

# Pacific Forest and Watershed Lands Stewardship Council

## APPLICATION FOR DONATION OF LANDS IN FEE TITLE

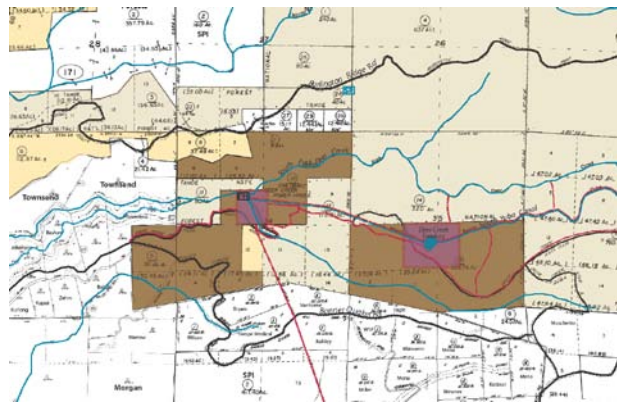
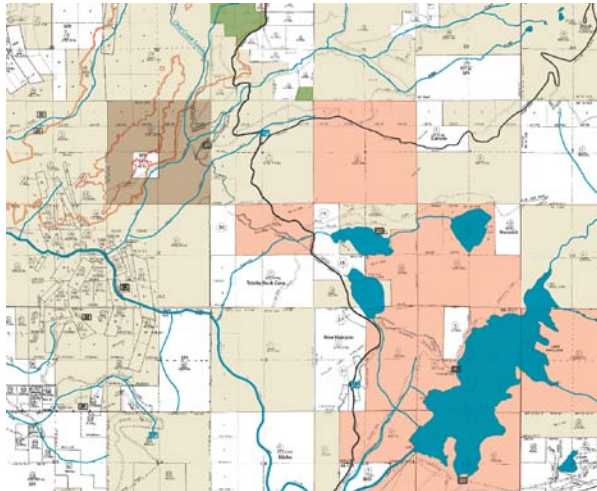
For Parcels in Two Yuba-Bear River Watershed Planning Units:

Bear River Planning Unit: 4 Parcels

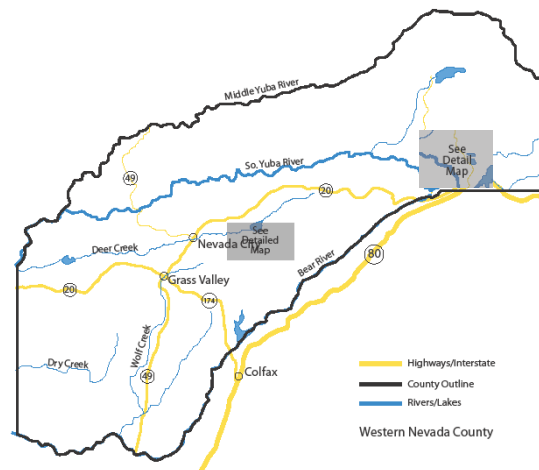
Lake Spaulding Planning Unit: 3 Parcels



By Nevada County Land Trust  
Submitted May 13, 2011



- NCLT Lands
- PG&E Lands Desired Acquisition
- PG&E Lands for Donation
- PG&E Lands for Retention/FERC
- Tahoe National Forest
- Water bodies
- Campground
- Spring
- Mine
- Power House
- Fall Fire Boundary, 2008



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## **PART 1 - ORGANIZATIONAL INFORMATION**

### ***Contact Information***

- 1.) Contact Information
  - a) Primary contact:  
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### ***Executive Summary***

*Please provide a two-page Executive Summary that concisely describes: (1) your organization's experience, interests, and objectives in owning and managing the specific watershed lands you are seeking to receive in fee title; and (2) your organization's financial and organizational capacity to achieve these interests and objectives.*

## **NEVADA COUNTY LAND TRUST'S EXPERIENCE, INTERESTS AND OBJECTIVES IN OWNING AND MANAGING SPECIFIC LANDS IN FEE TITLE**

Nevada County Land Trust (NCLT) is submitting a request for the donation of seven parcels within the Yuba-Bear River Watershed, including three full parcels and one partial parcel in the Bear River Planning Unit and three parcels in the Lake Spaulding Planning Unit. NCLT has been a long-time partner with Placer Land Trust and recommends that organization to hold the conservation easements on these lands. Partnerships with other organizations will be forged to support all the BPVs in unique ways that leverage their capacity, reach and impact.

NCLT, accredited by the Land Trust Alliance, is a private, non-profit, membership-supported group promoting voluntary conservation of our natural, historic and agricultural resources. Since 1990 NCLT has served the community of Western Nevada County in the Bear and Yuba Watersheds.

Nevada County is one of two counties in the state of California with no Parks and Recreation Department or Open Space District in County government. The NCLT charter

fulfills a community need which is unmet by the County government: to preserve and steward lands as open space, build trails, develop publicly accessible parks, and deliver passive recreation programs.

Our Bear River Planning Unit request comprises four contiguous parcels totaling about 500 acres that are of particular high conservation value because they encompass:

- the headwaters of the Bear River,
- glacial ponds,
- a loop of the South Yuba River and
- the location of the geologic event where the South Yuba River diverted the Bear River waters significantly changing the hydrology of the Bear and Yuba watersheds forever.

In addition these parcels contain a section of the Sierra Discovery Trail, where we plan to construct a spur trail, leading to a promontory overlooking both rivers and an interpretive kiosk about what led to the current hydrology for public education.

NCLT will hold the Bear River Headwaters property for as long as the organization is in existence, or transfer to a successor land trust for permanent protection. (Note: the full application for this Planning Unit will be delivered on its delayed due date of July 15, 2011)

The Lake Spaulding Planning Unit comprises one parcel totaling 608 acres, which is located in the Grouse Ridge Area. Our plans for this parcel include the following:

- The creation of a *Bear Yuba Forest Interpretive Center* at the historic “Camp 19” site to honor the conservation and forest management role of our timber industry of the past, present and future. The *Center* will be a visitor attraction demonstrating how our forests play a part in an environmentally sound and economically prosperous future. It will also be used as a short-term residential facility for youth programs in forest ecology. This project will be a collaboration including the University of California, the Nevada County Historical Society, Future Farmers of America and others.
- NCLT plans to manage this property with a primary goal to preserve its conservation value. NCLT already has a conservation easement in the area and is in negotiation with landowners about additional conservation lands. These nearby properties will be managed in a similar way thereby increasing the acreage along Grouse Ridge devoted to consistent conservation management. Ultimately, a separate public benefit corporation may be formed tasked with the responsibility of operating the portion of the property covered by Camp 19 historical structures.

Also in the Lake Spaulding Planning Unit but in the Deer Creek watershed, we request two parcels totaling 699 acres. Our plans for these parcels include:

- Establishing a self-sustaining *Deer Creek Headwaters Community Forest* which would ultimately be turned over to local government to operate as a municipally owned timber land that would generate revenue to fund a future Parks and Recreation Department.
- The *Forest* will be managed for the benefit of all citizens of the county, and will provide many economic, social and environmental benefits, including: protecting water sources,

providing wildlife habitat, outdoor recreation, educational opportunities, and income from forestry activities or forest products for community use. Priorities and goals will be determined through an open, transparent community process.

- Collaborating with Sierra Streams Institute as a consultant on stream restoration and management.
- Developing a campground to attract residents and tourists and a non-motorized trail system incorporating hiking, equestrian and biking uses. Access to streams for fishing will be permitted and collaboration with local fishing clubs such as the Gold Country Fly Fishers will be established to enhance the fishery. It's close proximity to Nevada City make this an ideal location for a much-needed public recreation area.

Community Forests are common in other regions of the country, but relatively rare in the western United States. Recently there has been an increasing interest and effort to establish Community Forests in California. In addition to their economic value, community-owned forests give many benefits that are more difficult to measure. For example, community forestry provides local residents the opportunity and responsibility to manage their local natural resources. The process of establishing a community forest builds residents' capacity to act together on other community efforts. Moreover, local forest ownership changes how residents relate to the land, fostering an ethic of stewardship.

## **NCLT'S FINANCIAL AND ORGANIZATIONAL CAPACITY TO ACHIEVE THESE INTERESTS AND OBJECTIVES**

Over the past two decades NCLT has received 22 conservation easements over nearly 5,000 acres of private land in Western Nevada County. In addition, NCLT owns 115 acres of land in fee title, and in 2011 will acquire 652 acres (currently in escrow) on the Bear River through a purchase, funded by the Wildlife Conservation Board and donations from the local community. All NCLT-owned properties are open to the public. NCLT has built and maintained more than 25 miles of trails within the local community.

NCLT has the technical competency, \$2.6 million in assets and an organizational capacity with a paid staff of seven, hundreds of engaged volunteers, and a large dues-paying membership to successfully manage, restore and steward these lands.

NCLT has established diversified revenue streams via income and gains from invested endowments, public support from tax deductible membership dues, donations, fundraisers, revenues from rents and service fees from contracts. It is anticipated that the income such as net timber revenues and rents will be used to pay first for the expenses of administering the property, including taxes, insurance and maintenance, and thereafter for the restoration and rehabilitation. NCLT has a proven track record of receiving grants and plans to fund certain property enhancements (e.g. stream restoration) and program delivery (e.g. youth programs) through this method.

## ***Organization Information***



3.) *Organization Information:*

Nevada County Land Trust (NCLT) is a nonprofit organization exempt from federal taxation under Section 501(c)(3) of the Internal Revenue Code.

4.) *Attached:* Internal Revenue Service and Franchise Tax Board Determination Letters

5.) *Legal Name:* Nevada County Land Trust

6.) *Common Name:* Nevada County Land Trust

7.) *Attached:* Letter from the executive director approving the submittal of the LSP and the organization's participation in the Stewardship Council's land conservation process.

***Rationale for Applying***

*Please describe your organization's rationale for seeking to receive a donation of fee title to the specific watershed lands that are the subject of this proposal.*

8.) **Rationale for Applying**

Over the past two decades NCLT has received conservation easements and acquired land in Western Nevada County and into adjacent areas of Yuba and Sierra Counties. As a result NCLT has created technical competencies, endowment funds, organizational capacity and a solid reputation to successfully manage, restore and steward these lands.

The County of Nevada County has no Parks and Recreation Department and there are no plans to create one on the horizon. NCLT's charter is to preserve lands as natural habitat and open space, and to address unmet recreational needs with trails building and publicly accessible parks. NCLT has created a strategic plan for new conservation projects that leverage our expertise and that address the land conservation needs of our local community in the absence of local government interest and management. In the near term our interests are in landscapes where:

- The natural habitat is particularly sensitive due to the presence of a special status species, and/or a decline in the growth or support of a species critical to our particular oak woodland or mixed conifer foothills environment.
- Cultural heritage sites exist related to Native American lands, the Gold Rush, the pioneering west and immigration to California, historic ranching, etc.
- An ecosystem complex that has emerged as a significant adaptation zone for the impact of climate change.
- Migratory corridors exist for species moving from the high Sierra to the central California valleys.
- Watershed and/or conveyance systems for high Sierra snowmelt which provide a healthy California water resource for agriculture and for urban areas.

The parcels in both of the Planning Units in the Yuba-Bear Watershed fit into the strategic acquisition criteria stated above. We are uniquely qualified vs. other donee

applicants in particular as a **local** non-government organization, with a successful track record to fulfill each of the BPVs stated by the Stewardship Council.

Our rural Sierra Foothill community is increasingly faced with a challenging local economic outlook. These days there is a better understanding that local economic development and conservation of strategic landscapes are intertwined. Over our 21-year history, NCLT has forged partnerships with a variety of conservation organizations, public agencies and local businesses in myriad ways. NCLT will use this opportunity to bring our community together to work in mutual support of the economic, social, and environmental goals of our region. Each of the Planning Units in this watershed offers unique opportunities for NCLT to collaborate with community partners to meet today's economic challenges while preserving precious watershed lands.

### **Organization Mission**

*Please provide your organization's formal stated mission and explain how it is consistent with and supports the preservation and enhancement of the BPVs on the watershed lands.*

#### 9.) Nevada County Land Trust Vision, Mission, and Charter

Nevada County is endowed with a rich mosaic of beautiful landscapes, healthy forests, historical treasures, and small towns. The land sustains life and replenishes the spirit. Our towns comfort us with timeless charm. Our farms and ranches feed our communities. The quality of life here is tightly connected to these precious resources. Our **vision** is to retain the distinct identity of Nevada County's communities for future generations. It is the Nevada County Land Trust commitment to preserve our local history, to sustain our natural resource-based economy, to care for our open land making it accessible for all, and to retain the rural character that has been the source of our prosperity.

Nevada County Land Trust exists to create a balance between nature and the needs of the people who make a life and a livelihood here. This is our home. Our **mission** is to enrich the deep community connection with our land – today, tomorrow, and forever.

**Charter:** Nevada County Land Trust is a private, non-profit, membership-supported group promoting voluntary conservation of our natural, historic and agricultural resources through protection and enhancement of natural areas, farms and ranches, trails and parks to provide a lasting community heritage.

The Stewardship Council's **Beneficial Public Values** are aligned with elements of NCLT's mission–

- *BPV: Protection of the natural habitat of fish, wildlife, and plants*

- NCLT: The protection of critical landscapes by means of conservation easements, fee acquisition and other strategies, in cooperation with and through voluntary efforts from landowners, other non-profit agencies and private sources.
- NCLT: Community outreach and public education on the benefits of land conservation and strategies for protecting our communities.
- *BPV: Preservation of open space*
  - NCLT: The management of lands held in trust for limited periods or forever.
  - NCLT: Collaboration with the local community and landowners to enhance and restore wetlands and watersheds, open space, and wildlife habitats.
- *BPV: Outdoor recreation by the general public*
  - NCLT: Fulfilling unmet outdoor recreation needs.
- *BPV: Sustainable forestry and agricultural uses*
  - NCLT: The support of sustainable economic productivity of working lands such as agricultural, range and forest lands.
- *BPV: Historical values and cultural resources*
  - NCLT: The preservation of heritage and aesthetic amenities that define our community's unique character.

### ***Geographic Focus***

*Describe your organization's relevant experience and interest in the region in which the watershed lands that are the subject of this proposal are located as it relates to owning and managing lands, preserving and enhancing the BPVs, and working with land conservation partners.*

#### **10.) Geographic Focus**

Examples of exactly how NCLT's mission and experience supports the *BPVs* in this area are listed below.

- *Protection of the natural habitat of fish, wildlife, and plants:* One parcel protected with a conservation easement held by NCLT encompasses a Pitcher Plan Fen, a bog containing the rare carnivorous plant: *Darlingtonia californica*, which needs a special habitat to survive. NCLT is responsible for managing this special habitat. On our Mathis Pond property we work in close partnership with the local neighborhood association and Rotary chapter to maintain the pond as an important western pond turtle habitat and a model for restoration education.
- *Preservation of open space:* Half of the land NCLT manages are conserved as open space. NCLT is in partnership with Trust for Public Land and Placer Land Trust for landscape-scale conservation of the blue oak woodlands in the Foothills. We are currently collaborating on a project to protect 6,500 contiguous acres of land on both sides of the Bear River in Nevada and Placer Counties.

- *Outdoor recreation by the general public:* NCLT owns four properties for public access. Woodpecker Wildlife Preserve is forested property that has two mile-long trail overlooking Nevada City. NCLT has built 25 miles of mixed-use trails in the “urban” area. NCLT runs *Treks Through Time*, a recreational program where more than 1,000 people attend 50 *Treks* each year. For 10 years we have run a summer camp for more than 250 kids annually, one-third on scholarships raised by donations solicited by NCLT.
- *Sustainable forestry:* NCLT has agricultural easements on 415 acres in two working forests: Johnathon Whitworth Butts Forest Management Area and Roth Working Forest Conservation Easement. We manage both according to sustainable state-approved timber management plans.
- *Agricultural uses:* NCLT holds agricultural easements on four working ranches. The 760-acre Linden Lea Ranch easement is to keep the land in productive ranching and farming forever. The Dawson Nichols Ranch comprises 554 acres has been in the same family since it was first settled in 1850. The Quail Ranch comprises 1,060 acres and Wild Rock Ranch is a 495-acre of prime Nevada County agricultural land and working cattle ranches. NCLT works with the UC Davis Extension Livestock and Natural Resources Farm Advisor on informing landowners about best practices for grazing and pasture management.
- *Historical values and cultural resources:* Burton Homestead owned by NCLT, is a 38-acre public site where we have created a cultural center in partnership with the Tsi-Akim Maidu Tribe. This center is a replica of an Native American village used to teach tribal heritage. Another parcel owned by NCLT includes the 1906 Julia Morgan-designed North Star House. This is a long-term historic restoration project where our goal is to make the site a venue for community events.

### ***Organizational Experience and Capacity***

*Describe up to three specific projects that most effectively illustrate your organization’s relevant experience and capacity to own and manage lands, and to preserve and enhance resource values that are most comparable to the BPVs associated with the watershed lands that are the subject of this proposal.*

#### **11.) Organizational Experience and Capacity**

The following are three specific projects that illustrate NCLT’s relevant experience and capacity.

##### **Burton Homestead**

Burton Homestead is a 38.81-acre parcel of land located approximately two miles north of Nevada City. Frances Burton made a gift of the property to the NCLT in

1997. Our intent is to preserve, to the largest extent possible, the open space and natural features of the property while making it available for public access. The site currently hosts three seasonal kids' nature camps. The Audubon-supported bluebird nesting boxes, a 3-acre cultural village built and maintained by the Tsi-Akim Maidu Tribe, and public trails can all be found up and down the hillside.

The property is located on a gentle north-facing slope. Both the east and west flanks of the property are scarred by numerous ravines, rocky debris fields and "pits" and "toms" from intense miner disruption of the slopes and soils. The area of greatest importance for restoration is the wetland area. It was once a perennial spring-fed stream, before the spring was first diverted for flume mining, and later into a series of ponds to provide water for homesteading uses. In partnership with the Tsi-Akim Maidu tribe we have begun to restore the middle portion of the drainage, selectively thinning tree canopy and removing noxious weeds, while reintroducing cuttings of willow and other riparian plants from within the watershed.

While we are developing more recreational and educational public uses, we continue to protect vegetative diversity, wet lands, wildlife habitat, and maintain the forested area in a natural, mature and healthy condition. This includes the building of manmade infrastructure for the operation of programs to reduce human impact in natural areas.

A caretaker/tenant resides in the cottage. Rent collected by the Land Trust from the tenant goes toward basic land management costs including real estate taxes, utilities, maintenance and insurance. Caretaker responsibilities include maintaining the site in a presentable manner and providing site security. In addition, a property manager takes care of major maintenance and repair, and weed abatement.

