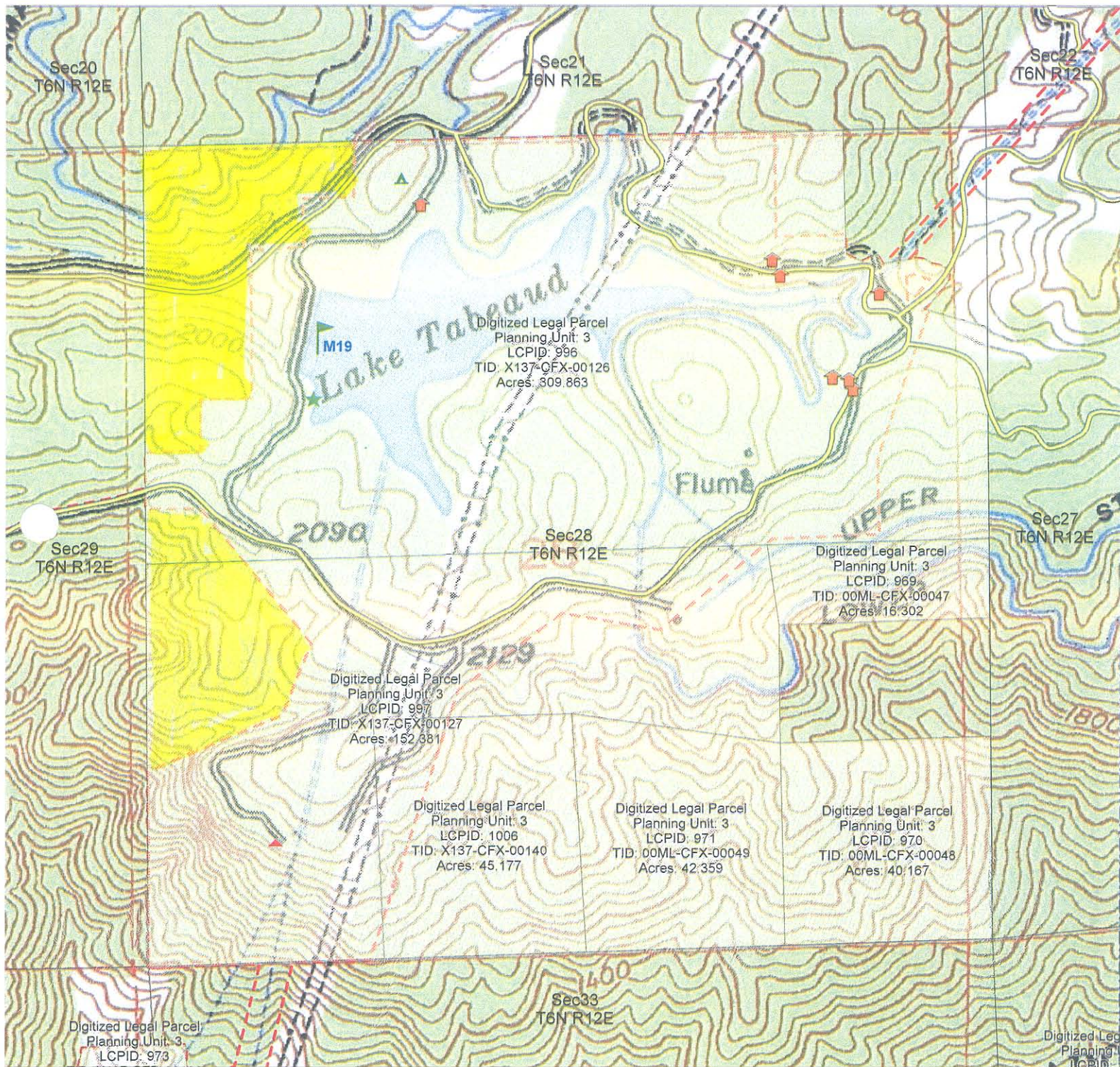
Attached to the proposal is the proposed preliminary budget and funding plan.

***Part III-Supporting Documentation***

- 1) Internal Revenue Service Determination Letter
- 2) Letter from the executive director or equivalent officer of your organization approving the submission of the land stewardship proposal and the organization's participation in the Stewardship Council's land conservation process for the subject planning unit.
- 3) Operating Budget (current year)
- 4) Financial Statements for the past three years

Supporting documentation for the above questions is attached to the proposal.









## **BUSINESS AND NON-INSTRUCTIONAL OPERATIONS**

### **Real Property**

It is the responsibility of the Superintendent and Board to provide students and staff a suitable, safe and healthful environment. Therefore, it is the policy of the Superintendent that adequate and appropriate real property be provided to meet the housing needs for the programs and services of the County Office of Education.

