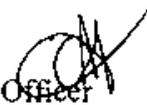




MEMORANDUM
OFFICE OF THE
COUNTY EXECUTIVE
COUNTY OF PLACER

TO: Honorable Board of Supervisors

FROM: Tom Miller, County Executive Officer
Holly Heinzen, Assistant County Executive Officer 

DATE: May 22, 2007

SUBJECT: Contribution for Acquisition of Waddle Ranch

Recommendation

Approve an initial contribution in the amount of \$5,280,981 to the Trust for Public Land and the Tahoe Donner Land Trust towards the purchase of Waddle Ranch in the Martis Valley and a resolution committing future open space fees collected in the Martis Valley for the purchase for a total contribution from the County of \$10,000,000, pending successful negotiation of an acceptable funding package and terms relative to the transaction.

Background

The Trust for Public Lands and the Tahoe Donner Land Trust have been negotiating for purchase of the Waddle Ranch in Martis Valley for the last year. The property includes 1,481 acres with a general plan designation that would allow for approximately 1,000 dwelling units. The Waddle Ranch property is located east of Highway 267 in an undeveloped area separated from existing infrastructure and large enough to have value as open space and wildlife habitat. It therefore would be a valuable acquisition for an open space mitigation program. The property has been identified as a high priority for open space acquisition and would be consistent with the open space priorities contemplated in the Martis Valley Community Plan.

The Trust for Public Land (TPL) is in the process of developing a funding package for the purchase. Cost of the property is \$23,500,000. Placer County has been requested to contribute \$10,000,000. Other anticipated partners include the California Wildlife Conservation Board, Truckee Donner Land Trust, The California Resources Agency and the Truckee Tahoe Airport District. In addition, a capital campaign for the purchase has been undertaken to raise funds for the project. Escrow is scheduled to close in October. The property would be accessible to the public for a range of passive recreational activities including, but not limited to hiking, mountain biking, fishing, cross country skiing, snowshoeing, wildlife viewing, and picnicking. Public access points and other activities that would be allowed on the property will be finalized as the terms of the transaction are negotiated. The protection of Waddle Ranch as permanent open space would link Martis Creek Lake National Recreation Area with Tahoe National Forest and timberland owned by Sierra Pacific Industries.

Conditions of approval for various development projects 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. The obligation for participation is capped in the Conditions of Approval for these projects at \$5,000 per residential unit. The Open space fees were established with preservation of properties such as Waddle Ranch in mind. Any fees collected must be used to preserve open space. As an alternative to participating in the open space acquisition and management program, the developers may elect instead to propose land dedication and/or funding of open space preservation activities, acceptable to the County. The Martis Camp development has agreed to participate in such a program to satisfy their conditions of approval with respect to open space. This alternative was approved by the Board of Supervisors on May 8, 2007.

With build out of other approved projects in the Valley over the next 20-25 years, anticipated fee revenues are estimated at approximately \$9,000,000. Unless an acceptable alternative program is developed, fees would be paid with the submittal of improvement plans.

Issue

Representatives from the Land Trusts have requested County participation through dedication of open space fees that would be collected in the Martis Valley or other contributions in the amount of \$10,000,000 by October 2007. Absent agreement with all of the property owners to advance fees or participate in an alternative funding program for open space, the County would be unable to make the full contribution through contribution of open space fees collected in the Martis Valley. As such, staff would suggest that a minimum contribution commitment be identified by the Board of Supervisors to provide some certainty in funds available from the County for purchase of Waddle Ranch as follows.

To date, the County has collected \$2, 580,390 and an additional \$1,749,590 is expected to meet remaining obligations from Martis Camp. In addition, staff is recommending that \$951,000 in funds previously set aside by your Board for open space (HR 2389), be used for the initial contribution for a total of \$5,280,981. The remaining amount, currently estimated to be \$4,719,019 would be provided through open space fees as they are collected in the Martis Valley, over time past the close of escrow.

Pending successful negotiation of an acceptable funding package and terms relative to the transaction, staff is recommending that the Board of Supervisors:

- 1) Approve the full contribution from Placer County for purchase of Waddle Ranch in the amount of \$10,000,000 with a minimum of \$5,280,981 to be provided by close of escrow in October of 2007;
- 2) Approve a resolution designating that open space fees collected in the Martis Valley will be dedicated to fund the remaining balance of the \$10,000,000 contribution, until the full contribution of \$10,000,000 is met subject to the requirements of the County Budget Act; and authorize staff to negotiate an agreement with the Trust for Public Land to that effect;

- 3) Confirm that open space fees collected in the Martis Valley between now and the close of escrow be added to the initial contribution to be used towards the purchase of Waddle Ranch; and
- 4) Authorize staff to negotiate with Trust for Public Lands and Tahoe Donner Land Trust to finalize elements of the land transaction that would meet the County's open space interests;

TM:HH

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

In the matter of: A RESOLUTION TO PROVIDE FEE REVENUES COLLECTED IN THE MARTIS VALLEY, FOR THE PURPOSES OF PRESERVING OPEN SPACE, TO FUND THE BALANCE OF THE FULL COUNTY CONTRIBUTION OF \$10,000,000.

Resol. No: _____

Related to Ord. No: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on _____ .

by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairman, Board of Supervisors

Attest:
Clerk of said Board

WHEREAS,

The Waddle Ranch property is an undeveloped area separated from existing infrastructure and has significant value as open space and wildlife habitat; and

Whereas,

The Waddle Ranch is a property that includes 1,481 acres with a general plan designation that would allow for approximately 1,000 dwelling units; and

Whereas,

The property has been identified as a high priority for open space acquisition and would be consistent with the open space priorities contemplated in the Martis Valley Community Plan.

Whereas,

Whereas on May 22, the Board of Supervisors agreed to provide a contribution in the amount of \$10,000,000 to the Trust for Public Land and the Tahoe Donner Land Trust for the purchase of Waddle Ranch pending successful negotiation of an acceptable funding package and terms relative to the transaction; and

Whereas,

The Board of Supervisors has agreed to provide \$5,280,981 in initial funding for the closing of the land transaction in October of 2007 and that any new open space fees collected from the Martis Valley between now and close of escrow would be added to the initial contribution; and

Whereas,

The County will need an additional \$4,709,019 to fund the full \$10,000,000 contribution; and

Whereas,

The County included the payment of open space fees or required the participation of developers in an open space program in the Conditions of Approval for new development projects approved in the Martis Valley; and

Whereas,

At build out of approved projects in the Valley over the next 20-25 years, fee revenues are estimated at approximately \$9,000,000; and

Whereas,

Placer County is agreeable to dedicating open space fees actually received to fund the County's contribution.

NOW, THEREFORE, BE IT RESOLVED,

That the Placer County Board of Supervisors does hereby resolve to provide all fee revenues collected in the Martis Valley for the purposes of preserving open space to fund the balance of the full County contribution of \$10,000,000.

