



STEWARDSHIP COUNCIL  
LAND STEWARDSHIP PROPOSAL  
FOR FEE-TITLE INTERESTS  
AT SELECT WATERSHED LANDS

THE COUNTY OF PLACER  
LAND STEWARDSHIP PROPOSAL  
FOR THE LOWER DRUM  
PLANNING UNIT # 871

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***PART 1 – ORGANIZATIONAL INFORMATION***

***Contact Information***

1. Please provide the contact information (including address, email, telephone, and fax) for the following individuals from your organization:

a) A primary proposal contact:

Mark Rideout, Deputy Director  
Department of Facility Services  
County of Placer  
11476 C Avenue  
Auburn, CA 95603  
[mriderout@placer.ca.gov](mailto:mriderout@placer.ca.gov)  
(530) 886-4954 PHONE  
(530) 889-6809 FAX

b) A secondary proposal contact:

John Ramirez, Parks Administrator  
Department of Facility Services – Parks Division  
County of Placer  
11476 C Avenue  
Auburn, CA 95603  
[jramirez@placer.ca.gov](mailto:jramirez@placer.ca.gov)  
(530) 889-6807 PHONE  
(530) 889-6809 FAX

c) The executive director, or other senior staff or board member if the executive director is already provided as the primary contact for the organization:

Thomas Miller, County Executive Officer  
County Executive Office  
County of Placer  
175 Fulweiler Avenue  
Auburn, CA 95603  
[tmiller@placer.ca.gov](mailto:tmiller@placer.ca.gov)  
(530) 889-4030 PHONE  
(530) 889-4025 FAX

## **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)

**EXPERIENCE, INTERESTS, AND OBJECTIVES:** Placer County owns and manages well in excess of 200 properties. The Placer County Department of Facility Services - Parks Division (Parks Division) manages over 1,800 acres of parks, 164 acres of landscaped grounds, 79 miles of trails, and 198 acres of open space. The Parks Division has twenty-seven full-time employees and hires seasonal staff.

Placer County's 207-acre Bear River Campground is located at 2550 Campground Road in Colfax, California. Since 1973, Placer County has leased a 15-acre portion of the subject 21-acre Watershed Land parcel (ID #871) from PG&E for uses that support the Bear River Campground operation. Throughout this document, this 15-acre area will be referred to as the "Property". The PG&E Assessor's Parcel Number is 101-120-001. The other portion of the Bear River Campground is on the adjacent 192-acre property that the County leases from the State of California. The State Assessor's Parcel Number is 101-110-011.

The Bear River Campground is the only campground operated by Placer County. Parks Division workers provide daily maintenance, along with help from community volunteers. The Bear River Campground offers family and group campsites, day use areas, five miles of multiple-use trails and several access points for fishing, rafting, swimming and gold panning. This is a very popular attraction for tourists and local citizens. Additionally, local services clubs, Boy and Girl Scout Troops, and schools offer their volunteer efforts to enhance the park while protecting the resources for the future.

In past years, the Parks Division used the Property to provide a residence for a caretaker of the Bear River Campground. The caretaker occupied approximately one acre of the Property with a doublewide mobile home, two sheds, and various other improvements related to his residence. The caretaker no longer resides on the Property and many of the improvements have been removed.

Fee-title ownership of the Property will provide Placer County with the opportunity to make several improvements that will immediately enhance the Bear River Campground BPV's. Ownership would allow the County to justify expending financial resources to restore portions of the Property to a more natural condition, provide enhanced public access and recreational opportunities. By gaining ownership of the Property, Placer County would be in an attractive position to solicit competitive grants from various programs to carefully plan for and make future enhancements including picnic and trail rest areas, interpretive kiosks and bridge crossings. Ownership also affords the long-term flexibility in the management and development of this recreational resource.

Several site enhancements would be undertaken soon after the Property is transferred to Placer County. In order to enhance the natural habitat, the area of the former Caretaker's residence will be restored to a more natural condition. Placer County would restore the grade to follow natural contours, and remove miscellaneous improvements such as electrical and water pipes and outdated signs.

In order to enhance the recreational experience, the County will use its partnerships with local volunteer groups to construct a trail running parallel to the Pinecroft Spill Channel. The trail will be a multi-purpose trail for use by hikers, bicyclists and equestrians. There is an existing asphalt road beginning at the Bear River Campground Road heading east to the former Caretaker's residence. The road is currently closed to the public and only used by park maintenance personnel. This road will be converted to serve as a hard surfaced multi-purpose trail. The remainder of the trail will be of native earth.

In the area where the former residence area existed, the Parks Division will work hand in hand with volunteers to convert this area into a trail rest area. A bench will be placed to take advantage of the scenery.

From this trail rest area, volunteers will construct a natural surfaced trail continuing eastward, parallel to the Pinecroft Spill Channel. The portions of this trail running alongside the Pinecroft Spill Channel will offer visitors scenic views as it meanders through the dense forest. The majority of this native surfaced trail would be constructed on a relatively flat grade so that a majority of visitors will be able to enjoy the passive recreational experience.

Signs will be posted directing the public along the trail route and provide information on allowable and prohibited uses of the site. This improved signage will allow rules to be enforced so that the site is managed in a safe manner and remains attractive.

A potential future improvement could be a bridge crossing the Pinecroft Spill Channel. The bridge would provide a trail connection to the existing five-mile trail network located to the south of the Pinecroft Spill Channel.

There have been several interpretive kiosks constructed as Eagle Scout projects. These durable amenities are now located throughout the park system. The Parks Division will work with local Boy Scout Troops to construct and install an interpretive kiosk on the Property. In order to fit in with its surroundings, the kiosk would be made of wood and the style will be patterned after the interpretive kiosks found in Yosemite National Park. The kiosk could contain information on the flora and fauna of the area, as well as interpretive and educational materials.

In evaluating the opportunity to receive a fee-title interest in Watershed Lands through the Stewardship Council's program, Placer County conducted field reviews of the subject parcel, ID #871. Given the location and characteristics of the Bear River Canal,

which essentially bisects this parcel, Placer County proposes to receive only the westerly portion of this Watershed Land. This correlates with the Property that Placer County has leased from PG&E since 1973. The physical barrier imposed by this canal structure makes the development and use of recreational amenities on the easterly portion infeasible, as would be access for maintenance activities. In this application for receipt of Watershed Lands, Placer County proposes to conduct the surveying necessary to receive the Property using the County's exemption from the Subdivision Map Act. The Parks Division recognizes that Stewardship Council staff may have questions about this portion of the County's proposal, and welcome a discussion of this topic.

**FINANCIAL AND ORGANIZATIONAL CAPACITY:** The annual gross operating budget for the Parks Division is \$4,000,000.

The Bear River Campground is maintained in a manner that is safe for users and protected from fires as much as feasible. The baseline management activities performed by the Parks Division, the County Sheriff's Department, the California Highway Patrol, and the Fire Department allow the public to enjoy day use and overnight recreational areas at a location that is near their communities.

### ***Organization Information***

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

- A nonprofit conservation organization

N/A

- A federal, state or local governmental entity

The County of Placer is a Political Subdivision of the State of California

- A recognized tribe

N/A

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

Please see the attached letter from the Internal Revenue Service, dated 9/17/2003.

5. Please provide your organization's legal name.

The County of Placer

6. Please provide your organization's common name or DBA, if applicable. (As an example, our official name is the Pacific Forest and Watershed Lands Stewardship Council, but we call ourselves the Stewardship Council.)

Placer County

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

Please see the attached letter from the County Executive Officer.

***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)

Since 1973, Placer County has leased 15-acres of the subject Watershed Land parcel from PG&E for uses to support the operation of the Bear River Campground. The bulk of the Campground operation is provided on the adjacent 192-acre parcel that the County leases from the State of California. The campgrounds, day use areas and trails provide an important recreational amenity.

Fee-title ownership of the Property will give the County both short and long-term flexibility in the management and development of this recreational resource. Ownership would allow Placer County to undertake projects that would enhance recreational opportunities and protect the natural environment. It would allow the Parks Division to justify expending financial resources to restore the Property to a more natural condition, provide for enhanced public access, and take measures to protect the site from future development.

By gaining ownership of the Property, Placer County would be in an attractive position to solicit competitive grants from various programs. The Parks Division has secured competitive grants from the following: Sierra Nevada Conservancy Grant Program Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Act of 2006 (Proposition 84), the California River Parkways Grant Program under the Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002 (Proposition 50), the Placer County Air Pollution Control District, the Land and Water Conservation Fund, Safe Neighborhood Parks, Clean Water, The Riparian and Riverine Habitat Program under the Clean Air and Coastal Protection Bond Act of 2000 Program, and the State of California Recreational Trails Program. The total grant funding currently being managed by the Placer County Parks Division is close to five million dollars (\$5,000,000).

The California Conservation Corps (CCC's) have a local station in Christian Valley, which is near the Bear River Campground. During recent years, the CCC's have secured grants that pay for their labor. Placer County has used the CCC's on projects such as trail construction and fuel load reduction in County Parks. If additional grant funds are secured by the CCC's, their labor could be used on some of the projects proposed for the Property.

## **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)

The County has myriad programs that support its citizens' interests and well-being. These operations are regulated by a variety of ordinances and the Placer County General Plan. Provided below are mission statements for the programs that are the most appropriate examples of the County's qualifications to receive the subject Watershed Lands. These programs are administered through the Placer Legacy Program, the Parks Division, and the Museums Division.

PLACER LEGACY: Adopted in June 2000, Placer Legacy is a program of the County of Placer to protect and conserve open space and agricultural lands. The program has been developed to implement the goals, policies and programs of the 1994 Placer County General Plan by meeting a number of objectives:

Maintain a viable agricultural segment of the economy;  
Conserve natural features necessary for access to a variety of outdoor recreation opportunities;  
Retain important scenic and historic areas;  
Preserve the diversity of plant and animal communities;  
Protect endangered and other special status plant and animal species;  
Separate urban areas into distinct communities, and  
Ensure public safety.

