

**MEMORANDUM  
OFFICE OF THE  
COUNTY EXECUTIVE  
COUNTY OF PLACER**

**TO:** Board of Supervisors

**FROM:** Holly L. Heinzen, Interim County Executive Officer  
By: Allison Carlos, Principal Management Analyst

**DATE:** May 22, 2012

**SUBJECT: Placer Legacy Program Presentation - Overview and Update**

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**ACTION REQUESTED**

The Board is requested to receive a presentation and status report on the Placer Legacy Open Space and Agricultural Conservation Program (Placer Legacy) and provide policy direction regarding program-related acquisitions, as necessary.

**BACKGROUND**

Placer Legacy was initiated by the Board of Supervisors in April of 1998 to implement the goals, policies and programs of the 1994 Placer County General Plan. In 2000, the Board directed staff to begin implementation of the Program. The Board adopted a set of goals and objectives for the program listed below. Figure 1 depicts an inventory of all open space areas in the unincorporated County including public lands, mitigation banks, General Plan Open Space designations, parks and other conservation lands.

The County's open space policies and programs were developed as an element of the Placer County General Plan as a result of state mandates which require local government general plans to address open space for: 1) the preservation of natural resources, 2) the managed production of resources, 3) outdoor recreation, and 4) public health and safety (Government Code 65560). In the County's General Plan, open space is defined broadly, encompassing several land use categories and public benefits, ranging from recreational use to biological diversity and food production.

The Placer Legacy program implements the four state-mandated policy areas as well as areas of local concern that were developed over two years of deliberation through a stakeholder working group. Six overall objectives now direct the policy and program initiatives:

Agriculture Resources Objective: *Maintain a viable agricultural segment of the economy.* Preservation of agricultural land plays a role in maintaining the viability of agricultural land uses and agricultural production. Agriculture provides productive open space and community identity and access to fresh, high quality locally grown food. It is also an important contributor to the County's local economy with minimal demands for public services.

Biological Resources Objective: *Preserve the diversity of plant and animal communities and protect endangered and other special status plant and animal species.* Placer Legacy Program seeks to conserve the diversity of biological resources through various non-regulatory efforts which are largely focused on land acquisition and habitat restoration.

Efforts to achieve programmatic regulatory compliance associated with biological resources (i.e., state and federal endangered species acts and federal wetland regulatory laws) are being developed through the Placer County Conservation Plan (PCCP). Through the PCCP the County and City of Lincoln are developing a comprehensive planning and permitting program in the form of a Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan (HCP). The primary value of the PCCP is its ability to replace a highly fragmented, time consuming and expensive project-by-project approach to mitigation with a comprehensive, 50-year permit plan.

It is important to distinguish the Placer Legacy Program from the PCCP. The 1994 General Plan Policy document provides the foundation for both the Placer Legacy program and the PCCP. The two are linked in that they share common objectives (conservation and restoration of biological resources) but are different in that the PCCP implements regulation. The Placer Legacy program advanced the concept of the development of the PCCP.

Recreation Resources Objective: *Conserve natural features necessary for access to a variety of outdoor recreation opportunities.* Placer Legacy enhances recreational opportunities in the County by providing recreational opportunities not typically found through the development of park facilities associated with new development. The recreational resources established through the Program are typically region wide and are linked to land conservation. To date the Program has improved and expanded public trail access, including construction of staging areas and parking lots, as well as the purchase of public access easements on private land to provide connections to public land networks.

Scenic Resources/Urban Separators Objectives: *Retain scenic locations and corridors and separate urban areas into distinct communities.* Placer Legacy satisfies the General Plan implementation measure requiring the identification and formal designation and adoption of a system of scenic corridors and vista points. The program helps protect open space areas that define community edges and creates urban separators and transition areas between urban and agriculture.

Cultural Resources Objective: *Retain historic and cultural areas.* Placer Legacy facilitates protection and conservation of historical and cultural resources by providing funding to identify, evaluate, acquire (where appropriate) and maintain historical resources (e.g., Native American archaeological resources, European and Gold Rush history or paleontological resources). Cultural resources can be identified for protection as a standalone feature (e.g., a historical building) or as a part of the larger open space acquisition (e.g., the Hidden Falls park site is rich with Native American cultural resources).

Public Safety Objective: *Protection from floodplains, high fire hazard areas & avalanche zones.* Placer Legacy catalogs lands with public safety constraints and uses this information when screening and ranking lands for biological or other resource acquisition. In some areas of significant fire, flood, or avalanche risk, Placer Legacy may acquire parcels on which development would pose an undue risk to the public and a burden on public safety services. Typically public safety is one of many benefits associated with an acquisition and is factored in the ranking of a parcel when priorities are being set.

The program conserves open space through fee acquisitions, conservation easements, public access/trail easements, agricultural conservation easements, and flood control easements. The County typically functions as lead or contributes to organizations such as Placer Land Trust, Truckee Donner Land Trust, the Trust for Public Land, Nevada Irrigation District, and Flood Control District and other conservation partners. Program implementation highlights:

- “High value” open space is determined by established prioritization criteria that was developed with stakeholder input and is also based upon the utilization of the County’s GIS data base.
- Based upon an adopted Board resolution the program only works with property owners who clearly state that they are willing sellers.
- The program was initially developed assuming there would be a significant annual revenue stream derived from a quarter cent sales tax. When the implementing measure failed in 2000, the program became dependent upon grants, mitigation payments, general fund contributions, and donations.
- Lands are often prioritized based upon the multiple benefits that they provide (e.g., recreational lands can provide other values including agricultural, cultural resources, scenic resources and habitat).

The program benefits each region of the unincorporated County. To facilitate implementation of geographically explicit objectives, the County is divided into ten “Study Areas” based upon common geographic and political boundaries. These Study Areas provide focus to implementation efforts through an assessment of trends, stressors and conflicts, scarcity, community needs, etc. They do not represent geographic prioritization or preferences, nor do the divisions imply that there is no overlap between geographic areas. The Placer Legacy Study Areas include the following (See Figure 2):

1. Agricultural Valley
2. South Placer Urban
3. Loomis Basin
4. Sheridan Garden Bar
5. Auburn/Bowman
6. American River Canyon
7. Foresthill
8. Lower Sierra
9. West Slope Sierra
10. East Slope Sierra

## **DISCUSSION**

Exhibit A summarizes Placer Legacy implementation over the past 12 years focusing on land acquisitions, development/restoration activities and planning projects. The summary describes how Placer Legacy objectives have been met. Three figures accompany this discussion. Figure 3 depicts the land acquisition and development and restoration activity that has been completed. Figure 4 depicts the Study Area boundaries and summarizes what has been accomplished and the potential opportunities within each Study Area. Figure 5 depicts the general location of the potential activities for each Study Area.