#### *Mathis Pond and Adam Ryan Preserve*

Mathis Pond was donated to NCLT by Ray Mathis for a wildlife preserve where children can fish and the public can recreate. Adam Ryan Preserve is an adjacent parcel also owned by NCLT. Surrounding home sites average one to three acres. In the early years of the project, the concept of a public access pond and trail stirred some neighborhood opposition. Today the Alta Sierra Property Owners Association (ASPOA) and the local Rotary Club are partners in park management.

The land conservation goal for Mathis Pond (1.5 acres) and Adam Ryan (41 acres) is for the recreational, ecological, and aesthetic values of the property to be preserved and maintained in a way that will not interfere with or substantially disrupt the ecosystem or workings of the natural systems. The management goal is to restore and/or maintain the health of the forest and grasslands that ensure long-term sustainability.

The management plan includes:

- Managing meadow to enhance wildlife species by increasing feed and cover, while protecting against wild fire.
- Converting meadowlands from annual grasses to historic bunchgrasses to increase seed diversity, supply, browse values and fire protection. Develop niches of increased cover through shrub planting and or brush piles.
- Maintaining diverse oak – pine woodland forest to ensure diversity of food supply and nesting opportunities. Managing for old growth characteristics.
- Ensuring that thickets and cover are maintained or developed in all areas of the land.
- Managing the pond for fish, wildlife, and human relaxation with as little interference as possible to the “naturalization” of a manmade pond.
- Developing a special western pond turtle breeding habitat, a threatened species.
- Controlling invasive exotic species.
- Designing parking and trail development to have the least invasive impact on the preserves and neighbors.

Management recommendations provide a road map for activity. However the Land Trust recognizes the importance developing public understanding of the preserve’s ecological intent through entrance signage and handouts, an informational kiosk and public nature walks.

#### *North Star Historic District and the North Star House*

The 14-acre North Star property was donated to NCLT by a developer who owned the surrounding 750 acres and who originally intended to build homes and shopping areas on the parcel. The 1906 Julia Morgan–designed North Star House which is the centerpiece of the property was slated to be destroyed. NCLT successfully negotiated the donation of the property and house for conservation in 2003 and funded the early stages of the 10,000 sq ft mansion restoration through a grant from Nevada County.

The North Star House was Morgan's first residential commission. It is an early example of California vernacular Arts and Crafts design and is considered an epic achievement by the young designer and first licensed female architect in the nation. The House was the residence of North Star Mine Superintendent Arthur De Winte Foote and his wife, author and illustrator of pioneering women in the West, Mary Hallock Foote. It was used as a hospitality center for investors and innovators in our local gold mining industry.

When the Land Trust acquired the House it was in such disastrous shape, many feared it would not weather another winter without caving in. The chimneys were full of debris. Animals including rodents, birds, feral cats and others had taken up residence. It was impossible to walk through the rooms because of the danger of becoming seriously injured. A passionate group of volunteers worked tirelessly to raise the funds and solicit free materials and labor for that early work on the House

to make it safe. Through the years, volunteer work parties, civic and Scouting groups continued the work on the entire 14 acres.

In 2008 Nevada County Land Trust created a separate non-profit entity, the North Star Historic Conservancy, to manage the rehabilitation and ongoing operations of House. Though still affiliated with the Land Trust but with its own 501(c)(3) designation and Board of Directors, the Conservancy operates as an independent organization.

This House is made available for events for small groups. The grounds are being used by the Grass Valley Growers' Market on Saturday mornings, concerts, art shows and other cultural events. The mansion is open for tours by knowledgeable docents dressing in period costume.

### ***Lands Owned by NCLT***

*Please describe the location, size, length of time held, uses, and current management practices for each property held or managed by your organization.*

#### **12.) Details on Lands Owned by NCLT**

##### **Burton Homestead**

LOCATION: 16200 Lake Vera Road, 2 miles north of Nevada City, CA

SIZE: 38.81 acres

LENGTH OF TIME HELD: Held since 6/9/1997 (13 years)

USES: The property is intended to provide a public use, which will preserve, to the extent possible, the open space and natural features of the property.

CURRENT MANAGEMENT PRACTICES: Management practices are to enhance recreational and educational public use, as well as the vegetative diversity, wildlife habitat, wetlands, and maintain a healthy forest. There are residences, outbuildings, meadows, and landscaped areas on the property. Management includes a property manager, a tenant with limited security and maintenance responsibilities, and a working committee who oversees a master plan for site usage and program execution.

##### **North Star Historic District**

LOCATION: 12075 Auburn Road, about 1 miles south of Grass Valley, CA

SIZE: 14 acres

LENGTH OF TIME HELD: Held since 12/29/2003 (7 years)

USES: The North Star Historic district includes the 14-acre grounds, two historic cottages, one historic bungalow and the Julia Morgan-designed mansion. This project is to restore the historic area with an integral local community use component.



CURRENT MANAGEMENT PRACTICES: Restoration of the grounds and buildings with sensitivity to their historical nature. The Guidelines of the National Park Service and the Secretary of the Interiors Standard inform decision-making. As of 2008, the ongoing operations and maintenance of the site is managed by the North Star Historic Conservancy, as separate and independent non-profit entity, which by contractual agreement with NCLT is responsible for the site.

Woodpecker Preserve

LOCATION: (no physical address) 2 miles east of Nevada City in the vicinity of Banner Mountain Road, Banner Lava Cap Road and Gracie Road.

SIZE: 28.23 acres

LENGTH OF TIME HELD: Held since 6/11/1997 (13 years)

USES: Land remains as publicly accessible open space, for wildlife habitat, scenic vista corridor, and encompasses a public access trail for hiking and mountain biking that connects two Nevada Irrigation District ditches (canals).

CURRENT MANAGEMENT PRACTICES: This preserve is managed as a sustainable working forest. NCLT has closed an abandoned mine on the site and maintains safety fencing and signage. A land manager recruits and manages volunteer work parties for land management.

Mathis Pond and Adam Ryan Preserve

LOCATION: 15086 Dog Bar Road, Grass Valley

SIZE: 42.5 acres

LENGTH OF TIME HELD: Held since 09/09/1992 (18 years)

USES: Pond and preserve was donated for recreational use by the community and to preserve it as a wildlife habitat.

CURRENT MANAGEMENT PRACTICES: NCLT manages the pond as a wildlife preserve in conjunction with adjacent woodland area and trail easements. This includes control of invasive weeds, protecting against erosion, providing dam stability, ensuring the spring is productive and healthy, improving the fish habit population, maintaining a dock for fishing, etc. A maintenance group from a local Rotary Club was formed to mow weeds, pick up trash, etc.

***Organizational Finances***

- 13.) Organizational Finances: attached are the operating budget for the current year (Jan – Dec 2011); copies of financial statements the three most recent fiscal years; an independent auditor's compilation with full footnote disclosure for 2008

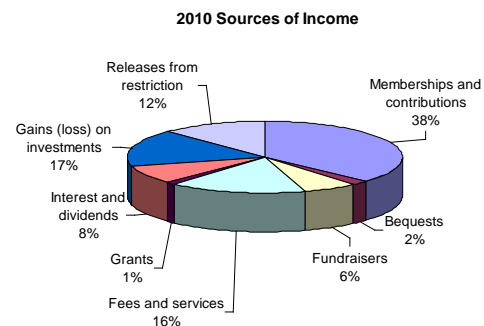
- 14.) Sources of Funding

*For non-governmental organizations only, please summarize your organization's sources of funding, and how this funding is invested and managed.*

NCLT has diversified funding sources. This strategy works well as economic conditions fluctuate over time. As anticipated 2010 was a year of transition for the economy so diversification became the prudent course. More emphasis was placed on delivering services to the community that are not currently being met by other agencies or businesses for fee. We added resources to trail building as a contract service, and expanded the number of fee-paying youth programs, and these proved to be good areas to invest in, an investment we will continue to make in 2011.

The pie chart reflects sources of income for 2010. These include memberships and contributions, bequests, fundraisers, fees and services, grants, interest and dividends, gains on investments and releases from restricted donations.

Investments are managed by an Investment Committee, which reports to the Board of Directors, and are directed by an Investment Policy Statement (IPS) to assist the Committee to effectively supervise, monitor and evaluate investments, and sets forth an investment structure for managing NCLT's assets. This structure includes various asset classes, investment management styles, asset allocation



and acceptable ranges that, in total, are expected to produce an appropriate level of overall diversification and total investment return over the investment time horizon. The IPS complies with all applicable fiduciary, prudence and due diligence requirements experienced investment professionals utilize, and with all applicable laws, rules and regulations from various local, state, federal and international political entities that may impact the portfolio.

A professional Investment Advisor is employed to function at the direction of the Committee, and as a fiduciary agent to manage the portfolio in accordance with the IPS objectives and guidelines. Generating income is a secondary objective consistent with a conservative, low risk capital preservation strategy. Capital growth is a tertiary objective to preserve the value of capital in the face of economic conditions such as inflation. No investment in the securities of any one issuer shall exceed five percent of the total portfolio of investments. The portfolio may be invested in stocks, investment grade fixed income securities (bonds), MLPs, Exchange Traded Fund/I-share, mutual funds. Prohibited transactions are commodity trading, including all futures contracts, purchasing of letter stock, short selling and margin/leveraging investing, option trading, private placements, non-marketable securities.

Funds held by NCLT are either unrestricted, board restricted, temporarily restricted by the donor or permanently restricted. One such account, the Stewardship Fund is a temporarily restricted fund designated to fulfill commitments under the Conservation Easement agreements with donors. The financial objective for this fund is to provide sufficient funding for land stewardship and legal defense costs in perpetuity. The current objective of the Stewardship Account is to provide a total return of 4.00%.

15.) Sources of Grant Funding:

*Please identify any pending sources of grant funds or potential grant funds from which your organization has successfully received funding in the past. Please also describe your organization's strategy for securing these additional sources of support.*

Currently, NCLT is expecting \$1.5 million in funding from Wildlife Conservation Board (WCB) for the acquisition in fee a 652 acre parcel on the Bear River. NCLT has been working with WCB for three years meeting onsite for land tours, meeting with conservation partners, neighbors and other stakeholders, developing business plans for ongoing management and restoration, etc.

Currently grant applications have been submitted to agencies for wetlands restoration work on two parcels owned by NCLT. For example an application for \$80k to the National Fish and Wildlife Foundation has been submitted to restore a series of ponds, springs and streams and associated riparian areas in support of western pond turtle habitat, and to be used as a demonstration wetland for community and youth education programs.

In the past, NCLT has received funding from a number of public and private agencies. Here is only a sampling:

- California Water Quality Control Board: \$220,000 for watershed restoration (2005-2007)
- Forest Reserve Funds: \$66,000 for trail construction (2003-2006)
- Ghidotti Foundation: \$50,000 for youth programs (2000-2010)
- Northern Sierra Air Quality Board: \$37,000 for trail construction (2002-2006)
- Resources Legacy Fund: \$12,000 for capacity building (2003)
- Packard Fund: \$10,000 for youth programs (2004)
- The Nature Conservancy: \$8,000 for a biological inventory (2006)

NCLT has excellent, ongoing relations with a variety of funders and will apply for grant funding from public agencies and private foundations for enhancement activities for the PG&E lands in this application. For example the creation of trail and other recreation amenities, and wetlands restoration from Sierra Nevada Conservancy will be pursued. In addition NCLT will pursue grant funding from the Stewardship Council for the development of youth programs in nature and to

support infrastructure improvements to deliver educational and recreational programs to youth.

16.) Not applicable.

### ***Key Personnel/Staff***

*Please describe the current paid staff positions and/or key personnel in your organization that would be responsible for the day-to-day management activities as well as any proposed special projects (e.g., enhancements) for the watershed lands. In addition, please indicate if your organization has any volunteers and their function.*

17.) Key Personnel

#### **For general management:**

##### *Marty Coleman-Hunt, NCLT Executive Director (staff)*

Marty's role will include management oversight for the entire acquisition process, strategic planning, fund development and the integration PG&E donated lands with ongoing NCLT land management programs. Marty holds a B.A. from UC Santa Cruz and an M.B.A. from San Francisco State University. She has had a 30-year career as a business professional for non-profit organizations and in the business sector. She worked for Dianne Feinstein, who was Mayor of San Francisco at the time, to manage a public information campaign on industrial toxics in the local community. She became Executive Director in 2007 and today she works to protect the quality of our rural community. She is responsible for fund raising and revenue generation at NCLT, for the execution of programs that engage the community in conservation activities and to expand conservation projects across landscapes in Nevada County. She is on the Boards of Sierra-Cascade Land Trust Council and the Bear-Yuba Partnership.

##### *Joe Byrne, Vice President, NCLT Lands Committee Chair (volunteer)*

Joe Byrne will provide pro-bono legal review of land transactions and will guide Staff on development projects. Joe has been a commercial real estate developer for over twenty-five years. He is also a member of the California State Bar and has a California Real Estate Broker License. An Eagle Scout, a past Board member for Muir Heritage Land Trust, he is an avid fly fisher and a Board member for Foothills Angler Coalition.

#### **For management of public access, recreation and youth programs:**

##### *Bill Haire, NCLT Trails Coordinator (staff)*

Bill Haire will be responsible for trails design, construction and management. Bill spent 34 years working for the Forest Service, in Mendocino N.F., San Bernardino

N.F., and then the Tahoe N.F. He specialized in Recreation and Land Management in the Forest Service, with some experience in timber, range, wildlife, and watershed management. Bill began working for the Nevada County Land Trust in April of 2003 as Trails Coordinator, where his duties include: ensure community involvement of the trail program; planning trail routes that will connect to public lands; working/meeting with property owners to secure public easements for the trails; organizing volunteer work parties; and assisting the Land Trust in raising funds/obtaining grants for trails.

Stacy Prater-Vigil, NCLT Youth Programs (staff)

Stacy will develop youth programs on all sites, working with partner organizations and executing NCLT camp programs. Stacy received a BS from San Diego State University in Recreation Administration with an emphasis in Outdoor Education and a Minor Degree in Native American Studies. Stacy has worked as an Outdoor Education Specialist for the San Diego Office of Education in which she developed and taught environmental programs that incorporated the California State Science Standards at Cuyamaca Outdoor School. She developed outdoor camp programs, partnering with state and federal agencies, for “youth at risk”. She has been camp director for Nevada County Land Trust Summer Camp at Burton Homestead and launched the Junior Stewards teen program.

**For biological assessment, habitat management and enhancement, including restoration projects:**

Luci Wilson, NCLT Field Biologist (staff)

Luci Wilson will manage biological assessment, develop protocols for management, and monitor all lands. Her main responsibilities are to organize and conduct restoration projects on NCLT owned lands and conduct the technical aspects of stewardship on land trust easement properties. This includes community outreach, organizing work parties to remove noxious and invasive weeds and developing long-term management and restoration plans.

Ted Beedy, NCLT Board Member Emeritus (volunteer)

Dr. Ted Beedy will provide pro bono consulting on wildlife habitat enhancement. Ted has more than 30 years of experience as a professional wildlife biologist in the Sierra Nevada. Prior to starting his own firm “Beedy Environmental Consulting” in May 2006, he worked for more than 20 years as a Senior Wildlife Biologist at Jones & Stokes in Sacramento. Ted has studied wildlife throughout California, with an emphasis on special-status birds including Harlequin Ducks, California Gnatcatchers, Willow Flycatchers, and Tricolored Blackbirds. He has a Ph.D. in Zoology from the University of California, Davis.

John Thomson, NCLT Lands Committee Project Manager (volunteer)

John Thomson will help to connect NCLT with public agencies, to leverage programs and expertise. John has worked in natural resources conservation for over thirty years. He received his Bachelor of Science in Wildlife Management from Humboldt State University in 1978. John worked as a planner and biologist at Beale Air Force Base, at the US Fish and Wildlife Service in Sacramento, and for the Bureau of Reclamation's Central Valley Project Conservation Program.

**For timber resources management and sustainable forestry we plan to hire a full time staff person. In addition we have the following resources currently:**

*Geri Bergen, NCLT Lands Committee Member, Board Member Emeritus (volunteer)*

Geri will provide support for the development of forestry management strategies and will work to integrate forestry management plans with Tahoe National Forest. A Registered Professional Forester, Geri is the first woman to be appointed as forest supervisor in the history of the US Forest Service. She earned her Bachelor of Science in forestry, with highest honors, from UC Berkeley, where she also earned her masters in botany. Geri worked to implement 1969 National Environmental Policy Act (NEPA) as regional environmental coordinator for Region 5.

*Kevin Whitlock, NCLT Lands Committee Member, Timber Projects Coordinator (consultant)*

Kevin Whitlock will provide pro bono consultation in setting up the non-industrial timber management plan and the community forest project. Owner of Under the Trees' Kevin is a local and international expert in forestry and natural resource conservation. He has over twenty-five years of experience in forestry, environmental impact analysis, environmental economics, ecosystem assessment, biodiversity conservation, implementation, monitoring, and evaluation.

## ***Community Engagement and Collaboration***

### **18. Community Engagement**

*Describe collaborative efforts your organization has been engaged in with organizations and stakeholders either in the geographic region where the subject watershed lands are located or elsewhere.*

Throughout NCLT's 21 years, the organization has partnered with a number of environmental, recreation and educational organizations. These include Audubon for the enhancement of nesting areas, California Native Plant Society for botanical inventories, Sierra Club for the protection of the Bear River, Tsi-Akim Maidu Tribe for the development of its cultural heritage, Nevada Joint Union School District for student field trips to nature preserves, South Yuba River Citizens League for western pond turtle habitat protection, Wildlife Rehabilitation and Release on preserving wildlife habitat, etc.

In 2009, three land conservation organizations: The Trust for Public Land, Nevada County Land Trust and Placer Land Trust formed the Bear-Yuba Partnership (BYP) a regional collaboration for protecting the waterways, historic ranches and oak woodlands of the Sierra foothills in the Bear and Yuba River watersheds, representing more than 137,000 acres of land and where the PGE lands which are the subject of this proposal are located. The BYP works together to identify corridors of lands for conservation and applies for grant funding as a regional effort, thereby increasing leverage of investment. In 2010 BYP held an all-day technical symposium in Nevada City, for public agency representatives, funders, technical professionals and non-profits to present the results of a habitat mapping project and data analysis for the region, identifying the most sensitive areas for conservation. It was attended by 100 people. Topics included an Overview of Foothills Lands, The Impact of Climate Change and Adaptation in the Foothills, Ranching and Rangeland Grazing in the Foothills and the Preservation of Historic Pioneer Ranches, and exhibits. The mapping portrayed the foothills of the Yuba River watershed provide significant opportunities for conservation within the relatively intact northern third of the Northern Sierra Nevada Foothills subregion. These opportunities include protecting intact landscapes supporting important resources, such as blue oak woodlands, connecting existing protected areas within the subregion to those in the adjacent conifer-dominated habitats of the High Sierra Nevada ecological subregion, and conserving regionally important riverine habitats.