The Superintendent assigns responsibility to the Deputy Superintendent for Business Services to develop and implement procedures that will compliance with all laws, codes and regulations. Lease purchases, purchases, or sale agreements shall be subjected to Superintendent's approval. Lease agreements involving a period of one year or more may be subject to Board approval.

Title to real property is held jointly by the Board and the Superintendent, collectively referred to as the San Joaquin County Office of Education.

*cf:* 0410 Health and Safety  
3710 Maintenance and Operations  
3810 Safety in the Workplace  
Board Rule 104.19

### **Legal Reference:**

#### **EDUCATION CODE**

8469.5 Use of facilities or grounds for school age child care  
17722 Approval of new facilities  
39015 Acquisition of property not utilized as school site; nonuse payments; exemptions  
39030 Surplus property  
39290 Conveyances to and from school districts  
39295-39299 Advisory committees for use of excess school facilities  
39305 Right of district to lease property under lease providing for construction of building  
39333 Lease of surplus district property  
39360-39383 Sale or lease of real property  
39440-39452 Joint Occupancy  
39479-39478 Joint use of district facilities  
40043 Groups which may use school facilities without charge; charges for use by other groups

#### **GOVERNMENT CODE**

54222 Offer to sell or lease property  
CA State Constitution Article I, Section 28 (c)



# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION



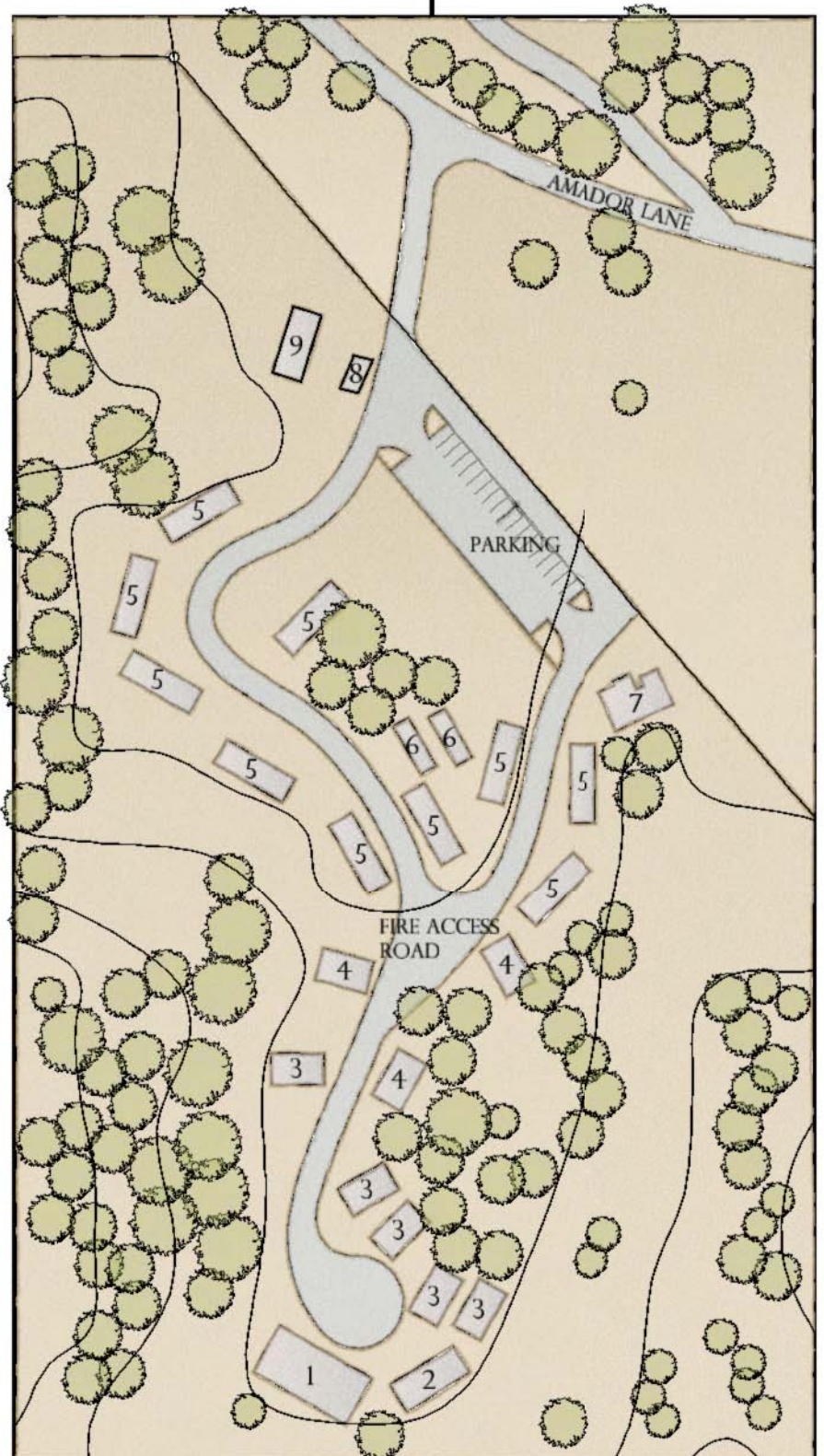
KEY PLAN



NO SCALE

## BUILDING LIST

1. MAIN ASSEMBLY BUILDING
2. OFFICE BUILDING
3. CLASSROOMS
4. NATURALIST DORMS
5. STUDENT CABINS
6. CENTRAL RESTROOM FACILITY
7. DIRECTOR'S CABIN
8. ENTRANCE / WELCOME CENTER
9. CUSTODIAL BUILDING