In addition to the efforts summarized in Exhibit A, there are a number of initiatives County-wide including:

- Agricultural Marketing Program
- Placer Legacy Newsletter
- Stream watershed sign program
- Public outreach events
- Low Impact Development Guidelines for the Sierra Nevada
- Stream sign program

### **Current Activity**

Presently, there are a number of Placer Legacy related activities throughout the County including ongoing planning efforts, implementation of existing plans and land acquisitions. The following is a summary of the various efforts broken down by Study Area. Figure 5 summarizes the general location of the various activities referenced below. Due to the sensitive nature of property negotiations, specific, parcel-level detail has not been incorporated into this report.

#### Agricultural Valley

- Focused conservation efforts are on completion of the PCCP.
- Linda Creek acquisition to support the Dry Creek Greenway and Regional Trail loop
- Evaluation of conservation opportunities in the Coon Creek watershed, in particular, the County, with the Flood Control District is evaluating the potential for a conservation easement that would both protect agricultural land and a riparian corridor, and provide flood water detention for the Sunset Industrial Area. The flood detention would offset impacts to Sutter County and would meet a number of Placer Legacy objectives for conservation of agriculture, habitat, and public safety.

#### South Placer Urban

- Implementation of a salmonid fish passage project at the Hemphill Canal Dam on Auburn Ravine near Turkey Creek Golf Course. Grants have funded the design of a passage facility around the Hemphill Canal Dam. Additional funds are necessary to permit and construct the project. This is the second phase of a project which involved the successful construction of a fish passage project on Auburn Ravine at the NID gauging station in Lincoln.
- Staff will continue to seek opportunities to implement the Auburn Ravine/Coon Creek Ecosystem Restoration Plan in this area.

#### Loomis Basin

- At present there are no Placer Legacy-directed efforts in the Loomis Basin.
- Staff will continue to look for funding to implement the Dry Creek Greenway Plan and the Dry Creek Coordinated Resource Management Plan.

Sheridan/Garden Bar - Potential land acquisitions in this area are focused on landscapes that are dominated by oak woodlands, riparian areas and grasslands. The conservation of these landscapes meet multiple Placer Legacy objectives. Many of these properties can also be incorporated into the PCCP Reserve System. Specifically, two current focus areas: 1) Garden Bar/Big Hill and 2) grasslands in the Sheridan area. Both help meet the habitat conservation objectives of the PCCP while meeting the open space and agricultural objectives of the Placer Legacy.

- Garden Bar/Big Hill area for properties that add on to existing conservation and recreation efforts (e.g., Hidden Falls Regional Park).

The County has coordinated with the Placer Land Trust and Trust for Public Land on over 3,500 acres of oak woodland, riparian habitat and the Bear River. At present, County staff is focused on a connectivity study between Hidden Falls and land in conservation to the east of Hidden Falls Regional Park. The connectivity linkage is for a trail connection that will ultimately link Hidden Falls to over 2,500 acres of conservation lands to the east and north. The connectivity will also facilitate maintaining Coon Creek and its associated habitat in permanent conservation status (an important contributor to the PCCP conservation strategy). Placer Land Trust is seeking to acquire a property in fee title adjacent to the Harvego Bear River Preserve that could also extend the County's trail easements in the area

- "Jump start" properties to provide "mitigation before take" for the PCCP. These are primarily associated with grasslands along the western portion of this study area. Properties that can contribute to the jump start requirements of the PCCP will become increasingly important as the PCCP moves closer to completion in the next two years.

The grasslands that dominate the Sheridan landscape include a large percentage of the County's vernal pool wetlands that are known habitat for federally-listed invertebrates as well as rare plants. Conservation of these lands from willing sellers not only meets the requirements of the PCCP but also meets a number of Placer Legacy objectives including agricultural conservation and urban separators/buffers.

- In addition to the primary issues described above, there is also a willing seller of a mandarin farm in the Mt. Pleasant area. Grant funding options are limited for the site but the amount of funding is nominal compared to other potential acquisitions costs in the area. Such acquisitions do not make a substantive contribution to the PCCP but are consistent with the goals and objectives of the Placer Legacy program.
- The County will continue to evaluate opportunities to implement the Auburn Ravine/Coon Creek Ecosystem Restoration Plan for this area.
- Continued development of the Hidden Falls Regional Park with the construction of a 30 mile trail network. Expansion area will be open to the public in 2013.

#### Auburn/Bowman

- The County continues to investigate the potential to provide access into the Harvego Bear River Preserve from a site other than the current Hidden Falls Regional Park parking lot which is located nearly three miles to the south. Access on or near the Harvego Bear River Preserve, with connectivity to Hidden Falls Regional Park is the preferred option. The access would include a parking and staging area.
- There are opportunities with willing sellers to protect open lands along Highway 49 north of Dry Creek Road and along the Bear River the meet the objectives of both Placer Legacy and the PCCP.
- The County will continue to seek opportunities to implement the Auburn Ravine/Coon Creek Ecosystem Restoration Plan in this area.

#### American River Canyon

- County staff is participating in a discussion with the Auburn State Recreation area and other stakeholders on the potential to locate a multi-use visitor center near the Foresthill Bridge. The purpose of the visitors' center is to provide information on the use of public land in the area of the North and Middle Fork confluence and Foresthill Divide.
- North Fork American River Trail - 14.2 mile trail along the North Fork of the American River from Auburn to Weimar.

Foresthill – There are no Placer Legacy related activities in the Foresthill Study area at this time. A number of willing sellers have had properties evaluated since Placer Legacy was initiated but no projects have been executed to date.

Lower Sierra – There are no Placer Legacy related activities in the Lower Sierra at this time. There is a willing seller in the Meadow Vista area who has expressed interest in a conservation easement on one of the larger unfragmented parcels remaining in the Meadow Vista community. At this time, the limitations and demand on the County's open space funding sources combined with a scarcity of suitable grant match funding makes an acquisition challenging.