PARKS DIVISION: The mission statement for this Division of the County Department of Facility Services states:

"To provide construction, operation, and maintenance of Placer County's parks, beaches, open space, landscaped grounds, and recreational trails for the use and enjoyment of residents and guests of Placer County."

Parks Division Staff provide strong support to Placer Legacy projects, including the 1,200-acre County-owned Hidden Falls Regional Park, near Auburn. For this project, Staff recently completed the environmental permitting phase, and are currently coordinating final design for the 20 miles of trail and 3 major bridges. When construction is complete in 2012, this major regional park will preserve valuable open

space and provide public recreation to a wide variety of Placer County citizens. In relation to the subject Watershed Land considered for divestiture, the Parks Division is responsible for the day-to-day tasks of reservations and maintenance.

MUSEUMS DIVISION: The mission statement for this Division of the County Department of Facility Services states:

“The mission of the Placer County Museums Division is to serve the public and to promote community involvement through heritage education programs, preservation of historic artifacts, preservation of the county's rich historic and cultural legacy, and by adding to the understanding of Placer County, its people, places and events.”

The Division's vision statement states:

“Our vision is a strong and dynamic division that is successful in preserving the legacy of the past while meeting constantly evolving needs of present and future generations; a division that plays a vital role in Placer County's cultural life and serves its many stakeholders by making the most effective use of resources to provide:

A cohesive, involved and committed network of staff, volunteers, professional affiliates and community supporters;

Comprehensive heritage education and historic preservation programs;

Identification and documentation of significant historical trends, events, persons and institutions in Placer County and its environs;

Accessible historical research materials and attractive, functional, and secure research, storage and exhibit facilities;

Effective marketing and resource development strategies; and

A modern technological capacity to support its many functions, programs, strategies and evolving resource needs.”

In relation to the subject Watershed Land considered for divestiture, the Museums Division may become involved to interpret the rich history of the gold mining era in this area.

### ***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 BPVs, and working with land conservation partners. (one page or less)

Since 1973, Placer County has leased 15-acres of the subject Watershed Land parcel from PG&E for uses in support of the County-operated Bear River Campground. This Property was primarily used to house a caretaker who supervised the Campground operation. The County also constructed and operated a water treatment system on the Property, which filtered water from the Pinecroft Spill Channel for users of the Campground. At present, the caretaker program has been suspended and the water system abandoned. The County has conducted initial planning to build a caretaker's pad on one of the existing campsites when this program is reinitiated. Any future potable water delivery to the campsites would likely come from either an established water system or new wells. The bulk of the Campground operation is provided on the adjacent 192-acre property that the County leases from the State of California. Consistent with General Plan and Placer Legacy objectives, this Campground provides an important recreational amenity and recreational access to the Bear River. Fee-title ownership of the Property will allow the County to expend considerable financial resources to improve trail access and provide other enhancements that will enhance the identified BPV's. Ownership will also give the County long-term flexibility in the management and development of this recreational resource.

Placer County has a long history of working with land conservation partners. Placer County has partnered with local and regional land conservation organizations including Placer Land Trust, Truckee Donner Land Trust, and Trust for Public Lands. These partnerships have included the purchase and permanent conservation of the 1,200-acre Hidden Falls Regional Park; 1,775-acre Bruin Ranch; 319-acre Liberty Ranch; 317-acre Taylor Ranch in the Auburn area; and the 2,300 acre Waddle Ranch in Truckee. Within these partnership acquisitions, Placer County has assumed the various roles of funding partner, conservation easement holder, and fee title owner with maintenance and management responsibility.

### ***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 resource values that are most comparable to the BPVs associated with the Watershed Lands that are the subject of this proposal. (two pages or less)

#### **HIDDEN FALLS REGIONAL PARK**

Phase 1 – (Didion Ranch) Placer County purchased this property in fee-title to implement goals of the Placer Legacy Program in 2004. It is located between Auburn and Lincoln, Hidden Falls Regional Park - Phase I opened in October 2006. The 220-acre open space park features seven miles of trails suitable for hiking, running, biking and horseback riding. In addition, visitors can enjoy fishing, picnicking, wildlife viewing, photography and other passive recreational

pursuits. A paved, ADA-accessible trail, parking lot, equestrian staging areas are also available.

Phase 2 - (Spears Ranch) Placer County purchased this property in fee-title to implement goals of the Placer Legacy Program in 2003. It consists of 961 acres of blue oak woodland with over two miles of Coon Creek in the center of a valley running east/west through the site. When combined with the adjacent Phase I, over 1,200 acres will be available for passive recreational activities on over 20 miles of multi-purpose trails. An Environmental Impact Report has been completed and improvements to the Phase 2 area is beginning. Phase 2 is scheduled to open for public use in 2012.

#### CISCO GROVE GOULD PARK

Placer County purchased this property in fee-title to implement goals of the Placer Legacy Program in 2004. This 15.7 acre park opened in October 2006 and includes picnic tables, paved parking, a restroom and two historic structures from the commercial era of Cisco Grove on old Highway 40. The park currently sits adjacent to Interstate 80 along the South Fork of the Yuba River and protects aquatic and montane riparian habitat. The Placer Land Trust, in partnership with the Emigrant Greenway trust, provided funding to help purchase the property.

#### TRAYLOR RANCH

This 90-acre park in Penryn was donated to Placer County in 1998, with conditions that require the County to use it in perpetuity as a nature reserve and bird sanctuary, for equestrian/pedestrian trail purposes, and for educational and related uses. The Parks Division has great success in securing volunteer labor to assist with all of its properties, and at Traylor Ranch volunteers constructed the bulk of the trail network. Staff of the Facility Services Building Maintenance Division renovated the existing on-site residence, which is now rented to a volunteer who also provides some caretaker duties at the site.

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)

The County owns and manages well in excess of 200 properties. The following table provides a representative sample of lands acquired through the Placer Legacy Program or in support of the Parks Division's mission.

<u>LOCATION</u>	<u>SIZE</u>	<u>LENGTH OF TIME HELD</u>	<u>USES</u>	<u>CURRENT MANAGEMENT PRACTICES</u>
<u>Auburn - Hidden Falls Regional Park Phase I Didion Ranch</u>	<u>220 Ac</u>	<u>6 Years</u>	<u>Passive Recreation, Open Space, Conservation Values</u>	<u>Shaded Fuel Breaks, Trail Maintenance, Usage Monitoring, Repair and Reconstruction as Needed, Open/Close Gates, Restroom Cleaning and Litter/Trash Removal.</u>
<u>Auburn - Hidden Falls Regional Park Phase 2 Spears Ranch</u>	<u>961 Ac</u>	<u>7 Years</u>	<u>Current: Open Space, Conservation Values Future: Passive Recreation</u>	<u>Shaded Fuel Breaks, Usage Monitoring.</u>
<u>Auburn - Blue Oak Ranch Conservation Easement</u>	<u>500 Ac</u>	<u>6 Years</u>	<u>County-held conservation easement over large-lot residential neighborhood.</u>	<u>Annual monitoring and enforcement of Conservation Easement rights</u>
<u>Cisco Grove- Gould Park</u>	<u>15 Ac</u>	<u>6 Years</u>	<u>Passive Recreation including picnicking and fishing, Open Space, Conservation Values</u>	<u>Usage Monitoring, Repair and Reconstruction as Needed, Open/Close Gates, Restroom Cleaning and Litter/Trash Removal.</u>
<u>Penryn - Traylor Ranch</u>	<u>90 Ac</u>	<u>12 Years</u>	<u>Passive Recreation, Open Space, Conservation Values</u>	<u>Trail Maintenance, Usage Monitoring, Repair and Reconstruction as Needed, Open/Close Gates, and Litter/Trash Removal.</u>
<u>Lincoln - Sundance Lakeview Farms</u>	<u>137 Ac</u>	<u>5 Years</u>	<u>County-held conservation easement over agricultural property</u>	<u>Annual monitoring and enforcement of Conservation Easement rights</u>
<u>Lincoln - Kirk Ranch</u>	<u>281 Ac</u>	<u>3 Years</u>	<u>County-held conservation easement over agricultural property</u>	<u>Annual monitoring and enforcement of Conservation Easement rights, including retirement of development- rights</u>

## **Organizational Finances**

13. As an attachment, please provide your organization's operating budget for the current year and copies of your organization's financial statements for the three most recent fiscal years (e.g., Jan – Dec 2011 or July 2010 – June 2011) We would prefer audited financial statements; however, it is more important to us that you submit the most current financial information you have. If audited financial statements are NOT available, the following (in order of preference) can be provided as a substitute: an independent auditor's review, an independent auditor's compilation with full footnote disclosure, or a complete Income Statement and Balance Sheet with no independent review. If you have specific questions about financial documentation, please contact Joel Wagner at the Stewardship Council at (650) 401-2159.

*Optional:* Provide any information you would like to explain or highlight on your operating budget or financial statements. (one page or less)

Following a conversation with Mr. Wagner, the County is pleased to provide the following links to information on its website. Should the Stewardship Council have any specific questions, or require additional information, please do not hesitate to contact the Primary or Secondary SOQ Contacts, listed above.