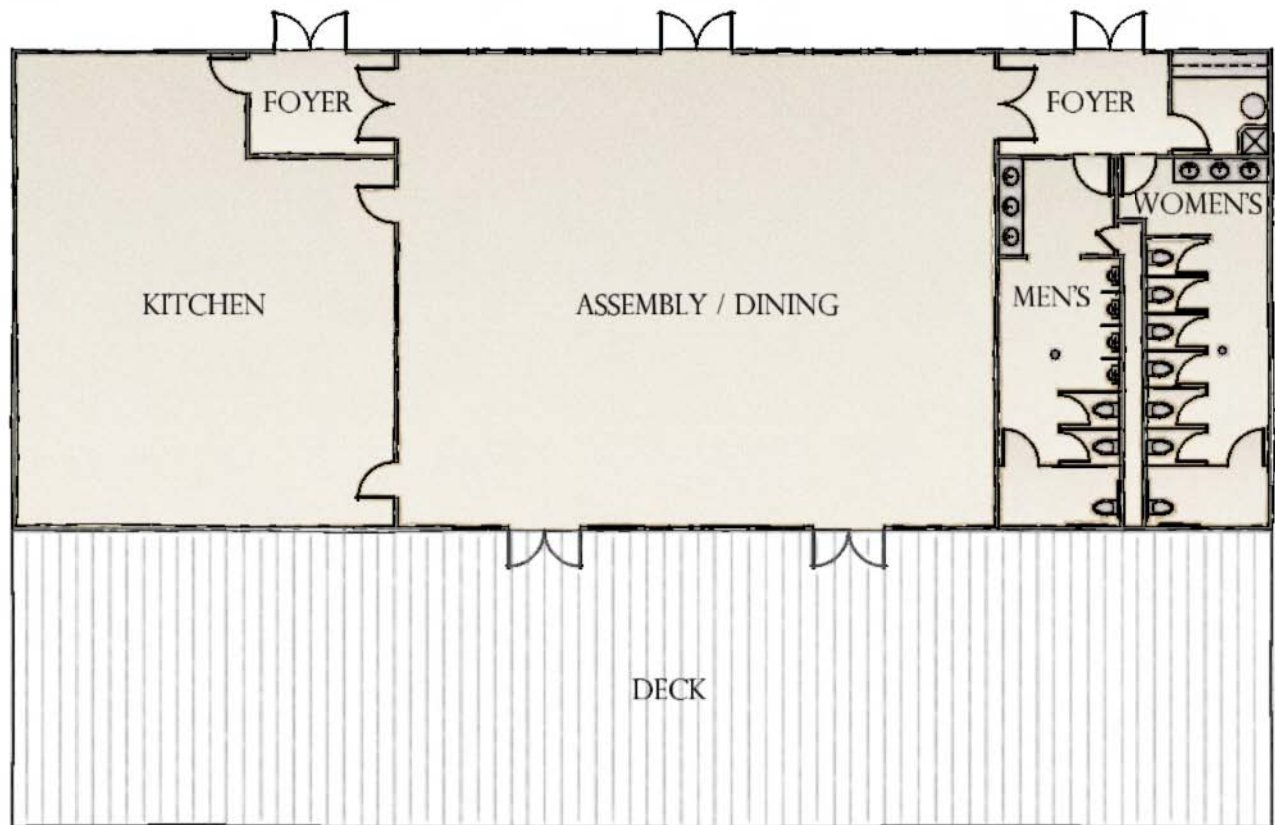
ENLARGED SITE AREA



NO SCALE

# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

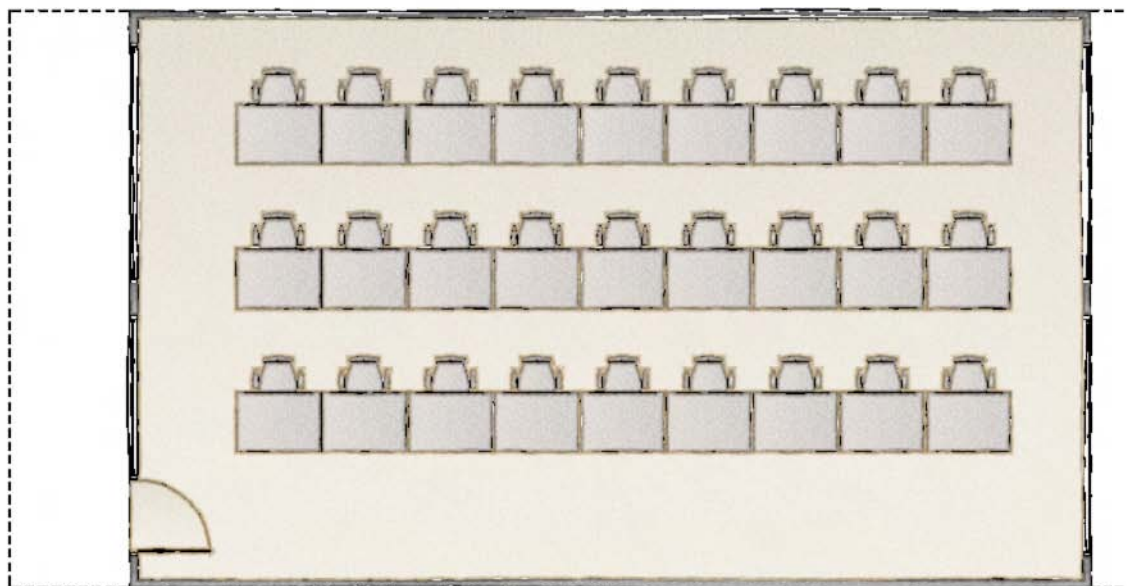


## MAIN ASSEMBLY BUILDING

TYPICAL