West Slope Sierra – There are no active Placer Legacy related projects in the West Slope Sierra at this time. Staff will continue to evaluate conservation opportunities along the Interstate 80 corridor including lands that contribute to conservation along the Emigrant Trail. There are large conservation initiatives, not managed by Placer Legacy that consolidate public and private lands in the West Slope Sierra in order to close the "checkerboard" that exists due to original land grants to the railroad companies in the late 19th Century. There is also the potential to negotiate with one or more willing sellers in the Soda Springs area near the Nevada County line on property that includes Kidd Lake, a portion of Lake Van Norden and lands around Royal Gorge.

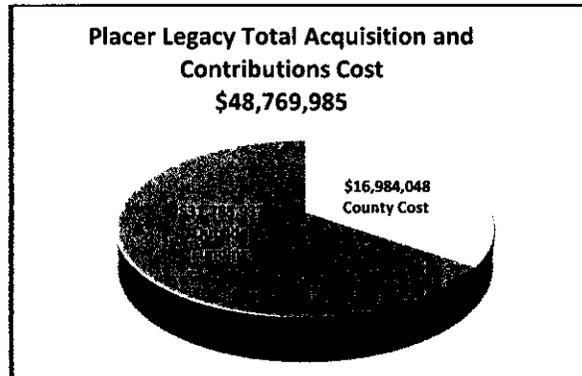
#### East Slope Sierra

- The Placer Legacy program continues to work in Squaw Valley to implement a number of Placer Legacy-sponsored initiatives to restore Squaw Creek.
- An open space mitigation fee associated with new residential and non-residential development in Martis Valley continues to collect funds that towards acquisitions in the Martis Valley area.
- The preparation of a programmatic EIR is being initiated for the Truckee River Corridor Access and Restoration Plan.

#### **Funding History**

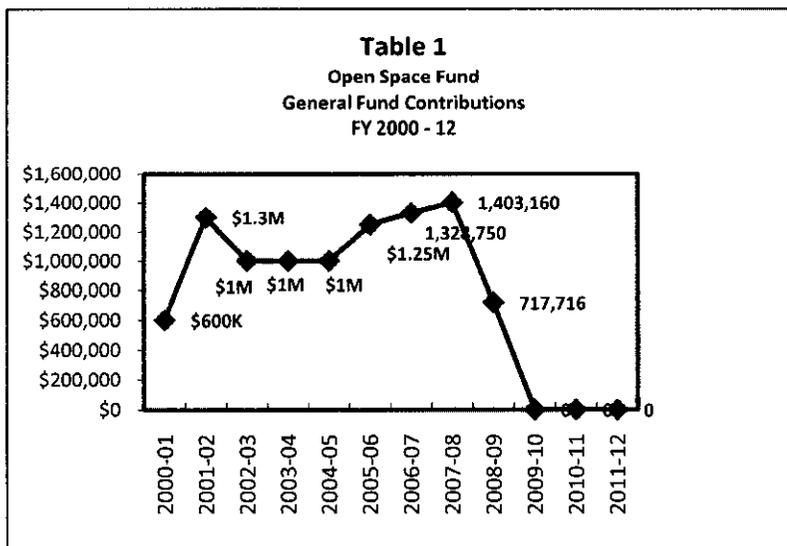
The implementation of program objectives requires substantial financial support. In some instances the County has been the lead on a project and has obtained the necessary funding. In other instances other organizations, such as the Trust for Public Land, Placer Land Trust or the Truckee Donner Land Trust have been the lead and the County has been a funding partner. The level of the County's contribution has varied from project to project. In some cases the County funded 100% of the acquisition (Grey Ranch), in other cases grant funds paid 100% of the costs (Lakeview Farms). Increasingly, the County has paid a percentage of the total cost with a conservation partner taking the lead.

Overall, funding for acquisitions has come from a number of sources but the majority has come from matching grant funds from the State of California, outside contributors, and the County (Open Space Fund and mitigation payments). The County's total contribution for all acquisitions affiliated with the Placer Legacy program is about \$17M dollars (35% of total cost), predominately from the County General Fund and various mitigation funds. The graph below depicts the breakdown between County contributions and the total contributions of all other partners in the Placer Legacy program. Costs are further summarized by individual project in Exhibit B.



Declines in Available Funds

With the decline in General Fund contribution in recent years due to County budgetary constraints, County contributions for acquisitions from the Open Space Fund have resulted in reserve balance declines for future acquisitions going forward. In FY2008/09, the General Fund contribution was reduced 50% to \$717K. Since that year, there has been no General Fund contribution. Between FY2008/09 and today, Open Space Fund unencumbered balances have decreased from \$5.7M to \$2.1M. Table 1 below depicts the General Fund contributions for the program since it was approved for implementation in 2000. In addition to declining General Fund contributions to the Open Space Fund, for some years there was a separate contribution to Parks Division for trail development.



**Current Funding Need** – As noted, considerable activity remains in the program even as there are limited County discretionary dollars and public/private sector grant funds. Department staff from Planning, Facility Services, County Executive Office, and the Agricultural Commissioner's Office, continue to meet routinely to discuss, assess, and develop recommendations for your Board. In the short term (next 1-2 years), early estimates suggest we have emerging projects with a total potential County acquisition funding need between \$2M to \$4M. The variability in cost is based upon land value estimates versus appraised value, the availability or lack of grant funds and the ongoing refinement of costs. In addition to the above future cost estimates for acquisitions associated with Placer Legacy, there is the potential for "jump start" and "stay ahead" acquisitions related to the early implementation of the PCCP. Because jump start/stay ahead has already been met through the oak woodland acquisitions in the foothills, the focus would be on the valley floor grasslands. Acquisitions of this type would likely exceed \$10M and would qualify for grant matches and reimbursement from future mitigation fees.

The County has available (unencumbered) funds in the Open Space Fund (\$2.1M) and mitigation funds for wetlands, Swainson's hawk and trees (\$686,169), and continues to receive an annual payment from the United Auburn Indian Community. Currently, total available dollars are about \$2.8M.

The County also continues to be competitive when it seeks grant funds; however, grant funding in today's economy has diminished due to the scarcity of new bond funds. A new voter-approved statewide bond that can fund open space and agricultural conservation programs is assumed to be at least two years into the future. Nevertheless, with the scope and scale of activities listed above, it is anticipated that a number of projects can still be completed in the next 1-2 years.

### **Long Term Funding**

As mentioned, the November of 2000 quarter cent sales tax increase did not pass to support the Placer Legacy work program. Other future funding sources could include open space mitigation fees such as those found in Martis Valley, additional General Fund allocations, habitat mitigation fees unrelated to the PCCP, project-related exactions (e.g., development agreements), and state/federal grants. Because the source of funding for any given acquisition is unpredictable, it remains a challenge to strategically plan, at a large scale, how the program can continue to be implemented. Instead program objectives are often prioritized based on funding opportunities and any timing constraints (e.g., property owner timelines, and permit deadlines). The PCCP will have a long-term funding source (50 years of implementation and in perpetuity management funds) but the funds will only be allocated to the PCCP regulatory coverage area west of Auburn and will be focused primarily on the acquisition and management of biological resources.