### Operating Budget, for the Current Year

The County Fiscal Year commenced July 1, and the Board of Supervisors has not yet adopted the Final Budget for 2010-2011. Consequently, we provide links to the following documents:

#### Fiscal Year 2009-2010 Final Budget

[http://www.placer.ca.gov/Departments/Auditor/Budget/budget\\_fy\\_09\\_10.aspx](http://www.placer.ca.gov/Departments/Auditor/Budget/budget_fy_09_10.aspx)

#### Fiscal Year 2010-2011 Proposed Budget

[http://www.placer.ca.gov/Departments/CEO/PIO/~media/ceo/Budget2010\\_11/CEOBudget2010\\_11\\_TOC.ashx](http://www.placer.ca.gov/Departments/CEO/PIO/~media/ceo/Budget2010_11/CEOBudget2010_11_TOC.ashx)

### Financial Statements for the Three Most Recent Fiscal Years

#### Fiscal Year 2008-2009 Comprehensive Annual Financial Report

[http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR\\_FY\\_08\\_09.aspx](http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR_FY_08_09.aspx)

#### Fiscal Year 2007-2008 Comprehensive Annual Financial Report

[http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR\\_FY\\_07\\_08.aspx](http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR_FY_07_08.aspx)

#### Fiscal Year 2006-2007 Comprehensive Annual Financial Report

[http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR\\_FY\\_06\\_07.aspx](http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR_FY_06_07.aspx)

14. For non-governmental organizations only, please summarize your organization's sources of funding, and how this funding is invested and managed. (one page or less)

N/A

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 these additional sources of support. (one page or less)

The Placer County Parks Division has been very successful in securing grant funding from state and federal grant programs. The following is a summary of active grant projects managed by the Parks Division and one pending grant application:

Sierra Nevada Conservancy Proposition 84 \$140,000 for trail connectivity studies of properties in the Auburn/Lincoln area.

Sierra Nevada Conservancy Proposition 84 grant program \$245,500 for fuel load reduction work at Squaw Valley Park.

State Resources Agency Per Capita Bond Act of 2000 \$255,679 for construction of Franklin School Community Park located near Loomis.

State Resources Agency Per Capita Bond Act of 2002 \$48,930 for construction of Franklin School Community Park.

State River Parkways Grant Program in the amount of \$1,500,000 for construction of the 14.2 mile North Fork American River Trail project near Auburn.

State of California Proposition 40 \$46,500 for development of facilities at Hidden Falls Regional Park located near Auburn.

State Resources Agency Proposition 50 River Parkway Grant \$1,487,150 for construction of recreation facilities at Hidden Falls Regional Park.

State Resources Agency Proposition 50 River Parkway Grant \$325,000 for construction of new facilities at Hidden Falls Regional Park.

Sierra Nevada Conservancy Proposition 84 \$517,859 for fuel load reduction at Hidden Falls Regional Park.

State Parks Proposition 12 Riparian and Riverine Habitat Program \$75,000 for land acquisition and riparian restoration projects at Hidden Falls Regional Park.

State Recreational Trails Program \$93,500 for trail, interpretive features and a pedestrian/bicycle bridge at Hidden Falls Regional Park.

California Conservation Corps Proposition 84 grant program \$200,000 for California Conservation Corps workers to construct recreational facilities at Hidden Falls Regional Park.

The Parks Division has a pending grant application for funding from the Sierra Nevada Conservancy Proposition 84 grant program \$249,500 for the Overland Emigrant Trail near Lake Tahoe.

Please also describe your organization's strategy for securing these additional sources of support.

The County Parks Division continues to aggressively seek funding from additional grant programs where feasible. Available grant programs are regularly reviewed to determine if the County's projects fit the grant criteria. If the grant programs are determined to be feasible, the Parks Division dedicates time from three different full time County employees to prepare thorough grant application packages. In addition to grant funds, the County Parks Division regularly applies for and secures funding from County Park Dedication Fees for park acquisition, development and major rehabilitation projects.

16. For public entities only, please identify the department that would acquire fee title 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 the donated lands. (one page or less)

Fee title would be held by the County of Placer. The Department of Facility Services – Parks Division would be the manager of the land. Facility Services would oversee planning, design, environmental review, permitting, monitoring, construction and maintenance of the property. Enforcement of rules would be done by the Parks Division, and the Placer County Sheriff's Department with assistance from the California Highway Patrol.

Placer County does not plan to use timber revenue, lease revenue or funding provided by the Stewardship Council for the specific land management objectives.

Placer County is seeking funding from the Stewardship Council to pay for the direct costs related to acquisition of the site, such as a title report, surveying, and a portion of the direct and indirect cost of County labor for performing property acquisition related activities. Funding provided by the Stewardship Council would be restricted to use only on the donated land.

### ***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)

Mary Dietrich, Assistant Director, Department of Facility Services

Mary Dietrich has worked for the County of Placer for 26 year and currently holds the position of Assistant Director of Facility Services. In this capacity, she has management oversight of all divisions within the Department which include Capital Improvements, Building Maintenance, Parks and Grounds, Property Management, and Environmental Engineering.

Mark Rideout, Deputy Director, Department of Facility Services

Mark has 18 years of experience with the County of Placer, as an Architect, Property Manager, and now as the Deputy Director in charge of Parks, Museums and Property Management. He successfully managed numerous real property transactions, including the Didion and Spears acquisitions that have made it possible for construction of the 1,200-acre Hidden Falls Regional Park near Auburn. When fully opened to the public in 2012, this passive park will serve as a regional draw for hikers, bikers and equestrians. Mark developed a broad range of experience in real property negotiation and management, through numerous transactions that serve the County's leasing and property management needs.

Laurie Morse, Property Manager, Department of Facility Services

In Laurie's capacity working in the Property Management Division, Laurie has negotiated and managed leases as well as the successfully completed several real property dispositions and acquisitions. Laurie has diverse public service experience of which over 21 years were in property management; four of which was in the position of Manager or Properties and Business Development for the Sacramento County Airport System.

Loren Clark, Assistant Director, Community Development Resource Agency

Loren Clark has been employed with Placer County for 24 years. His most notable works include advanced planning projects such as preparation of the 1994 Placer County General Plan, numerous Community Plans and the Placer Legacy Open Space and Agricultural Conservation Program which earned him the 2002 Governor's Environmental and Economic Leadership Award. Loren is currently preparing the Placer County General Plan Update, the Granite Bay Community Plan Update and the Placer County Conservation Plan.

Loren oversees the County's Placer Legacy program and provides guidance to the County Parks Division on enhancements to open space lands.

John Ramirez, Placer County Parks Administrator

John started working for County government in 1980 working as a Supervising Park Ranger and Regional Parks Operations Supervisor for Ventura County. In 1986, John was the Park Superintendent for the Tulare County Parks and Grounds Division. John has worked for Placer County as Parks Administrator since 1990. As Parks Administrator, John is responsible for park master planning, directing the development

of work plans, preparing and monitoring the Parks Division budget, environmental analysis and compliance with mitigation measures, and taking the lead on interactions with various commissions and advisory groups.

#### Andrew Mills, Parks Superintendent

Andrew came to Placer County in January, 2008. He previously worked as Facility Project Manager for the Rocklin Unified School District, where he worked for 21 years. As Director of maintenance and Operations for the school district, Andrew maintained 15 school sites and supervised approximately 75 staff members. As Placer County's Park Superintendent, Andrew has responsibility to plan, organize, direct and manage the activities of the landscaping and ground maintenance of County Parks, trails, and open space. Andrew also oversees small and large enhancement projects.

Many volunteers will work on the enhancement projects at the Bear River Campground. Volunteers will help Parks Division staff do the labor needed to restore the site to its natural condition, construct and maintain the new trail, and post signs. Volunteers will come from the Weimar/Applegate/Colfax Municipal Advisory Council, the Meadow Vista Trails Association, and the Boy Scouts of America. The Parks Division will work with the California Conservation Corps to utilize available labor for the construction and installation of a new interpretive kiosk. As the California Conservation Corps is not always available, through prioritization of fire fighting work, the Parks Division may pursue other avenues to complete this work.

### **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)

Many citizens in Placer County regularly participate in public meetings where topics are discussed that impact the future of recreational facilities in their geographic area of the County. The County Board of Supervisors has formed fourteen Municipal Advisory Councils (MAC's) composed of citizens who volunteer to sit on the MAC's to participate in community discussions of relevant issues. In the area of parks and recreation, the MAC's provide recommendations on local matters to the Placer County Parks Division, the County Parks Commission and the Board of Supervisors. The boundaries of the Weimar/Applegate/Colfax MAC (WACMAC) take in lands from the City of Colfax down to the community of Applegate. The WACMAC boundary includes the Bear River Campground and subject Watershed Land with ID #871. The WACMAC provides input to County staff on the operation of the Bear River Campground including any proposed future amenities. At the April 20, 2011 meeting of the WACMAC, the local community spoke in support of the County's efforts to acquire the Property from PG&E, for uses to support the County-operated Bear River Campground and WACMAC members voted to support the acquisition.



The Placer County Parks Commission is composed of seven Park Commissioners with representatives from throughout Placer County. Park Commissioners are appointed by the County Board of Supervisors and provide input and recommendations to the County on parks and recreation matters. On May 10, 2011, the Placer County Parks Commission met and discussed the proposed acquisition of the subject Watershed Land parcel. The Parks Commission voted to support the County's efforts to acquire the Property in fee title.

Many private citizens and organized groups have volunteered to work in Placer County Parks, including the Bear River Campground. In recent years, as budgets have decreased, we have noticed even more volunteerism than in the past. In 2010, there were seven hundred fifty-two volunteers whose public service work totaled more than 2,828 hours in various parks, trails and open space areas. The average amount of time worked per volunteer was from three to four hours. At the Bear River Campground, volunteers have helped with trail rehabilitation work, construction of water crossings, campground cleanup, bridge construction, painting projects, and grading rough areas of the day use areas with a tractor.

There are many volunteer organizations that are active in working with the Parks Division throughout Placer County. Some of these organizations are the Meadow Vista Trails Association, the Loomis Basin Horseman's Association, Lion's Service Clubs, Kiwanis Service Clubs, American Legion, Boy Scouts, Girl Scouts, Folsom-Auburn Trail Riders Action Coalition (FATRAC), REI Inc., the Church of Jesus Christ of Latter Day Saints, sports groups (including Little League and Soccer), Foresthill 4 Wheel Drive Club, Sierra College, Traylor Ranch Bird Sanctuary and Nature Reserve Committee, California Native Plant Society, Del Oro High School, Lincoln High School, Granite Bay High School Tennis Teams, Loomis Elementary School Environmental Education, Sierra Foothill Audubon Society, and the Sun City Lincoln Hills Hiking Club.