The results have been the successful acquisition of the 2,300 acre on the Bear River Bruin Ranch in Placer County and the pending acquisition of the 652-acre Garden Bar Preserve across the Bear on the Nevada County side of the river. These acres, contiguous to existing conservation easements and public land have led to the permanent protection of 6,500 acres of important Bear River Watershed blue oak woodlands, Valley-to-Sierra animal migration corridors and connected recreational amenities.

The Deer Creek Tribute Trail was created with funding from the CA Natural Resources Agency California River Parkways - Proposition 50 grant program. Project partners include The Sierra Fund, Friends of Deer Creek, American Rivers, Nevada County Land Trust, the City of Nevada City, Nevada County, the Nisenan Tribe, the Tsi-Akim Maidu, the Bureau of Land Management, Greater Champion Neighborhood Association, the Chinese Quarter Society and Save Our Historic Canals. The trail was made possible through generous private land easements and investors.

The multi-use trail offers a cultural and ecological greenway through Nevada City, California. The trail begins in historic downtown Nevada City and moves along scenic backroads and trails. Ponderosa Pine, Black Oak, and Live Oak create a peaceful and shaded pathway for people of all ages and abilities. The Tribute Trail offers interpretive signs that pay tribute to the Nisenan who were the original



human inhabitants of this watershed, explore the rich history of Chinese immigrants during the gold mining era, identify both native and non-native plants seen along the trail, and describe floodplain function and restoration. Portions of the Tribute Trail are available for picnics, bicycling, hiking, swimming, fishing, and horseback riding. NCLT procured the easements and constructed the 8-mile trail, 50% of which is wheelchair accessible.

## 19. Stakeholder Input

*Describe your organization's most relevant experience soliciting stakeholder input on projects comparable to the transfer and permanent protection of land pursuant to Stewardship Council's land conservation program and process. Describe the approach that your organization would use to solicit stakeholder input and disseminate information to the public on proposed future activities or measures for, and management of, the subject watershed lands.*

### Solicitation of Stakeholder Input On Comparable Projects

Nevada County Land Trust is an annual dues-paying, member-supported organization. Engaging our community and key stakeholders is a crucial part of all our work. Membership is around 650 families each year. We keep members apprised of strategic activities via Constant Contact (email communication), a quarterly newsletter and an annual member meeting which is "town hall" style and an active interchange of ideas is encouraged. Prior to the annual meeting, NCLT conducts an annual member survey to quantify opinions on a variety of acquisition and enhancement projects. This data is used by the Board of Director for strategic planning.

NCLT engaged the south Nevada County landowners and neighbors about the acquisition of Garden Bar Preserve, a 652-acre ranch land on the Bear River. Annual meetings over a four year period were held at a neighbor's home to explain the acquisition plan by the Land Trust, ask for support and discuss concerns. Out of these meetings came discussions of multi-property fire-safe land management strategies and a plan to work with California Department of Fish and Game to manage invasive wild boar over-population through their SHARE program.

In 2009, when we began an enhancement effort at our Burton Homestead park, we held a tour of the site, discussed our plans, introduced partners and solicited ideas. The meeting was open to the public but key stakeholders were encouraged to attend. This included all groups who participate in activities at Burton Homestead, such as Tsi-Akim Maidu tribal members, local educators and camp directors, members of Audubon and California Native Plant Society clubs, and neighbors. During April, 2011, an update meeting was held with just the key stakeholders. The Burton Homestead Master Plan was presented, a design for a nature center and interpretive trails, a tour of the site, progress report on program development and

partner participation, impacts to surrounding properties of additional people using the site, traffic management, event coordination, etc.

#### Current and Planned Solicitation for Stakeholder Input on PG&E Lands

In preparation for this application we conducted a series of informational briefings with local groups. Our desire was to collaborate on opportunities to optimize the benefits of donated PG&E lands in our community. Given that there is no governmental agency designated to develop or maintain parks or open space or to deliver outdoors programs in Nevada County, community organizations must leverage each others' capabilities to provide these services. Clarifications of roles for various partners are delineated in this application. Groups met with and topics discussed include:

Nevada County Historical Society*	about developing a comprehensive archive of Nevada County timber history
Nevada County Board of Supervisors	potential transfer of a future park
City of Nevada City Council and Sustainability Task Force*	potential incorporation of a municipally-owned community forest
Ad hoc committee of private industry timber businesses convened by the Board of Supervisors	a park in memorial to the timber industry and a training facility for youth interested in careers in forestry
Future Farmers of America, Nevada Union Chapter	job training for teens interested in a career in forestry through the high school
University of California Berkeley, Department of Forestry	conservation partner on forest ecology
United States Forestry Service/Tahoe National Forest	conservation partner, trails connectivity
Placer Land Trust*	conservation partner, holder of conservation easements
Bear-Yuba Partnership*	conservation partner in the funding for enhancement projects
SYRCL*	conservation partner contributing science data for sustainable watershed management
Friends of Deer Creek/Sierra Streams Institute*	conservation partner in the Deer Creek headwaters area for tributary creek restoration
Tsi-Akim Maidu Tribe*	conservation partner for significant ancestral lands
Foothills Water Network (involved in the FERC relicensing effort)	trails and recreation planning along the Bear River and to understand the FERC process
Sierra Fund*	conservation partner in the Bear Valley area
Nevada Irrigation District*	conservation partner for water quality management
Bicyclists of Nevada County*	recreation partner
Gold Country Fly Fishers	conservation partner in developing fly fishing recreation

\* indicates existing partner on similar projects

NCLT held a town hall meeting with its own membership to brief them on specific proposals for PG&E lands and asked for input in February, 2011. Our membership's biggest concern is the fact that Nevada County has no Parks and Recreation Department or Open Space District. Our membership has expressed a desire for NCLT to fill that role until such time that lands can be transferred to the County when a parks department is funded by the voting citizenry.

Moving forward, NCLT will widen the communication to involve residents in a more public way. In addition to the groups mentioned above, we will reach out and build partnerships with other local groups that have an interest in the forest - hikers, foresters, birders, mountain bikers, and other outdoor recreation groups. We will convene working groups to develop and implement specific programmatic elements of our management plan, for example, restoring wildlife habitat, protecting riparian buffers, expanding recreational access, and providing economic opportunities for local residents. We will hold town hall-style meetings and call-in talk radio promotions (KNCO, KVMR) to provide progress reports and to gain input.

### ***Legal Compliance and Best Practices***

#### **20.) Best Practices and Guiding Principles**

*Describe what best practices, standards, or guiding principles your organization uses to ensure all organizational operations are legally and ethically sound and in the public interest. Please attach a copy of your organization's written conflict of interest policy, if one exists.*

NCLT was accredited by the Land Trust Alliance in 2009, one of only a handful land trusts in the State to receive this status. In order to receive accreditation, NCLT had to demonstrate compliance with a set of 12 indicator practices selected from *Land Trust Standards and Practices*. These practices are designated by the Land Trust Alliance and indicate a land trust's ability to operate in an ethical, legal and technically sound manner and ensure the long-term protection of land in the public interest. Indicator practices are chosen based on the following criteria:

- Responsible governance of the organization
- Protection of the public interest with sound and sustainable land transactions and stewardship
- Ethical operations
- Accountability to donors and the public
- Compliance with all laws, such as IRC §170(h) and §501(c)(3)

Attached are Nevada County Land Trust's Policies and Bylaws. Of particular focus are Policies excerpted here:

#5. Like directors, officers owe a fiduciary duty to the corporation and must act honestly and in the best interest of the corporation. Officers may be considered agents of the corporation and can subject the corporation to liability for their negligent or intentional acts (or omissions).

#35. All land and easement transactions shall require a review by legal counsel experienced with real estate law appropriate to its complexity. As dictated by the project, appropriate expertise shall be secured in biological, geological, financial, hazard assessment, real estate and other reviews as necessary of all land and easement transactions.

#### #39. Conflict of Interest

The Nevada County Land Trust ("NCLT") acts with honesty and integrity in all aspects of its governance and operations, which enhances the reputation and identity of the land trust community and builds public support and confidence in NCLT and in land conservation. The purpose of this Conflict of Interest Policy is to protect the interests of the NCLT when it is entering into a transaction or arrangement that might benefit the private interests of a director, officer or employee or might result in a possible excess benefit transaction. This Policy is intended to supplement but not replace any applicable federal and state law governing conflicts of interest for non-profit organizations.

A conflict of interest arises when a person in a position of authority within an organization, is in a position, or is perceived to be in a position, to be able to benefit personally or create a benefit to a family member or organization with which they are associated, from a decision made by NCLT. Conflicts of interest arise primarily from self-dealing and from opposing loyalties between a person's land trust work and personal or business relationships. NCLT board members and staff are always bound to place the interests of NCLT ahead of their own private interests.

A conflict of interest may exist when a Covered Person, by virtue of his or her position or access to information not available to outside parties, can exert influence on decisions that affect his or her own financial interests.

This Conflict of Interest Policy is intended to prevent situations in which there is an appearance that a Covered Person is utilizing, for his or her own benefit, inside information that is proprietary to NCLT, is acting in her or her own interests rather than in the best interests of NCLT, has the ability to exercise undue influence over NCLT's decisions, or is receiving favorable treatment because of his or her affiliation with NCLT.

## 21.) Successor

*Has your organization made provisions for another organization to assume ownership and management responsibilities for your assets in the event that your organization is unable to continue operations?*

In each NCLT agreement for land conservation or trails NCLT has a clause that allows for the transfer of the agreement and responsibilities to be made to a successor organization should NCLT cease to exist or otherwise be unable to uphold the agreement. Each is tailored to the specific agreement. Here is an example:

19. NCLT Transfer of Easement.

(a) The Parties contemplate that NCLT will continue to hold this Conservation Easement for so long as NCLT remains in existence. Notwithstanding such contemplation, however, NCLT may assign its interest under this Conservation Easement; provided, NCLT shall first provide Landowner with written notice of such intention or requirement and shall allow Landowner a period of one hundred eighty (180) days within which to designate an assignee that is: (i) qualified to hold a conservation easement under Section 815.3 of the California Civil Code; (ii) a “qualified organization” as defined in Section 170(h)(3) of the U.S. Internal Revenue Code, 26 U.S.C. §170(h)(3); (iii) not an “Affiliate” (as defined below) of Landowner or any lessee of any portion of the Easement Area; and (iv) willing and financially able to assume all of the responsibilities imposed on NCLT under this Conservation Easement including without limitation monitoring and enforcement. As used in this Subsection 19(a), “Affiliate” means an entity which directly, or indirectly through one or more intermediaries, controls, is controlled by or is under common control with another person or entity. In the events that at the end of the one hundred eighty (180) day period either an assignment has not been made or Landowner has not petitioned a court of competent jurisdiction to transfer this Conservation Easement to an entity that meets the foregoing four designation criteria, NCLT may proceed to transfer this Conservation Easement to any non-governmental entity that meets all of the foregoing designation criteria or to petition a court of competent jurisdiction to do so. NCLT shall not transfer this Conservation Easement to any governmental entity or public agency without the consent of Landowner, which consent shall be in Landowner's sole discretion.

(b) If NCLT ever ceases to exist or no longer qualifies under Section 170(h) of the U.S. Internal Revenue Code, or applicable state law, or no longer meets all of the four designation criteria stated in Subsection 19(a), then Landowner shall petition a court of competent jurisdiction to transfer this Conservation Easement to an organization that meets all of those criteria. In the event that the court is unable to identify a non-governmental organization that meets those criteria, the court may transfer this Conservation Easement to a governmental entity that meets the criteria.

22.) Violations of Law

*Describe any current, or past, violations of law associated with your organization.*

There are no violations of law associated with Nevada County Land Trust, current or past.

23.) Conflicts

*Please indicate if any applicable law or policy precludes your organization from accepting a conservation easement on the watershed lands for which you are seeking fee title. If so, indicate what form of satisfactory assurance you propose to offer instead.*

No applicable law or policy precludes NCLT from accepting a conservation easement on the watershed lands for which we are seeking fee title.

***Conflict of Interest***

24.) Conflict of Interest

*To assist the Stewardship Council in evaluating whether any actual or potential conflicts of interest may arise, please include a disclosure of any personal or financial relationships of which you are aware between (a) your organization and its members, trustees, directors, officers or stockholders, and (b) a member of the Stewardship Council's board, his or her family members, or the board member's constituent organization..*

There is no conflict of interest between Nevada County Land Trust and Stewardship Council Board of Directors. Note: Two Board members of the Stewardship Councils participate with NCLT staff on other Boards. Dave Sutton participates with Marty Coleman-Hunt, executive director of NCLT on the Bear-Yuba Partnership board. Soapy Mulholland participates with Marty Coleman-Hunt on the Sierra Cascade Land Trust Council board.

**Pacific Forest and Watershed Lands Stewardship Council**

**APPLICATION FOR DONATION OF LANDS IN FEE TITLE**

**For Parcels in Two Yuba-Bear River Watershed Planning Units:**

**Bear River Planning Unit: 4 Parcels**

**Lake Spaulding Planning Unit: 3 Parcels**

**By Nevada County Land Trust**

**Submitted May 13, 2011**

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**PART 2 – LAND STEWARDSHIP INFORMATION**

***Overview of Land Interests Sought***

Yuba-Bear River Watershed, including Bear River Planning Unit and Lake Spaulding Planning Unit

- Bear River Planning Unit: 4 parcels totaling approximately 500 acres, of which approximately 150 acres are located within FERC Project boundaries and will be retained by PG&E, leaving about 350 acres available for donation.
  - ID #836 is 82 acres
  - ID #837 is 163 acres, of which 41 acres are located within FERC Project boundaries and will be retained by PG&E
  - ID #838 is 167 acres, of which 74 acres are located within FERC Project boundaries and will be retained by PG&E (however the FERC Project Boundary may have moved subsequent to the original Map 1 publication)
  - The east-most portion of ID #839 that is bisected by the FERC Project boundary, and is approximately 150 acres (however the FERC Project Boundary may have moved subsequent to the original Map 1 publication)
- Lake Spaulding Planning Unit: 1 parcel, ID #797 for 608 acres OR a portion thereof in a conservation partnership with University of California, Berkeley.
- Lake Spaulding Planning Unit: 2 parcels totaling 699 acres, of which 83 acres are located within FERC Project boundaries and will be retained by PG&E, leaving 616 acres available for donation.
  - ID #825 is 316 acres, of which 53 acres are located within FERC Project boundaries and will be retained by PG&E
  - ID #826 is 383 acres, of which 30 acres are located within FERC Project boundaries and will be retained by PG&E

Each project area will be discussed separately below.

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***Land Interests Sought***



**NOTE: Bear River Planning Unit: ID #836, #837, #838 and #839 (WILL BE SUBMITTED BY NCLT AT A LATER DATE: JULY 15)**

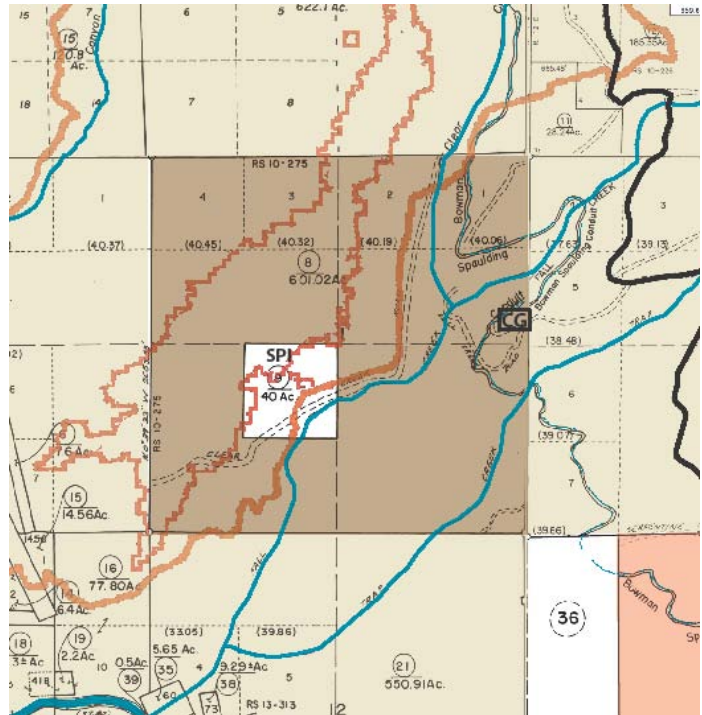
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## **Lake Spaulding Planning Unit: ID #797**

### ***Land Interests Sought***

*25. Please identify the specific parcel that your organization is interested in receiving in fee title.*

Nevada County Land Trust is applying to receive in fee title donation an approximately 160-acre portion of one parcel in the Lake Spaulding Planning Unit ID #797 (608 acres in total). The portion of interest within this parcel encompasses historic “Camp 19” abandoned PG&E construction camp. There is no FERC boundary or PG&E retained land in this parcel.



*26. Please indicate if the transfer of the watershed lands identified above would require a lot line adjustment, boundary survey, or legal parcel split.*

This parcel will not require a lot line adjustment, but will require a boundary survey and legal parcel split and be subject to Nevada County zoning restrictions. Should University of California, Berkeley be the approved donee of the parcel, Nevada County Land Trust, as a conservation partner is applying to receive the portion of this parcel that encompasses “Camp 19”, which would require a survey and parcel split – UCB owning the larger forest, while NCLT owns the break-off portion.

Should UCB not gain approval as donee, NCLT is applying for fee title ownership over the entire 608 acres of this parcel. In this case, no boundary survey or parcel split would be required.

There is 40 acre envelope within and wholly encompassed by this parcel that is owned by SPI.

*27. Please provide an overview of your organization's internal process for approving the acquisition of, and completing the transaction associated with real property.*

Approval for the acquisition of and completion of a transaction for real property is governed by the Board of Directors Policies and Procedures. The following Policies pertain to transaction approvals:

**Policy #25**

All offers for the purchase of easements or a fee title interest in property shall be approved by the Board of Directors and signed by the President.

**Policy #33**

NCLT shall require a preliminary title search for each property for which it intends to acquire an easement or title to ensure that it is negotiating with the legal owner(s) of the property and find any liens, mortgages or other encumbrances or matters of record that affects the property.

All mortgages and liens shall be discharged or subordinated prior to accepting an easement or fee title.

Title insurance shall be acquired on all fee title properties and on easements.