OF 1 (250 OCCUPANTS / DINING: 130 OCCUPANTS)

APPROX. 4,200 SQ. FT.

SCALE: 1/16" = 1'-0"



## CLASSROOM

TYPICAL OF 5 (45 OCCUPANTS)

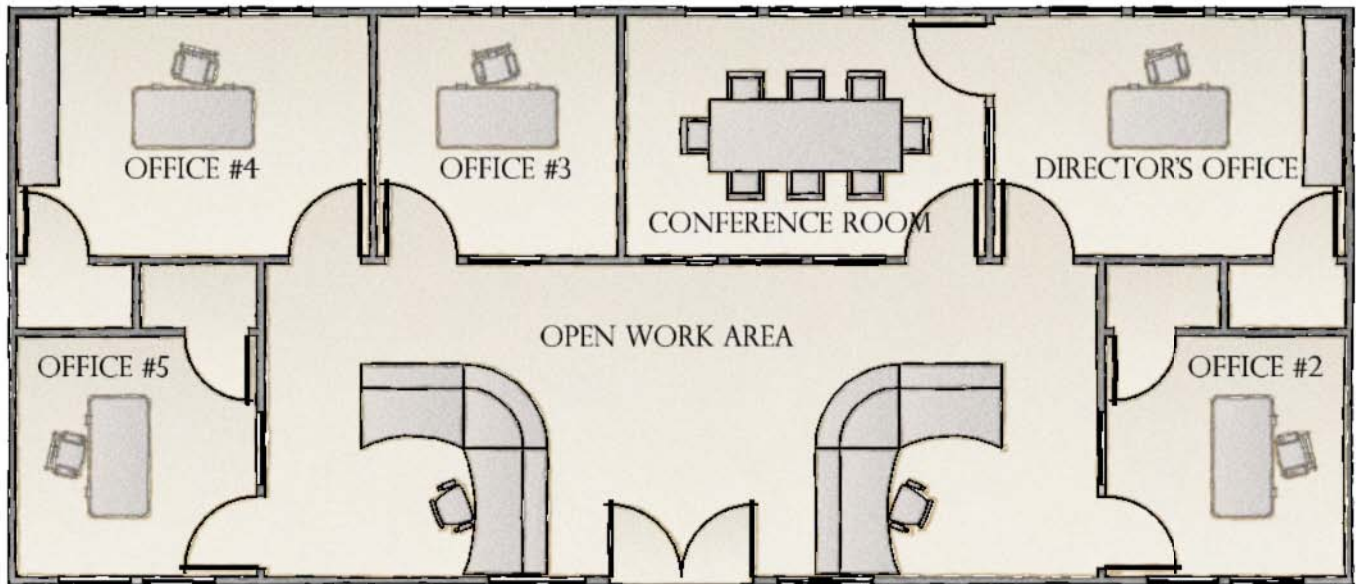
APPROX. 1,000 SQ. FT.