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)

Substantial stakeholder input is solicited and secured to plan for acquisition and improvements to sites acquired through the Placer Legacy Open Space and Agricultural Conservation Program (Placer Legacy). To date, Placer County has spent \$698,511 on the Public Outreach component of Placer Legacy.

The Parks Division is one of the primary County programs that manages property acquired through Placer Legacy. Placer Legacy was created in 2001 to implement the open space and conservation policies of the General Plan by meeting a number of objectives. These objectives are: (1) Maintain a viable agricultural segment of the economy; (2) Conserve natural features necessary for access to a variety of outdoor

recreation opportunities; (3) Retain important scenic and historic areas; (4) Preserve the diversity of plant and animal communities; (5) Protect endangered and other special status plant and animal species; and (6) Separate urban areas into distinct communities, and ensure public safety.

Several departments work to meet Placer Legacy program objectives and implement program activities. The Department of Facility Services Property Management Division oversees land acquisition. The Parks Division oversees the planning and development of passive parks, and works closely with the County Planning Department to implement watershed planning, property evaluations, conservation planning and public outreach activities.

Placer Legacy comprises four primary areas of program work including program startup, natural resource activities, program implementation (acquisition, monitoring, development and maintenance) and public outreach.

Natural Resource activities involve realizing program objectives, such as watershed and conservation planning, and stream and creek restoration.

Program Implementation activities consist of purchasing properties and conservation easements, monitoring acquired properties and easements, making improvements to acquired properties for access and maintaining County parks and trails.

Public Outreach activities consist of educating the public about the Placer Legacy program through publications, billboards and ongoing media stories, giving presentations to the Board of Supervisors and interested stakeholders at meetings, workshops, forums and events.

Some of the relevant current activities of the Placer Legacy team are: Continuing riparian habitat at Lakeview Farms, applying for state Wildlife Conservation Board funding for blue oak woodlands preservation, assisting with acquisitions for blue oak woodlands by providing technical assistance and by potential providing match funding to complete transactions on one or more properties, in concert with the Nevada Irrigation District, initiating the fish-passage project on Auburn Ravine, working with the Flood Control District to secure flood and conservations easements in the Coon Creek watershed, work with landowners to implement the Rock Creek Restoration Plan, work with the Department of Public Works to prepare a comprehensive Water Quality Monitoring Program in the Martis Valley, continue the environmental review process for the Truckee River Corridor Access Plan, coordinate with the Truckee Watershed Council and the Tahoe Public Utilities District and Public Works on the Truckee River Riparian Restoration Project , Coordinate with Public Works on the Blackwood Creek and Ward Creek restoration efforts in the Tahoe area, and the construction and contract management for additional improvements on the 979 acres of Hidden Falls Regional Park that is not yet open to the public for passive recreation.

For the Bear River Campground Property, staff would solicit stakeholder input through the County Parks web site, posting notices on kiosks in the park, advertising and attending public meetings at the WACMAC and the County Parks Commission.

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

20. Describe what best practices, standards, or guiding principles your organization uses to ensure all organizational 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 Political Reform Act, Government Code Sections 81000, et seq., requires state and local government agencies to adopt and promulgate conflict of interest codes. The Fair Political Practices Commission has adopted a regulation, California Code of Regulations Section 18730, which contains the terms of a standard conflict of interest code, which can be incorporated by reference, and which may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act after public notice hearings. Therefore, the terms of California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are incorporated by reference and, along with a listing of officials and employees designated, constitute the conflict of interest code of the County of Placer.

Placer County acts as an agent of the State of California, and is subject to all the rules thereof. These are codified in a variety of County documents including the County Charter, and the County Code. Procurement, ethics, and conduct of employees are a few areas that this Code governs. The Placer County Code may be viewed at: <http://qcode.us/codes/placercounty/view/php?topic=charter> of the county of placer-charter&frames=off

21. 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)

This section is not applicable to Placer County. As a governmental agency, there is no foreseeable reason to believe Placer County would be unable to continue operations. Placer County was formed from portions of Sutter and Yuba counties on April 25, 1851 with Auburn as the County seat. Placer County has operated continuously as a political subdivision of the State of California since that time.

22. Describe any current, or past, violations of law associated with your organization (in the last five years). (one page or less)

The County of Placer manages various litigation matters, which are handled through the County Counsel's office. Further information can be obtained from Robert Sandman, Deputy County Counsel at (530) 889-4044.

23. 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 satisfaction assurance you propose to offer instead. (one page or less)

There are no laws or policies that would preclude the County from accepting a conservation easement over the Property. Placer County currently holds conservation easements on several properties throughout its jurisdiction, but currently owns no properties in fee title that are encumbered by conservation easements held by others. As the goals and policies of the Placer Legacy program closely align with the Stewardship Council BPV's, County staff anticipates a straightforward negotiation of conservation easement terms that would be amenable to all parties.

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

24. 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 stockholders, 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 you organization is involved.

Pursuant to the Political Reform Act of 1974, Government Code §87300, and 2 California Code of Regulations §18730, the County of Placer is in compliance with standards of the Fair Political Practices Commission, including annual reporting of disclosable interests for all designated personnel. More information on this topic, or specific reports for individuals, may be obtained by contacting the Primary SOQ Contact listed above.

There are no known personal or financial relationships between employees of Placer County and a member of the Stewardship Council board, their family members or the board member's constituent organization.

## ***PART 2 – LAND STEWARDSHIP INFORMATION***

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

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

Placer County seeks fee-title interest in a portion of a 21-acre Watershed Land parcel, located in the Lower Drum Planning Unit of the Yuba-Bear River Watershed Area, which is designated as Stewardship Council Parcel 871. As described in the Executive

Summary, Section 2 above, given the physical barrier imposed by the Bear River Canal Placer County proposes receipt of only the portion located west of the Bear River Canal. This area has been referred to throughout this document as the Property, and is approximately 15 acres in size. Placer County currently leases this Property from PG&E, and it is located adjacent to the County's Bear River Campground.

26. 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 BPV's. 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)

A lot line adjustment or parcel split is not necessary for Placer County to assume ownership of a 15-acre portion the subject 21-acre Watershed Land parcel #871. Government Code Section 66426.5 states that any conveyance of land to a governmental agency shall not be considered a division of land for purposes of computing the number of parcels, and the County can be deeded the property on the basis of a legal description. If a survey and legal description is not currently available; before the property can be acquired, a survey and legal description would need to be prepared to the satisfaction of the County's Surveyor. It is proposed that the costs for such survey and description be funded by the Stewardship Council.

Transferring the Property portion of the Lower Drum Planning Unit parcel #871 to Placer County would provide an opportunity for the County to make immediate improvements to the open space and recreation parcel, and also provide the County with an ability to plan improvements in the future. The proposed improvements have been designed to enhance the public's recreational experience at the Bear River Campground and would contribute to the preservation and enhancement of the six identified beneficial public values (BPV's).

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

### **Property Acquisition Process**

Placer County typically identifies properties for acquisition through solicitation or research of various media sources. In this particular case, the County has familiarity with the property that is available for acquisition because the County has leased the subject 15-acre Property ( a portion of ID #871) from PG&E for uses to support the entire Bear River Campground since 1973. The County also leases the adjacent 192-acre property from the State of California for operation of the Campground.

Once the County receives a response that the County is a potential donee of fee title for the Property, the County will begin with the necessary steps to secure the Property. This includes gaining information on the existing documents for the Property, preparing the Purchase and Sale Agreement, presenting the project to the County Board of Supervisors for review and approval, and preparing any due diligence studies required prior to its acquisition. These steps are discussed in further detail in the following paragraphs.

### **1. Due Diligence/Review Existing Documents**

During this period, the County will review any existing documents that are available for the Property, and gather additional information and documentation on the Property.

This includes, but is not limited to, the following documents:

- Preliminary Report (provided in information packet to County)
- Recorded maps

After reviewing the existing reports that have been provided, the County will perform due diligence by acquiring and reviewing any additional information that may be needed prior to acquisition. The County will contract with the County Engineering and Surveying Department to prepare a legal description and survey map for the Property being acquired. The County will also contact Placer Title Company in order to update the Preliminary Report that has been provided by your agency. After receipt of the updated report, the County will review all of the exceptions and make a determination as to whether any should be removed. The County will then notify the Escrow Officer and your agency of exceptions that should be removed from the title. After the issues that have arisen from the due diligence review have been addressed, the County will send a letter to the Escrow Officer notifying them that all Conditions to Close Escrow have been met.

### **2. Purchase And Sale Agreement**

After receipt of direction from the Board of Supervisors in Closed Session, the County will prepare the Purchase and Sale Agreement. The Agreement will include the purchase price, the escrow conditions, and the closing date of escrow. Once the Agreement has been reviewed and approved by the Facility Services Department and County Counsel, it will be presented to the Stewardship Council for approval and signature.

### **3. County Board of Supervisor – Approval**

During the Open Session of a Board of Supervisors meeting, the proposed acquisition and Purchase and Sale Agreement will be presented for approval. In addition, the Board would approve a resolution that will provide the Director of Facility Services with delegated authority to take all necessary actions to acquire the

property. The resolution will also authorize County funds be disbursed to complete the transaction.