**Policy #35**

All land and easement transactions shall require a review by legal counsel experienced with real estate law appropriate to its complexity. As dictated by the project, appropriate expertise shall be secured in biological, geological, financial, hazard assessment, real estate and other reviews as necessary of all land and easement transactions.

**Policy #40**

The Lands Committee must approve the expenditure of staff time on all lands acquisition projects including conservation easements and fee title acquisition at the beginning of the project. This approval will be reported to the Board of Directors through the normal Board meeting Lands Committee update. At that time the project sponsor should present briefing information about the project to the Board. Once the agreement nears closure, the Lands Committee recommends to the Executive Committee that NCLT enter into a final transaction negotiation. Once the Executive Committee approves, it passes the agreement to the Board of Directors for final approval. The project sponsor then presents the full project documentation to the Board including Baseline documentation and land stewardship plan and budget. The Board approves and delegates to staff to complete the transaction. Staff and Board Officers execute the final transaction agreement.

***Baseline and Enhanced Land Management***

28. Please describe baseline and enhanced management activities or practices identified in your organization's proposed project budget and funding plan.

### **Overview**

In the Lake Spaulding Planning Unit in the Grouse Ridge Area, Nevada County Land Trust is requesting fee title donation for a 100-acre portion of one parcel (608 acres in total). The portion of interest within this parcel encompasses historic "Camp 19" abandoned PG&E construction camp. There is no FERC boundary or PG&E retained land in this parcel. However there is a 40-acre parcel owned by SPI, completely surrounded by this parcel.

Should University of California, Berkeley be the approved donee of the parcel, Nevada County Land Trust, as a conservation partner is applying to receive the portion of this parcel as indicated, which would require a survey and parcel split – UCB owning the larger forest, while NCLT owns the break-off portion. Should UCB not gain approval as donee, NCLT is applying for fee title ownership over the entire 608 acres of this parcel. In this case, no boundary survey or parcel split would be required.

The property is forested land with a gentle slope. It has been managed for timber and has numerous logging roads and log decks. The conifer forest is presently dominated by white fir (*Abies concolor*) and incense cedar (*Calocedrus decurrens*). Currently PG&E managed the property as a working forest, however in recent years some recreation was offered such as camping and hiking. During June of 2008 there was a large fire that burned almost half of this parcel. Several year-round streams cross the property including Fall Creek, Clear Creek and Rucker Creek. Located on this parcel is "Camp 19", a former construction camp which has been used over the years as a recreational camping site. The camp contains several buildings in various states of disrepair.

The Beneficial Public Values and corresponding objectives and Priority Measures addressed in this plan include:

- *Fish, Plant, and Wildlife*: Identify biological resources and enable their protection; develop a wildlife and habitat management plan in coordination with adjacent landowners, including noxious weed management plan
- *Open Space*: Conservation easement designed to ensure permanent open space protection
- *Recreation*: Add, enhance, and manage recreation facilities/access. Create use areas for education and interpretive programs. Develop a recreation management plan including the expansion and integration of a trail network throughout the planning unit, in coordination with the USFS; trail signage improvements to promote navigation and proper trail use
- *Sustainable Forestry*: Evaluate existing timber inventory data and supplement as appropriate. Develop a forest management plan to promote natural forest

development and promote structural and physical diversity in forests for long-term ecological, economic, social, and cultural benefits. Develop a fire management and response plan in the planning unit to ensure fire preparedness as well as a fuels management plan for the planning unit to ensure long-term forest health and reduce fuel loading and fire hazard. Develop a demonstration forest for sustainable forestry research and management. Promote forest connectivity in coordination with adjacent landowners.

- *Preservation of Historic Values:* Conduct surveys of the planning unit to identify cultural resources and enable their protection. Develop a cultural resources management plan or extend existing plans into adjacent areas. Incorporate cultural resource protection measures in conservation easements to protect any cultural resources found in the future. Coordinate with Native American entities when conducting cultural assessments.

The BPV of *Agricultural Uses* is not applicable to this planning unit.

NCLT's intention is to create on this parcel a *Bear Yuba Forest Interpretive Center* at the historic "Camp 19" site. The northern Sierra justifiably celebrates a storied history. Various venues have already been dedicated to Indigenous Peoples, to early pioneers who suffered many hardships, and to gold miners. However, there is no site which honors the major conservation and forest management role of our timber industry of the past, present and future. Likewise, there are no local timber job training programs oriented toward youth who may have interest in a career in forestry or forest ecology.

We plan to establish *the Bear Yuba Forest Interpretive Center* at Camp 19 to draw visitors into a setting, which incorporates historic buildings that depict how the forest plays a part an environmentally sound and economically prosperous future. We plan to demonstrate both historic timber management methods, such as utilizing draft horses, as well as the latest technology in sustainable forestry, with the help of the Nevada County Historical Society, the Draft Horse Classic Foundation, and with timber industry representatives from SPI and Robinson Enterprises. We will collaborate with the Nevada Union Chapter of Future Farmers of America to develop a short-term residential program for youth. This will be an excellent opportunity to work with the Youth Investment Program of the Stewardship Council. NCLT plans to collaborate with University of California, Berkeley via MOU on research into forest ecology and management practices, utilizing the historic buildings for meetings and student housing.

NCLT plans to enhance the property and open it to the general public for recreation consistent with the preservation of the conservation values of the property and the safety of the public. The restoration of Camp 19 as the *Bear Yuba Forest Interpretive Center* will be a focal point for public activity. We anticipate that the *Center* will be utilized by youth groups, such as Boy Scouts, school and church groups, including overnight stays during the period of the year when the property is accessible.

Additionally, NCLT has constructed and maintains the largest non-governmental trail system in Nevada County and we plan to develop a non-motorized trail system which will incorporate hiking, ADA, equestrian and biking uses.

For baseline land management, NCLT plans to manage this property with a primary goal to preserve its conservation value. NCLT already has a conservation easement in the area and is in negotiation with landowners about additional easements. These nearby properties will be managed in a similar way thereby increasing the acreage along Grouse Ridge devoted to similar conservation management. NCLT will coordinate with Tahoe National Forest (TNF) on land management activities to ensure consistency of best practices across the landscape.

NCLT plans to manage the timber on the property in a manner which will enhance the sustainability and diversity of the forest, similar to PG&E's current practices. The timber shall be managed utilizing the then best scientific practices in a way, and at a rate, that maintains its biodiversity, productivity, regeneration capacity and vitality and that does not cause damage to other ecosystems. Additionally, practices such as uneven age harvesting and harvesting by horses or mules will reduce the environmental impact of the harvest and will be utilized for the purposes of demonstration, although not necessarily maximizing the economic return.

No additional permanent buildings, roads or other improvements will be allowed on the property except as may be allowed or required by the easements in favor of Nevada Irrigation District or to be created in favor of PG&E. Improvements which are not necessary or of significant historic value will be removed or, in the case of roads, abandoned.

The Conservation Easement will be written to protect open space, so that the timber management and recreational uses described herein will be allowed while the restrictions and prohibitions of use ensure the protection of the conservation values in perpetuity. It is our recommendation that Placer Land Trust, long-time partner with NCLT on other projects, will be the Conservation Easement holder for both the properties which will be owned by NCLT and retained by PG&E. In the event that NCLT conveys title pursuant to the terms of its grant, NCLT will succeed PLT as the Conservation Easement holder. Both PLT and NCLT are accredited land trusts who are experienced in holding conservation properties in Nevada, Placer, Yuba and Sierra Counties. Our partnership on this property will ensure a consistency of managing working landscapes and open spaces while maintaining a conscientious stewardship of the property forever.

### **Operational Funding**

It is anticipated that the income generated by the property including net timber revenues, fees and rents will be used to pay first for the expenses of administering the property, including taxes, insurance and maintenance, and thereafter for the restoration and rehabilitation of the property. Additionally, grant funding and

charitable donations will be sought to help in this effort. Ultimately, a separate public benefit corporation may be formed tasked with the responsibility of operating the portion of the *Bear Yuba Forest Interpretive Center* covered by Camp 19 historical structures. NCLT has pursued a similar strategy with the renovation of the North Star Historic Site that includes the Julia Morgan-designed North Star House mansion, which is being operated by the new North Star Historic Conservancy, a separate 501(c)(3) that was founded by NCLT.

## **Enhancement and Baseline Management – Specific Activities**

### **1. Forest Management Plan**

As a part of baseline management, The Forest Management Plan will be a technical document that provides a blueprint for specific management strategies to meet priorities and governing activities in various parts of the forest over a set period of time. A non-industrial timber management plan will be written, using PG&E's industrial timber management plan as a foundation.

Conducting a forest inventory is the first step toward developing the management plan and will be done with qualified staff and volunteer resources that Nevada County Land Trust has in place. NCLT will hire a professional forester to write the actual management plan and will consult with University of California Berkeley to assist. We will work with our conservation partners on stream health and restoration, and consult professionals with expertise in other areas such as wildlife, recreation, and jobs training (see below).

### **2. Cultural Restoration of Camp 19 as the *Bear Yuba Forest Interpretive Center***

As a significant enhancement project NCLT will create the *Bear Yuba Forest Interpretive Center* at Camp 19. Note: Since NCLT has not been able to tour the interior of the buildings at Camp 19 the following plan is speculative based on our goals for the project. The viability of such a plan will be refined and determined through due diligence on this proposal. NCLT has experience in conducting similar historic renovation and conservation of gold mining cultural resources in the past.

- a) NCLT will conduct a feasibility study for the restoration of the current structures at Camp 19. From this, a vision for public use and scoping of the site renovation will be prepared.
- b) A Historic Camp 19 Committee will be formed to oversee the restoration of the buildings. The committee will comprise volunteer community participants who are interested in the project and willing to work over a period of years to make the *Bear Yuba Forest Interpretive Center* a reality.
- c) A professional Historic Structures Report will be created that will define which historic features are worth preservation vs. adaptive rehabilitation.
- d) A Restoration Plan will then be created with funding requirements and strategy.
- e) Fundraising will proceed to finance the project.
- f) Restoration and rehabilitation of the building and the site will follow.

g) Programs will be designed by community partners to leverage the facility and program delivery will ensue.

Note: If the structures on Camp 19 are deemed unsafe or too expensive to rehabilitate, NCLT will recommend demolition of the structures and the rehabilitation plan will be replaced with a new construction plan. NCLT believes the “site” is likely of the most historic value than the “buildings.”

### 3. Master Recreation Plan

As an enhancement project, a Master Public Recreation Plan will be developed which will be integrated with the Nevada County Master Trails Plan as a part of the County’s General Plan. Components of the Recreation Plan will include camping and day-use areas, and mixed-use trails. A recreation partnership with Tahoe National Forest will lead to the development of connectivity between *Bear Yuba Forest Interpretive Center* trails and TNF trails.

NCLT employs staff for trails construction and maintenance, and hiking programs. This established staff function is currently funded through public support, grants and fees but will be enhanced by broadened activities and community participation on this landscape.

### 4. Watershed Restoration Plan

Watershed restoration as a land enhancement will be pursued in collaboration with Friends of Deer Creek/Sierra Streams Institute (FODC/SSI) as a conservation partner. With a focus on scientific investigation and methods, its highly-trained staff and volunteers, FODC/SSI is now recognized throughout the state as a model for how individual citizens can join together to protect their watershed.

Elements of the restoration activity will include assessment, planning and implementation with a goal to restore the forest function, and for improvements in hydrological processes and water quality, in particular an assessment of forest regeneration after the 2008 fire.

The assessment process is an analytical tool for gathering, organizing and synthesizing relevant information on existing conditions. We will determine: What is the status of native species and habitat conditions? What are the approximate distribution, causes, and impacts of invasive species? What are the conditions of springs, water quality, water quantity, nutrient cycling? How have timber practices shaped natural vegetation and soil regimes? From this assessment we will create the best approach to mitigate these impacts and restore and/or protect habitats for the benefit the forest and the community.

### 5. Ongoing Land Stewardship

Local clubs such as Rotarians, California Native Plant Society, Audubon, Retired and Senior Volunteer Program (RSVP), and schools have been valuable resources in assisting with baseline management activities of our other properties, helping to



defray some management costs through organized volunteerism. We will pursue the same strategy on the *Bear Yuba Forest Interpretive Center*. These groups will help with monitoring activities, controlling invasive weeds, taking soil or water samples, conducting wildlife surveys, or inventorying trees. These activities will be managed by NCLT staff. NCLT will work with local fire prevention and protection agencies to ensure the *Forest* is managed with best practices for fire safety, suppression and management. This includes regular monitoring, brush clearing and other management strategies.

### **Timeline**

Baseline management activities will begin immediately, including the development of the Forest Management Plan. The Cultural Restoration of Camp 19, Master Public Recreation Plan, and Watershed Restoration Plan will be developed concurrently, as follows:

#### **Phase One: Zero to Six Months**

- Due Diligence and Transaction Management: transfer of property to NCLT, assess plans and studies owned by PG&E, conduct survey, property line adjustments, Conservation Easement, secure partner agreements, etc.
- Baseline Assessment: mapping, biological, cultural and timber inventories; to be done in conjunction with establishing the Conservation Easement and determining conservation values to be monitored
- Develop a professional Forest Management Plan and begin implementation

#### **Phase Two: Six to Eight Months**

- Priorities and Strategies: develop working strategies with partner input
- Funding Plan: funds for management and enhancement including timber revenue, fee services, public support, fundraising, grants, and partnerships

#### **Phase Three: Eight to Eighteen Months**

- Implementation Plan: forest, site and watershed restoration and recreation plans implementation

#### **Phase Four: Eighteen Months and ongoing**

- Management and Stewardship: fuels management; volunteer stewardship; regular communication for an engaged community
- Community Program Delivery: promotion for recreation and tourism, organized recreational activities, youth and adult educational programs
- Historic restoration or rehabilitation will likely continue in stages.

#### **Long-Range**

- Transfer of assets to a new 501(c)(3) designed to manage the restoration of Camp 19 and to operate the *Bear Yuba Forest Interpretive Center*

### ***Physical Enhancements/Capital Improvements***

*29. Please describe and explain any proposed physical enhancements or capital improvements identified by your organization and include these costs in your organization's proposed project budget and funding plan (e.g., trail, restrooms, habitat restoration project, fencing, youth facilities, etc.). Specifically, please describe how the proposed physical enhancements or capital improvements would contribute to the objectives listed in Volume II of the Land Conservation Plan and the Recommended Priority Measures for the planning unit. Please also include a timeline for when your organization anticipates incurring one-time costs and ongoing annual costs associated with proposed physical enhancements or capital improvements, taking into account satisfaction of all applicable regulatory requirements, including CEQA and NEPA.*

#### **Recommended Priority Measures: Sustainable Forestry**

*Evaluate existing timber inventory data and supplement as appropriate. Develop a forest management plan to promote natural forest development and promote structural and physical diversity in forests for long-term ecological, economic, social, and cultural benefits. Develop a fire management and response plan in the planning unit to ensure fire preparedness as well as a fuels management plan for the planning unit to ensure long-term forest health and reduce fuel loading and fire hazard. Develop a demonstration forest for sustainable forestry research and management. Promote forest connectivity in coordination with adjacent landowners.*

- We have not had access to the property, due to weather constraints to make a full assessment of this infrastructure, therefore physical or capital improvements related to the Forest Management Plan are difficult to delineate at this time. It is assumed that most of the infrastructure for timber harvesting already exists, since PG&E has an established industrial timber operation.
- This activity will begin immediately after property transfer has occurred.

#### **Recommended Priority Measures: Preservation of Historic Values**

*Conduct surveys of the planning unit to identify cultural resources and enable their protection. Develop a cultural resources management plan or extend existing plans into adjacent areas. Incorporate cultural resource protection measures in conservation easements to protect any cultural resources found in the future. Coordinate with Native American entities when conducting cultural assessments.*

- A professional Historic Structures Report will be created that will define which historic features are worth preservation vs. adaptive rehabilitation.
- This will occur after the planning period and during the implementation period of months eight to ongoing in phases as defined by the vision and plan. Elements may involve:
  - i. Structural stabilization to prevent any further deterioration

- ii. Installation of utilities
  - iii. Phasing of useful adaptation prioritized by program delivery (e.g. structural and cosmetic remodeling of welcome center, meeting rooms, rest rooms, kitchen, dormitories, etc.)
- It is likely that CEQA approval will be required.

**Recommended Priority Measures: Recreation**

*Add, enhance, and manage recreation facilities/access. Create use areas for education and interpretive programs. Develop a recreation management plan including the expansion and integration of a trail network throughout the planning unit, in coordination with the USFS; trail signage improvements to promote navigation and proper trail use*

- The Master Public Recreation Plan will provide the roadmap for recreational improvements. It is anticipated that these will include:
  - i. Trails construction for mixed use (non-motorized except for motorized wheelchairs): hiking, equestrian, mountain biking, ADA. This will include wayfinding signage, footbridges and benches.
  - ii. Parking areas for recreation amenities
  - iii. Campground
  - iv. Day-use area
  - v. Restrooms
  - vi. Informational kiosks and signage
  - vii. Caretakers residence (seasonal): mobile home, camper or yurt
  - viii. Small outdoor amphitheatre for educational programs (capacity about 50)
- Improvements will be required for increased public impact, including fencing or gates for site security, waste management.
- Workshop or shed for tools for general clean up and repairs.
- This will occur after the planning period, and during the implementation period of months eight to eighteen.
- It is likely that CEQA approval will be required.

**Recommended Priority Measure: Fish, Plant, and Wildlife**

*Identify biological resources and enable their protection; develop a wildlife and habitat management plan in coordination with adjacent landowners, including noxious weed management plan*

- The Watershed Restoration Plan will provide direction on any permanent features that must be made to manage soil retention and erosion, fencing of special or sensitive habitat areas, etc. This will be developed in coordination with adjacent landowners.

- This will occur after the planning period, and during the implementation period of months eight to eighteen.
- It is likely that CEQA approval will be required.

### ***Land Conservation Partners and Youth Opportunities***

30. *Has your organization identified any potential land conservation partners to be involved in any of the proposed management or enhancement activities, including youth-related activities*

The following is a list of organizations NCLT will collaborate with as a partner on the *Bear Yuba Forest Interpretive Center*:

- University of California Berkeley: as a partner on the Forest Management Plan and as a potential demonstration forest for university research projects.
- United States Forestry Service/Tahoe National Forest: as a partner for trails connectivity and collaboration on contiguous forest management practices
- Placer Land Trust: as the Conservation Easement holder.
- Friends of Deer Creek/Sierra Streams Institute: as conservation partner for wetlands and stream restoration plans.
- Bicyclists of Nevada County: as a recreation partner.
- Nevada County Historical Society: as a partner in developing cultural and historical feature for the *Interpretive Center*.
- Draft Horse Classic/17<sup>th</sup> District Agricultural Association: as a partner in developing cultural and historical feature for the *Interpretive Center*.
- Tsi-Akim Maidu Tribe: to do cultural assessment and inform the forest and habitat management planning.
- Nevada County Planning Department: to incorporate the Master Trails Plan as a part of the County's General Plan .
- Nevada County Fire Safe Council: to develop and manage a fuels reduction program.
- Future Farmers of America: local high school group for youth interested in forestry jobs training.
- Gold Country Trails Council: on trails construction for equestrians.