SCALE: 1/8" = 1'-0"



# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

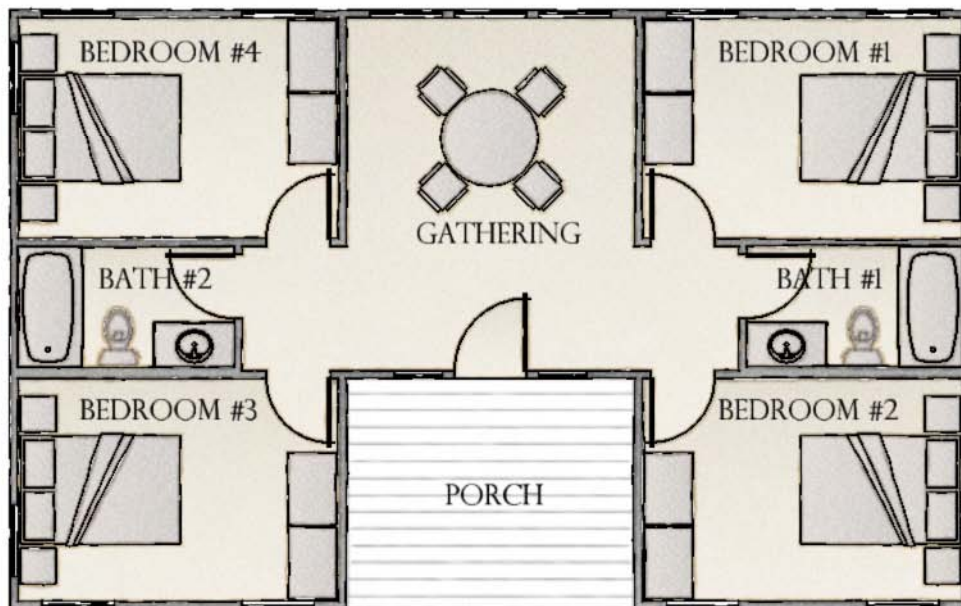


## OFFICE BUILDING

TYPICAL OF 1 (22 OCCUPANTS)

APPROX. 1,400 SQ. FT.

SCALE: 1/8" = 1'-0"



## NATURALIST DORM

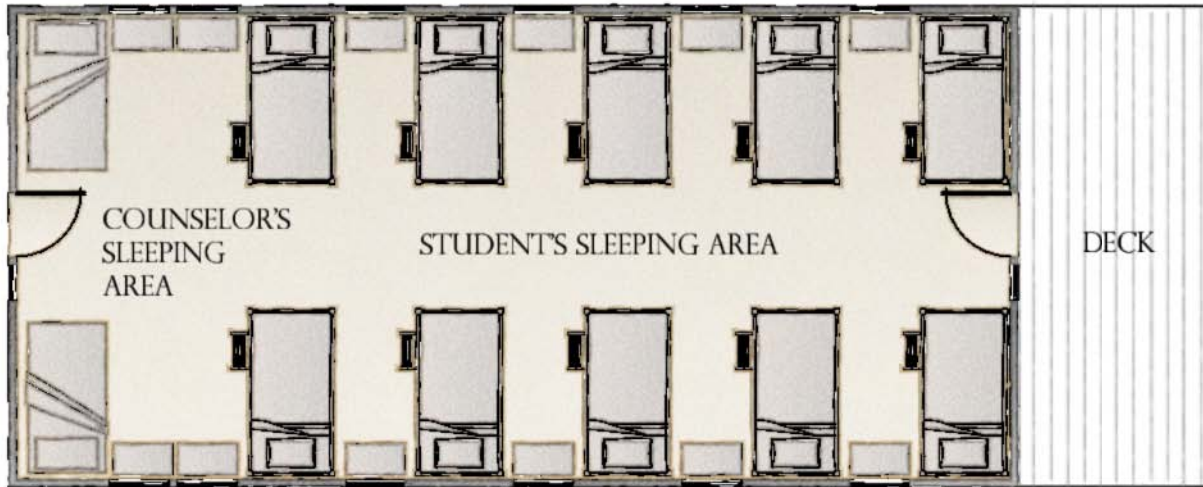
TYPICAL OF 3 (4 OCCUPANTS)

APPROX. 900 SQ. FT.