### ***Baseline and Enhanced Land Management***

28. Please describe baseline and enhanced management activities or practices identified in your organization's proposed project budget and funding plan. (Note: *Baseline* management refers to activities or practices such as site security, general clean up and repairs, tenant management, and general state and local requirements for property owners; while *enhanced* management refers to management activities that enhance the BPVs, such as surveys and the development of land management plans). (six pages or less)

Specifically, describe:

- a) The proposed activities and how proposed activities would achieve baseline and enhanced management of the Watershed Lands (e.g., the frequency and nature of on-the-ground site management activities, the anticipated duration or frequency of proposed site activities, and the staffing associated with such activities);

The baseline of maintenance activities has been established by Placer County over the past thirty-eight years that Placer County has leased the Property, which is a portion of the Watershed Lands designated as Lower Drum Planning Unit parcel #871. The subject Property has been leased by Placer County since 1973 and managed the land as a part of the Bear River Campground. The total acreage of the Bear River Campground is two hundred and seven acres. The site has family campsites, two group campsites, day use areas, trails, fishing and gold panning river access areas, and passive open space. The fifteen-acre Property is currently managed as undeveloped open space.

It is important to note that the proposed enhancement projects have been carefully designed so they do not result in additional maintenance responsibilities for the County and the Parks Division. The Parks Division general fund budget has been greatly reduced in recent years, therefore staff is relying on the on-going spirit of volunteerism for day to day trail maintenance. To date, this has proven to be very successful.

Placer County has developed plans for maintenance of parks, landscaped sites, open space and trails. The maintenance plans are called Maintenance Management Plans. The Maintenance Management Plans for the Bear River Campground list the tasks required to maintain and manage the Bear River Campground, the inventory of amenities, the number of labor hours required to perform the maintenance tasks, and the annual schedule by month. The Maintenance Management Plans for the Bear River Campground are shown below. These are on Excel spreadsheets. To see all columns, double-click on the report and then scroll across the bottom.

Site: Bear River Day Use			Maintenance Level: 4					Date: 3-15-2010			
Activity	Unit of Measure	Inventory Quantity	Time per unit	Time per Occurrence - Hours	J	F	M	A	M	J	J
<b>SPRING START UP</b>											
Painting Restrooms	Each	1	2 Hours each	2.00	0	0	0	1	0	0	0
Pesticides - Tank	Sq. Ft.	8000	15 Min per 1000	2.00	0	0	0	1	1	0	0
<b>MAINTENANCE</b>											
Clean Restrooms	Each	2	30 Min each	1.00	4	4	4	8	12	12	12
Litter - Litter Pick	Acre	0.69	15 Min per acre	0.17	4	4	4	8	12	12	12
Litter - Trash Cans	Each	10	3 Min each	0.50	4	4	4	8	12	12	12
Weed - Eating (line trimmer)	Sq. Ft.	8	15 Min per 1000 sq. ft.	2.00	0	0	1	0	1	0	0
Security					0	0	0	0	0	0	0

Site: Bear River Campgrounds			Maintenance Level: 4					Date: 3-15-2010							
Activity	Unit of Measure	Inventory Quantity	Time per unit	Time per Occurrence - Hours	J	F	M	A	M	J	J	A	S	O	N
<b>SPRING START-UP</b>															
Campgrounds Cleaning / Grading	Acre	4	2.5 Hours each	10.00	0	1	0	0	0	0	0	0	0	0	0
Moving Bollards	Each	22	5.5 Min each	2.02	0	1	0	0	0	0	0	0	0	0	1
Paint Restroom Floors	Stalls	4	2.5 Hours each	10.00	0	0	0	0	0	0	0	0	0	0	0
Pesticide - Backpack	Sq. Ft.	75000	2 Min per 1000 sq ft	2.50	0	0	1	0	0	0	0	0	0	0	0
Picnic Tables / Benches	Each	22	3 Min each	1.10	0	0	0	0	0	0	1	0	0	0	0
Reset BBQ pits	Each	21	15 Min Each	5.25	0	0	1	0	0	0	0	0	0	0	0
Travel	By Site			1.00	0	1	1	0	0	0	1	0	0	0	1



Site: Bear River Group Campsites			Maintenance Level: 4					Date: 3-15-2010							
Activity	Unit of Measure	Inventory Quantity	Time per unit	Time per Occurrence - Hours	J	F	M	A	M	J	J	A	S	O	N
SPRING START-UP															
Campsite Cleaning	Each	2	4 Hours each	8.00	0	0	1	0	0	0	0	0	0	0	0
Mow ing - Rough Area	Acre	2.4	50 Min per Acre	2.00	0	0	1	1	0	0	0	0	0	0	0
Paint Restrooms	Each	1.2	5 Hours each	6.00	0	0	1	0	0	0	0	0	0	0	0
Pesticide - Backpack	Sq. Ft.	90000	2 Min per 1000 sq ft	3.00	0	0	1	0	0	0	0	0	0	0	0
Road Grading	Each	0.8	5 Hours each	4.00	0	0	1	0	0	0	0	0	0	0	0
Treat - Bridges / Tables	Each	18	20 Min each	6.00	0	0	0	0	0	0	0	0	0	0	0
Weed - Eating (line trimmer)	Sq. Ft.	16000	15 Min per 1000 sq. ft.	4.00	0	0	0	1	1	0	0	0	0	0	0

In addition to performing maintenance tasks, the Parks Division supervises activities occurring at the Bear River Campground jointly with the Placer County Sheriff's Department, the Highway Patrol, and Fire Department. The Sheriff's Department and Highway Patrol perform regular patrols of the Bear River Campground and respond to law enforcement issues. The Fire Department works directly with Parks Division staff to determine the level of fire hazard, to ensure the site is being maintained in a manner that is safe from fires and to determine when fires are to be restricted by the public. Campfires and barbecues are usually prohibited in late summer or during the fall season.

- 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 following is a description of how the proposed enhancement activities would contribute to the management objectives pursuant to Volume II of the Land Conservation Plan and the Recommended Priority Measures.

**HABITAT PROTECTION:** The County will provide habitat protection by setting aside the majority of the Property as undisturbed open space. The open space would be preserved and protected in perpetuity under the County's ownership. The Bear River Campground offers a diverse habitat for flora and fauna. The Bear River watershed provides an aquatic and riparian environment for fish, plant and wildlife. Plant life includes oak and pine woodlands and grassland within the upland areas. The area provides suitable habitat for a variety of birds, deer, mountain lion, bobcat, rabbits, black bear, fish, frogs, turtles, and other wildlife.

Fishing is a major recreational activity in the Bear River Campground. Trails are available from parking areas leading to the Bear River for fishermen to have easy

access to fishing holes. Fish and Game laws are enforced to ensure the fish populations are properly managed.

Wildlife corridors would be maintained and protected in perpetuity with this acquisition. The Property is located adjacent to the County leased 192 acres, so there would be extensive open space corridors for wildlife to roam.

**PRESERVATION OF OPEN SPACE:** Much of the 207 acres of the Bear River Campground is being designed and protected as undisturbed open space. The majority of development of the site parallels the Bear River, where there are family campsites, two group campsites, restrooms, and short trails allowing access to the Bear River for fishing, gold panning, rafting and swimming. The trails at the park traverse the length of the Bear River acreage going up to the upland grassland areas. The trails provide views of the various habitats for visitors, while protecting the remainder of the open space by providing a designated route of travel for the public.

On the Property, there was a mobile home for the park Caretaker and two outbuildings. The mobile home is no longer on the property. The site would be regraded to a more natural topography. Residential amenities that remain on the site would be removed. The sheds would be retained in case they are needed at a later date for park operations. These improvements would be an enhancement to the area as the site would no longer be developed as a residence.

**OUTDOOR PUBLIC RECREATION:** Recreational opportunities would be enhanced with the permanent acquisition of the Property. Placer County would continue to maintain the Bear River Campground as a passive park with opportunities for recreational day use alongside the beautiful Bear River. Current recreational opportunities at the Bear River Campground include fishing, rafting, gold panning, hiking, horseback riding, bicycling, photography, painting, site seeing, camping, and other passive pursuits.

Interpretation would be enhanced through the construction of an interpretive kiosk. Kiosk displays would contain information on various themes, such as fish and wildlife and plants in the area.

Public access to the recreational opportunities at the Bear River Campground would be enhanced through the addition of a well planned trail (both hard surfaced and natural surfaced), a trail rest area, and directional signage. Trail construction would be done by volunteers with oversight by the Parks Division. The Parks Division has staff that are trained in the most modern methods of trail construction so that new trails are sustainable, drain well, and provide safe access with low maintenance requirements. Although the Bear River Campground has steep terrain due to the general topography of the area, new trails are constructed with the least grade possible, so that they are available for use by a majority of the population, regardless of their age or physical abilities.

Through the trail network, scenic natural areas are made available for the public to enjoy. A well planned trail rest area would provide a place for the public to sit comfortably while enjoying the natural setting, read, snack and rest from the hike.

The asphalt paved entry road leading to the Property will be opened up to public use. The road will be converted to a hard surfaced multiple-use trail. At the end of this hard surfaced trail, there will be a flat area of natural open space, adjacent to a scenic portion of the Pinecroft Spill Channel.

From the open space rest area, the trail will turn to a native surfaced multiple-use trail. This trail section runs parallel to the Pinecroft Spill Channel, is relatively flat and is shaded by dense forest vegetation. It is sure to be a popular hike for the public.

In the future, there is an opportunity for the County to construct a bridge over the Pinecroft Spill Channel. This bridge would provide for trail access from the Property to the rest of the existing five-mile trail network on the adjoining 192-acre County park.

**SUSTAINABLE FORESTRY:** On October 29, 1991, the Placer County Board of Supervisors adopted the Placer County Tree Preservation Ordinance, Chapter 12, Article 12.16 of the Placer County Code. The Tree Preservation Ordinance was revised in September 2001. It is the policy of Placer County to preserve trees wherever feasible, through the review of all proposed development activities where trees are present on either public or private property, while at the same time recognizing individual rights to develop private property in a reasonable manner.

