

**STATE OF CALIFORNIA  
SIERRA NEVADA CONSERVANCY**

**Sierra Nevada Conservancy Grant Program  
Safe Drinking Water, Water Quality and Supply, Flood Control,  
River and Coastal Protection Act of 2006 (Proposition 84)**

**Applicant:** PLACER LAND TRUST

**Project Title:** BRUIN RANCH PROPERTY ACQUISITION

**Subregion:** CENTRAL SIERRA

**County:** PLACER

**SNC Funding:** \$1,000,000.00

**Total Project Cost:** \$14,500,000.00

**Application Number:** 331

**Final Score:** 95.6

**PROJECT SCOPE**

This project contributes to fee title acquisition of the 2,300 acre Bruin Ranch property in Placer County on the Bear River. Bruin Ranch holds one of the last large oak woodland habitat areas in western Placer County, as well as significant water quality and supply features, including significant riparian and wetland areas.

Firm outcomes that will be delivered through the SNC grant include:

- Creation of a “landscape level” corridor of protected lands in the Sierra Nevada foothills.
- Protection of 8 acres of wetlands and ponds on a historical parcel relatively untouched by mining and hydro-engineering impacts, including 19.6 linear miles of streams and river.
- Increased public access to the Bear River, 87% of which currently lies in private ownership.

This project meets 4 of SNC’s program goals:

- The Bruin Ranch provides increased opportunities for tourism and recreation through the creation of a trail network that connects with additional the Placer Land Trust (PLT) properties and with the existing Hidden Falls Regional Park owned by Placer County.

- Acquisition of this property and its blue oak woodland habitat, Bear River frontage, riverine and riparian habitats, and numerous Native American cultural sites contributes to the protection, conservation, and restoration of the Region's physical, cultural, archaeological, historical, and living resources.
- The Placer Land Trust will maintain the Bruin Ranch as a working cattle ranch and will therefore aid in the preservation of working landscapes in the Sierra Nevada foothills.
- Acquisition of this property will contribute to the protection and improvement of water quality in the Bear River watershed. Bruin Ranch contains three miles of Bear River frontage, 16 miles of tributary streams, and a half dozen ponds and wetland areas (a total of 8 acres of wetlands). The property also adjoins 1,700 acres of land already preserved by PLT that includes an additional four miles of adjacent Bear River frontage on the Garden Bar Preserve.

Funding the acquisition of the Bruin Ranch will leverage approximately \$13.5 million for the Sierra Nevada.

APN: All but the eastern portions of 026-061-004, 005, 006 & 009; and 026-370-039

### PROJECT SCHEDULE

<b>DETAILED PROJECT DELIVERABLES</b>	<b>TIMELINE</b>
Progress report	September 30, 2011
Close of escrow	December 31, 2011
<b>Final Report</b>	<b>February 29, 2012</b>
<b>Copies of recorded acquisition documents</b>	<b>February 29, 2012</b>

### PROJECT COSTS

<b>PROJECT BUDGET CATEGORIES</b>	<b>TOTAL SNC FUNDING</b>
Fee title acquisition	\$1,000,000
<b>GRAND TOTAL</b>	<b>\$1,000,000</b>

### PROJECT SUPPORT LETTERS

- Placer County , Sierra Foothills Audubon Society
- Sierra Club Mother Lode Chapter
- Nevada County Land Trust
- Immigrant Trails Greenway Trust
- Nevada Irrigation District
- Placer County Resource Conservation District
- California Oaks Foundation
- The Trust for Public Land

## **PROJECT PERFORMANCE MEASURES**

There are four Performance Measures common to all grants. In addition, grantees are required to include between one and three project-specific measures. Performance Measures listed here represent those proposed by applicants and may be modified through further discussion with SNC staff.

- Linear Feet of Stream Bank protected
- Number of New Recreation Access Points
- Number of Significant Sites Protected or Preserved
- Tons of Carbon Sequestered or Emissions Avoided
- Measurable Changes in Knowledge or Behavior
- Acres of Land Conserved

## PROJECT SUMMARY

**County:** Placer

**Applicant:** Placer Land Trust

**Project Title:** Bruin Ranch Property Acquisition

## PROJECT GOAL

Placer Land Trust (PLT) requests \$1,000,000 toward the fee title acquisition of the 2,300-acre Bruin Ranch property in Placer County on the Bear River. Bruin Ranch holds the last large oak woodland habitat in western Placer County, as well as significant water quality and supply benefits, including significant riparian and wetland areas.