The Nevada Union Joint High School Future Farmers of American program offers three classes called "Forestry and Natural Resource Management". The school is looking for a safe place to take students to teach them about forest practices, erosion control measures, etc. This program participates in a statewide organization called California Forestry Challenge that holds an annual competitive forestry challenge events for students. A local private forestry business, Robinson Enterprises and SPI have expressed interest in support such a youth forestry training program. NCLT plans to organize such an effort at the *Bear Yuba Forest Interpretive Center* site.

NCLT operates an active youth program called NCLT Junior Conservationists. This program serves all ages and includes 4 seasonal camps, a teen leadership program,

EcoKids community program that holds “days in nature” events for families and includes many youth, outdoor recreation and educational partners such as Scouting. The *Bear Yuba Forest Interpretive Center* will become an additional destination and project focus for NCLT Junior Conservationists.

*31. Does your organization have previous experience working with the proposed land conservation partner organization(s)?*

NCLT has long-standing working relationships with the following organizations:

- Placer Land Trust: for joint conservation projects across the foothills oak woodlands
- Friends of Deer Creek/Sierra Streams Institute: on Deer Creek restoration projects and in building the Deer Creek Tribute Trail
- Bicyclists of Nevada County: as a recreation partner on several trail projects
- Tsi-Akim Maidu Tribe: cultural assessment on all conserved lands and on building a cultural heritage site on one of NCLT’s properties
- Nevada County Fire Safe Council: on invasive weeds abatement removal campaign (scotch broom)
- Gold Country Trails Council: on trails construction for equestrians

Note: Local clubs such as Rotarians, California Native Plant Society, Retired and Senior Volunteer Program and public and charter schools have been valuable resources in assisting with management activities of our other properties, helping to defray some management costs through volunteer action.

*32. Please provide a letter from the executive director or equivalent officer of each organization identified as a potential land conservation partner indicating the organization’s committed interest in pursuing the activities and responsibilities identified.*

Attached are letters from

- Nevada County Board of Supervisors
- University of California Berkeley
- Placer Land Trust
- Nevada County Historical Society
- Friends of Deer Creek/Sierra Streams Institute
- Bicyclists of Nevada County
- CalFire

### ***Public Input***

*33. Please describe how your organization has considered public input provided to the Stewardship Council to date in the development of this proposal.*

In preparation for this application we have conducted a series of meetings to brief stakeholders and asked for participation in planning, endorsement and partnering to develop a strategy for maintaining and enhancing the BPVs. The NCLT goal is to create a high amount of leverage that the donation of PG&E lands offers our local community. Some of the groups met with and topics discussed include:

Nevada County Board of Supervisors	addition of open space and recreation park in the community
University of California Berkeley, Department of Forestry	conservation partner on forest ecology
United States Forestry Service/ Tahoe National Forest	conservation partner, trails connectivity
Placer Land Trust*	conservation partner and holder of conservation easements
Bear-Yuba Partnership*	conservation partner in the funding requests for enhancement projects
SYRCL*	conservation partner in contributing science data for watershed management
Friends of Deer Creek/Sierra Streams Institute*	conservation partner for tributary creek restoration
Nevada County Historical Society*	conservation partner for historic restoration
Draft Horse Classic	conservation partner for historic restoration
Bicyclists of Nevada County*	recreation partner for mountain biking
Gold Country Trails Council*	recreation partner for equestrian trails

\* indicates existing partner on similar projects

NCLT held a town hall meeting with its own membership to brief them on specific proposals for PG&E lands and asked for input in February, 2011. Our membership's biggest concern is the fact that Nevada County has no Parks and Recreation Department or Open Space District. Our membership has expressed a desire for NCLT to fill that role until such time that lands can be transferred to the County when a Parks Department is funded by the voting citizenry.

Moving forward, NCLT will widen the communication to involve residents in a more public way. In addition to the groups mentioned above, we will reach out and build partnerships with other local groups that have an interest in the forest including our historical timber industry, and outdoor recreation groups and educators.

### ***Budget and Funding Plan***

*34. Please use the Excel template provided to develop and present a proposed preliminary budget and funding plan within the following categories:*

- *Transaction costs*
- *One-time and ongoing baseline land ownership and management activities*
- *One-time and ongoing costs related to enhancements of the BPVs*

*Note: The budget and funding plan will be used by the Stewardship Council to evaluate the financial capacity of your organization and funding needs. Accordingly, please identify and include in your budget any additional financial resources and forms of financial support your organization believes it would be able to obtain and apply to the watershed lands under the appropriate section for project revenues. In addition, the budget and funding plan should clearly identify all project expenses, as well as specify the amount of funding your organization is requesting from the Stewardship Council. Please refer to the budget and funding plan instructions for additional guidance.*

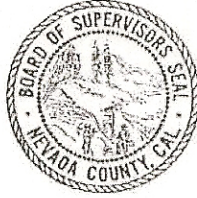
These are attached.

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COUNTY OF NEVADA  
STATE OF CALIFORNIA

950 Maidu Avenue, Suite 200 • Nevada City, California 95959-8617  
Telephone: (530) 265-1480 • FAX: (530) 265-9836

BOARD OF SUPERVISORS



Nathan H. Beason  
Supervisor, 1st District

Email: [nate.beason@co.nevada.ca.us](mailto:nate.beason@co.nevada.ca.us)  
<http://mynevadacounty.com/boardofsupervisors>

April 28, 2011

Ms. Allene Zanger  
Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 N. Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

Dear Ms. Zanger:

This is to express my strong support for the application by Nevada County Land Trust for fee title donation of a 608-acre parcel of PG&E land in the Grouse Ridge Area of Nevada County. This action will help keep ownership of these lands **local** and **permanently conserved** for the benefit of our community and for Sierra watershed health.

The Land Trust seeks to create a *Bear Yuba Forest Interpretive Center* at the historic "Camp 19" site in the Yuba River watershed. The northern Sierra justifiably celebrates a storied history with the rich forests as both backdrop and key player. However, there is no site which honors our forest industry and its major role in conservation and management for past, present and future. Likewise, there are no local timber job training programs oriented toward youth who may have interest in a career in sustainable forestry. The *Bear Yuba Forest Interpretive Center* would draw visitors into a setting incorporating historic buildings that portray the role the forest can play in an environmentally sound and economically prosperous future. The Nevada County Land Trust plans to manage this property with a primary goal of preserving its conservation value.

With already established conservation easements in the Grouse Ridge area, the Land Trust has demonstrated and proven its commitment to preserving local history, sustaining our natural resource-based economy, and its support of sustainable economic productivity of working lands such as agricultural, range and forest lands.

Therefore, I respectfully request your approval of their application.

Sincerely,

Nathan H. Beason  
Supervisor, District 1

cc: Marty Coleman, Executive Director, Nevada County Land Trust



# UNIVERSITY OF CALIFORNIA, BERKELEY



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SANTA BARBARA • SANTA CRUZ

## Dept of Environmental Science, Policy, and Management

137 Mulford Hall #3114  
Berkeley, CA 94720-3114  
[billstewart@berkeley.edu](mailto:billstewart@berkeley.edu)  
(510) 643-3130

May 12, 2011

Allene Zanger  
Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

Re: Support for the Nevada County Land Trust as donee of Stewardship parcels in the Lake Spaulding Planning Unit

Dear Ms. Zanger,

The University of California has had numerous discussions with the Nevada County Land Trust (NCLT) concerning their interest in being a donee for a number of parcels in the Lake Spaulding Planning Unit. The NCLT has unique strengths in terms of its strong ties to the local community and land through their management of conservation easements, trails program, and outreach programs to youths and others interested in outdoor learning and recreation. In particular, we have had more detailed conversations and planning over two different areas. On parcel #797, the NCLT is very interested in restoring Camp 19 as an interpretive center that could also be a hub for related recreational opportunities. We would consider a simple lot split that would create a parcel around Camp 19 as a very feasible way to create a strong partnership between organizations with complementary skills. Further coordination as a conservation partner on the whole of parcel #797 could be another way to strengthen the overall project.

For parcels #825 and #826 in the headwaters of Deer Creek, we would be very interested in collaborating with NCLT in creating a community forest, possibly on the lines of the very successful Arcata Community Forest, <http://www.cityofarcata.org/departments/environmental-services/city-forests/forest-history>, that is also a mature forest within close proximity to a city. In this endeavor, we could potentially be a conservation partner to NCLT as the owner of the fee title. We fully recognize the need to maintain PG&E access to the Deer Creek forebay and powerhouse, but we do believe that the maximizing the positive community linkages with this piece of the headwater forest would be lasting benefit to the community and the land.

Sincerely,

A handwritten signature in blue ink that reads "William Stewart".

William Stewart  
UC Center for Forestry Director  
UC Forestry Specialist



Natural Wonders Forever

### Placer Land Trust

11661 Blocker Drive #110  
Auburn, CA 95603  
(530) 887-9222  
Fax (530) 888-7720  
info@placerlandtrust.org  
www.placerlandtrust.org

### Board of Directors

Fred Yeager, President  
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Gregg McKenzie  
Thomas McMahan  
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Larry Welch

### Executive Director

Jeff Darlington

Placer Land Trust works with willing landowners and conservation partners to permanently preserve natural and agricultural lands in Placer County for future generations.



Placer Land Trust is a private, nonprofit 501(c)(3) charitable organization incorporated in 1991, accredited by the national Land Trust Accreditation Commission. Federal Tax Identification Number: 68-0223143.

April 26, 2011

Allene Zanger, Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

### Re: Support for Nevada County Land Trust application for PG&E parcel #797 in the Lake Spaulding Planning Unit

Dear Ms Zanger,

Placer Land Trust is grateful that PG&E will protect the Yuba-Bear River Watershed by making lands available for donation to qualified non-profit conservation organizations. We are in favor of local ownership of certain lands, to be held for permanent conservation for the benefit of our community and for Sierra watershed health.

### Specifically, Placer Land Trust is in support of the application by Nevada County Land Trust to receive in fee title, a donation of parcel #797 in the Lake Spaulding Planning Unit, known as "Camp 19."

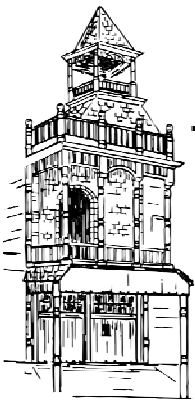
We understand that Nevada County Land Trust intends to create on this parcel a *Bear Yuba Forest Interpretive Center* which will promote the creation of local jobs for youth who may have interest in sustainable forestry, provide recreation, and portray the role the forest can play in an environmentally sound and economically prosperous future. At the same time, the land will be managed with a primary goal to preserve its conservation value in this important Sierra watershed.

Placer Land Trust has a strong working relationship over many years with the Nevada County Land Trust. Both of our land trusts have been accredited by the National Land Trust Accreditation Commission. Additionally, our relationship was recently formalized through the Bear-Yuba Partnership between Placer Land Trust, Nevada County Land Trust and the Trust for Public Land to facilitate strategic landscape-scale conservation in the Yuba-Bear River Watershed.

We appreciate the work that Nevada County Land Trust does (over 6,000 acres and 25 miles of trails to date), and we recommend your favorable review of their application.

Sincerely,

Jeff Darlington  
Executive Director



THE NEVADA COUNTY  
**Historical  
Society** EST. 1944

Celebrating and Preserving  
the History of  
Nevada County, California

PO Box 1300, Nevada City, CA 95959  
info@nevadacountyhistory.org  
www.NevadaCountyHistory.org

May 6, 2011:

Allene Zanger  
Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100

Re: Support for Nevada County Land Trust application for PG&E parcel #797 in the Lake Spaulding Planning Unit "Camp 19"

Dear Ms Zanger,

Nevada County Historical Society is grateful that PG&E will protect the Yuba-Bear River Watershed by making lands available for donation to qualified non-profit conservation organizations. We are in favor of local ownership of certain lands, to be held for permanent conservation for the benefit of our community and for Sierra watershed health.

Nevada County Historical Society is in support of the application by Nevada County Land Trust to receive in fee title, a donation of parcel #797 in the Lake Spaulding Planning Unit, known as "Camp 19."

Nevada County Land Trust intends to create on this parcel a *Bear Yuba Forest Interpretive Center* which will promote the creation of local jobs for youth who may have interest in sustainable forestry, provide recreation, and portray the role the forest can play in an environmentally sound and economically prosperous future. At the same time, the land will be managed with a primary goal to preserve its conservation value in this important Sierra watershed.

*Nevada County ~ at the heart of California's golden history*



**Firehouse No. 1 Museum**  
214 Main Street  
Nevada City, CA 95959  
(530) 265-5468

**Nevada County  
Narrow Gauge Railroad Museum**  
#5 Kidder Court  
Nevada City, CA 95959  
(530) 470-0902

**North Star Mining Museum**  
Mill Street at Allison Ranch Rd.  
Grass Valley, CA 95945  
(530) 273-4255

**Searls Historical Library**  
214 Church Street  
Nevada City, CA 95959  
(530) 265-5910


Aleene Zanger  
May 6, 2011  
Page Two

We appreciate that over the past two decades Nevada County Land Trust has worked in our community to conserve 6,000 acres of land and has built more than 25 miles of trails for public recreation. The Land Trust objectives align closely with the Historical Society, in that we strive to preserve the history of Nevada County and clearly, the preservation of Camp 19 is consistent with this worthy objective.

Furthermore, making available this historical property to our public via limited access is consistent with our mission to celebrate our local history.

Please find attached a brochure that tells more about our Society and just how we do carry out our mission statement.

Respectfully submitted,



Daniel R. Ketcham  
President – Board of Directors  
(530) 477-8056

Attachment: Historical Society Brochure

*Nevada County ~ at the heart of California's golden history*



**Firehouse No. 1 Museum**  
214 Main Street  
Nevada City, CA 95959  
(530) 265-5468

**Nevada County  
Narrow Gauge Railroad Museum**  
#5 Kidder Court  
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(530) 273-4255

**Searls Historical Library**  
214 Church Street  
Nevada City, CA 95959  
(530) 265-5910





P.O. Box 1311, Nevada City, CA 95959 – 530.272.DIRT

May 9, 2011

Dear Stewardship Council,

Bicyclists of Nevada County (BONC) endorses the Nevada County Land Trust's application to the Stewardship Council for the fee title donation of PG&E land in the Bear River watershed of Nevada County. We support keeping ownership of these lands local and permanently conserved for the benefit of our community and for recreational purposes.

This donation would comprise of one parcel totaling 608 acres (SBE:135-29-1-13, APN: 64-130-08-000), which is located in the Grouse Ridge Area. The Nevada County Land Trust plans to manage this property with a primary goal to preserve its conservation value. NCLT already has conservation easements in the Grouse Ridge area. All properties will be managed similarly. The Nevada County Land Trust has an exemplary record of creating public multiple use trails on lands such as these. We expect the Land Trust to create multiple use trails on these lands, including bicycles and their riders.

BONC is committed to responsible mountain bicycling, preservation and improvement of riding opportunities, cooperation with other interest groups and the education of cyclists and non-cyclists alike. We regularly hold group rides and trail building and improvement events. BONC is a 501c3 non-profit corporation; your donations to the club are tax-deductible.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Gardiner", is written over a faint, light blue horizontal line.

John Gardiner  
Chair, Bicyclists of Nevada County



April 27, 2011

Allene Zanger  
Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

Re: Support for Nevada County Land Trust application for PG&E parcel #797 in the Lake Spaulding Planning Unit

Dear Ms Zanger,

Sierra Streams Institute is grateful that PG&E will protect the Yuba-Bear River Watershed by making lands available for donation to qualified non-profit conservation organizations. We are in favor of local ownership of certain lands, to be held for permanent conservation for the benefit of our community and for Sierra watershed health.

Sierra Streams Institute is in support of the application by Nevada County Land Trust to receive in fee title, a donation of parcel #797 in the Lake Spaulding Planning Unit, known as "Camp 19."

Nevada County Land Trust intends to create on this parcel a *Bear Yuba Forest Interpretive Center* which will promote the creation of local jobs for youth who may have interest in sustainable forestry, provide recreation, and portray the role the forest can play in an environmentally sound and economically prosperous future. At the same time, the land will be managed with a primary goal to preserve its conservation value in this important Sierra watershed.

We appreciate that over the past two decades Nevada County Land Trust has worked in our community to conserve 6,000 acres of land and has built more than 25 miles of trails for public recreation. Sierra Streams Institute has recently completed a collaborative effort with Nevada County Land Trust and other local organizations to develop a community trail in Nevada City. We look forward to continuing to partner with them on future projects.

Sincerely,

A handwritten signature in cursive script that reads "Joanne Hild".

Joanne Hild, Executive Director

431 UREN ST., SUITE C NEVADA CITY, CA 95959 • 530.265.6090



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246  
SACRAMENTO, CA 94244-2460  
(916) 653-9447  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



R2

May 3, 2011

Marty Coleman-Hunt  
Executive Director  
Nevada County Land Trust  
175 Joerschke Drive, Suite R  
Grass Valley, California 95945

Dear Ms. Coleman-Hunt:

The California Department of Forestry and Fire Protection's Demonstration State Forests (DSF) Program staff will be pleased to work with the Nevada County Land Trust as a land conservation partner on our respective land parcels of interest within the PG&E watershed lands in the Bear River and Lake Spaulding Planning Units. The DSF staff can assist you in the development of forest management related aspects of a management plan for any parcels you may obtain, within our existing budgets and staff capacities.

Similarly, if CAL FIRE were to receive lands in the Bear River and Lake Spaulding planning unit, our staff would like to work with your organization as a land conservation partner to foster, among other things, youth recreation and trail enhancement programs on the lands received.

