

MEMORANDUM
OFFICE OF THE
COUNTY EXECUTIVE
COUNTY OF PLACER

TO: Honorable Board of Supervisors
FROM: Thomas M. Miller, County Executive Officer
Holly L. Heinzen, Assistant County Executive Officer
Michael Johnson, Planning Director/CDRA 
DATE: May 8, 2007
SUBJECT: Martis Camp - Conditions of Approval

Recommendation:

Accept an open space contribution for open space preservation activities in the Martis Valley in the amount of \$1,749,591 as satisfaction of conditions of approval for the Martis Camp Development.

Background:

Conditions of approval for the Martis Camp project (Siller Ranch) in the Martis Valley require that the project developers financially participate in an Open Space Preservation Program for the purpose of acquiring and managing properties within the Martis Valley. Financial participation is based on the proposed project's amount of acreage that is converted from natural open space to other uses and the appraised value of permanently protecting a comparable amount of land. The obligation in the Conditions of Approval for these projects is up to \$5,000 per unit which would be paid absent another acceptable program. As an alternative to participating in the open space acquisition and management program the applicant may propose land dedication and/or funding of open space preservation activities, deemed acceptable to the County.

The Martis Camp project is a 653 lot subdivision in the Martis Valley currently consisting of 18 phases. Assuming approval of the final map today by your Board (May 8, 2007 agenda item), the final maps for the first three phases will be approved. Open space fees in the amount of \$5,000 per lot have been collected for these phases for 284 units and 51 acres of impervious surface and turf area, which the Board has indicated would be dedicated for open space in the Martis Valley.

As you know, in December of 2006, the Board of Supervisors authorized staff to 1) Continue work with the Trust for Public Lands, the Tahoe Donner Land Trust and other potential funding partners in development of a funding package for purchase of the Waddle Ranch property in the Martis Valley; and 2) Confirmed the intention of the Board of Supervisors to direct open space fees from the Martis Valley to the purchase of Waddle Ranch, pending successful negotiation of an acceptable funding package and terms relative to the transaction. To that end, County staff has been working with the developers in the Martis Valley to provide advance funding for an initial contribution to the Trust for Public Land in order to take advantage of an existing opportunity for the purchase of Waddle Ranch.

Issue

In lieu of paying future fees and in satisfaction of the open space requirement (Condition 100a.) in the conditions of approval, the developer is willing to advance funding to the County. This funding would be part of the funding package intended for the Waddle Ranch purchase, assuming negotiation of purchase agreement that meets the Board's priorities and open space objectives of the County.

Fiscal Impact:

The developers for Martis Camp and County staff have agreed on the recommended amount of \$1,749,591. This is a negotiated contribution assuming that the maximum \$5,000 per unit that would otherwise be charged on units to be constructed and then discounted at 7.5%. Given the market and the opportunity that exists to protect significant acreage in the Martis Valley at current dollars, the County believes this to be a reasonable business deal, representing minimal risk to the County. There is no impact to the General Fund.

