



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

TO: Honorable Board of Supervisors

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

DATE: October 2, 2007

SUBJECT: Contribution for Acquisition of Waddle Ranch

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**Recommendation**

1. Approve an initial contribution in the amount of \$5,626,427 to the Trust for Public Land and the Truckee Donner Land Trust towards the total County contribution of \$10,000,000 for purchase of the Waddle Ranch in the Martis Valley utilizing open space fees and HR 2389 funds previously set aside for this purpose.
2. Approve a budget revision totaling \$5,370,379 appropriating that portion of the initial contribution that would be provided through Martis Valley open space mitigation fees already collected (\$4,620,379) and in mitigation fees anticipated in FY 07-08 (\$750,000) to the open space fund.
3. Authorize the Director of Facility Services to execute documents and take all other actions necessary to implement a conservation easement for the Waddle Ranch Property in Martis Valley, including execution of conservation easement and grant agreement documents on file with the Clerk of the Board.

**Background**

The Trust for Public Land (TPL) and the Truckee Donner Land Trust (TDLT) 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 is a valuable acquisition for an open space mitigation program. The property has been identified as a high priority for open space acquisition and is consistent with the open space priorities contemplated in the Martis Valley Community Plan.

On May 22, 2007 your Board approved contribution of open space fees and HR2389 funds in the amount of \$10,000,000 to the Trust for Public Land and the Tahoe Donner Land Trust towards the purchase of Waddle Ranch in the Martis Valley. In addition, the Board approved a resolution committing future open space fees collected in the Martis Valley up to the full amount of \$10,000,000 pending successful negotiation of an acceptable funding package and terms relative to the transaction. Since that time staff has worked with the Land Trusts to develop a

to the transaction. Since that time staff has worked with the Land Trusts to develop a conservation easement and associated documents. The Truckee Tahoe Airport District (TTAD) will ultimately hold fee title to the property, with a conservation easement held by TDLT. The conservation easement provides for public access to the property. Public access includes a range of passive recreational activities including, but not limited to hiking, mountain biking, fishing, cross country skiing, snowshoeing, wildlife viewing, and picnicking. The protection of Waddle Ranch as permanent open space would link Martis Creek Lake National Recreation Area with the Tahoe National Forest and, potentially, other open space properties that may be acquired in the future.

Allowable activities would also include limited camping on a reservation based system, dogs restricted by a leash and potentially horseback riding under specific future conditions. Access to the property will initially be through the Army Corps of Engineers property adjacent to Waddle Ranch. TDLT and County staff are reviewing other long term access options.

TPL has developed a funding package for the purchase. Cost of the property is \$23,500,000. Other partners include:

- California Wildlife Conservation Board \$ 6,500,000
- Truckee Donner Land Trust \$ 1,150,000
- The California Resources Agency \$ 2,025,000
- Truckee Tahoe Airport District \$ 3,000,000
- Capital Campaign/Fund Raising \$ 2,000,000

In addition, the Lucile Packard Foundation will provide a low interest loan to TPL for approximately \$3,200,000 to cover the balance due and related closing costs.

#### **Open Space Fee Contribution – Placer County**

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. At the discretion of the County, and as an alternative to participating in the open space acquisition and management program, the developers may also propose land dedication and/or funding of open space preservation activities, acceptable to the County.

The Board of Supervisors approved such as alternative program on May 8, 2007 identifying Waddle Ranch as the priority property for open space mitigation. The Martis Camp development satisfied their conditions of approval with respect to open space and has advanced funding that is included in the County's initial contribution to the Land Trusts for this purchase. 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. Fees would be paid with submittal of improvement plans.

By resolution, the County has agreed to dedicate fees collected in the Martis Valley to this project and will transfer fee revenue as it is collected. Also recognized is that the obligation of

understanding will be finalized prior to closing of the sale. Finally, it should be noted that of the total fees collected, \$450,000 have been paid under protest with developers indicating that they intend to propose another programmatic alternative to the fees collected either by providing a lesser amount based on the types of units to be constructed or that they would propose to dedicate land rather than pay a fee. Upon resolving these issues, collections from new fees would first be used to reimburse any refunded fees before transferring additional funds to the Land Trust.

### **Overview of Transaction**

The Waddle Ranch purchase involves a series of related real estate transactions. The Truckee Donner Land Trust will obtain fee title with a conservation easement to be held by the County for approximately two years. Truckee Donner Land Trust will then transfer fee title to TTAD, with the County transferring its conservation easement interest to TDLT. The County will retain certain third party enforcement rights, though will not hold or manage the conservation easement over the long term. TDLT will be responsible for maintaining elements of the property that are relative to public access. TTAD will be responsible for managing larger open space aspects and providing for Forest Management Plan implementation and maintenance.

### **Environmental Clearance**

This action is exempt from CEQA under CEQA Guidelines Section 15061(b)(3) [no potential for significant environmental effect] and, on a separate and independent basis, Section 15317 [open space easements].

### **Fiscal Impact**

The County has collected \$4,620,379 for contribution to the Waddle Ranch purchase including open space fees paid and funding advanced under the alternative program by Martis Camp. In addition, staff is recommending that \$1,006,048 in funds previously set aside by your Board for open space (HR 2389), be used for the initial contribution for a total of \$5,626,427. The remaining amount, currently estimated to be \$4,373,573 would be provided through open space fees as they are collected in the Martis Valley.

In addition, your action today would appropriate anticipated fee revenue from the Martis Valley for the remainder FY 2007-08 which would allow transfer of funds to the Trust for Public Lands as fee revenue is realized.

### **Summary Action**

It is recommended the Board of Supervisors approve a contribution of \$10,000,000 for purchase of the Waddle Ranch in the Martis Valley utilizing open space mitigation fees and HR 2389 funds previously set aside for this purpose; a budget revision totaling \$5,370,379 appropriating necessary funding to the Open Space fund and authorize the Director of Facility Services to execute documents and take all other actions necessary to implement a conservation easement for the Waddle Ranch Property in Martis Valley.

TM:HH

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**BUDGET REVISION**

**POST DATE:**

DEPT NO.	DOC TYPE	Total \$ Amount	TOTAL LINES
BR		10,740,758.00	4

Cash Transfer Required  
 Reserve Cancellation Required  
 Establish Reserve Required  
 Auditor-Controller  
 County Executive  
 Board of Supervisors

ESTIMATED REVENUE ADJUSTMENT										APPROPRIATION ADJUSTMENT											
DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT	DEPT NO.	T/C	Rev	Fund	Sub Fund	OCA	PCA	OBJ 3	PROJ.	PROJ. DTL	AMOUNT
10	006		150		224000	22400	8780			4,620,379.00	10	014		150		224000	22400	2840			4,620,379.00
10	006		150		224000	22400	8780			750,000.00	10	014		150		224000	22400	2840			750,000.00
										<b>TOTAL</b>											<b>TOTAL</b>
										5,370,379.00											5,370,379.00

REASON FOR REVISION: To appropriate funds and increase revenues for a contribution to the Trust for Public Land to acquire Waddell Ranch

Prepared by Linda Oakman Ext 4681

Date: 9/27/07

Department Head \_\_\_\_\_

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Board of Supervisors \_\_\_\_\_

Budget Revision # \_\_\_\_\_ FOR INDIVIDUAL DEPT USE

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