Sincerely,

RUSSELL K. HENLY  
Assistant Deputy Director  
Resource Protection and Improvement

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

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<b>Pacific Forest and Watershed Lands Stewardship Council</b>										
<b>Land Stewardship Proposal Budget and Funding Plan</b>										
<b>Spaulding Planning Unit: #797 (Camp 19)</b>										
<b>PROJECT BUDGET - ENHANCEMENTS TO BENEFICIAL PUBLIC VALUES</b>										
<b>PROJECT REVENUES</b>										
					Non- SC Sources of Funding					
Source	Description				One-Time Grants	Ongoing Funding				Comments
<b>Committed Funds (cash received or award made)</b>										
Grant Awards										
Fundraising										
Matching Funds										
Lease Revenues										
Timber Revenues										
General Fund/Reserves						5,000				
Other (Describe)										
<b>Total Committed Funds</b>					-	<b>5,000</b>				
<b>Pending Funds (no award made to date)</b>										
Grant Awards	Trails and Public Access Projects				100,000					Various trails foundations and agencies
Fundraising	Restoraton Projects				100,000					Various wetlands restoration foundations and agencies
Fundraising	Community Programming, Youth					50,000				Ghiddoti, FFA
Grant Awards	Capital Improvements				500,000					FYI, Sierra Nevada Conservancy, Nevada County
Fundraising	Capital Improvements				500,000					Private donations (e.g. private industry)
Fees for Services	Program Delivery for Fee					50,000				
Grant Awards	Historic Structures Report				30,000					CCHE
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt;select insert copied cells</i>										
<b>TOTAL PROJECT REVENUES</b>					1,230,000	110,000				
<b>PROJECT EXPENSES</b>										
<b>A. Enhanced Land Management Activities</b>										
Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	SC Funding Request			Comments
							One-Time Costs	Ongoing Annual Costs		
Stream Restoration		Project	1	100,000	100,000					
Potable Water Development		Project	1	TBD	TBD					
Cultural Assessment	Study, protection measures	Project	1	TBD	10,000					
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt;select insert copied cells</i>										
<b>A. Total Enhanced Land Management Activities</b>					<b>110,000</b>	-	-	-		
<b>B. Capital Improvements</b>										
Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	SC Funding Request			Comments
							One-Time Costs	Ongoing Annual Costs		
Trails	Design, construction			25,000	25,000					NCLT has a long-established volunteer crew
Public Use Areas	Roads, parking, picnic areas	Site	1	50,000	50,000					NCLT has a long-established volunteer crew
Interpretive Area	Kiosk, maps	Structure	1	5,000	5,000					
Demolition of Unsafe/Unusable Structures		TBD		TBD			TBD			Pending assessment of site
Refurbish Structures		Site	1		1,000,000					Pending assessment of site



Pacific Forest and Watershed Lands Stewardship Council											
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Spaulding Planning Unit: #797 (Camp 19)											
Outdoor Amphitheatre	Site	1	30,000		30,000		Open seasonally				
Utilities					5,000						
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells											
B. Total Capital Improvements						1,115,000	-		-	-	
C. Other								SC Funding Request			
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs		One-Time Costs	Ongoing Annual Costs	Comments
Communtiy Programs/Youth		Annual	1	50,000			50,000				Staff, program development, communication vehicles
Program Management		Annual	500	40		20,000					Staff management, administration
CEQA							10,000				
Master Plan		Plan	1	-		-					Pro bono from BOD member
Historic Structures Report		Report	1	30,000		30,000					
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells											
C. Total Other						50,000	60,000		-	-	
TOTAL PROJECT EXPENSES						1,275,000	60,000		-	-	
NET REVENUE/(EXPENSE) - ENHANCEMENT OF BENEFICIAL PUBLIC VALUES						(45,000)	50,000		-	-	
Additional Notes:											

Pacific Forest and Watershed Lands Stewardship Council											
Land Stewardship Proposal Budget and Funding Plan											
Spaulding Planning Unit: #797 (Camp 19)											
PROJECT BUDGET - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES (SEE NOTE 1)											
PROJECT REVENUES											
					Non- SC Sources of Funding						
Source	Description					One-Time Grants	Ongoing Funding				Comments
Committed Funds (cash received or award made)											
Grant Awards											
Fundraising											
Matching Funds											
Lease Revenues											
Timber Revenues											
General Fund/Reserves	Land Management Restricted Fund and Unrestricted Operations						5,000				BOD allocoation for staff time for management supervision and administration
Other (Describe)											
Total Committed Funds						-	5,000				
Pending Funds (no award made to date)											
Grant Awards	Nevada County Recreation Mitigation Fund						5,000				
Fundraising	Annual Trails Appeal						7,500				Ongoing annual fundraising program; currently nets \$15k per year/50% allocation
Lease Revenues	Group Day Use Fees						10,000				
Timber Revenues							5,000				Net average estimated revenue
General Fund/Reserves											
Other (Describe)											
Total Pending or Potential Funds						-	27,500				
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells											
TOTAL PROJECT REVENUES						-	32,500				
PROJECT EXPENSES											
A. Baseline Management Activities											
								SC Funding Request			
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs		Comments
Forest Manager	Forrester	Hour	520	25							Included in net estimated timber revenue
Site Security	Fence, gates, signage	Project				2,500	1,000				
Water	NID	Miners inch					4,000				
Trail Maintenance		Year	1				5,000				NCLT has a long-time established volunteer force
Weed Management		Year	1				2,000				NCLT has a long-time established volunteer force
General Maintenance		Year	1				4,000				
Non-Industrial Timber Plan		Plan	1								Conversion of PG&E's existing plan to non-industrial; included in net estimated timber revenue
Signage		Sign	100	25		2,500	500				
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells											
A. Total Baseline Management Activities						5,000	16,500		-	-	
B. Baseline Land Ownership Costs											
								SC Funding Request			
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs		Comments
Property Taxes											Welfare exemption
Insurance		Transaction	1				2,500				Chubb. Liability
Overhead/Administration	Operations	Hour	100	40			4,000				

Pacific Forest and Watershed Lands Stewardship Council										
Land Stewardship Proposal Budget and Funding Plan										
Spaulding Planning Unit: #797 (Camp 19)										
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells										
B. Total Baseline Land Ownership Costs						-	6,500	-	-	
C. Other								SC Funding Request		
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells										
C. Total Other						-	-	-	-	
TOTAL PROJECT EXPENSES						5,000	23,000	-	-	
NET REVENUE/(EXPENSE) - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES						(5,000)	9,500	-	-	
Additional Notes:										
Note 1: According to the Stewardship Council's Land Conservation Program Funding Policy, the Stewardship Council will require future land owners to demonstrate that they have the funding and other capacity to maintain that property interest so as to preserve and/or										
Additional Notes:										
Note 1: According to the Stewardship Council's Land Conservation Program Funding Policy, the Stewardship Council will require future land owners to demonstrate that they have the funding and other capacity to maintain that property interest so as to preserve and/or enhance the beneficial values on the Watershed Lands. Exceptions to this guideline will be rare and considered only in circumstances where,										
1) The funding of baseline land ownership and management activities will clearly lead to enhancement of the beneficial public values on the lands; and/or,										
2) The funding of baseline land ownership and management activities is only temporary (≤5 years).										

Pacific Forest and Watershed Lands Stewardship Council						
Land Stewardship Proposal Budget and Funding Plan						
Spaulding Planning Unit: #797 (Camp 19)						
PROJECT BUDGET - TRANSACTION COSTS						
A. Document Preparation Costs						
Task	Unit of Measure	Number of Units	Cost/Unit		Total Cost	Funding Request
Title Report	Report	1	500		500	500
Legal Review	Report	1	-		-	Pro bono legal review services from NCLT BOD
Input Activity					-	
Input Activity					-	
Input Activity					-	
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
A. Total Document Preparation Costs					500	500
B. Closing Costs						
Task	Unit of Measure	Number of Units	Cost/Unit		Total Cost	Funding Request
Title Insurance	Transaction	1	500		500	500
Escrow	Transaction	1	1,000		1,000	1,000
Recordation	Transaction	1	500		500	500
Input Activity					-	
Input Activity					-	
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
B. Total Closing Costs					2,000	2,000
C. Other						
Task	Unit of Measure	Number of Units	Cost/Unit		Total Cost	Funding Request
Boundary Survey	Linear Mile		2,000		2,000	2,000
Sub-Division	Transaction	1	5,000		5,000	5,000
Input Activity					-	
Input Activity					-	
Input Activity					-	
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
C. Total Other					7,000	7,000
TOTAL TRANSACTION COSTS					9,500	9,500
Additional Notes:						

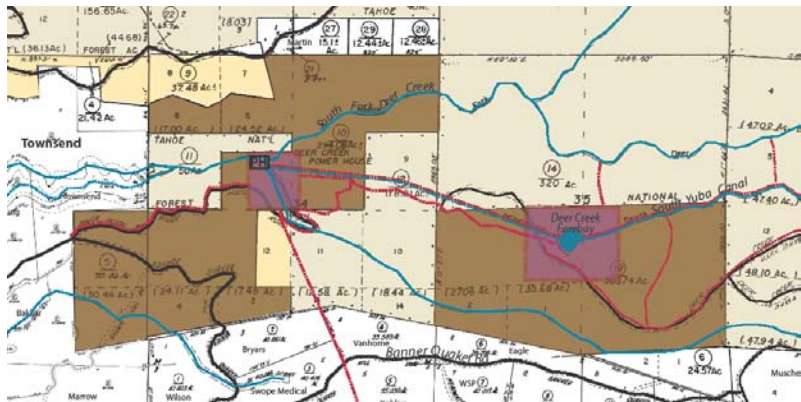
## Lake Spaulding Planning Unit ID #825 and #826

### ***Land Interests Sought***

*25. Please identify the specific parcel that your organization is interested in receiving in fee title.*

Nevada County Land Trust is applying to receive in fee title donation two parcels in the Lake Spaulding Planning Unit totaling 699 acres, of which 83 acres are located within FERC Project boundaries and will be retained by PG&E, leaving 616 acres available for donation.

- ID #825 is 316 acres, of which 53 acres are located within FERC Project boundaries and will be retained by PG&E
- ID #826 is 383 acres, of which 30 acres are located within FERC Project boundaries and will be retained by PG&E



*26. Please indicate if the transfer of the watershed lands identified above would require a lot line adjustment, boundary survey, or legal parcel split.*

There would be a requirement for a boundary survey resulting in legal parcel splits to accommodate the PG&E retained sections of these parcels.

*27. Please provide an overview of your organization's internal process for approving the acquisition of, and completing the transaction associated with, real property.*

Approval for the acquisition of and completion of a transaction for real property is governed by the Board of Directors Policies and Procedures. The following Policies pertain to transaction approvals:

#### **Policy #25**

All offers for the purchase of easements or a fee title interest in property shall be approved by the Board of Directors and signed by the President.

#### **Policy #33**

NCLT shall require a preliminary title search for each property for which it intends to acquire an easement or title to ensure that it is negotiating with the legal owner(s) of the property and find any liens, mortgages or other encumbrances or matters of record that affects the property.

All mortgages and liens shall be discharged or subordinated prior to accepting an easement or fee title.

Title insurance shall be acquired on all fee title properties and on easements.

#### Policy #35

All land and easement transactions shall require a review by legal counsel experienced with real estate law appropriate to its complexity. As dictated by the project, appropriate expertise shall be secured in biological, geological, financial, hazard assessment, real estate and other reviews as necessary of all land and easement transactions.

#### Policy #40

The Lands Committee must approve the expenditure of staff time on all lands acquisition projects including conservation easements and fee title acquisition at the beginning of the project. This approval will be reported to the Board of Directors through the normal Board meeting Lands Committee update. At that time the project sponsor should present briefing information about the project to the Board. Once the agreement nears closure, the Lands Committee recommends to the Executive Committee that NCLT enter into a final transaction negotiation. Once the Executive Committee approves, it passes the agreement to the Board of Directors for final approval. The project sponsor then presents the full project documentation to the Board including Baseline documentation and land stewardship plan and budget. The Board approves and delegates to staff to complete the transaction. Staff and Board Officers execute the final transaction agreement.

### ***Baseline and Enhanced Land Management***

*28. Please describe baseline and enhanced management activities or practices identified in your organization's proposed project budget and funding plan.*

#### **Overview**

In the headwaters area of Deer Creek, above the confluence of North and South Deer Creeks and several tributary streams, Nevada County Land Trust is requesting fee title donation of two parcels totaling 699 acres. There are 83 acres located within FERC Project boundaries and will be retained by PG&E, leaving 616 acres available for donation.

This property lies about 25 miles from Nevada City and is reached by a well-maintained gravel road. It is surrounded on one side by Federal land (Tahoe National Forest and BLM) and by private property held primarily as a working forest on other sides. The close proximity to our urban areas makes these two particular parcels unique, allowing great leverage in meeting multiple community objectives that converge with the BPVs. NCLT, as an established, local community-supported land trust desires to make these objectives a reality.

The Beneficial Public Values and corresponding objectives and Priority Measures addressed in this plan include:

- *Fish, Plant, and Wildlife*: Identify biological resources and enable their protection; develop a wildlife and habitat management plan in coordination with adjacent landowners, including noxious weed management plan.
- *Open Space*: Conservation easement designed to ensure permanent open space protection.
- *Recreation*: Recreation management plan including the expansion and integration of a trail network throughout the planning unit, in coordination with the USFS; trail signage improvements to promote navigation and proper trail use.
- *Sustainable Forestry*: Evaluate existing timber inventory data and supplement as appropriate. Develop a forest management plan to promote natural forest development and promote structural and physical diversity in forests for long-term ecological, economic, social, and cultural benefits. Develop a fire management and response plan in the planning unit to ensure fire preparedness as well as a fuels management plan for the planning unit to ensure long-term forest health and reduce fuel loading and fire hazard. Develop a demonstration forest for sustainable forestry research and management. Promote forest connectivity in coordination with adjacent landowners.

An assessment of the site will be conducted to determine opportunities for *Preservation of Historic Values*. Local Indigenous Peoples possibly consider this headwaters area as special and possibly a sacred site. The BPV of *Agricultural Uses* is not applicable to this planning unit.

Our intent is to establish a self-sustaining *Deer Creek Headwaters Community Forest* which will ultimately be turned over to local government to operate as a municipally owned timber land that will generate revenue to fund a new Parks and Recreation Department, which currently does not exist. The *Forest* will be managed for the benefit of all citizens of the county, with attention to watershed health, recreation, timber management, open space and other values.

Community forests are common in other regions of the country, but relatively rare in the western United States. Recently there has been an increasing interest and effort to establish community forests in California.

*"Community forestry is a village-level forestry activity, decided on collectively and implemented on communal land, where local populations participate in the planning, establishing, managing and harvesting of forest crops, and so receive a major proportion of the socio-economic and ecological benefits from the forest."* - Martel & Whyte, 1992

In addition to their economic value, community-owned forests give many benefits that are more difficult to measure. For example, the process of establishing a community-owned forest builds residents' capacity to act together on other community efforts. Moreover, local forest ownership changes how residents relate to the land, fostering an ethic of stewardship.

As a model we will use the successful Arcata Community Forest in Humboldt County, California. Community forestry in Arcata is designed to provide local residents the opportunity and responsibility to manage their local natural resources. The Forest is a recreational draw in the region due its extensive trail system that supports hiking, mountain biking and horseback riding. The City of Arcata directs management tiered to three elements of community based forestry—social, ecological and economic. The social component promotes engagement of all members of the community and builds local relationships of trust and reciprocity among diverse (and sometimes opposing) groups. The ecological component involves the community in enhancing and restoring forested ecosystems, builds on local knowledge, and practices management and protection for a range of ecological values. The economic strategy builds and sustains livelihoods based on natural resources. Each of these goals is relevant to Western Nevada County, especially in a depressed economy.

Like the Arcata Community Forest, the *Deer Creek Headwaters Community Forest* will provide economic, social and ecological benefits, including: protecting water sources, providing wildlife habitat, outdoor recreation, educational opportunities, and income from forestry activities or forest products. A combination of working forest areas, special management areas and ecological reserves will create a balanced management approach. Priorities and goals, as determined through an open, transparent community process, will guide the direction and uses for forest land and inform a forest management plan.

These parcels have been managed by PG&E for sustainable timber production. The conifer forest is presently diverse with large amounts of Douglas fir (*Pseudotsuga menziesii*) and white fir (*Abies concolor*). NCLT plans to manage the timber in a manner which will enhance the sustainability and diversity of the forest. Harvesting will utilize the best scientific practices in a way and at a rate that maintains biodiversity, productivity, regeneration capacity, vitality and will not damage other ecosystems. Best practices such as uneven age harvesting and harvesting by horses or mules in certain sensitive areas will reduce the environmental impact although not necessarily maximizing the economic return. This practice is being performed by adjacent landowners with whom NCLT has a working relationship. Consistent timber management across contiguous parcels is beneficial in many ways including enhanced wildlife corridors, creek and stream hydrology, fire suppression and overall forest health.

The property forms the upper reaches of Deer Creek, a primary water supply for much of Western Nevada County. Deer Creek begins as a trickle in the Sierra Nevada foothills at 4,000' elevation, winding its way through pine forests and shaping the landscape on its journey downhill. It hosts spawning rainbow and brown trout. At 600' elevation and 34 miles from its source, Deer Creek joins the Yuba River, where it greets the native salmon spawn each fall. Over the past 150 years, trails to the creek have become overgrown, fish habitat has disappeared, and the remaining fish are tainted with mercury from gold mining. And now the creek faces new threats as our community experiences growth. Deer Creek's health is important to our local quality of life.



NCLT plans to manage the property with a primary goal to preserve its conservation value. No permanent buildings, roads or other improvements will be built except as may be allowed or required by the easements in favor of Nevada Irrigation District or to be created in favor of Pacific Gas and Electric and to support recreational development (e.g. restrooms, picnic areas, parking). Timber roads which are no longer utilized will be abandoned.

The Conservation Easement will be written so that the timber management and recreational uses described herein will be allowed while the restrictions and prohibitions of use ensure the protection of the conservation values in perpetuity. It is our recommendation that Placer Land Trust, long-time partner with NCLT on other projects, will be the Conservation Easement holder for both the properties which will be owned by NCLT and retained by PG&E. In the event that NCLT conveys title pursuant to the terms of its grant, NCLT will succeed PLT as the Conservation Easement holder. Both PLT and NCLT are accredited land trusts who are experienced in holding conservation properties in Nevada, Placer, Yuba and Sierra Counties. Our partnership on this property will ensure a consistency of managing working landscapes and open spaces while maintaining a conscientious stewardship of the property forever.

NCLT will be in close coordination with the FERC relicensing effort to ensure consistency with proposed studies and subsequent actions and to avoid any duplication of efforts.

### **Operational Funding**

Income generated by the property including net timber revenues will be used to pay first for the expenses of administering the property, including taxes, insurance and maintenance, and thereafter for the restoration and rehabilitation of the property. Additionally, grant funding and charitable donations will be sought to help in this effort.