### **Conclusion**

Absent the identification of addition funding sources and based upon past Board interests, staff would assume that existing fund balances will continue to support Placer Legacy program activities short term (1-2 years). Low cost activities, such as public outreach efforts, can continue through resources (staff, printing, postage, etc.) that are allocated to various departments implementing the program via their annual budgets. In order to implement program objectives necessitating land acquisitions activities (title and easement), recreation development and habitat restoration, it will be necessary to continue to rely on the Open Space Fund, the various habitat mitigation funds, and outside funding (e.g., grants).

At times there are more willing sellers than there is funding available. With land values having declined, the County has the potential to acquire lands at a low cost at this time. Based upon the discussion above, and absent other direction, staff will continue to focus its efforts on a number of actions to frame recommendations for your Board that involve the use of the existing Open Space and mitigation trust funds including the following opportunities:

- Acquisition of a Coon Creek conservation easement for flood control, habitat and agriculture
- Acquisitions to provide connectivity between Hidden Falls and conservation lands to the east and north via fee, trail easements and/or conservation easements
- Acquisition of property to provide direct access to the Harvego Bear River Preserve via a potential fee title acquisition
- Evaluate the potential to find matching funds to acquire lands that meet the "jump start" criteria of the PCCP and meet the open space and agricultural conservation objectives of Placer Legacy
- Continue to evaluate the acquisition of agricultural conservation easements
- Continue to implement ecosystem and watershed-level restoration plans throughout the County and seek funding for restoration projects
- Continue to promote the Placer Legacy program utilizing existing County resources

#### **FISCAL IMPACTS**

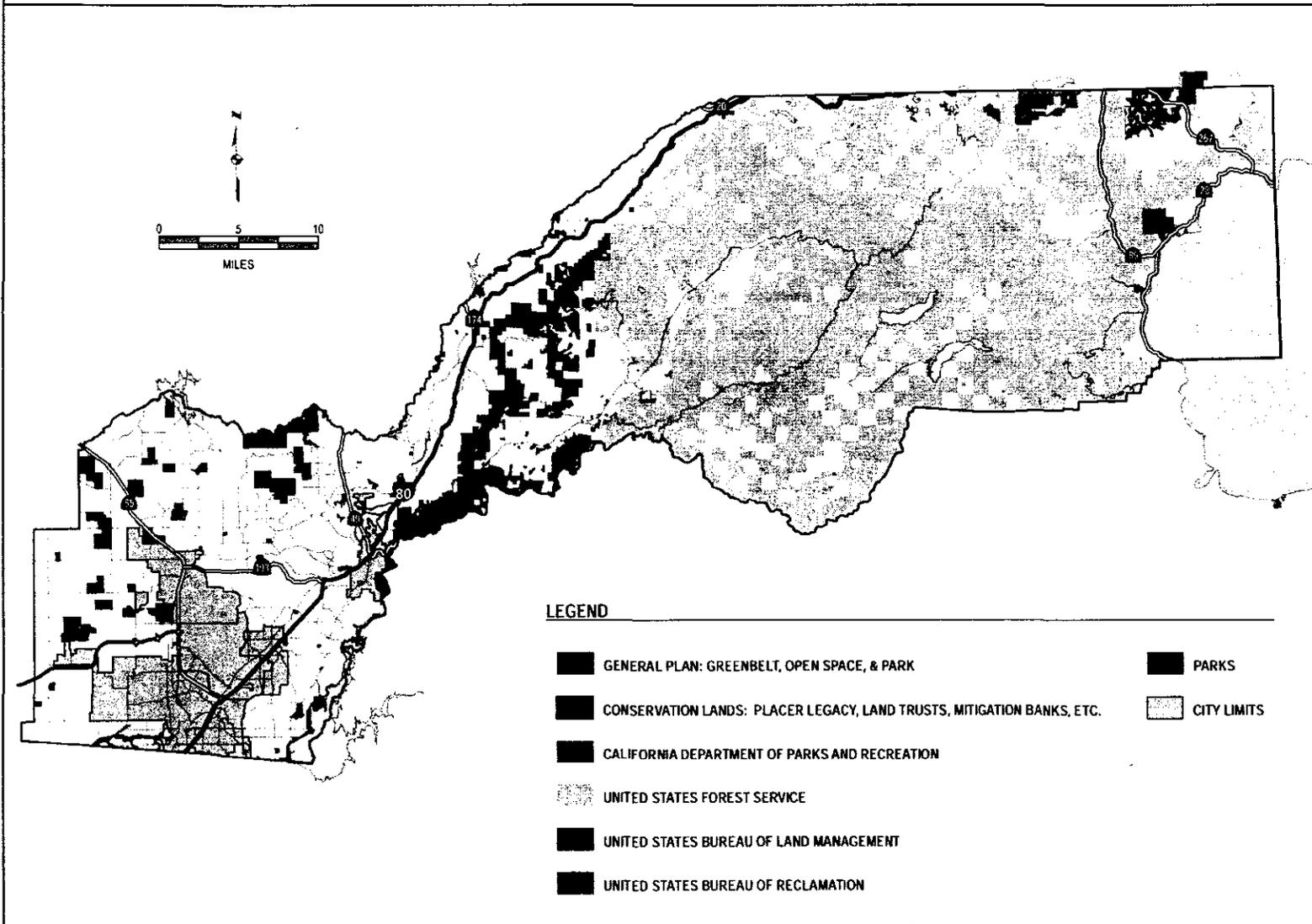
As noted above, implementation of the Placer Legacy program involves the expenditure of significant funds from a variety of sources. The County has been a significant contributor to the program costs (35%) but also been very successful at obtaining matching funds or has contributed to other conservation efforts that meet our program objective (65% of total funding from outside sources). The current availability of funding will implement the program for approximately 1-2 additional years. Past this time frame, it will not be possible to continue to implement the program in a manner consistent with the last 14 years of effort absent additional funding.