This project will advance Proposition 84 goals by protecting 20 acres (19.6 linear miles) of stream/river and additional 8 acres of wetlands and ponds on an historical parcel in the Sierra foothills, relatively untouched by mining and hydroengineering impacts. It will provide public access to the Bear River, 87% of which lies in private or corporate hands.

This acquisition project will further State, County and regional goals to protect watersheds and water quality, large landscapes for the benefit of existing species, and habitat connectivity. Notably, Bruin Ranch lies within the Spenceville Conceptual Area Protection Plan and is a priority project of the CA Dept. of Fish & Game and the CA Wildlife Conservation Board. Bruin Ranch is also a priority project of Placer County and the Bear-Yuba Partnership. The project includes permanent protection of multiple natural, cultural, and scenic resources contained on the property, climate change adaptation and carbon sequestration, sustainable agricultural productivity, and outstanding recreational access opportunities for residents and visitors of the Sierra Nevada foothills.

## PROJECT SCOPE

PLT is working in joint venture with The Trust for Public Land to acquire and permanently protect Bruin Ranch, which has a fair market value and purchase price of \$12.65 million. This project is the culmination of nearly 10 years of interaction with the landowner, who is now (and perhaps never again) a willing seller. A \$1 million grant from the SNC will leverage millions of dollars of other public and private funding toward the project, including: \$350,000 in mitigation funding from Caltrans' Environmental Enhancement and Mitigation Program, an anticipated \$4.5M from the Wildlife Conservation Board, an anticipated \$5M from the Placer County Legacy Open Space fund, and over \$100,000 in philanthropic donations.

The SNC grant will help to create a "landscape level" corridor of protection to ensure the long-term environmental, recreational, and economic sustainability of protected and private lands in the Sierra Nevada foothills. Bruin Ranch adjoins 1,700 acres of land already preserved by Placer Land Trust and thousands of adjacent acres of publicly owned land and private lands considered for conservation. In time, Bruin Ranch will become the centerpiece of over 6,500 acres of connected and preserved lands in three watersheds in Placer and Nevada Counties, much of which will be accessible by the public. This property is zoned to hold up to 900 homes that would eventually be developed if the land is not protected; development of this site would devastate the property's special ecological values and multiple public benefits.

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Bruin Ranch contains significant watershed features that contribute to water quality and wildlife habitat in the Sierra Nevada foothills. Additionally, Bruin Ranch provides an opportunity for an incomparable wilderness trail system connecting to the nearby Hidden Falls Regional Park on Coon Creek and other preserved lands; this amenity could include over 50 miles of public trails. Bruin Ranch contains Gold Rush-era archeological sites as well as Native American sites including Nisenan and Martis artifacts dating back thousands of years. Upon acquisition, PLT will manage Bruin Ranch to ensure water quality and habitat quality, and for sustainable forestry, carbon sequestration/mitigation, continued livestock grazing, and public recreation uses. Protection of this property will also support Placer County's mitigation goals under the Placer County Conservation Plan.

### LETTERS OF SUPPORT

This application includes letters of support from Placer County, Sierra Foothills Audubon Society, Sierra Club Mother Lode Chapter, Nevada County Land Trust, Emigrant Trails Greenway Trust, Nevada Irrigation District, Placer County Resource Conservation District, California Oaks Foundation, and The Trust for Public Land.

### SNC PROJECT DELIVERABLES AND SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
1. Site appraisals	Completed with 10/28/09 valuation date; appraisal approved by DGS in September 2010.
2. Environmental Assessment	In progress
3. Signed purchase agreement with current landowners	Option Agreement executed 9/21/09
4. Fundraising	In progress: March 2010 – June 2011
Project Deliverable: PLT will acquire from TPL the final phase of the Bruin Ranch property for long-term resource protection.	December 2010 – December 2011
Submission of six-month progress reports	PLT will report on stewardship fundraising, management plans, and acquisition six months after receipt of SNC grant
Submission of final report	PLT will report to SNC following close of escrow of property

### SNC PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
Fee acquisition	\$1,000,000
<b>SNC GRANT TOTAL</b>	<b>\$1,000,000</b>

*\* All other costs for this project, including staff services and real estate due diligence, are part of the match for this project. See Item 8: Detailed Budget Form for a comprehensive project budget.*