When the *Deer Creek Headwaters Community Forest* is established and effectively producing positive revenue, NCLT will work with local County or City governments to determine the viability of transferring this asset into a public agency, with the expressed objective of using surplus revenues for the establishment of a Parks and Recreation or Open Space District. We will conduct this process with great public transparency and participation to ensure support of the local community and their desire to establish a publicly-owned community forest.

## **Enhancement and Baseline Management – Specific Activities**

### **1. Forest Management Plan**

The Forest Management Plan will be a technical document that provides a blueprint for specific management strategies to meet priorities and governing activities in various parts of the *Forest* over a set period of time. A non-industrial timber management plan will be written, using PG&E's industrial timber management plan as a foundation. While broad community input on priorities for forest use is not only appropriate but central to the concept of our *Community Forest*, a professional forester will prepare a Forest Management Plan as follows:

- i. Conducting a forest inventory is the first step toward developing the management plan and will be done with qualified staff and volunteer resources that Nevada County Land Trust has in place.
- ii. With the forest inventory as a guide, the next step will be to identify and prioritize community goals and interests for the *Forest*. NCLT will use a transparent and public process to engage a broad range of community residents and stakeholder groups through meetings, walks in the *Forest*, surveys, and other opportunities for them to identify their goals, interests and priorities.
- iii. Finally, NCLT will hire a professional forester to write the actual Forest Management Plan. We will work with our conservation partners on stream health and restoration, and consult professionals with expertise in other areas such as wildlife, recreation, and jobs training.

## 2. Master Public Recreation Plan

NCLT will open the property to the general public consistent with its concerns regarding preservation of the conservation values and the safety of the public. A Master Public Recreation Plan will be developed which will be integrated with the Nevada County Master Trails Plan as a part of the County's General Plan. Components of the Recreation Plan will include camping and day-use areas, mixed-use trails, and fly fishing.

NCLT has constructed and maintains the largest non-governmental trail system in Nevada County and it is planned that a non-motorized trail system incorporating hiking, ADA access, equestrian and biking uses will be laid out on the property.

A recreation partnership with Tahoe National Forest will lead to the development of connectivity between *Community Forest* trails and TNF trails on the north side of the parcel. This trails network will ultimately connect with the Pioneer Trail at the higher elevation Sierra. To the west, NCLT will partner with Nevada Irrigation District to develop trails connectivity to Scotts Flat Reservoir.

Currently there are very limited campsites available within close proximity to the Grass Valley/Nevada City area. The creation of additional camping facilities is important both for local residents and to attract tourists which is important to the local economy. This parcel is an ideal location for a campground with developed trails and fishing amenities.

We will provide access to streams for fishing in accordance with applicable laws and regulations. We will also establish a collaboration with local fishing clubs such as the Gold Country Fly Fishers to enhance the fishery.

NCLT employs staff for trails construction and maintenance, hiking and youth programs. This established staff function is currently funded through public support, grants and fees but will be enhanced by broadened activities and community participation on this landscape.

## 3. Watershed Restoration Plan

Watershed restoration will be pursued in collaboration with Friends of Deer Creek/Sierra Streams Institute (FODC/SSI) as a conservation partner. With a focus on

scientific investigation and methods, its highly-trained staff and volunteers, FODC/SSI is now recognized throughout the state as a model for how individual citizens can join together to protect their watershed.

Elements of the restoration activity will include assessment, planning and implementation with a goal to restore the forest function, and for improvements in hydrological processes and water quality. The assessment process is an analytical tool for gathering, organizing and synthesizing relevant information on existing conditions. We will determine: What is the status of native species and habitat conditions? What are the approximate distribution, causes, and impacts of invasive species? What are the conditions of springs, water quality, water quantity, nutrient cycling? How have timber practices shaped natural vegetation and soil regimes? From this assessment we will create the best approach to mitigate these impacts and restore and/or protect habitats for the benefit the *Forest* and the community.

When the three working plans are established, ongoing activities will include:

#### Community Forest Management Committee

Once the management plan is in place, we will create a volunteer *Deer Creek Headwaters Community Forest Management Committee* to work with the professional forester to implement it. The Management Committee will advise on forest policy matters and will consist of members with expertise in botany, forest ecology, wildlife, fisheries, recreation and forestry.

The Management Committee will oversee baseline management activities including addressing site security, general clean up and repairs, and land stewardship. These functions will then be implemented by NCLT staff, partners and volunteers. NCLT will work with local fire prevention and protection agencies to ensure the *Forest* is managed with best practices for fire safety, suppression and management. This includes regular monitoring, brush clearing and other management strategies.

#### Community Involvement

Keeping residents involved will help ensure effective local leadership, investment, and stewardship of the *Community Forest* over the long term. We will sustain community involvement through volunteerism, events in the *Forest*, and regular communication through meetings or newsletters to strengthen and build a constituency of ongoing support. We will hold site visits before, during, and after management treatments, such as a proposed timber sale or stream restoration project, so that residents can see and ask questions about what is proposed and how it will affect the *Forest*. This also promotes open, transparent decision-making and builds trust.

#### Ongoing Land Stewardship

Local clubs such as Rotarians, California Native Plant Society, Audubon, Retired and Senior Volunteer Program (RSVP), and schools have been valuable resources in assisting with management activities of our other properties, helping to defray some management costs through organized volunteerism. We will pursue the same strategy for the *Community Forest*. These groups will help with monitoring activities, controlling invasive weeds, taking soil or water samples, conducting wildlife surveys, or

inventorying trees. These activities will be managed by NCLT staff, and occur with the oversight of the Forest Management Committee.

### **Timeline**

The Forest Management Plan, Master Public Recreation Plan, and Watershed Restoration Plan will be developed concurrently, and will follow the timetable below:

#### *Phase One: Zero to Six Months*

- Due Diligence and Transaction Management: transfer of property to NCLT, assess plans and studies owned by PG&E, conduct survey, property line adjustments, Conservation Easement, secure partner agreements, etc.
- Baseline Assessment: mapping, biological, cultural and timber inventories; to be done in conjunction with establishing the Conservation Easement and determining conservation values to be monitored.

#### *Phase Two: Six to Eight Months*

- Input and Feedback: community engagement and publicity.
- Priorities and Strategies: determined through an open, transparent process, to guide the overall direction and uses for the *Community Forest*.

#### *Phase Three: Eight to Eighteen Months*

- Funding Plan: funds for management and enhancement including timber revenue, fee services, public support, fundraising, grants, and partnerships.
- Implementation Plan: forest, restoration and recreation plans implementation.

#### *Phase Four: Eighteen Months and ongoing*

- Management and Stewardship: fuels management; volunteer stewardship; regular communication for an engaged community.
- Community Program Delivery: promotion for recreation and tourism, organized recreational activities, youth and adult educational programs.

#### *Long-Range*

- Transfer of assets to local government agency.

### **Physical Enhancements/Capital Improvements**

29. Please describe and explain any proposed physical enhancements or capital improvements identified by your organization and include these costs in your organization's proposed project budget and funding plan (e.g., trail, restrooms, habitat restoration project, fencing, youth facilities, etc.). Specifically, please describe how the proposed physical enhancements or capital improvements would contribute to the objectives listed in Volume II of the Land Conservation Plan and the Recommended Priority Measures for the planning unit. Please also include a timeline for when your organization anticipates incurring one-time costs and ongoing annual costs associated

*with proposed physical enhancements or capital improvements, taking into account satisfaction of all applicable regulatory requirements, including CEQA and NEPA.*

All physical improvements would take place during Phase 3: Month eight through month eighteen.

#### Recommended Priority Measures: Sustainable Forestry

*Evaluate existing timber inventory data and supplement as appropriate. Develop a forest management plan to promote natural forest development and promote structural and physical diversity in forests for long-term ecological, economic, social, and cultural benefits. Develop a fire management and response plan in the planning unit to ensure fire preparedness as well as a fuels management plan for the planning unit to ensure long-term forest health and reduce fuel loading and fire hazard. Develop a demonstration forest for sustainable forestry research and management. Promote forest connectivity in coordination with adjacent landowners.*

- Physical or capital improvements related to the Forest Management Plan are difficult to delineate at this time. It is assumed that most of the infrastructure for timber harvesting already exists, since PG&E has an established industrial timber operation. We have not had access to the property, due to winter weather constraints to make a full assessment of this infrastructure.
- It is likely that CEQA will be required.

#### Recommended Priority Measures: Recreation

*Develop a recreation management plan including the expansion and integration of the trail network throughout the planning unit, in coordination with the USFS, trail signage improvements to promote navigation and proper trail use*

- The Master Public Recreation Plan will provide the roadmap for recreational improvements. It is anticipated that these will include:
  - i. Trails construction for mixed use (non-motorized except for motorized wheelchairs): hiking, equestrian, mountain biking, ADA. This will include wayfinding signage, footbridges and benches.
  - ii. Parking areas for recreation amenities.
  - iii. Campground.
  - iv. Day-use area.
  - v. Restrooms.
  - vi. Informational kiosks and signage.
  - vii. Caretakers residence (seasonal): mobile home, camper or yurt.
  - viii. Accessible fishing area.
  - ix. Small outdoor amphitheatre for educational programs (capacity about 50).
- Improvements will be required for increased public impact, including fencing or gates for site security, waste management.
- Workshop or shed for tools for general clean up and repairs.
- It is likely that CEQA will be required.

Recommended Priority Measure: Fish, Plant, and Wildlife

*Identify biological resources and enable their protection; develop a wildlife and habitat management plan in coordination with adjacent landowners, including noxious weed management plan*

- The Watershed Restoration Plan will provide direction on any permanent features that must be made to manage soil retention and erosion, fencing of special or sensitive habitat areas, etc. This will be developed in coordination with adjacent landowners.
- It is likely that CEQA will be required.

***Land Conservation Partners and Youth Opportunities***

*30. Has your organization identified any potential land conservation partners to be involved in any of the proposed management or enhancement activities, including youth-related activities*

The following is a list of organizations NCLT will collaborate with as a partner on the *Deer Creek Headwaters Community Forest*:

- University of California Berkeley: as a partner in establishing the *Community Forest*.
- United States Forestry Service/Tahoe National Forest: as a partner for trails connectivity and collaboration on contiguous forest management practices
- Placer Land Trust: as the Conservation Easement holder.
- Friends of Deer Creek/Sierra Streams Institute: as conservation partner for wetlands and stream restoration plans.
- Bicyclists of Nevada County: as a recreation partner.
- Gold Country Trails Council: on trails construction for equestrians.
- City of Nevada City, and the Sustainable Nevada City Task Force: as potential recipient of the *Community Forest*.
- Tsi-Akim Maidu Tribe: to do cultural assessment and inform the *Forest* and habitat management planning.
- Nevada County Planning Department: to incorporate the Master Trails Plan as a part of the County's General Plan.
- Gold Country Fly Fishers: to assist in establishing and/or enhancing the fishery
- Nevada County Fire Safe Council: to develop and manage a fuels reduction program.
- Nevada Irrigation District: on restoration activities and recreation connectivity.

Note: NCLT operates an active youth program called NCLT Junior Conservationists. This program serves all ages and includes seasonal camps, a teen leadership program, EcoKids community program that holds "days in nature" events for families and includes many youth, outdoor recreation and educational partners such as Scouting. The *Deer Creek Headwaters Community Forest* will become an additional destination and project focus for NCLT Junior Conservationists.

31. *Does your organization have previous experience working with the proposed land conservation partner organization(s)?*

NCLT has long-standing working relationships with the following organizations:

- Placer Land Trust: for joint conservation projects across the foothills oak woodlands.
- Friends of Deer Creek/Sierra Streams Institute: on Deer Creek restoration projects and in building the Deer Creek Tribute Trail.
- Bicyclists of Nevada County: as a recreation partner on several trail projects
- City of Nevada City: as partner in holding open space for recreation.
- Tsi-Akim Maidu Tribe: cultural assessment on all conserved lands and on building a cultural heritage site on one of NCLT's properties.
- Nevada County Fire Safe Council: on invasive weeds abatement removal campaign (scotch broom).
- Gold Country Trails Council: on trails construction for equestrians.
- Nevada Irrigation District: on trails construction.

Note: Local clubs such as Rotarians, California Native Plant Society, Retired and Senior Volunteer Program and public and charter schools have been valuable resources in assisting with management activities of our other properties, helping to defray some management costs through volunteer action.

32. *Please provide a letter from the executive director or equivalent officer of each organization identified as a potential land conservation partner indicating the organization's committed interest in pursuing the activities and responsibilities identified.*

Attached are letters from

- University of California Berkeley
- Placer Land Trust
- Friends of Deer Creek/Sierra Streams Institute
- Bicyclists of Nevada County
- CalFire

### **Public Input**

33. *Please describe how your organization has considered public input provided to the Stewardship Council to date in the development of this proposal.*

In preparation for this application we have conducted a series of meetings to brief stakeholders and asked for participation in planning, endorsement and partnering to develop a strategy for maintaining and enhancing the BPVs. The NCLT goal is to create a high amount of leverage that the donation of PG&E lands offers our local community. Some of the groups met with and topics discussed include:

Nevada County Board of Supervisors	potential transfer of a future park
City of Nevada City Council and Sustainability Task Force*	potential incorporation of the municipally-owned <i>Community Forest</i>

University of California Berkeley, Department of Forestry	conservation partner, forest ecology
United States Forestry Service/Tahoe National Forest	conservation partner, trails connectivity
Placer Land Trust*	conservation partner and holder of conservation easements
Bear-Yuba Partnership*	conservation partner in the funding requests for enhancement projects
Friends of Deer Creek/Sierra Streams Institute*	conservation partner for tributary creek restoration
Tsi-Akim Maidu Tribe*	conservation partner for ancestral lands
Nevada Irrigation District*	conservation partner for water quality mgt
Bicyclists of Nevada County*	recreation partner for mountain biking
Gold Country Trails Council*	recreation partner for equestrian trails

\* indicates existing partner on similar projects

NCLT held a town hall meeting with its own membership to brief them on specific proposals for PG&E lands and asked for input in February, 2011. Our membership's biggest concern with our membership is the fact that Nevada County has no Parks and Recreation Department or Open Space District. Our membership has expressed a desire for NCLT to fill that role until such time that lands can be transferred to the County when a Parks Department is funded by the voting citizenry.

Moving forward, NCLT will widen communication to involve residents in a more public way. In addition to the groups mentioned above, we will reach out and build partnerships with other local groups that have an interest in the *Forest* including our historical timber industry, and outdoor recreation groups and educators.

### **Budget and Funding Plan**

*34. Please use the Excel template provided to develop and present a proposed preliminary budget and funding plan within the following categories:*

- *Transaction costs*
- *One-time and ongoing baseline land ownership and management activities*
- *One-time and ongoing costs related to enhancements of the BPVs*

*Note: The budget and funding plan will be used by the Stewardship Council to evaluate the financial capacity of your organization and funding needs. Accordingly, please identify and include in your budget any additional financial resources and forms of financial support your organization believes it would be able to obtain and apply to the watershed lands under the appropriate section for project revenues. In addition, the budget and funding plan should clearly identify all project expenses, as well as specify the amount of funding your organization is requesting from the Stewardship Council. Please refer to the budget and funding plan instructions for additional guidance.*



These are attached.

# UNIVERSITY OF CALIFORNIA, BERKELEY



BERKELEY • DAVIS • IRVINE • LOS ANGELES • MERCED • RIVERSIDE • SAN DIEGO • SAN FRANCISCO

SANTA BARBARA • SANTA CRUZ

## Dept of Environmental Science, Policy, and Management

137 Mulford Hall #3114  
Berkeley, CA 94720-3114  
[billstewart@berkeley.edu](mailto:billstewart@berkeley.edu)  
(510) 643-3130

May 12, 2011

Allene Zanger  
Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

Re: Support for the Nevada County Land Trust as donee of Stewardship parcels in the Lake Spaulding Planning Unit

Dear Ms. Zanger,

The University of California has had numerous discussions with the Nevada County Land Trust (NCLT) concerning their interest in being a donee for a number of parcels in the Lake Spaulding Planning Unit. The NCLT has unique strengths in terms of its strong ties to the local community and land through their management of conservation easements, trails program, and outreach programs to youths and others interested in outdoor learning and recreation. In particular, we have had more detailed conversations and planning over two different areas. On parcel #797, the NCLT is very interested in restoring Camp 19 as an interpretive center that could also be a hub for related recreational opportunities. We would consider a simple lot split that would create a parcel around Camp 19 as a very feasible way to create a strong partnership between organizations with complementary skills. Further coordination as a conservation partner on the whole of parcel #797 could be another way to strengthen the overall project.

For parcels #825 and #826 in the headwaters of Deer Creek, we would be very interested in collaborating with NCLT in creating a community forest, possibly on the lines of the very successful Arcata Community Forest, <http://www.cityofarcata.org/departments/environmental-services/city-forests/forest-history>, that is also a mature forest within close proximity to a city. In this endeavor, we could potentially be a conservation partner to NCLT as the owner of the fee title. We fully recognize the need to maintain PG&E access to the Deer Creek forebay and powerhouse, but we do believe that the maximizing the positive community linkages with this piece of the headwater forest would be lasting benefit to the community and the land.

Sincerely,

A handwritten signature in blue ink that reads "William Stewart".

William Stewart  
UC Center for Forestry Director  
UC Forestry Specialist



Natural Wonders Forever

### Placer Land Trust

11661 Blocker Drive #110  
Auburn, CA 95603  
(530) 887-9222  
Fax (530) 888-7720  
info@placerlandtrust.org  
www.placerlandtrust.org

#### Board of Directors

Fred Yeager, President  
Patricia Callan-McKinney  
Rich Ferreira  
Robert Gilliom  
Jim Haagen-Smit  
Gregg McKenzie  
Thomas McMahan  
Mehrey Vaghti  
Larry Welch

#### Executive Director

Jeff Darlington

Placer Land Trust works with willing landowners and conservation partners to permanently preserve natural and agricultural lands in Placer County for future generations.



Placer Land Trust is a private, nonprofit 501(c)(3) charitable organization incorporated in 1991, accredited by the national Land Trust Accreditation Commission. Federal Tax Identification Number: 68-0223143.

April 26, 2011

Allene Zanger, Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

### Re: Support for Nevada County Land Trust application for PG&E parcels #825 and #826 in the Lake Spaulding Planning Unit

Dear Ms Zanger,

Placer Land Trust is grateful that PG&E will protect the Yuba-Bear River Watershed by making lands available for donation to qualified non-profit conservation organizations. We are in favor of local ownership of certain lands, to be held for permanent conservation for the benefit of our community and for Sierra watershed health.

### Specifically, Placer Land Trust is in support of the application by Nevada County Land Trust to receive in fee title, a donation of parcels #825 and #826 in the Lake Spaulding Planning Unit.