For centuries native oak trees have existed as dominant and magnificent features of the landscape of the Sierra Foothill region. Over the years, trees have been cleared to be burned as firewood and removed to facilitate development. Only a portion of the original oak woodland forest remains today. The removal of oak and other native trees continues to the present time and occurs at a much faster pace than natural re-vegetation in areas of development.

Trees are key elements in our living system. It is acknowledged that the preservation of trees enhances the natural scenic beauty, improves air quality, water quality, reduces soil erosion, preserves significant natural heritage values, preserves wildlife habitat, and helps to reduce energy consumption for air cooling by providing shade.

The purpose of the Tree Preservation Ordinance is to preserve and protect the remaining native oak and other species of trees within Placer County. Furthermore, the Ordinance provides for educational programs to promote an awareness of the value of trees, and provide information to the public relating to the care, maintenance, and planting of trees.

The Parks Division has two certified arborists on staff. These employees inspect trees within areas of the County park system where the public is invited. In addition to these

employees, the County has a contract with a Registered Forester to provide recommendations and supervision of tree management practices in the County parks.

Because of its unique setting in the upper foothills, and with many waterways on the site, the Bear River Campground has a large variety of trees. The forest is a mixture of interior live oak, canyon live oak, blue oak, black oak, oracle oak, douglas fir, ponderosa pine, white alder, willow, cottonwood, big leaf maple, and Oregon ash. At the Bear River Campground, the County prohibits cutting trees and allows new volunteer trees to grow to maturity when appropriate. These determinations are made by the certified Arborists who are on the staff of the Parks Division.

The Parks Division works closely with the local Fire Department to monitor weather conditions. During late summer or fall, the Fire Department and the Parks Division will occasionally post signs prohibiting all fires in the Bear River Campground because of the fire hazard caused by dry vegetation and extreme hot weather.

**AGRICULTURAL USES:** Under the Placer Legacy Open Space and Agricultural Conservation Program, Placer County is committed to help maintain a viable agricultural segment of the economy wherever feasible.

**CULTURAL AND HISTORIC RESOURCES:** The public would be educated about cultural and historic resources typically found in the foothills of Placer County by interpretive information posted on the new interpretive kiosk. Regulatory signage would be posted to help protect the natural resources.

The Southern Maidu and Washoe once lived in the area around the Lower Drum Planning Unit. The terrain lends itself to Native American and historic Euro-American settlement. The Parks Division has developed a plan for enhancing the Property in order to enhance public recreation and public access while protecting any natural and cultural resources discovered at the site. The Parks Division has partnerships with several local Native American Tribes, including both the Maidu and Washoe. Should the County discover any cultural resources while enhancing the Property, construction would immediately stop and the local Native American Tribe will be contacted for input.

- c) How the proposed enhanced management activities differ from current management by PG&E (to the extent such information is available);

Parks Division staff are not aware of any management activities performed by PG&E on the Property. The only contact between PG&E and County staff over the years has been limited to administering and renegotiating the ground lease. Placer County has been maintaining and patrolling the property since 1973.

- d) How the proposed baseline and enhanced land management activities would potentially impact public use of the Watershed Lands and any existing economic uses;

Should the County acquire the Property in fee title, the public's use of the Bear River Campground would be enhanced through access over a new trail (both hard and natural surfaced), an interpretive kiosk, a trail rest area, and signage. Ownership of the Property would allow the County to plan for future improvements designed to further enhance the BVP's for the entire 207-acre Bear River Campground. In the future, there could be a bridge over the Pinecroft Spill Channel which would provide uninterrupted trail access to and from the Property to the remaining 192-acres of the Bear River Campground. Other future enhancements could be converting one of the existing campsites to a caretaker's pad and adding a storage shed for the Caretaker's use.

Revenues from the Bear River Campground are limited. Use fees charged for a family campsite are currently \$10 per night and for a group campsite the use fee is \$40 per night. Approximately \$34,000 per year is collected from campers. The annual cost for the Parks Division's labor and materials is approximately \$120,000 per year. The Bear River Campground is one of the few Placer County Parks that is maintained with funding from the County General Fund. Over the years, the County Board of Supervisors has recognized the tremendous recreational value of the campground and has approved funding from the County General Fund to pay for park operations. However, it is important to note that the proposed enhancement projects have been carefully designed so they do not result in additional maintenance responsibilities for the County because the Parks Division general fund budget has been greatly reduced in recent years.

- e) The timeline for when your organization would incur costs associated with the proposed enhanced management activities; and,

The County would begin enhancements within one year of receiving the Property. There are local community volunteers and Boy Scout Troops that have committed to help with construction of the enhancement projects.

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

The enhanced management activities would be done in compliance with all applicable land management best practices. The work done on any trees would be done pursuant to recommendations of certified arborists. Work on any new amenities to support a Caretaker's residence would be done in compliance with County building codes. Work on trails would be done pursuant to Placer County Trail Construction standards. Placer County manages over seventy miles of multi-purpose trails throughout the County and has learned to construct trails in a manner that is sensitive to the environment. Well planned trails drain well, result in minimal erosion, have low maintenance demands and provide access to a large variety of trail enthusiasts. New State water quality requirements, commonly referred to as Storm Water Pollution Prevention Plans (SWPPP), have greatly expanded requirements for addressing potential runoff and water quality impacts for all construction projects. These more stringent regulations have resulted in the need for Placer County to contact with SWPPP certified staff from

the California Natural Resources Agency to perform legally mandated inspections and to oversee the resulting mitigation measures. Inspections are performed for all construction sites prior to and after rain events.

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

29. 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 (e.g., trail, restrooms, habitat restoration project, fencing, youth facilities, etc.). 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 the 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)

Placer County would enhance the Property by providing a new trail, a passive sitting area, new signage, an interpretive kiosk, and installation of bollards to keep motorized vehicles from gaining access to the trails. Placer County will also enhance the site by cleaning up remnants of a former Caretaker's residence. In future years, the County may construct improvements to allow for a Caretaker to once again have a temporary trailer on the property, or the Caretaker use may occur in the campground on State property adjacent to the river. The Caretaker would be able to observe activities on the property and would promptly report any improper behavior, thereby protecting the land and its resources. Another future improvement may be the construction of a public water system to serve visitors to the Bear River Campground.

Fishing is a major recreational activity in the Bear River Campground. A trail connection will be constructed from the Property leading to the Bear River for fisherman to have easy access to fishing holes. Fish and Game laws would be enforced to ensure the fish populations are properly managed.

Wildlife corridors would be maintained and protected in perpetuity with this acquisition. The Property would be managed as open space, and be protected from future development. The Property is located adjacent to the County leased 192 acres, so there would be extensive open space for wildlife to roam.

On the Property, there was a mobile home for the park Caretaker and two sheds. The mobile home is no longer on the property. Should the County place a caretaker on the Property, the site would be planned and developed so it is in a location that does not disturb wildlife corridors and is not readily visible to the public, thereby protecting the scenic quality of the land. Ownership of the Property would allow for the County to place facilities, such as a water system, for the adjacent campground, should the

County desire to do so in the future. This would enhance the recreational values of the entire Bear River Campground.

Access to the recreational opportunities along the Bear River would be enhanced through the addition of a well planned trail and signage. A passive area with a bench would be made available for the public to sit and read or to have a snack.

Interpretation would be enhanced through the construction of an interpretive kiosk. Kiosk displays would contain information on various themes, such as fish, wildlife and plants in the area.

The forest at the Bear River Campground is maintained in a healthy state. The Parks Division has two certified arborists on staff. The arborists have developed a system to maintain an inventory of the trees in the County's parks. The trees are inspected on set schedules and appropriately maintained. Hazardous trees are identified and removed as soon as practical.

Parks Division staff work closely with representatives of several Native American Tribes to ensure cultural sites found within County parks are properly addressed. Cultural resource protection measures are then put into place.

The Bear River Campground is already an established park, therefore, it is anticipated that the proposed enhancement projects would qualify for a Categorical Exemption pursuant to the California Environmental Quality Act. Section 15301, "Existing Facilities" would pertain to the area for the Caretakers residence, as it would be a replacement of the old residence area. Notices of Exemption will also be filed with the State Clearinghouse and County Clerk for the projects. These projects conform to the definition and criteria of Class 1, 7, and 8 Categorical Exemptions. Class 1 (Section 15301 (h), provides for existing facilities including "maintenance of existing... native growth..." Class 7 (Section 15307) provides for actions by Regulatory Agencies for Protection of Natural Resources. Class 8 (Section 15308) provides for actions by regulatory agencies for the protection of the environment.

Placer County and its' volunteers would begin to construct the enhancement projects within one year of County ownership of the Property. This is possible because the environmental review process will be straightforward, and there are no permitting requirements. Maintenance of the new recreational facilities by community volunteers would begin as soon as construction is complete. The level of the improvements would not increase the annual maintenance costs for the Bear River Campground so existing County General Fund allocations would be sufficient to care for maintenance of these improvements.

The area for a caretaker's residence and a public water system for visitors to the Bear River Campground may or may not occur sometime in the future.

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

30. 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)

The Placer Land Trust has agreed to be the holder of the Conservation Easement that the Stewardship Council would place on the Property prior to the transfer of fee title to Placer County.

Placer County has a long history of working with youth oriented volunteer organizations in the construction of parks and trails. At the Bear River Campground, the Meadow Vista Trails Association performs maintenance to the trails in the park. The Meadow Vista Trails Association has members from the running community, hikers, bicyclists, and horse riders. Members vary in age from young children to senior citizens.

The Boy Scouts of American has troops in Meadow Vista and Colfax. Both communities are located near the Bear River Campground. This youth organization requires monthly community service projects and a major improvement project as a requirement of potential Eagle Scouts. The Boy Scouts have done many projects at the Bear River Campground. The Bear River Campground has benefitted from the relationship between the Placer County and the Boy Scouts of America.