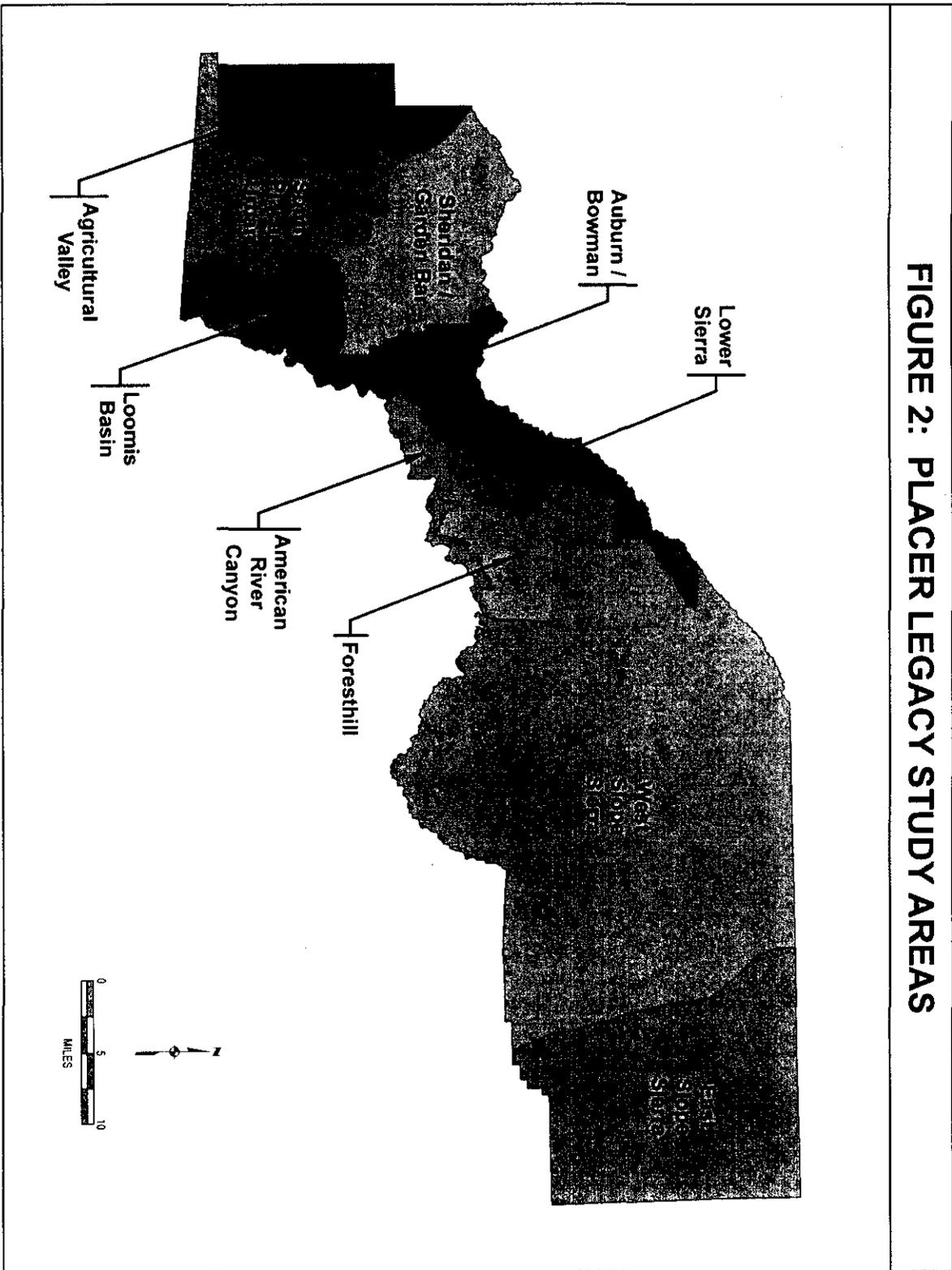
#### **EXHIBITS & FIGURES**

The following Figures and Exhibits are included for the Board's consideration:

- |            |   |
|------------|---|
| Figure 1:  | Countywide Open Space Inventory   |
| Figure 2:  | Placer Legacy Study Areas   |
| Figure 3:  | Placer Legacy Completed Projects  |
| Figure 4:  | Placer Legacy Accomplishments and Opportunities by Study Area               |
| Figure 5:  | Placer Legacy Potential Activity Areas                                      |
| Exhibit A: | Land Acquisitions, Development, Restoration by Study Area - 12 Year Summary |
| Exhibit B: | Completed Acquisitions and Development                                      |