SCALE: 1/8" = 1'-0"

# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

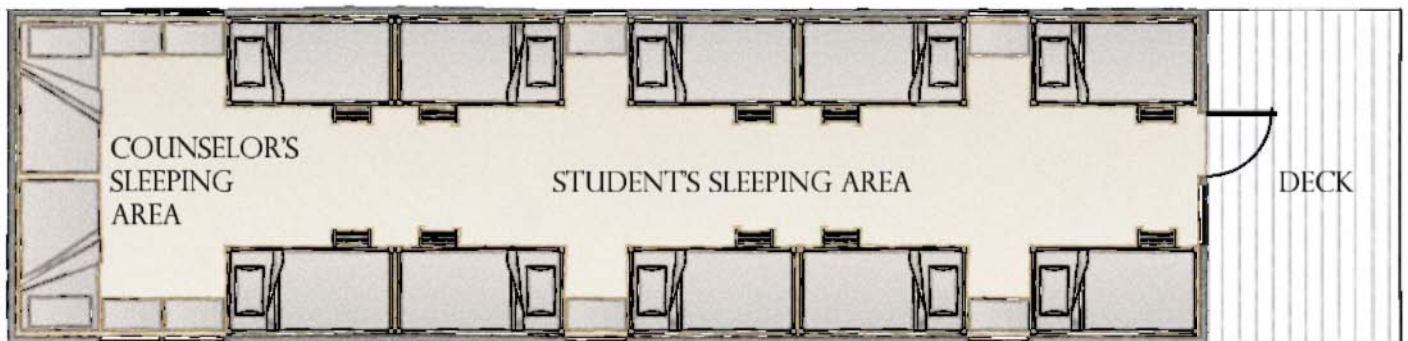


## STUDENT CABINS - OPTION #1

TYPICAL OF 10 (20 STUDENTS + 2 COUNSELORS)

APPROX. 840 SQ. FT.

SCALE: 1/8" = 1'-0"



## STUDENT CABINS - OPTION #2

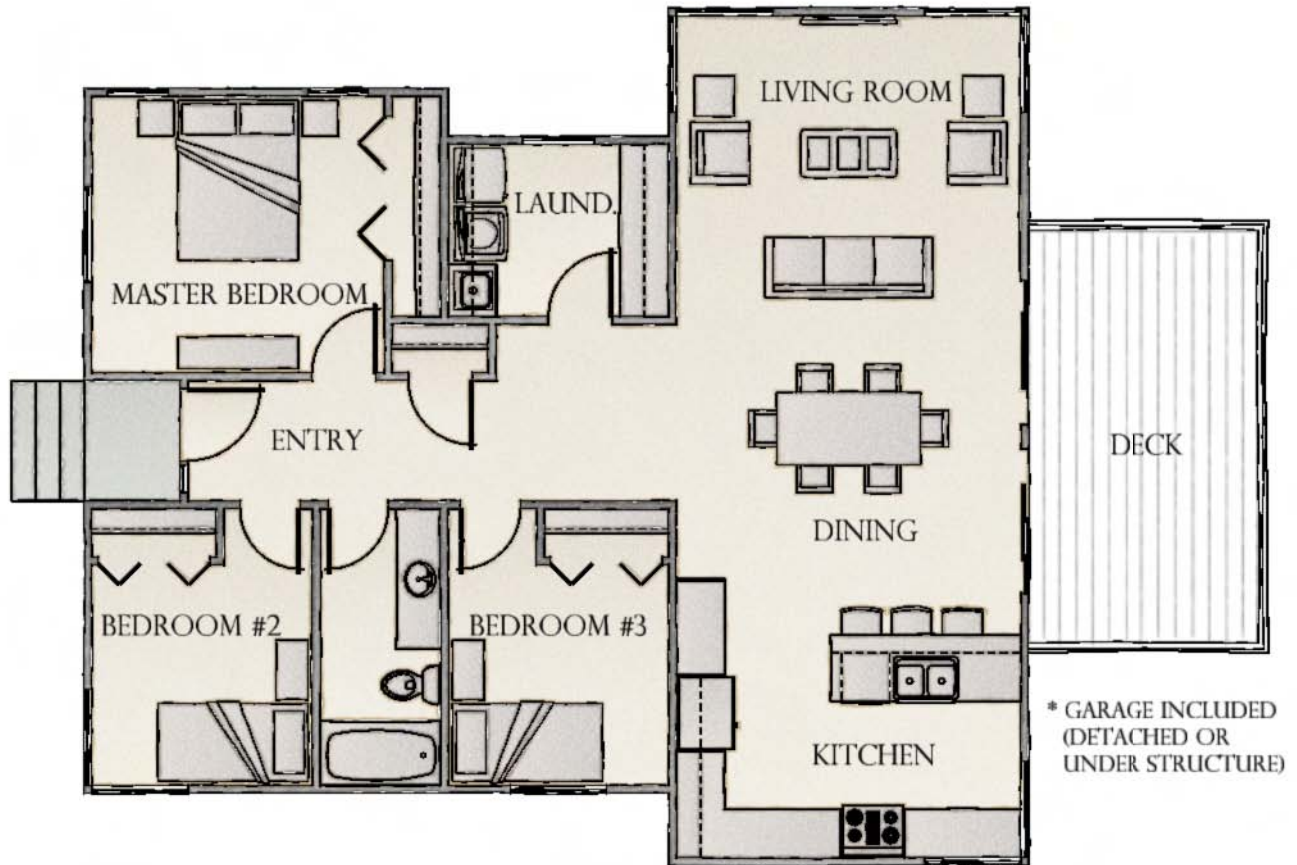
TYPICAL OF 10 (20 STUDENTS + 2 COUNSELORS)