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

Placer County has partnered with the Placer Land Trust in the purchase and permanent conservation of many properties. The following is a brief description of three of these properties.

**Bruin Ranch, 1,700 acres in the Auburn area:** Placer Land Trust will retain fee ownership while Placer County will hold the conservation easement and public trail access easements. Placer County is a major funding partner for acquisition.

**Liberty Ranch, 319 acres in the Auburn area:** Placer Land Trust holds conservation easement while Placer County will hold a public Trail easement. Placer County was a major funding partner for acquisition.

**Taylor Ranch, 317 acres in the Auburn area near Auburn:** Placer Land Trust holds fee title while Placer County will hold a public trail easement. Placer County was a major funding partner for acquisition.

32. 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 the activities and responsibilities identified.



Please refer to the attached letter from the Placer Land Trust providing their commitment to be a land conservation partner with Placer County on this project.

### ***Public Input***

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

In April and May, 2011, Placer County participated in meetings of the Weimar-Applegate-Colfax Municipal Advisory Council and the Placer County Parks Commission to solicit public input for this project. Staff solicited public input by posting information on this land acquisition effort on the Parks Division portion of the Placer County web site. Notices have been prepared and will be posted on the kiosks in the Bear River Campground. Staff has attended several meetings arranged by the Stewardship Council in order to solicit public input. Staff discussed this proposed acquisition with many in the audience to gain their suggestions and support.

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

34. 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 enhancements of the BPVs.

Please refer to the attached Excel template for the project budget, the funding being requested from the Stewardship Council, and to review the County's and community's proposed in-kind services.

*Note:* The budget and funding plan will be used by the Stewardship Council to evaluate the financial capacity of your organization and funding needs. Accordingly, please identify and include in your budget any additional financial resources and forms of financial support your organization believes it would be able to obtain and apply to the Watershed Lands under the appropriate section for project revenues.

In addition, the budget and funding plan should clearly identify all project expenses, as well as specify the amount of funding your organization is requesting from the Stewardship Council. Please refer to the budget and funding plan instructions for additional guidance.

### ***PART 3 – SUPPORTING DOCUMENTATION***

As outlined in the submittal requirements and instructions, please attach the following information to your PDF proposal:

- 1.) Internal Revenue Service Determination Letters; and,

See Attached Letter from the Internal Revenue Service, dated 9/17/2003.

- 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.

Please refer to the attached letter from the County Executive Officer approving the submission of the land stewardship proposal and the County Parks Division's participation in the Stewardship Council's land conservation process for the subject planning unit.

As a separate PDF please include the following:

- 3.) Operating Budget (current year); and,
- 4.) Financial statements for the past three years (audited statements are preferred).

Following a conversation with Mr. Wagner, the County is pleased to provide the following links to information on its website. Should the Stewardship Council have any specific questions, or require additional information, please do not hesitate to contact the Primary or Secondary SOQ Contacts, listed above.

Operating Budget, for the Current Year

The County Fiscal Year commenced July 1, and the Board of Supervisors has not yet adopted the Final Budget for 2010-2011. Consequently, we provide links to the following documents:

Fiscal Year 2009-2010 Final Budget

[http://www.placer.ca.gov/Departments/Auditor/Budget/budget\\_fy\\_09\\_10.aspx](http://www.placer.ca.gov/Departments/Auditor/Budget/budget_fy_09_10.aspx)

Fiscal Year 2010-2011 Proposed Budget

[http://www.placer.ca.gov/Departments/CEO/PIO/~media/ceo/Budget2010\\_11/CEOBudget2010\\_11\\_TOC.ashx](http://www.placer.ca.gov/Departments/CEO/PIO/~media/ceo/Budget2010_11/CEOBudget2010_11_TOC.ashx)

Financial Statements for the Three Most Recent Fiscal Years

Fiscal Year 2008-2009 Comprehensive Annual Financial Report

[http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR\\_FY\\_08\\_09.aspx](http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR_FY_08_09.aspx)

Fiscal Year 2007-2008 Comprehensive Annual Financial Report  
[http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR\\_FY\\_07\\_08.aspx](http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR_FY_07_08.aspx)

Fiscal Year 2006-2007 Comprehensive Annual Financial Report  
[http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR\\_FY\\_06\\_07.aspx](http://www.placer.ca.gov/Departments/Auditor/Comprehensive%20Annual%20Financial%20Reports/CAFR_FY_06_07.aspx)

If your organization desires to keep any of the financial information under items 3 or 4 confidential, please indicate this by labeling each page "Confidential."

Please include the budget and funding plan in the Microsoft Excel template provided by the Stewardship Council.

SEP 21 2003

**Internal Revenue Service**

**Date:** September 17, 2003

County Of Placer  
2970 Richardson Dr  
Auburn, CA 95603-2640

**Department of the Treasury**  
**P. O. Box 2508**  
**Cincinnati, OH 45201**

**Person to Contact:**  
Ms. E. Eckert ID 31-07436  
Customer Service Specialist  
**Toll Free Telephone Number:**  
8:00 a.m. to 6:30 p.m. EST  
877-829-5500  
**Fax Number:**  
513-263-3756  
**Employer Identification Number:**  
94-6000527

Dear Sir or Madam:

This is in response to your request of September 17, 2003 regarding your organization's exemption from Federal income tax.

As a governmental unit or a political subdivision thereof, your organization is not subject to Federal income tax under the provisions of Section 115(1) of the Internal Revenue Code, which states in part:

"Gross income does not include income derived from ... the exercise of any essential governmental function and accruing to a State or any political subdivision thereof ..."

Because your organization is a governmental unit or a political subdivision thereof, its income is not taxable as explained above. Contributions used exclusively for public purposes are deductible under Section 170(c)(1) of the Code.

Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Your organization may obtain a letter ruling on its status under section 115 by following the procedures specified in Rev. Proc. 2002-1 or its successor.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



for John E. Ricketts, Director, TE/GE  
Customer Account Services



## COUNTY OF PLACER

### BOARD MEMBERS

JACK DURAN District 1	JIM HOLMES District 3
ROBERT M. WEYGANDT District 2	KIRK UHLER District 4
JENNIFER MONTGOMERY District 5	

## OFFICE OF COUNTY EXECUTIVE

THOMAS M. MILLER, County Executive Officer

175 FULWEILER AVENUE / AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/889-4030  
FAX: 530/889-4023  
[www.placer.ca.gov](http://www.placer.ca.gov)

May 12, 2011

Pacific Forest and Watershed Lands Stewardship Council  
Attention: Vanessa Parker-Geisman  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

**RE: PLACER COUNTY LAND STEWARDSHIP PROPOSAL FOR THE LOWER DRUM  
PLANNING UNIT OF THE YUBA-BEAR RIVER WATERSHED AREA, PARCEL #871**

Dear Ms. Parker-Geisman,

As Placer County Executive Officer, I approve the submittal of the Land Stewardship Proposal for fee title ownership of 15 acres of property at the Bear River Campground known as the Lower Drum Planning Unit Area, Parcel #871. I also support the participation of the County Parks Division in the Stewardship Council's land conservation process.

Thank you.

Sincerely,

COUNTY OF PLACER

A handwritten signature in black ink, appearing to read "Th. M. Miller".

Thomas M. Miller,  
Placer County Executive Officer



Natural Wonders Forever

**Placer Land Trust**

11661 Blocker Drive #110  
Auburn, CA 95603  
(530) 887-9222  
Fax (530) 888-7720  
info@placerlandtrust.org  
www.placerlandtrust.org

**Board of Directors**

Fred Yeager, President  
Patricia Callan-McKinney  
Rich Ferreira  
Robert Gilliom  
Jim Hagen-Smit  
Gregg McKennis  
Thomas McMahan  
Mehrey Vaghti  
Larry Welch

**Executive Director**

Jeff Darlington

Placer Land Trust works  
with willing landowners and  
conservation partners to  
permanently preserve  
natural and agricultural  
lands in Placer County for  
future generations.



Placer Land Trust is a  
private, nonprofit 501(c)(3)  
charitable organization  
incorporated in 1991,  
accredited by the national  
Land Trust Accreditation  
Commission. Federal Tax  
Identification Number:  
68-0223143.

May 2, 2011

Pacific Forest and Watershed Lands Stewardship Council  
Attention: Vanessa Parker-Gelsman  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento CA 95814

Dear Ms. Parker-Gelsman:

The Placer Land Trust supports the Placer County Parks Division's Land Stewardship Proposal for fee title ownership of a portion of the property that the County currently leases at the Bear River Campground known as the Lower Drum Planning Unit Area, Parcel #871. Placer County has agreed to accept the donation of the watershed parcel in fee title and will contribute to the permanent protection of the watershed lands and the preservation and enhancement of the beneficial public values associated with the watershed lands.

Placer Land Trust understands the Stewardship Council will require a conservation easement on this property and that an entity separate from the title holder must receive and hold the conservation easement. Placer Land Trust expressed interest to the Stewardship Council to be a conservation easement holder in the Bear-Yuba planning unit and is willing to work with the Council and Placer County on a mutually agreeable resolution toward a conservation easement being placed on watershed parcel #871. This conservation easement will provide assurance that the parcel is protected consistent with the purpose of the PG&E Settlement Agreement and Stipulation.

Providing an opportunity for Placer County to acquire and enhance a portion of the Bear River Campground will be an excellent opportunity for Placer Land Trust, the County, and its residents – current and future – to protect the watershed land in perpetuity for the public good.

Please feel free to contact me at if I can be of further assistance.

