

**STATE OF CALIFORNIA
SIERRA NEVADA CONSERVANCY**

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

Applicant: Tuolumne County Land Trust

Project Title: Ratto Ranch Conservation Easement – Appraisal and Planning

Subregion: South Central

County: Tuolumne

SNC Funding: \$19,650.00

Total Project Cost: \$26,150.00

Application Number: 753

Final Score: 81.17

PROJECT SCOPE

This grant will provide funding to complete all planning necessary to secure funding for purchase of a conservation easement (CE) on the Ratto Ranch, a 238-acre ranch located near the city limits of Sonora, California. The conservation easement being sought for this property will protect water quality within the headwaters of the Peppermint Creek Watershed, a tributary of the Tuolumne River.

The ranch has many additional values including its historic buildings, vernal pools, wetlands, rare animals and scenic landscapes which have been used for various classic film productions. The biological assessment completed for this property lists 186 plants, 47 animal and 27 different bird species, with several categorized as threatened and or special species of concern. The wetlands found in this watershed function as a buffer to upstream active residential development. Residential development pressure in the area is high and bordering ranches on the east side have recently been subdivided. The property is designated for 37-acre parcel sizes and is conducive to small ranch subdivision.

Work to be conducted includes:

- Historical and Environmental Site Assessments
- Conservation Easement Drafted
- Complete a Baseline Study and Monitoring Plan
- Complete Appraisal and Associated Reviews

Additional funding for this project is being provided by the local chapters of Audubon and the California Native Plant Society along with the Film Commission and Friends organization.

PROJECT SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
Complete Environmental Site Assessment	December 2013
Complete Historical Site Assessment	December 2013
Complete and Submit Six-month Progress Report	December 2013
Complete Baseline Study	June 2014
Complete Monitoring Plan	June 2014
Complete and Submit Six-month Progress Report	June 2014
Complete Conservation Easement Language	December 2014
Complete and Submit Six-month Progress Report	December 2014
Complete Appraisal	March 2015
Conduct and Complete Appraisal Review	June 2015
Complete and submit Final Report	June 2015
FINAL PAYMENT/FINAL PAYMENT REQUEST	June 30, 2015

PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
Direct*	\$15,150.00
Indirect**	\$2,500.00
Administrative***	\$2,000.00
GRAND TOTAL	\$19,650.00

* Direct: Direct costs are expenses necessary to acquire, construct, or to adapt property to a new or different use, or to improve property including land, buildings and equipment. The property/expense must have a useful life longer than one year.

** Indirect: Expenses involve ongoing operations, repair or maintenance costs, regardless of whether the repair or maintenance may last more than one year.

*** Administrative: Expenses associated with the administration of a project and may not exceed 15 percent of the total SNC grant request for direct and indirect costs.

PROJECT LETTERS SUPPORT/OPPOSITION

- Support
 - Audubon California
 - California Native Plant Society
 - California Rangeland Trust
 - Central Sierra Environmental Resource Center
 - Sierra Foothill Conservancy
 - Tuolumne County Agricultural Commissioner
 - Tuolumne County Board of Supervisors
 - Tuolumne County Film Commission
 - Tuolumne County Visitor's Bureau

- Tuolumne Heritage Commission
 - Trust for Public Land
- Oppose
 - None

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.

- Number of People Reached.
- Dollar Value of Resources Leveraged for the Sierra Nevada.
- Number and Type of Jobs Created.
- Number of New, Improved or Preserved Economic Activities.
- Number of Collaboratively Developed Plans and Assessments.
- Percent of Pre-Project and Planning Efforts Resulting in Project Implementation.
- Measurable Changes in Knowledge or Behavior.