APPROX. 700 SQ. FT.

SCALE: 1/8" = 1'-0"

# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION



DIRECTOR'S CABIN

TYPICAL OF 1 (3 - 4 OCCUPANTS)

APPROX. 1,200 SQ. FT.

SCALE: 1/8" = 1'-0"



# Amador Fire Safe Council

*Public and Private Partners Working Together to Create a "Fire Safe Amador County"*

July 1, 2010

Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, California 95814

Re: San Joaquin County Office of Education Stewardship Council Land Proposal, Amador County

The mission of the Amador Fire Safe Council is to protect the people of Amador County and their property from the catastrophic effects of wildfire through education, cooperation, innovation and action. Our goals are to promote a healthy forest, improve air and water quality, reduce the potential for fire loss damage, reduce dangerous fuel loads, and educate the public.

We are writing to express our strong support for the San Joaquin County Office of Education (SJCOE) Stewardship Council Land Proposal to establish an outdoor education camp for elementary students of San Joaquin, Amador and Calaveras counties.

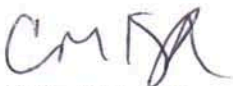
In support of this endeavor, the Amador Fire Safe Council (AFSC) will serve as a land conservation partner. Recognizing that SJCOE is not located in our mountain county, we will educate and familiarize their organization with county wildfire protection plans. The AFSC will provide SJCOE with the following services:

1. Assist SJCOE in developing a fire plan for the outdoor education camp, setting priorities for treatment of hazardous fuels.
2. As funding becomes available, AFSC will conduct hazard fuel reduction projects at the camp.
3. Provide educational workshops and materials for SJCOE camp staff on wildland fire safety and preparedness.
4. Provide SJCOE with information on maintaining a fire safe property with fire resistant plants, defensible space, and evacuation plans.

AFSC is looks forward to SJCOE joining our community and providing elementary students the opportunity to explore our majestic foothills. With our support, we will ensure SJCOE is prepared for wildland fire safety issues in order to offer students a safe learning environment.

Please contact me if you require additional information.

Sincerely,



Cathy M. Koos Breazeal  
Executive Director



**California Valley Miwok Tribe, California**

(formerly the Sheep Ranch Rancheria of Me-Wuk Indians of California)

11178 Sheep Ranch Rd. (Sheep Ranch) - Mountain Ranch, California 95246

Administration: 1231 E. Hazelton Ave. - Stockton California 95205

209-728-8726

{ [www.californiavalleymiwok.com](http://www.californiavalleymiwok.com) }

June 30, 2010

Pacific Forest and Watershed Lands Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

Dear Stewardship Council:

The California Valley Miwok Tribe is proud to partner with the San Joaquin County Office of Education (SJCOE) as a Land Conservation Partner in their Stewardship Council Land Proposal. SJCOE is developing an outdoor education program for fifth and sixth grade students from San Joaquin County, and Region 6, which includes Amador and Calaveras counties.

The proposed outdoor education program will consist of five-days, where students will visit and learn about many habitats unique to the foothill environment, including: forestry, Lake Tableaud ecosystems, pioneer history, and Native American history and culture. The purpose of the program is to prepare students to become knowledgeable and participating citizens in an interdependent world.

