

**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:** THE TRUST FOR PUBLIC LAND  
**Project Title:** RODDEN RANCH CONSERVATION EASEMENT  
**Subregion:** SOUTH CENTRAL SIERRA  
**County:** CALAVERAS  
**SNC Funding:** \$1,000,000.00  
**Total Project Cost:** \$2,908,000.00  
**Application Number:** 361  
**Final Score:** 97.4

**PROJECT SCOPE**

The Trust for Public Land (TPL) will purchase a conservation easement on the 5,868-acre Rodden Ranch in western Calaveras County, California. The conservation easement over the Rodden Ranch will protect working ranchland and valuable blue oak woodland habitat.

This acquisition project will result in secured habitat connectivity, permanent protection of the multiple natural, economic, and scenic resources contained on the property.

The fair market value for the conservation easement on the Calaveras County portion of the ranch is \$2,793,000. Associated administrative costs are estimated to be \$50,000 and the estimated conservation easement stewardship endowment is \$65,000, making the total project cost approximately \$2,908,000.

The Trust for Public Land has funded the cost of the appraisal, and will also cover expenses related to staff time, closing and other legal costs. Additionally, TPL also anticipates making a contribution of \$65,000 with internal funds for the conservation easement stewardship endowment.

Specifically, TPL will apply the full amount of the grant toward to purchase of the conservation easement covering the following parcels:

APN'S 050-038-012; 050-039-004; 053-017-001; 053-017-002; 053-014-004;  
 053-017-005; 053-017-006; 053-019-001; 053-019-002; 053-019-003; 053-019-004;  
 053-019-005; 053-019-006 AND 053-019-009.

**PROJECT SCHEDULE**

<b>DETAILED PROJECT DELIVERABLES</b>	<b>TIMELINE</b>
Purchase conservation easement	December 2011
<b>FINAL PAYMENT/FINAL PAYMENT REQUEST</b>	<b>January 30, 2012</b>

**PROJECT COSTS**

<b>PROJECT BUDGET CATEGORIES</b>	<b>TOTAL SNC FUNDING</b>
Conservation easement purchase	\$1,000,000
<b>GRAND TOTAL</b>	<b>\$1,000,000</b>

**PROJECT SUPPORT LETTERS**

- Russ Thomas, Calaveras County Board Supervisor, District 5
- Mother Lode Land Trust

**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.

- Acres of Land Conserved

## PROJECT SUMMARY

**County:** Calaveras

**Applicant:** The Trust for Public Land

**Project Title:** Rodden Ranch Conservation Easement

## PROJECT GOAL

The Trust for Public Land (TPL) requests funding from the Sierra Nevada Conservancy (SNC) to contribute toward the purchase of a conservation easement on the 5,868-acre Rodden Ranch in western Calaveras County, California. The conservation easement over the Rodden Ranch will protect working rangeland and valuable blue oak woodland habitat. This acquisition project will result in secured habitat connectivity, permanent protection of the multiple natural, economic, and scenic resources contained on the property, and advancement of SNC's goals.

## PROJECT SCOPE

The Rodden Ranch sits along the Calaveras-Stanislaus county line, west of Copperopolis and between State Highway 4 and the Stanislaus River. The total size of the ranch is 6,198 acres; 5,868 acres are located in Calaveras County, and 330 acres are located in Stanislaus County. As SNC funds projects in Calaveras County but not Stanislaus County, the funding request that follows will be for the acquisition of a conservation easement on 5,868 acres in Calaveras County. Rodden Ranch is located in an area of Calaveras County that is undergoing rapid conversion pressure, with several golf course communities located in close proximity.

A \$1.0 million SNC grant will be matched with other state and private funds secured by TPL. The fair market value for the conservation easement on the Calaveras County portion of the ranch is \$2,793,000. Associated administrative costs are estimated to be \$50,000 and the estimated conservation easement stewardship endowment is \$65,000, making the total project cost approximately \$2,908,000. TPL has funded the cost of the appraisal, and will also cover expenses related to staff time, closing and other legal costs. Additionally, TPL also anticipates making a contribution of \$65,000 with internal funds for the conservation easement stewardship endowment.

To date, TPL has discussed funding with California Department of Fish and Game (CDFG) and Calaveras County. Both agencies recognize the timely opportunity to acquire and protect working rangeland and an intact stand of mature blue oak woodland. TPL will seek funding commitments from these sources and other public and private sources to complete the project by December 31, 2011.

## LETTERS OF SUPPORT

This application includes letters of support from Calaveras County Supervisor Russ Thomas and the Mother Lode Land Trust.

### SNC PROJECT DELIVERABLES AND SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
1. Site appraisals	Appraisal completed with a 11/23/09 valuation date
2. Signed purchase agreement with current landowners	Draft option agreement under discussion with landowners; expected to be signed in September 2010
3. Fundraising	In progress: August 2010 – December 2011
Project Deliverable: TPL will secure a conservation easement over the 5,868-acre Rodden Ranch for long-term resource protection.	December 2011
Submission of six-month progress reports	TPL will report on landowner negotiations, fundraising, and acquisition six months after receipt of SNC grant
Submission of final report	TPL will submit a final report following the close of escrow on the acquisition of the conservation easement

### SNC PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
Conservation Easement acquisition grant	\$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*