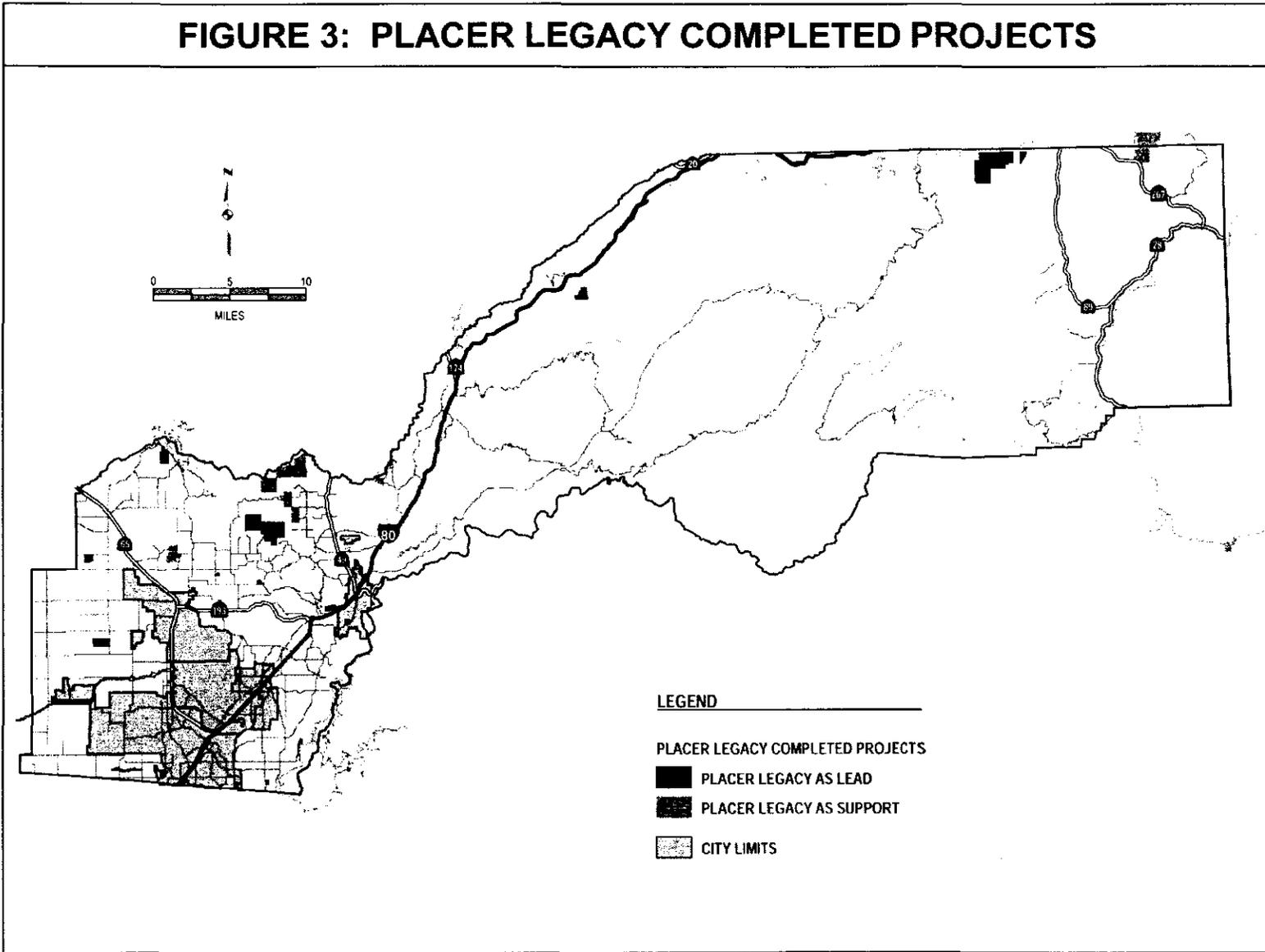
# FIGURE 1: OPEN SPACE INVENTORY





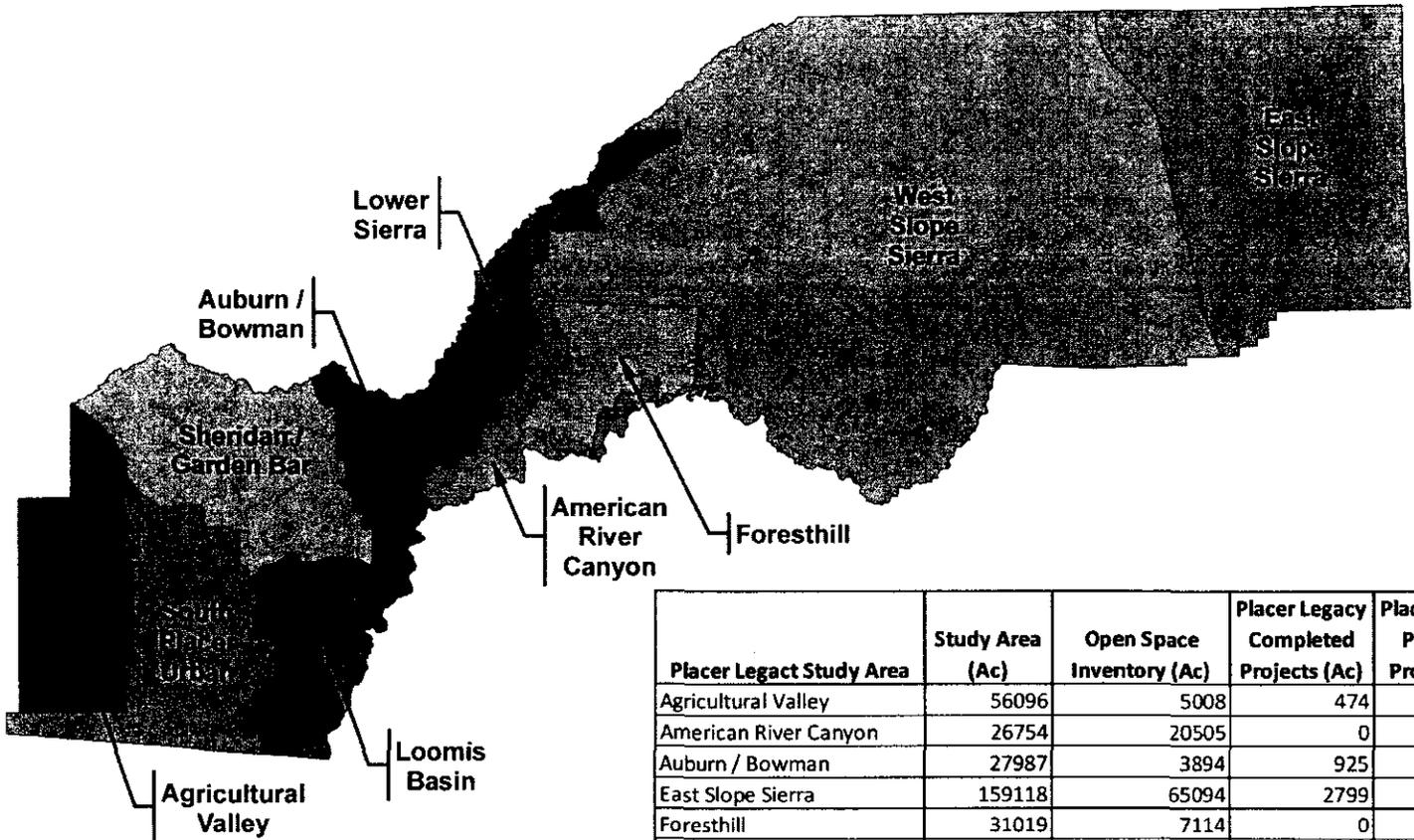
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**FIGURE 3: PLACER LEGACY COMPLETED PROJECTS**



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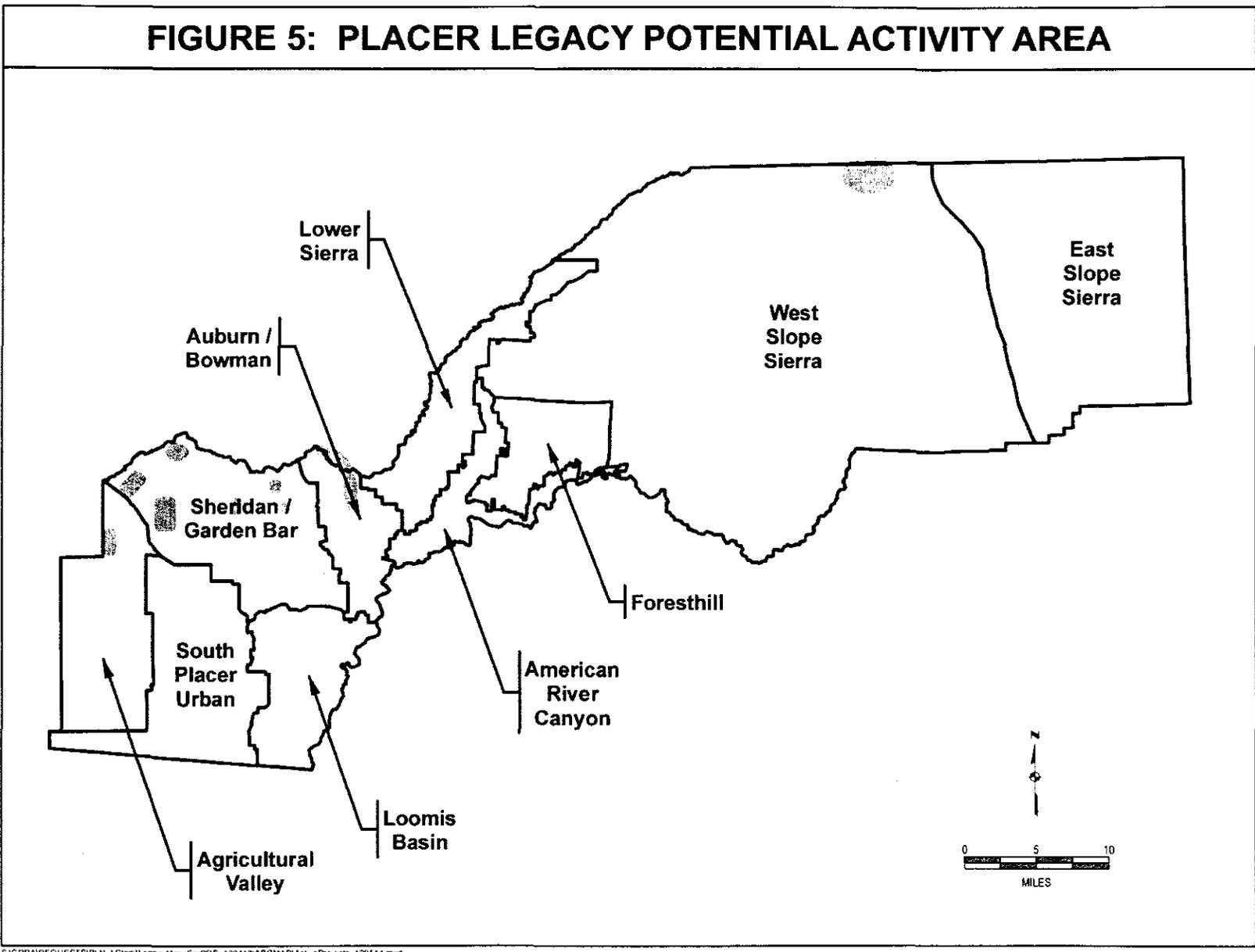
**FIGURE 4: PLACER LEGACY ACCOMPLISHMENTS & OPPORTUNITIES BY STUDY AREA**



Placer Legacy Study Area	Study Area (Ac)	Open Space Inventory (Ac)	Placer Legacy Completed Projects (Ac)	Placer Legacy Potential Project (Ac)
Agricultural Valley	56096	5008	474	462
American River Canyon	26754	20505	0	0
Auburn / Bowman	27987	3894	925	1166
East Slope Sierra	159118	65094	2799	0
Foresthill	31019	7114	0	0
Loomis Basin	42298	5836	0	0
Lower Sierra	42361	1777	0	0
Sheridan / Garden Bar	77744	7029	4045	3647
South Placer Urban	67748	2360	150	0
West Slope Sierra	428700	306867	274	2510
<b>Grand Total</b>	<b>959825</b>	<b>425485</b>	<b>8668</b>	<b>7785</b>

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**FIGURE 5: PLACER LEGACY POTENTIAL ACTIVITY AREA**



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## EXHIBIT A

### LAND ACQUISITIONS, DEVELOPMENT, RESTORATION BY STUDY AREA 12 YEAR SUMMARY

The following is a summary of Placer Legacy-related activities for each of the Study Areas. The location of these actions are depicted on Figure 3.

**Agricultural Valley** – In the future, it is expected that conservation of Agricultural Valley resources will largely occur through the PCCP via mitigation payments and land dedications. Nevertheless, the Placer Legacy program has completed a number of projects including:

#### Acquisitions/restoration

- Coon Creek - levee pull back to increase the function of the floodplain and wetland restoration
- Fickwirth - Coon Creek Riparian restoration
- Lakeview Farms – flood plain conservation easement
- Aitken Ranch – agricultural conservation easement (recently extinguished in favor of a habitat conservation easement)

#### Planning activity

- Auburn Ravine/Coon Creek Ecosystem Restoration Plan
- Pleasant Grove/Curry Creek Ecosystem Restoration Plan

**South Placer Urban** - The South Placer Urban area is dominated by the Cities of Roseville, Rocklin and Lincoln. Program implementation in this area has been limited due to the scarce unincorporated area with open space and agricultural resources.

#### Acquisitions/restoration

- Auburn Ravine NID Gauging Station salmonid fish passage project construction
- Auburn Ravine NID Hemphill Canal salmonid fish passage project design

**Loomis Basin** - There has been limited conservation activity in the Loomis Basin area largely due to the size and cost of property. The Placer Legacy program has primarily focused on planning activities focused on ecosystem restoration and access.

#### Acquisitions/restoration

- Miners Ravine Park – floodplain and riparian restoration project

#### Planning activity

- Dry Creek Greenway and EIR
- Dry Creek Coordinated Resource Management Plan

**Sheridan Garden Bar** - There has been a concerted effort to conserve blue oak woodlands in the Bear River and Coon Creek watersheds. Through Placer Legacy, the County has become a part of the Spenceville Conceptual Area Protection Plan which qualifies the County for state conservation funding from the Wildlife Conservation Board. In addition, the County has

acquired the rights to construct trail easements over much of the land acquired in the Garden Bar/Big Hill Area.