The California Valley Miwok Tribe will provide SJCOE with the resources to develop a Miwok Indian component to the program. The tribe will provide the following:

- 1.Consult with SJCOE on the integration of the Miwok history and culture into the program curriculum.
- 2.Provide presentations during the program for students.
- 3.Provide SJCOE with examples of traditional Miwok activities.

We are excited to partner with SJCOE on this project, as it will educate students on the history and culture of our tribe. If you have any questions or need further information, feel free to contact me.

Sincerely,

*Velma WhiteBear*

(916) 690-2312

[velma209@aol.com](mailto:velma209@aol.com)



July 15, 2010

Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

Dear Stewardship Council,

As a director on the board of the Mokelumne Coast to Crest Trail Council, I am pleased to write this letter of support for the San Joaquin County Office of Education (SJCOE) Stewardship Council Land Proposal. The County Office is proposing to develop a residential outdoor education program, which will benefit the youth in our region.

SJCOE's program adheres to the mission and core values of our organization. Like the proposed program, we want to foster awareness and appreciation for the natural, historical, and cultural features of the Upper Mokelumne region, link communities to the outdoor environment, encourage health and fitness activities, and advocate environmental stewardship.

As a land conservation partner, our Mokelumne Coast to Crest Trail Council will provide the program with access to outdoor education opportunities on the trail. SJCOE will be able to bus students for day trips along the trail to experience hiking, wildlife, and habitat.

In community,

A handwritten signature in cursive script that reads "Mary E. Boblet".

Mary Boblet  
Director  
Mokelumne Coast to Crest Trail Council  
[www.mokelumnecoasttocrest.wordpress.com](http://www.mokelumnecoasttocrest.wordpress.com)  
(209) 795-7818  
[mboblet@gmail.com](mailto:mboblet@gmail.com)

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Mokelumne Coast to Crest Trail is a private, not-for-profit 501(c)(3) Corporation  
Founded in 2000  
EIN # 68-0365565



July 26, 2010

Pacific Forest and Watershed Lands Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

Dear Stewardship Council,

The Buena Vista Rancheria is proud to partner with the San Joaquin County Office of Education (SJCOE) as a Land Conservation Partner in their Stewardship Council Land Proposal. SJCOE is developing an outdoor education program for fifth and sixth grade students from San Joaquin County, and Region 6, which includes Amador and Calaveras counties.

The proposed outdoor education program will consist of five-days, where students will visit and learn about many habitats unique to the foothill environment, including: forestry, Lake Tabeaud ecosystems, pioneer history, and Native American history and culture. The purpose of the program is to prepare students to become knowledgeable and participating citizens in an interdependent world.

The Buena Vista Rancheria will provide SJCOE with the resources to develop a Me-Wuk Indian component to the program. The tribe will provide the following:

- Consult with SJCOE on the integration of the Me-Wuk history and culture into the program curriculum.
- Provide presentations during the program for students at the facility or at the Buena Vista Rancheria.
- Coordinate with SJCOE in conducting cultural resource measures on the identified parcels.
- Provide SJCOE with examples of traditional Me-Wuk activities.

We are excited to partner with SJCOE on this project, as it will educate students on the history and culture of our tribe. If you have any questions or need further information, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Roselynn Lwenya".

Roselynn Lwenya, PhD  
Environmental Resources Director  
Buena Vista Rancheria  
P.O Box 162283  
Sacramento, CA 95816  
(916) 491-0011



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P. O. Box 944246  
SACRAMENTO, CA 94244-2460  
(916) 653-7772  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



July 27, 2010

Scott Biederman  
Grant Manager, Student Programs and Services  
San Joaquin County Office of Education  
PO Box 213030  
Stockton, CA 95213

Dear Mr. Biedermann:

The Department of Forestry and Fire Protection (CAL FIRE) appreciates the opportunity to collaborate with the San Joaquin County Office of Education (SJCOE) on the Pacific Forest and Watershed Lands Stewardship Council's process to determine the future disposition and management of the PG&E watershed lands. The CAL FIRE Demonstration State Forests program staff will be pleased to work with SJCOE as a land conservation partner on our respective land parcels of interest within the North Fork Mokelumne River Planning Unit.

CAL FIRE believes that this collaboration can result in better long-term stewardship of these lands. CAL FIRE can assist you in the development of forest management related aspects of a management plan for your parcels of interest, within our existing budgets and staff capacities. In the event that CAL FIRE were to acquire parcels of interest in the North Fork Mokelumne planning unit, we hope to work with SJCOE as a land conservation partner to foster youth recreation and education programs such as science camps and nature quest hikes.

Thank you for your interest in working together on this important opportunity.

Sincerely,

RUSSELL K. HENLY, Ph.D.  
Assistant Deputy Director  
Resource Protection and Improvement