Sincerely,

Jeff Darlington  
Executive Director

**COUNTY OF PLACER  
PARKS COMMISSION**

WWW.PLACER.CA.GOV



Greg Fayard, District 1  
Ron Gilman, District 2  
Dave Tooker, District 3

Bill Bisharat, District 4  
James Ricker, District 5  
Duane Whitelaw, District 5  
Richard Murray, District 5  
James Durfee, Director – Facility Services

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May 10, 2011

Pacific Forest and Watershed Lands Stewardship Council  
Attention: Vanessa Parker-Geisman  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento CA 95814

Dear Ms. Parker-Geisman:

The Placer County Parks Commission supports the Placer County Parks Division's Land Stewardship Proposal for fee title ownership of a portion of the property that the County currently leases at the Bear River Campground known as the Lower Drum Planning Unit Area, Parcel #871. As the Parks Commission, we advise the Board of Supervisors on all issues related to public recreation and make recommendations to the Parks Division.

At a regular meeting of the Placer County Parks Commission held on May 10, 2011, we voted in support of the County's efforts to acquire this parcel in fee title, based upon the value to the community of the Bear River Campground and based upon the County's history of stewardship of the site as a tenant.

Placer County's continued stewardship of this parcel will ensure protection of this piece of land, in perpetuity, for the public good. With public recreation funding currently low, the ability to acquire and improve the Bear River Campground will be an excellent opportunity for both the County and its residents, current and future.

Please feel free to contact me at 916.408.3870 or [rgilman@neonsign.com](mailto:rgilman@neonsign.com) if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Gilman'.

Ronald Gilman  
Chairman, Placer County Parks Commission

T:\FAC\JOHN\PARKCOMM\2011 MEETINGS\GILMAN LETTER OF SUPPORT BEAR RIVER 5-10-11.DOCX

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**Department of Facility Services**  
**Placer County Parks and Grounds Division, 11476 C Avenue, Auburn, CA 95603**  
Parks Commission Contact – John Ramirez, Parks Administrator  
530.889.6807 [jramirez@placer.ca.gov](mailto:jramirez@placer.ca.gov)

**County of Placer  
WEIMAR/APPLEGATE/COLFAX  
MUNICIPAL ADVISORY COUNCIL**

175 Fulweiler Avenue

Auburn, CA 95603

County Contact: Administrative Aide (530) 889-4010

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May 4, 2011

Attention: Vanessa Parker-Geisman  
Pacific Forest and Watershed Lands Stewardship Council  
1107 9th Street, Suite 501  
Sacramento, CA 95814

RE: Placer County Land Stewardship Proposal for the Lower Drum Planning Unit of the Yuba-Bear River Watershed Area, Parcel #871

Dear Ms. Parker-Geisman

On behalf of the Weimar-Applegate-Colfax Municipal Advisory Council (WACMAC), I would like to extend our support for Placer County's Land Stewardship Proposal for fee title ownership of 15 acres of property at the Bear River Campground known as the Lower Drum Planning Unit Area, Parcel #871. The WACMAC provides leadership and promotes community involvement and information to the unincorporated area of Placer County in which this parcel is located. Placer County's ongoing stewardship and proposed enhancements of this watershed land will be very positive for the health and wellbeing of our community.

In the current economic climate, public recreational facilities are being shut down in increasing numbers. Donation of this parcel to the County, which already has decades of experience in maintaining it, would ensure that this land remains a valued public resource.

Please feel free to contact me at 530-637-1092 or windrimm@yahoo.com if I can be of any further assistance.

Sincerely,

Don Adams, Chairman





P.O. Box 871, Meadow Vista, CA 95722

[www.mvtrails.org](http://www.mvtrails.org)

April 19, 2011

Attention: Vanessa Parker-Geisman  
Pacific Forest and Watershed Lands Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

RE: Placer County Land Stewardship Proposal for the Lower Drum Planning Unit of the Yuba-Bear River Watershed Area, Parcel #871

Dear Ms. Parker-Geisman

The Meadow Vista Trails Association supports Placer County's proposal for fee title ownership of 15 acres of property at the Bear River Campground known as the Lower Drum Planning Unit Area, Parcel #871. As our organization was formed to build, promote, and protect a trail network for the use of all community members, the efforts of Placer County in keeping this site a publicly-accessible recreational resource compliment our own work in the area. We have collaborated with the County to enhance local outdoor recreation for years and offer our commitment to continue to do so into the future.

Both the development boom and the recession that followed it have contributed to a reduction of public open space and well-maintained recreational facilities. Donation of this parcel to the County will help to ensure that this land remains an important asset to our community. Our body of volunteers will be available to assist the County with its trail-building and maintenance efforts for this parcel, bringing to bear our wide experience with other mixed-use trails in the area.

Please don't hesitate to contact me if you need any other information.

Sincerely,

Claudia Booth,  
President, Meadow Vista Trails Association

[admin@mvtrails.org](mailto:admin@mvtrails.org)

530-613-9988

Pacific Forest and Watershed Lands Stewardship Council  
Land Stewardship Proposal Budget and Funding Plan  
Lower Drum Planing Unit # 871

PROJECT BUDGET - TRANSACTION COSTS

A. Document Preparation Costs

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Escrow Fees	Transaction	1	800	800	800	
Title Premium	Transaction	1	500	500	500	
Legal Description-Review	Each	1	500	500	500	
Project Manager	Hours	100	131	13,053		COUNTY CONTRIBUTION OF \$13,053
Property Manager	Hours	40	158	6,318	4,371	COUNTY CONTRIBUTION OF \$1,947
County Counsel	Hours	21	167	3,500	3,500	
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
<b>A. Total Document Preparation Costs</b>				<b>24,671</b>	<b>9,671</b>	

B. Closing Costs

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Boundary Survey and Legal Description	Transaction	1	25,920	25,920	25,920	
Lot Line Adjustment	N/A			-		
				-		
				-		
				-		
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
<b>B. Total Closing Costs</b>				<b>25,920</b>	<b>25,920</b>	

C. Other

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
				-		
				-		
				-		
				-		
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
<b>TOTAL TRANSACTION COSTS</b>				<b>50,591</b>	<b>35,591</b>	

Additional Notes:

**Pacific Forest and Watershed Lands Stewardship Council**  
**Land Stewardship Proposal Budget and Funding Plan**  
**Lower Drum Planning Unit # 871**

**PROJECT BUDGET - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES (SEE NOTE 1)**

**PROJECT REVENUES**

Source	Description	Non- SC Sources of Funding		Comments
		One-Time Grants	Ongoing Funding	
<b>Committed Funds (cash received or award made)</b>				
Lease Revenues			34,000	Revenue from Bear River Campground Fees
Timber Revenues				
General Fund			120,000	Annual GF contribution for 207 acre Bear River Campground. Amount varies each year.
<b>Total Committed Funds</b>		-	<b>154,000</b>	
<b>Pending Funds (no award made to date)</b>				
Grant Awards				
Fundraising				
Matching Funds				
General Fund/Reserves				
Other (Describe)				
<b>Total Pending or Potential Funds</b>		-	-	
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt;select insert copied cells</i>				
<b>TOTAL PROJECT REVENUES</b>		-	<b>154,000</b>	

**PROJECT EXPENSES**

**A. Baseline Management Activities**

Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time		Ongoing		SC Funding Request		Comments
					Costs		Annual Costs		One-Time Costs	Ongoing Annual Costs	
Maintenance	Park and Trail Maintenance	Hours	180	82			14,842				Pursuant to Maintenance Management Plans, Parks workers for all Day Use Areas of the park. These costs do not include maintenance of the overnight campsites.
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt;select insert copied cells</i>											
<b>A. Total Baseline Management Activities</b>					-		<b>14,842</b>		-	-	

**B. Baseline Land Ownership Costs**

SC Funding Request

**Pacific Forest and Watershed Lands Stewardship Council**  
**Land Stewardship Proposal Budget and Funding Plan**  
**Lower Drum Planing Unit # 871**

Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
Property Taxes	Annual Taxes	N/A							County Parks are Exempt from Property Taxes
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells									
<b>B. Total Baseline Land Ownership Costs</b>					-	-	-	-	
<b>C. Other</b>									
Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	SC Funding Request One-Time Costs	Ongoing Annual Costs	Comments
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells									
<b>C. Total Other</b>					-	-	-	-	
<b>TOTAL PROJECT EXPENSES</b>					-	14,842	-	-	
<b>NET REVENUE/(EXPENSE) - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES</b>					-	139,158	-	-	

Additional Notes:

**Note 1:** According to the Stewardship Council's Land Conservation Program Funding Policy, the Stewardship Council will require future land owners to demonstrate that they have the funding and other capacity to maintain that property interest so as to preserve and/or enhance the beneficial values on the Watershed Lands. Exceptions to this guideline will be rare and considered only in circumstances where,

- 1) The funding of baseline land ownership and management activities will clearly lead to enhancement of the beneficial public values on the lands; and/or,
- 2) The funding of baseline land ownership and management activities is only temporary (≤5 years).



Pacific Forest and Watershed Lands Stewardship Council  
Land Stewardship Proposal Budget and Funding Plan  
Lower Drum Planing Unit # 871

B. Capital Improvements

Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	SC Funding Request		Comments
							One-Time Costs	Ongoing Annual Costs	
POTENTIAL FUTURE									
Bridge	Fiberglass to span 30'	Each	1	150,000	150,000				POTENTIAL FUTURE IMPROVEMENT
Caretakers Capsite	Caretakers Pad	Each	1	40,000	40,000				POTENTIAL FUTURE IMPROVEMENT
Equipment Shed	Shed for Caretaker & Staff	Each	1	15,000	15,000				POTENTIAL FUTURE IMPROVEMENT
Input Activity									
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells									
B. Total Capital Improvements					205,000	-	-	-	

C. Other

Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
Input Activity									
Input Activity									
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells									
C. Total Other					-	-	-	-	

<b>TOTAL PROJECT EXPENSES</b>					<b>235,800</b>	-	-	-	
<b>NET REVENUE/(EXPENSE) - ENHANCEMENT OF BENEFICIAL PUBLIC VALUES</b>					<b>(235,800)</b>	<b>169,800</b>	-	-	

Additional Notes: