

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **AUGUST 21, 2012**

From: **JAMES DURFEE / MARK RIDEOUT**

Subject: **SIDE HILL CITRUS AGRICULTURAL CONSERVATION EASEMENT SIERRA NEVADA CONSERVANCY GRANT APPLICATION SUBMITTAL**

ACTION REQUESTED / RECOMMENDATION:

1. Adopt a Resolution authorizing the Community Development Resource Agency (CDRA) Director, or his designee, to submit an application for \$325,000 to the Sierra Nevada Conservancy, Proposition 84 Preservation of Ranches and Agricultural Lands Grant Program (SNC) to assist in the acquisition of an Agricultural Conservation Easement (CE) on the 47-acre Side Hill property located in rural Lincoln and to execute any and all documents on behalf of the County necessary for said SNC application; and
2. Authorize commitment of up to \$100,000 in net county cost (\$75,000 from the Open Space Fund and \$25,000 in equivalent in-kind services); and
3. Direct Facility Services' staff, if the County is successful in securing grant funds, to prepare and return for your Board's approval of the CE and the Agreement of Purchase and Sale of the CE, and authorization to acquire the CE.

BACKGROUND: The Side Hill Property is approximately 47 acres in size (APNs 026-190-009, 010 and 026-380-042, 045, 050) and is located at 4065 Pleasant Hill Road in rural Lincoln (See Exhibit A – Side Hill Property). The property is zoned Farm with a minimum building site size of 10 acres (F-B-X-10 ac). The property is improved with one residence, a shop and a packing shed, covering 2.5 acres of the property. Richard F. Ferreira and his family own and operate the Side Hill Property as a certified organic ranch. The ranch was originally established in 1975 on 17 acres. At the time of purchase by Richard Ferreira, a small number of diverse citrus trees already existed on the property. Since 1975, another 30 acres have been purchased and added to the ranch, and a mandarin grove of approximately 2,500 trees have been planted on 24 acres of the ranch. Meyer lemons and grapefruit are also grown, bringing a longer harvest season to the ranch.

In 2010, the owner approached the County with interest in selling a CE to conserve the property's agricultural values in perpetuity. These values include maintenance of its agricultural production capacity, protection from soil erosion and resultant impacts to water quality, preservation of its open space character and retention of oak woodland, riparian and rock outcrops. The owner would also agree to eliminate three of the five development rights associated with the property. In response to this offer, staff reviewed this opportunity using Placer Legacy Open Space and Agricultural Conservation Program's acquisition priorities criteria and found that it scored well particularly in terms of agriculture, scenic, biodiversity, and urban separation. The property also scored well on other factors such as threatened open space, and scarcity of the resource. In addition to these objectives, this acquisition would: protect and expand an increasingly important segment of the County's agricultural economy - locally grown and distributed fresh fruit and vegetables; promote sales of locally grown produce; and, create additional markets for agriculture (see the attached Exhibit C for Placer County General Plan goals and policies, Placer Legacy objectives, evaluation criteria, and process). At that time, staff informed the owner that acquisition was not feasible due to limited funding sources, the lack of grant opportunities, and other priorities for the Open Space Trust Funds. In spite of this,

the owner has remained a willing seller regularly expressing his interest in selling a CE should funding become available.

In July 2012, CDRA staff learned of a funding opportunity through the SNC's Proposition 84 Preservation of Ranches and Agricultural Lands Grant Program that provides funding to projects that protect the long-term ecological values and economic viability of working ranches and agricultural lands and the health of their associated watersheds. After receiving a favorable response from SNC staff regarding consistency of the Side Hill CE with grant objectives, CDRA submitted a pre-application for \$325,000 to SNC. Following review of the pre-application, SNC invited the County to apply by their October 22, 2012 deadline. As a condition of SNC's grant application guidelines, an appraisal must accompany the application.

CONSERVATION EASEMENT PRICE AND TERMS: In support of this effort, Facility Services staff has developed draft terms for the CE and is prepared to obtain an appraisal of the CE's value that must accompany the SNC application. While the actual appraised value has not yet been determined, staff estimates that a comparable average valuation would be approximately \$600,000, based upon the value derived for the Natural Trading Company's Agricultural Conservation Easement purchased by the County in 2010. The actual appraised value will be determined based on the impact to the property value resulting from use and development restrictions that are conditioned by the CE. Key conditions of the CE are:

1. Prevention of any use or development that would impair the property's agricultural or habitat values (e.g., agricultural production, soil and water quality, open space and oak woodland, riparian and rock outcrops).
2. Acquisition/retirement of three of the five current development rights with no increase in allowable development rights from future zoning changes and/or other governmental actions that would result in an increase in residential density.
3. Limitation of on-site coverage.
4. Merger of all existing parcels into one parcel by Minor Boundary Resolution and prohibit future subdivision.

The owner has expressed willingness to contribute up to \$200,000 towards the CE's acquisition. With the estimated \$600,000 value such contribution would result in a purchase price of approximately \$400,000.

GRANT APPLICATION: Subject to your Board's approval of the recommendations herein, staff will procure an appraisal for the CE's value and complete the County's application to SNC for \$325,000 in grant funding. Other sources of funds totaling \$310,000 result in a total project cost of \$635,000. These sources consist of \$10,000 from the Placer Land Trust, the \$200,000 owner's bargain sale contribution, and \$100,000 from the County. Pursuant to the SNC grant application instructions, a resolution authorizing the submission of this application is required. This resolution must also certify that the property owner has or will secure sufficient funds to operate or maintain the resources; therefore, a willing seller letter is attached to provide such verification. Demonstrating further support for this application, on August 13, 2012, the Agricultural Commission recommended that your Board authorize submission of this application.

Following notification from SNC of a grant award, staff will return to your Board for approval of acquisition documents and for authority to perform all actions necessary to acquire the CE.

ENVIRONMENTAL CLEARANCE: The requested actions are not subject to review under the California Environmental Quality Act review pursuant to Section 15061 (b) (3) which exempts projects where it can be seen with certainty that there is no possibility that the activity discussed in this report may have a significant effect on the environment.

FISCAL IMPACT: The total project cost for this conservation easement is estimated to total \$635,000, including the purchase price, title and escrow costs, survey, appraisal, environmental assessment, legal costs and project management. The net county cost to participate in this project would be \$100,000. There are funds available for the County's contribution in the Open Space and DeWitt Development Funds that have been established as part of the County budget to fund acquisitions such as this. Other sources of non-County funds for this project are identified above.

JD:MD:LM:DB

ATTACHMENT: EXHIBIT A – SIDE HILL PROPERTY
EXHIBIT B – WILLING SELLER LETTER
EXHIBIT C - PLACER COUNTY GENERAL PLAN GOALS AND POLICIES, PLACER LEGACY OBJECTIVES,
EVALUATION CRITERIA, AND PROCESS
RESOLUTION

cc: COUNTY EXECUTIVE OFFICE
CDRA

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**EXHIBIT A
SIDE HILL PROPERTY**

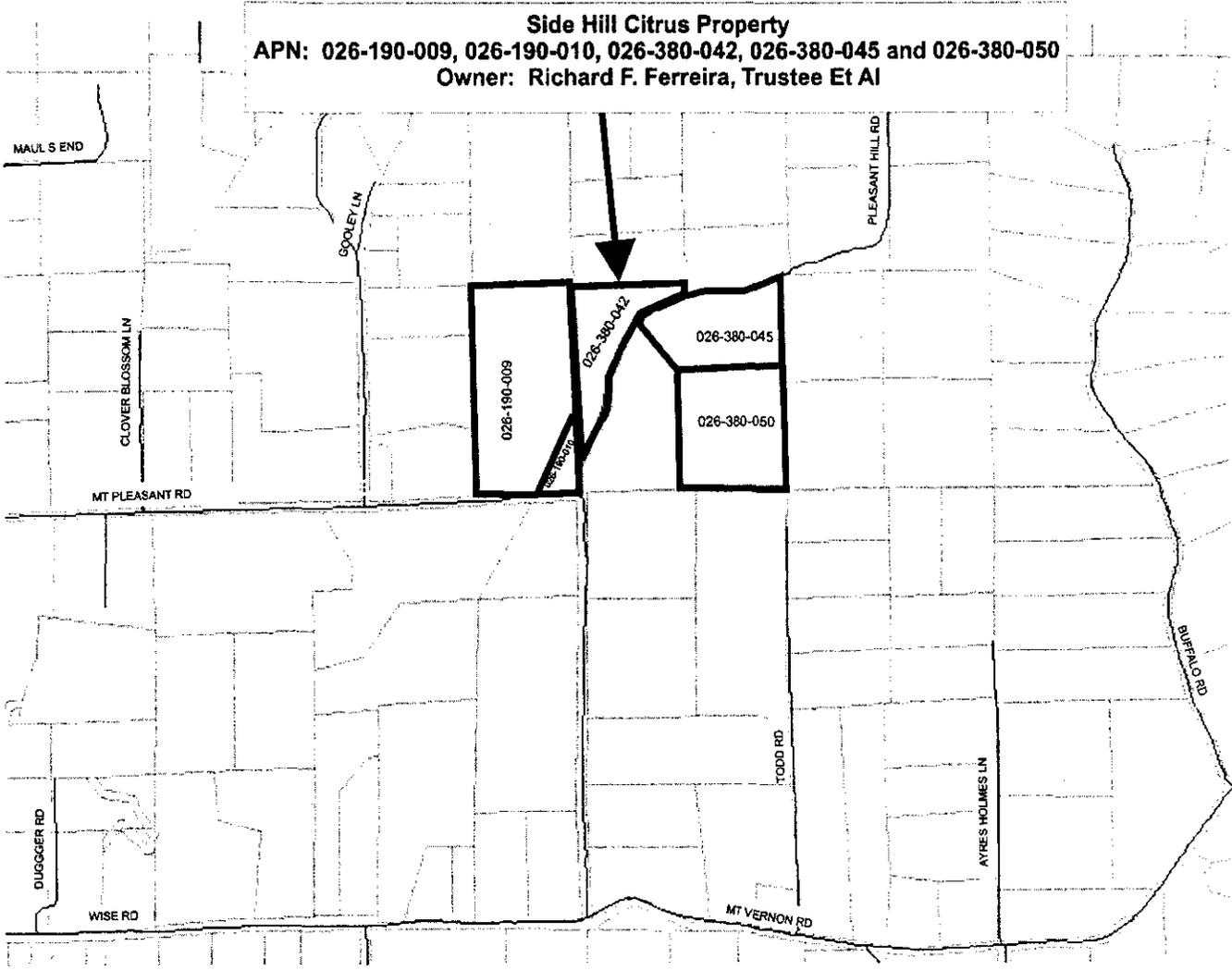


EXHIBIT B
WILLING SELLER LETTER

Richard Ferreira

1065 Pleasant Hill Road • Lincoln, CA 95648 • Phone: 916-343-1098 • Fax: 530-888-6060
E-Mail: sidehillcitrus@yahoo.com

Date: August 13, 2012

To Whom It May Concern:

The purpose of this letter is to express my intent to create an agricultural easement on my 47-acre ranch, Side Hill Citrus, located at 4065 Pleasant Hill Road, Lincoln, CA, Placer County, by selling the properties' development rights. Side Hill Citrus is a family owned and operated, certified organic ranch, initially established as 17 acres in 1975. At the time of purchase, a small number of diverse citrus trees already existed on the property. Since 1975 another 30 acres has been added, as well as a mandarin grove of approximately 3,000 trees, a water conserving irrigation system, a packing shed, farm equipment and many other updates and improvements. The purpose of the ranch is to bring organic citrus and other organic produce to consumers across the United States with a focus on remaining economically viable.

My family and I grow our citrus with proven organic horticultural practices. The ranch is certified organic by California Certified Organic Farmers. Farming in this way protects and enriches the soil, and protects the watershed in the area, as well as brings a premium price for our produce. The result is wholesome quality citrus for all to enjoy and an agriculture tour destination for Placer County. As the demand for quality organic food is growing, Side Hill Citrus is growing to filling this need. The organic fruit consistently yields sufficient funds to maintain the resources needed for ongoing sustainable farming. The ranch now has Owari Satsuma mandarins, Meyer lemons, and grapefruit. These different types of tree fruit bring a longer harvest season to the ranch. There is an ample market for the produce. Fruit is sold to many different states across the country as well as to the local community through on-farm sales and a fruit stand in nearby Newcastle, California.

My family and I intend to continue to be an integral part of Placer County agriculture and help to educate our community about agriculture well into the future. Development pressure in the area consists of subdivisions of large parcels of land for estate homes and hobby farms. Under current zoning, the Side Hill Ranch site could be split and four additional homes could be built. With rising farm and property costs in Placer County, I am willing to sell the development rights on the ranch to preserve this land for agricultural purposes. This will afford the ranch the ability to diversify into other agricultural opportunities and endeavors. We intend to continue to use best management practices in irrigation, maintaining riparian habitat, increasing beneficial insect habitat and preserving the native plants and trees. This will help make agriculture a truly viable activity for this land now and in the future.

Sincerely,



Richard Ferreira

EXHIBIT C

**PLACER COUNTY GENERAL PLAN GOALS AND POLICIES
PLACER LEGACY OBJECTIVES
EVALUATION CRITERIA AND PROCESS**

***Placer County
Summary of Agricultural Conservation Policies and Programs***

Farming and ranching have been part of the economic, cultural, and environmental fabric of Placer County since the first mass arrivals of Europeans and the discovery of gold near Auburn 1848. The County's climate, water availability and proximity to transcontinental transportation routes made it one of the leading tree fruit growing regions in the United States for over a century, a position the County retained until disease and competition decimated the industry in the 1960s.

Protecting farmland is a way for the public to produce food and fiber, maintain open space, retain natural systems and processes, control public infrastructure costs, preserve the local economic base and local self-sufficiency, promote rural lifestyles, maintain local specialty crops and conserve energy. Protecting farmland also assists with groundwater recharge, flood storage and to conserve wildlife habitat.

In recognition of these benefits the County has actively promoted agricultural conservation through land use policy and regulation, conservation programs such as Placer Legacy and the Williamson Act, and through agricultural marketing support. This report is a summary of those goals, policies and programs.

Since the adoption of the original General Plan in 1967, the Agricultural Element in 1987, the General Plan of 1994 and Placer Legacy in 2000, the County has regularly and routinely considered its agricultural lands as an important part of the County's landscape. Since 1967, the County's goals, policies, programs and land use diagram of the General Plan, coupled with the Williamson Act program, have provided for the conservation of agricultural land while allowing for significant growth opportunities. These policy-, regulatory-, and incentive-based programs have contributed to the viability of agriculture in Placer County even in the midst of significant changes to the agricultural economy and landscape.

The following goals, policies, objectives and evaluative criteria guide and direct staff when considering an acquisition via the Placer Legacy program. Additionally, as per BOS resolution No. 99-283, in order to implement the program the staff is to, "Utilize the Agricultural Commissioner's office as an agricultural advocate with the Board of Supervisors". Consequently, any acquisition that is focused on agricultural conservation is sent to the Agriculture Commission for their review and recommendation to the Board of Supervisors.

I. Agriculture and the General Plan

The Board of Supervisors adopted the following policies in August of 1994 when the General Plan was updated. Many of these were derived from similar policies prepared for an Agricultural Element in 1987. This policy language provided part of the direction that led to the Placer Legacy Program's program objectives and implementation measures. The General Plan emphasizes agricultural conservation in two policy areas, the land use chapter and a chapter devoted to agricultural/timber issues. Additional goals, policies and programs that are focused on agriculture can be found in the individual community plans.

SECTION 1 – LAND USE

Goal 1.H: To designate adequate agricultural land and promote development of agricultural uses to support the continued viability of Placer County's agricultural economy.

Policies

1.H.1. The County shall maintain agriculturally-designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.

- 1.H.3. The County will maintain large-parcel agricultural zoning and prohibit the subdivision of agricultural lands into smaller parcels unless such development meets the following conditions:
- a. The subdivision is part of a cluster project and such a project is permitted by the applicable zoning;
 - b. The project will not conflict with adjacent agricultural operations; and
 - c. The project will not hamper or discourage long-term agricultural operations either on site or on adjacent agricultural lands.
- 1.H.4. The County shall allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.
- 1.H.5. The County shall require development within or adjacent to designated agricultural areas to incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.
- 1.H.6. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

SECTION 7 - AGRICULTURAL AND FORESTRY RESOURCES

Goal 7.A: To provide for the long-term conservation and use of agriculturally-designated lands.

Policies

- 7.A.1. The County shall protect agriculturally-designated areas from conversion to non-agricultural uses.
- 7.A.3. The County shall encourage continued and, where possible, increased agricultural activities on lands suited to agricultural uses.
- 7.A.7. The County shall maintain agricultural lands in large parcel sizes to retain viable farming units.
- 7.A.8. The County shall encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas.
- 7.A.11. The County shall support appropriate efforts by private conservation organizations to use conservation easements as a tool for agricultural preservation.

Implementation Program

- 7.3. The County shall develop a program for the purchase and transfer of development rights as a means to preserve and protect agricultural land. Such a program should identify the most critical farmland for preservation based on physical and economic considerations. The program should identify the most suitable "receiving areas." The County should work with

public and private agencies, including the U.S. Soil Conservation Service, the California Department of Conservation, the California Farm Bureau, and the American Farmland Trust., in developing the program.

Responsibility: Planning Department
Agricultural Commissioner
Time Frame: FY 94-95
Funding Source: General Fund
Public Bond

II. Agriculture and the Placer Legacy Open Space and Agricultural Conservation Program

The Placer Legacy Open Space and Agricultural Conservation Program was approved for implementation in June of 2000 (Reso. No. 2000-137). It is a program of the County of Placer to protect and conserve open space and agricultural lands in order to implement the goals, policies and programs of the 1994 Placer County General Plan. An Implementation Document contains the background, objectives and implementation measures that guide the implementation of the program.

The Placer Legacy Program reflects the need, first identified in the 1994 Placer County General Plan, to inventory Placer County's open space resources and plan for their long-term preservation. This need for stewardship has been translated into a series of specific actions tailored to the various resources to be protected. The success of Placer Legacy depends in part upon the variety of tools used to implement the Program.

The Placer Legacy Program defines agricultural conservation from two perspectives: that of the farmer and that of the public at large. For the farmer, preservation of agriculture is almost entirely a matter of economics. Only a viable business can maintain the viability of the land use. The agricultural community also has a social stake in the preservation of farms and ranches. Many families have farmed or ranched for generations; the working landscape and its traditions contribute significantly to the sense of community in rural Placer County. For the public at large, agriculture provides productive open space and community identity, as well as wildlife habitat, although the public currently does not pay directly for these values. Placer County agriculture also provides the public with access to fresh, diverse and high quality locally grown food.

Placer Legacy seeks to protect farmlands through conservation measures and coordinated efforts to support agricultural operations such as increased marketing.

Program Objectives

Placer Legacy was developed, first and foremost, to implement the Placer County General Plan goals and policies related to open space and conservation as required by state law (California Government Code, Section 65302(d) and (3)). These broad program objectives were prepared at the outset of the work program and were refined and affirmed by the Board of Supervisors when Board Resolution 99-110 was adopted on May 11, 1999 and confirmed in several resolutions thereafter:

- **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.

According to the Placer Legacy Implementation Report adopted by Board of Supervisors Resolution in September of 2000 (Reso. 2000-137), the Placer Legacy Program will work with the County Agricultural Commission, the Farm Bureau, and local growers' organizations to create new markets for Placer County farm products, and bring new farm operations to Placer County. The Placer Legacy Program may also work with local farm organizations, tourism boards, economic development boards and other organizations to promote agro-tourism in the area, and provide financial assistance (through grants, direct and indirect funding) to PlacerGrown, the Foothills Farmers Market Association, and other similar local programs.

The following is a list of the Placer Legacy the Board-adopted implementation measures that are directed at agricultural conservation in two geographic areas of the county (the valley floor and the lower foothills). The County is divided into a number of geopolitical districts. Each district is described including a description of threats and opportunities for conservation (See Figure 1). Each district also includes a list of implementation measures that guide the program. The following is a list of implementation measures from the "Agricultural Valley" and "Sheridan/Garden Bar" districts. These two areas provide the majority of agriculturally-designated land from the Placer County General Plan land use diagram.

- Work with farmers and ranchers to protect agricultural lands outside of designated development areas through the use of conservation easements and by promoting the Williamson Act.
- Promote sales of locally grown produce and help create additional markets for agriculture.
- Coordinate with PCWA, NID, and South Sutter Irrigation District to ensure that water is available for agriculture as well as for habitat conservation and restoration. One option is to initiate a water forum discussion with the area's stakeholders.
- Provide resources to assist farmers and ranchers with tax, estate and easement planning.
- Prioritize the acquisition of agricultural property that contains multiple conservation values.
- Protect extensive areas of grazing lands through conservation easements.
- Maintain commercially viable agriculture over a large area by promoting the Williamson Act and encouraging the donation of conservation easements, where appropriate.
- Work with local farm organizations to identify districts or regions where agricultural conservation opportunities can be identified and coordinated.
- Convene a water forum with PCWA, NID and South Sutter Irrigation District to determine how water can be made reliably available for agriculture, as well as habitat conservation and restoration.
- Provide resources to assist farmers and ranchers with tax, estate and easement planning.
- Support the County's Right-To-Farm Ordinance provisions.
- Prioritize the acquisition, through purchase of fee title and/or conservation easements, of agricultural property that contains multiple open space resource values.
- Preserve high quality riparian habitat along Auburn Ravine, Coon Creek, Orchard Creek and Pleasant Grove Creek, through a combination of fee title acquisition and conservation easements.
- Encourage the use of rice decomposition water to improve waterfowl and shorebird habitat.
- Preserve, through fee title acquisition and/or conservation easements, large upland grassland areas that also provide specific scenic, recreational or biological values.
- Purchase easements that provide for the restoration of large areas of fresh emergent wetlands as new waterfowl habitat
- Create a large regional park near the south Placer Urban area consistent with adjacent agricultural uses (not necessarily in this study area).
- Identify a location for a regional center recognizing the agriculture, history and traditions of Placer County (not necessarily in this study area).
- Provide certainty to farmers and ranchers concerning the future extent of urban encroachment by coordinating with cities to create permanent greenbelts around urban areas.
- Establish permanent transition areas and buffers between urban/suburban areas and agricultural areas through conservation easements and/or fee title acquisition of lands containing multiple resource values.

The Placer Legacy Open Space and Agricultural Conservation Implementation Report, June 2006 should be reviewed for a more complete list of implementation measures.

Prioritization of Resource Types

For each general category of open space that is considered for a conservation action (e.g., agriculture, habitat, scenic areas, etc.), the Placer Legacy Program has identified several distinctive resource types, which represent the potential targets of the specific conservation measures contained herein. Many of these distinctive resource types can be specifically identified in the landscape utilizing the County's GIS database. To maximize the benefits of the Program, given funding and time constraints, open space resource types have been assigned implementation priorities (see Table 1).

The following objective criteria were evaluated to guide this prioritization process:

1. **Trend** – Is the resource increasing, remaining stable, decreasing or decreasing rapidly?
2. **Private ownership** – How much of the resource is found on privately-owned lands not currently protected as open space?
3. **Rarity** – How common is the resource within Placer County?
4. **Protection through other programs** – What level of protection is already provided to the resource by local, state and federal programs?
5. **Number of sensitive species** – Does the resource support many sensitive species?
6. **Multiple objectives** – To what extent does conservation of the resource in question also contribute to the conservation of other open space resources?

Scores ranging from 1 to 4 were assigned to each resource for each criterion, and an average was obtained for each resource objective (see the Implementation Report for details).

As indicated below, high priority resources include valley agriculture, riparian zones, vernal pools, historic resources and passive recreation opportunities for residents of western Placer County. The highest overall scores were given to scenic and urban separator resource objectives, primarily due to the high threat levels that they face, as well as their unique attributes.

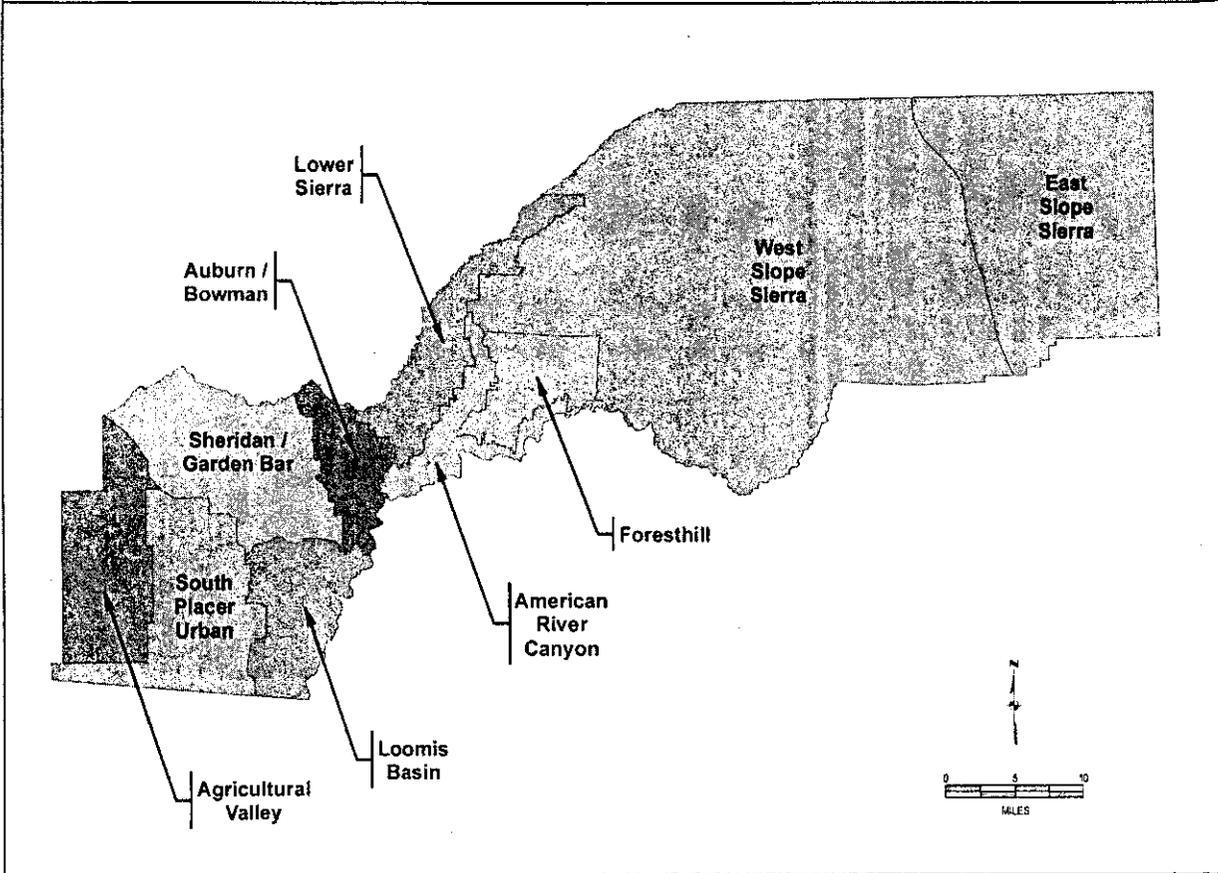
The scores obtained from this prioritization exercise help guide initial implementation of Placer Legacy by focusing acquisition and program development efforts. However, priorities will continue to evolve as the Program progresses and the landscape changes. Funding sources and levels will ultimately help determine the scope and level of effort to be undertaken by Placer Legacy. Furthermore, as many opportunities may have yet to present themselves, program implementation will necessarily be flexible, with a built-in ability to respond to new situations.

Table 1
 Prioritization of Resource Types

OPEN SPACE RESOURCE TYPES	Priority (4 max)	Applicable Study Areas
Agriculture		
Valley intensive agriculture (rice, row crops, orchards)	3.2	AV, SP, SG
Foothill intensive agriculture (orchards, specialty crops)	2.7	LB, SG, AB
Valley rangelands	3.3	AV, SP, SG
Foothill rangelands	2.8	LB, SG, AB
Western Sierra timber	2.2	FH, LS, WS
Biological		
Hardpan vernal pool grasslands	3.5	AV, SP, SG
Mehrten vernal pool grasslands	3.5	SP, LB, SG
Valley grasslands (non vernal pool)	3.2	AV, SP, SG
Valley riparian/aquatic	3.3	AV, SP, SG
Valley wetlands	3.3	AV, SP, SG
Foothill riparian/aquatic	3.2	LB, SG, AB
Blue oak woodland / savannah	3.2	LB, SG, AB
Interior/canyon live oak	2.7	SG, AB, AR, FH, LS
Chamise chaparral	2.7	AR
Black oak	3.2	SG, AB, AR, FH, LS
Major rivers (Bear, American, Truckee)	2.3	LB, SG, AB, AR, LS, WS, ES
West slope conifers	2.5	AR, FH, LS, WS
Sagebrush / east slope conifers	3.5	ES
Montane riparian/aquatic	2.8	FH, LS, WS, ES
Montane wet meadows	3.0	ES, WS
Lake Tahoe	2.5	ES
Outdoor Recreation		
Environmental education	2.8	all
Passive recreation in valley/foothill region (hiking, biking, horseback riding)	3.6	AV, SP, LB, SG, AB
Back-country passive recreation	2.4	AR, FH, LS, WS, ES
River and lake recreation (boating, rafting, swimming)	2.0	LB, SG, AB, AR, LS, WS, ES
Cultural Resources		
Historic landmarks, buildings and roads	3.4	all
Native American artifacts and petroglyphs	3.0	all
Scenic Resources / Urban Separators		
Scenic transportation corridors	3.2	all
Scenic vista points	3.4	all
Community separators / greenbelts	4.0	AV, SP, LB, AB, ES
Buffers between agricultural and urban activities	3.8	AV, SP, LB, AB
Public Safety		
Floodplains	2.4	AV, SP, LB, SG
High fire hazard areas	2.4	LB, SG, AB, AR, LS, WS, ES
Avalanche zones	1.4	WS, ES

Figure 1
Placer Legacy Implementation Report June 2000
Study Areas

FIGURE 2: PLACER LEGACY STUDY AREAS



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Legacy Acquisition Process

- 1. County is contacted regarding a property**
- 2. Preview of Property Opportunity**
- 3. Issue Willing Seller Package**
- 4. If Submitted, Review Willing Seller Package**
- 5. Placer Legacy Staff Working Group Review**
- 6. Agriculture Commission Review (if Ag-related project)**
- 7. Draft Material Terms**
- 8. BOS Meeting**
- 9. Develop Acquisition Documents & Due Diligence**
- 10. Revisit BOS as necessary**
- 11. Escrow**

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of: A RESOLUTION APPROVING
THE APPLICATION FOR GRANT FUNDS UNDER
THE SIERRA NEVADA CONSERVANCY'S
PROPOSITION 84 PRESERVATION OF
RANCHES AND AGRICULTURAL LANDS GRANT
PROGRAM FOR THE SIDE HILL CITRUS
CONSERVATION EASEMENT

Resol. No. _____

Ord. No. _____

First Reading: _____

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held _____ by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chair

WHEREAS, the Legislature and Governor of the State of California have provided Funds for the program shown above; and

WHEREAS, the Sierra Nevada Conservancy (SNC) has been delegated the responsibility for the administration of a portion of these funds through a local assistance grants program, establishing necessary procedures; and

WHEREAS, said procedures established by the Sierra Nevada Conservancy require a resolution certifying the approval of application by the Applicant's governing board before submission of said application to the SNC; and

WHEREAS, the County of Placer as Applicant, if selected, will enter into an agreement with the SNC to carry out the project; and

WHEREAS, the County has identified the Side Hill Citrus Agricultural Conservation Easement project as valuable toward meeting the goals and objectives of the Placer Legacy Open Space and Agricultural Conservation Program and the Placer County General Plan.

NOW THEREFORE, BE IT RESOLVED, that the County Board of Supervisors of the County of Placer, State of California, does hereby authorize the submittal of an application for the Side Hill Citrus Conservation Easement project; and

- Certifies that County as Applicant understands the assurances and certification requirements in the application; and
- Certifies that County or title holder will have sufficient funds to operate and maintain the resources consistent with the long-term benefits described in support of the application; or will secure the resources to do so; and
- Certifies that County, as Applicant, will comply with all legal requirements as determined during the application process; and
- Appoints the Community Development Resource Agency Director, or designee, as agent to conduct all negotiations, execute and submit all documents, including but not limited to: applications, agreements, payment requests, and so on, which may be necessary for the completion of the aforementioned project.



**COUNTY OF PLACER
AGRICULTURAL COMMISSION**

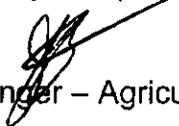
JOSHUA P. HUNTSINGER
Agricultural Commissioner
Sealer of Weights & Measures

AGRICULTURAL COMMISSION MEMBERS
Tony Aguilar Dan Macon
Patricia Beard William Morebeck
James Brenner John Nitta
Larry Jordan Stewart Perry
Wayne Vineyard

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August 15, 2012

TO: Jennifer Montgomery, Chair – Placer County Board of Supervisors

FROM:  Josh Huntsinger – Agricultural Commissioner

SUBJECT: **SIDE HILL CITRUS AGRICULTURAL CONSERVATION EASEMENT**
SIERRA NEVADA CONSERVANCY GRANT APPLICATION
SUBMITTAL

On August 13, 2012, the Placer County Agricultural Commission heard a presentation from the Planning Department regarding the acquisition of a conservation easement for the 47 Acre organic mandarin ranch known as Side Hill Citrus.

Following this presentation and testimony from Rich Ferriera, owner of Side Hill Citrus, The commission voted unanimously (7-0) to support the proposed action by the board including:

1. Adopt a Resolution authorizing the Community Development Resource Agency (CDRA) Director, or his designee, to submit an application for \$325,000 to the Sierra Nevada Conservancy, Proposition 84 Preservation of Ranches and Agricultural Lands Grant Program (SNC) to assist in the acquisition of an Agricultural Conservation Easement (CE) on the 47-acre Side Hill property located in rural Lincoln and to execute any and all documents on behalf of the County necessary for said SNC application; and
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