Acquisitions/restoration

- Doty Ravine Preserve – conservation easement on Placer Land Trust property
- Harvego Bear River Preserve - Fee purchase by Placer Land Trust with County and state funding
- Grey Ranch – Open space conservation easement
- Liberty Ranch – Conservation easement purchased by Placer Land Trust with a public trail easement
- Taylor Ranch - Fee purchase by Placer Land Trust with County funding
- Hidden Falls Regional Park – Spears and Didion properties - fee title acquisition
- Blue Oak Ranch – Conservation easement adjacent to Hidden Falls
- Natural Trading Company – agricultural conservation easement off of Fruitvale Road
- Kirk Ranch – agricultural conservation easement near Camp Far West

Planning activity

- Spenceville Conceptual Area Protection Plan
- Auburn Ravine/Coon Creek Ecosystem Restoration Plan
- Grant funding for the development of Hidden Falls
- Grant funding for a connectivity study to connect Hidden Falls to Harvego Bear River Preserve

**Auburn/Bowman** – Activities associated with Placer Legacy in the Auburn/Bowman area have been limited to one acquisition and on planning activity. Outside of the Bear River corridor, the area is either urban or highly fragmented with rural residential land uses and consequently there are limited opportunities for land conservation. The focus will continue to remain on acquisitions in the Bear River and Coon Creek watersheds and large unfragmented oak woodlands and savannahs north of the urban areas.

Acquisitions/restoration

- Harvego Bear River Preserve - Fee purchase by Placer Land Trust with County and state funding

Planning activity

- Auburn Ravine/Coon Creek Ecosystem Restoration Plan

**American River Canyon** – There have been no Placer Legacy related activities within the American River Canyon study area.

**Foresthill** - To date there has been no activity within the Foresthill area that can be directly attributable to Placer Legacy. The County provided non-financial support to a landowner in the Michigan Bluff area resulting in the sale of the property for conservation as a mitigation bank for the California red-legged frog.

**Lower Sierra** – The Lower Sierra area is a transition between the valley floor and the coniferous forests of the Sierra Nevada. It is an area with a significant amount of rural residential development along Interstate 80 and is dotted with small townsites such as Dutch Flat and Alta. The North Fork of the American River Canyon is within this study area and has

been the subject of a considerable amount of conservation activity by Placer Land Trust and others. The County's Placer Legacy efforts are largely associated with an acquisition and trail easement in the Baxter/Moody Ridge area near Giant Gap.

Acquisitions/restoration

- Dick and Sally Towle - Conservation easement and Green Valley trail easement
- Green Valley Trail - staging area/trailhead

**West Slope Sierra** – This study area is dominated by public land and large land holdings by timber interests. Private property is largely limited to a relatively narrow corridor along Interstate 80 and with inholdings surrounded by public/private timberlands.

Acquisitions/restoration

- Cisco Grove Gould Park – Fee title acquisition by the County for a park on the South Fork of the Yuba River with the support of the State, Placer Land Trust and the Emigrant Greenway Trust

**East Slope Sierra** - The East Slope Sierra includes the Truckee River Corridor, Lake Tahoe Squaw Valley, and the Martis Valley. The Placer Legacy has focused its efforts in the Martis Valley and Truckee River Corridor. The Lake Tahoe basin benefits from local, state and federal programs that implement a significant number of conservation programs. Consequently, the County's efforts are dedicated to areas in the East Slope Sierra that have less access to conservation programs and program funds.

Acquisitions/restoration

- Waddle Ranch - Fee title acquisition by Truckee Donner Land Trust with financial support by Placer County
- Schallenberger Ridge – The Placer Legacy program made a financial contribution to the acquisition of Schallenberger Ridge above Donner Lake resulting in an expansion of the Donner Lake State Park.

Planning activity

- Truckee River Access and Restoration Plan
- Truckee River Access Plan Programmatic EIR (to be initiated in Spring 2012)
- Squaw Creek Restoration Project
- Lower Squaw Creek Conceptual Restoration Plan

EXHIBIT B

COMPLETED ACQUISITIONS AND DEVELOPMENT – Amended May 16, 2012

Legacy Goal	Property	Acreage	Type	Completed			
				Total Purchase Price	Purchase County Contribution Cost	Total Improvement Cost	Annual Maintenance Cost
Multi Purpose -Biological Resources -Recreation Resources -Scenic Resources	Green Valley Trail	234	CE	\$ 314,000	\$ 16,000	\$ 30,000	\$ 2,000
	Heritage Plaza Tahoe	0.8	Fee	\$ 1,319,000	\$ 339,000	\$ 0	\$ 7,000
	Cisco Grove Gould	16	Fee	\$ 150,000	\$ 52,422	\$ 225,000	\$ 10,000
	Schallenberger Ridge	1970	Fee	\$ 3,154,985	\$ 150,000	\$ 0	\$ 0
	Waddle Ranch	1482	CE	\$ 23,500,000	\$ 6,741,192	\$ 0	\$ 0
	Hidden Falls Phase 1	221	Fee	\$ 767,000	\$ 767,000	\$ 2,040,000	\$ 121,000
	Hidden Falls Phase 2	979	Fee	\$ 3,500,000	\$ 2,220,934	\$ 4,640,000	\$ 90,000
	Bruin Ranch	1773	CE	\$ 9,500,000	\$ 5,000,000	\$ -	\$ -
	Taylor Ranch	321	Fee	\$ 2,240,000	\$ 285,000	\$ 0	\$ 0
	Liberty Ranch	313	CE	\$ 1,300,000	\$ 315,000	\$ 0	\$ 0
Multi Purpose -Biological Resources -Scenic Resources	Blue Oak Ranch	500	CE	\$ 0	\$ 0	\$ 0	\$ 2,500
	Kirk Ranch	281	CE	\$ 1,900,000	\$ 635,000	\$ 0	\$ 1,500
	Doty Ravine Preserve	427	CE	\$ 0	\$ 0	\$ 0	\$ 1,500
-Recreation Resources	Linda Creek Crossing (Dry Crk Greenway Trail)	0.6	Fee	\$ 70,000	\$ 70,000	\$ -	\$ -
-Public Safety	Sundance Lakeview Farms	137	CE	\$ 325,000	\$ -	\$ -	\$ 2,000
-Agriculture Resources	Lyndell Grey Farm	18	CE	\$ 65,000	\$ 65,000	\$ 0	\$ 1,500
	Natural Trading Company	40	CE	\$ 665,000	\$ 327,500	\$ 0	\$ 1,500
<b>TOTAL</b>		<b>8713.4</b>		<b>\$ 48,769,985</b>	<b>\$ 16,984,048</b>	<b>\$ 6,935,000</b>	<b>\$ 240,500</b>