We understand that Nevada County Land Trust intends to create on this parcel a self-sustaining *Deer Creek Headwaters Community Forest* which would ultimately operate as a municipally owned timber land that would generate revenue to fund a future Parks and Recreation Department of local government. The *Forest* will provide many economic, social and environmental benefits, including: protecting water sources, providing wildlife habitat, outdoor recreation, educational opportunities, and income from forestry activities or forest products for community use.

Placer Land Trust has a strong working relationship over many years with the Nevada County Land Trust. Both of our land trusts have been accredited by the National Land Trust Accreditation Commission. Additionally, our relationship was recently formalized through the Bear-Yuba Partnership between Placer Land Trust, Nevada County Land Trust and the Trust for Public Land to facilitate strategic landscape-scale conservation in the Yuba-Bear River Watershed.

We appreciate the work that Nevada County Land Trust does (over 6,000 acres and 25 miles of trails to date), and we recommend your favorable review of their application.

Sincerely,

Jeff Darlington  
Executive Director



P.O. Box 1311, Nevada City, CA 95959 – 530.272.DIRT

May 9, 2011

Dear Stewardship Council,

Bicyclists of Nevada County (BONC) endorses the Nevada County Land Trust's application to the Stewardship Council for the fee title donation of PG&E land at the Deer Creek Headwaters in Nevada County. We support keeping ownership of these lands local and permanently conserved for the benefit of our community and for recreational purposes. This donation would comprise of two parcels totaling 699 acres (SBE numbers 135-29-1C-4, 135-29-1C-1, 135-29-1C-2, 135-29-1C-3, 135-29-1C-5, 135-29-1B-1, 135-29-1B-2, 135-29-1B-3 OR APNs are 14-190-19-000, 14-190-10-111, 14-171-05-000) to establish a self-sustaining Deer Creek Headwaters Community Forest which would ultimately be turned over to local government(s) to operate as a municipally owned timber land that would generate revenue to fund a future Parks and Recreation Department. The Forest will be managed for the benefit of all citizens of the county, with attention to watershed, recreation, timber management, and other values.

The Deer Creek Headwaters Community Forest will provide many economic, social and environmental benefits, including outdoor recreation. The Nevada County Land Trust has an exemplary record of creating public multiple use trails on lands such as these. We expect the Land Trust to create multiple use trails on these lands, including bicycles and their riders.

BONC is committed to responsible mountain bicycling, preservation and improvement of riding opportunities, cooperation with other interest groups and the education of cyclists and non-cyclists alike. We regularly hold group rides and trail building and improvement events. BONC is a 501c3 non-profit corporation; your donations to the club are tax-deductible.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Gardiner", is written over a light blue horizontal line.

John Gardiner  
Chair, Bicyclists of Nevada County





April 27, 2011

Allene Zanger  
Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

Re: Support for Nevada County Land Trust application for PG&E parcels #825 and #826 in the Lake Spaulding Planning Unit

Dear Ms Zanger,

Sierra Streams Institute is grateful that PG&E will protect the Yuba-Bear River Watershed by making lands available for donation to qualified non-profit conservation organizations. We are in favor of local ownership of certain lands, to be held for permanent conservation for the benefit of our community and for Sierra watershed health.

Sierra Streams Institute is in support of the application by Nevada County Land Trust to receive in fee title, a donation of parcels #825 and #826 in the Lake Spaulding Planning Unit.

Nevada County Land Trust intends to create on this parcel a self-sustaining *Deer Creek Headwaters Community Forest* which would ultimately operate as a municipally owned timber land that would generate revenue to fund a future Parks and Recreation Department of local government. The *Forest* will provide many economic, social and environmental benefits, including: protecting water sources, providing wildlife habitat, outdoor recreation, educational opportunities, and income from forestry activities or forest products for community use.

We appreciate that over the past two decades Nevada County Land Trust has worked in our community to conserve 6,000 acres of land and has built more than 25 miles of trails for public recreation. Sierra Streams Institute has recently completed a collaborative effort with Nevada County Land Trust and other local organizations to develop a community trail in Nevada City. We look forward to continuing to partner with them on future projects.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joanne Hild". The signature is fluid and cursive, with the first name "Joanne" and last name "Hild" clearly distinguishable.

Joanne Hild, Executive Director

431 UREN ST., SUITE C NEVADA CITY, CA 95959 • 530.265.6090



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246  
SACRAMENTO, CA 94244-2460  
(916) 653-9447  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



R2

May 3, 2011

Marty Coleman-Hunt  
Executive Director  
Nevada County Land Trust  
175 Joerschke Drive, Suite R  
Grass Valley, California 95945

Dear Ms. Coleman-Hunt:

The California Department of Forestry and Fire Protection's Demonstration State Forests (DSF) Program staff will be pleased to work with the Nevada County Land Trust as a land conservation partner on our respective land parcels of interest within the PG&E watershed lands in the Bear River and Lake Spaulding Planning Units. The DSF staff can assist you in the development of forest management related aspects of a management plan for any parcels you may obtain, within our existing budgets and staff capacities.

Similarly, if CAL FIRE were to receive lands in the Bear River and Lake Spaulding planning unit, our staff would like to work with your organization as a land conservation partner to foster, among other things, youth recreation and trail enhancement programs on the lands received.

Sincerely,

RUSSELL K. HENLY  
Assistant Deputy Director  
Resource Protection and Improvement

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT [WWW.CA.GOV](http://WWW.CA.GOV).

Pacific Forest and Watershed Lands Stewardship Council						
Land Stewardship Proposal Budget and Funding Plan						
Spaulding Planning Unit: #825 & 826 (Deer Creek Headwaters)						
<b>PROJECT BUDGET - TRANSACTION COSTS</b>						
<b>A. Document Preparation Costs</b>						
Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Title Report	Report	3	500	1,500	1,500	Pro bono legal review services from NCLT BOD
Legal Review	Report	3	-	-		
				-		
				-		
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
<b>A. Total Document Preparation Costs</b>				1,500	1,500	
<b>B. Closing Costs</b>						
Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Title Insurance	Transaction	3	500	1,500	1,500	
Escrow	Transaction	3	1,000	3,000	3,000	
Recordation	Transaction	3	500	1,500	1,500	
				-		
				-		
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
<b>B. Total Closing Costs</b>				6,000	6,000	
<b>C. Other</b>						
Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Boundary Survey	Linear Mile		2,000	2,000	2,000	\$7k is for county fees
Sub-Division	Transaction	3	5,000	15,000	15,000	
				-		
				-		
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells						
<b>C. Total Other</b>				17,000	17,000	
<b>TOTAL TRANSACTION COSTS</b>				24,500	24,500	
Additional Notes:						

<b>Pacific Forest and Watershed Lands Stewardship Council</b> <b>Land Stewardship Proposal Budget and Funding Plan</b> <b>Spaulding Planning Unit: #825 &amp; 826 (Deer Creek Headwaters)</b>										
<b>PROJECT BUDGET - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES (SEE NOTE 1)</b>										
<b>PROJECT REVENUES</b>										
						Non- SC Sources of Funding				
Source	Description					One-Time Grants	Ongoing Funding			Comments
<b>Committed Funds (cash received or award made)</b>										
Grant Awards										
Fundraising										
General Fund/Reserves Land Management Restricted Fund and Unrestricted Operations						5,000	10,000			BOD allocation for staff time for management supervision and administration
Other (Describe)										
<b>Total Committed Funds</b>						<b>5,000</b>	<b>10,000</b>			
<b>Pending Funds (no award made to date)</b>										
Grant Awards Nevada County Recreation Mitigation Fund; Biological Inventory						5,000	5,000			
Fundraising Annual Trails Appeal							7,500			Ongoing annual fundraising program; currently nets \$15k per year/50% allocation to this project
Lease Revenues Group Day Use Fees							2,500			
Timber Revenues							8,000			Net estimate for timber income
General Fund/Reserves										
Other (Describe)										
<b>Total Pending or Potential Funds</b>						<b>5,000</b>	<b>23,000</b>			
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt;select insert copied cells</i>										
<b>TOTAL PROJECT REVENUES</b>						10,000	33,000			
<b>PROJECT EXPENSES</b>										
<b>A. Baseline Management Activities</b>										
								SC Funding Request		
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
Forest Manager	Forrester									Cost included in net timber revenue
Site Security	Fence, gates, signage	Project	1	5,000		5,000	1,000	2,500		Share costs with PG&E on parcel boundaries
Water	NID	Miners inch	inches				5,000			
Trail Maintenance		Year	1				7,500			NCLT has a long-time established volunteer force
Weed Management		Year	1							NCLT has a long-time established volunteer force
General Maintenance		Year	1	TBD			5,000			
Non-Industrial Timber Plan		Plan								Conversion of PG&E's existing plan to non-industrial; included in net timber revenue
Signage		Sign	100	25		2,500				
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt;select insert copied cells</i>										
<b>A. Total Baseline Management Activities</b>						<b>7,500</b>	<b>18,500</b>	<b>2,500</b>	<b>-</b>	
<b>B. Baseline Land Ownership Costs</b>										
								SC Funding Request		
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
Property Taxes										Welfare exemption
Insurance		Transaction	1	2,000			2,000			Liability from Chubb
Overhead/Administration Operations		Hour	100	40			5,000			
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt;select insert copied cells</i>										
<b>B. Total Baseline Land Ownership Costs</b>						<b>-</b>	<b>7,000</b>	<b>-</b>	<b>-</b>	
<b>C. Other</b>										
								SC Funding Request		
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments



Pacific Forest and Watershed Lands Stewardship Council											
Land Stewardship Proposal Budget and Funding Plan											
Spaulding Planning Unit: #825 & 826 (Deer Creek Headwaters)											
Baseline Biological Assessment	1	1	3,000		5,000						
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells											
C. Total Other					5,000	-		-	-		
TOTAL PROJECT EXPENSES					12,500	25,500		2,500	-		
NET REVENUE(EXPENSE) - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES					(2,500)	7,500		2,500	-		
Additional Notes:											
<b>Note 1:</b> According to the Stewardship Council's Land Conservation Program Funding Policy, the Stewardship Council will require future land owners to demonstrate that they have the funding and other capacity to maintain that property interest so as to preserve and/or enhance the beneficial values on the Watershed Lands. Exceptions to this guideline will be rare and considered only in circumstances where, 1) The funding of baseline land ownership and management activities will clearly lead to enhancement of the beneficial public values on the lands; and/or, 2) The funding of baseline land ownership and management activities is only temporary (≤5 years).											

Pacific Forest and Watershed Lands Stewardship Council												
Land Stewardship Proposal Budget and Funding Plan												
Spaulding Planning Unit: #825 & 826 (Deer Creek Headwaters)												
PROJECT BUDGET - ENHANCEMENTS TO BENEFICIAL PUBLIC VALUES												
PROJECT REVENUES												
						Non- SC Sources of Funding						
Source	Description					One-Time Grants	Ongoing Funding				Comments	
Committed Funds (cash received or award made)												
Grant Awards												
Fundraising												
Matching Funds												
Lease Revenues												
Timber Revenues												
General Fund/Reserves												
Other (Describe)												
Total Committed Funds						-	-					
Pending Funds (no award made to date)												
Grant Awards	Trails and Public Access Projects					100,000					Multiple trails foundations and agencies	
Fundraising	Restoraton Projects					100,000					Multiple wetlands restoration foundations and agencies	
Fundraising	Community Programming, Youth						25,000				Ghidotti	
Fee Program Services	Community Programming, Youth						25,000					
Timber Revenues												
General Fund/Reserves												
Other (Describe)												
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells												
TOTAL PROJECT REVENUES						200,000	50,000					
PROJECT EXPENSES												
A. Enhanced Land Management Activities												
									SC Funding Request			
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs		One-Time Costs	Ongoing Annual Costs	Comments	
Stream Restoration		Project	1	100,000		100,000						
Cultural Assessment	Study, protection measures	Project	1	10,000		10,000						
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells												
A. Total Enhanced Land Management Activities						110,000	-		-	-		
B. Capital Improvements												
									SC Funding Request			
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs		One-Time Costs	Ongoing Annual Costs	Comments	
Trails	Design, construction			25,000		25,000					NCLT has a long-established volunteer crew	
Public Use Areas	Roads, parking, picnic areas	Site	1	25,000		25,000					NCLT has a long-established volunteer crew	
Interpretive Area	Kiosk, maps	Structure	1	5,000		5,000						
Demolition of Unsafe Unusable Structures		TBD		TBD					TBD		Pending assessment of site	
Refurbish Structures		TBD		TBD		TBD					Pending assessment of site	

Pacific Forest and Watershed Lands Stewardship Council										
Land Stewardship Proposal Budget and Funding Plan										
Spaulding Planning Unit: #825 & 826 (Deer Creek Headwaters)										
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells										
B. Total Capital Improvements						55,000	-	-	-	
C. Other								SC Funding Request		
Task	Description	Unit of Measure	Number of Units	Cost/Unit		One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
Communtiy Programs/Youth		Annual	1	50,000			50,000			Staff, program development, communication vehicles
Program Management		Annual	500	40		25,000				Staff management, administration
Master Plan		Plan	1	-		-				Pro bono BOD member donation
CEQA				10,000		10,000				
To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells										
C. Total Other						35,000	50,000	-	-	
TOTAL PROJECT EXPENSES						200,000	50,000	-	-	
NET REVENUE/(EXPENSE) - ENHANCEMENT OF BENEFICIAL PUBLIC VALUES						-	-	-	-	
Additional Notes:										

**Pacific Forest and Watershed Lands Stewardship Council**

**APPLICATION FOR DONATION OF LANDS IN FEE TITLE**

**For Parcels in Two Yuba-Bear River Watershed Planning Units:**

**Bear River Planning Unit: 4 Parcels**

**Lake Spaulding Planning Unit: 3 Parcels**

**By Nevada County Land Trust**

**Submitted May 13, 2011**

---

**PART 3- SUPPORTING DOCUMENTATION**

- 1.) Internal Revenue Service Determination Letters: ATTACHED
- 2.) Letter from the executive director or equivalent officer of your organization approving the submission of the land stewardship proposal and the organization's participation in the Stewardship Council's land conservation process for the subject planning unit. ATTACHED
- 3.) Operating Budget (current year) ATTACHED; and,
- 4.) Financial statements for the past three years (audited statements are preferred). If your organization desires to keep any of the financial information under items 3 or 4 confidential, please indicate this by labeling each page "Confidential." Please include the budget and funding plan in the Microsoft Excel template provided by the Stewardship Council. ATTACHED

INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR

P O BOX 2350 ROOM 5127 ATTN: E.O.  
LOS ANGELES, CA 900532350

DEPARTMENT OF THE TREASURY

Date: OCT. 23, 1991

NEVADA COUNTY LAND TRUST  
P O BOX 2088  
NEVADA CITY, CA 95959

Employer Identification Number:  
68-0256981

Case Number:  
951261013

Contact Person:  
CIDLEK, THERESE A.

Contact Telephone Number:  
(213) 894-6641

Accounting Period Endings:  
December 31

Foundation Status Classification:  
See Attached

Advance Ruling Period Begins:  
Aug. 5, 1991

Advance Ruling Period Ends:  
Dec. 31, 1995

Addendum Applies:  
No

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must submit to us information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

Grantors and contributors may rely on the determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you submit the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until the Service

NEVADA COUNTY LAND TRUST

makes a final determination of your foundation status.

If notice that you will no longer be treated as a publicly supported organization is published in the Internal Revenue Bulletin, grantors and contributors may not rely on this determination after the date of such publication. In addition, if you lose your status as a publicly supported organization and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that the Service had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date such knowledge was acquired.

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other Federal excise taxes. If you have any questions about excise, employment, or other Federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Code. Requests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

You are required to file Form 990, Return of Organization Exempt From Income Tax, only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not

NEVADA COUNTY LAND TRUST

required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-1, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

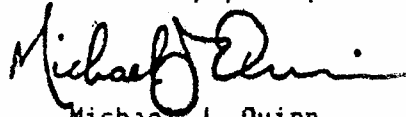
You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



Michael J. Quinn  
District Director

Enclosure(s):  
Form 872-C

NEVADA COUNTY LAND TRUST

FOUNDATION STATUS:

170(b)(1)(A)(vi) and 509(a)(1)



INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR  
2 CUPANIA CIRCLE  
MONTEREY PARK, CA 91755-7406

DEPARTMENT OF THE TREASURY

Date: OCT 07 1995

NEVADA COUNTY LAND TRUST  
C/O STEVEN LUND PRES  
PO BOX 2088  
NEVADA CITY, CA 95959-1942

Employer Identification Number:  
68-0256981  
Case Number:  
956198087  
Contact Person:  
TYRONE THOMAS  
Contact Telephone Number:  
(213) 894-2289  
Our Letter Dated:  
October 1991  
Addendum Applies:  
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

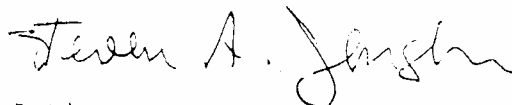
Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,



Acting District Director

Letter 1050 (DO/CG)

# State of California Secretary of State

## CERTIFICATE OF STATUS

ENTITY NAME:

NEVADA COUNTY LAND TRUST

FILE NUMBER: C1693590  
FORMATION DATE: 08/05/1991  
TYPE: DOMESTIC NONPROFIT CORPORATION  
JURISDICTION: CALIFORNIA  
STATUS: ACTIVE (GOOD STANDING)

I, DEBRA BOWEN, Secretary of State of the State of California,  
hereby certify:

The records of this office indicate the entity is authorized to exercise  
all of its powers, rights and privileges in the State of California.

No information is available from this office regarding the financial  
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate  
and affix the Great Seal of the State of  
California this day of February 05, 2009.

DEBRA BOWEN  
Secretary of State



**BOARD OF  
DIRECTORS**

Fran Cole  
*President*

Joe Byrne  
*Vice-President*

Jason Muir  
*Secretary*

Jim Bair  
Rebecca Coffman  
Brent Fraser  
Sue Hoek  
Dave Palley  
Jack Stillens  
Bill Trabucco

Jim Ward  
*Interim Treasurer*

**STAFF**

Marty Coleman-Hunt  
*Executive Director*

Jean Gilbert  
*Operations Manager*

Bill Haire  
*Trails Coordinator*

Luci Wilson  
*Stewardship Coordinator*

Kaye Wedel  
*Outreach Coordinator*

Melony Vance  
*Treks Coordinator*

Chris Gee  
*AmeriCorps Member*

May 13, 2011

Allene Zanger  
Executive Director  
Pacific Forest and Watershed Lands Stewardship Council  
15 North Ellsworth Avenue, Suite 100  
San Mateo, CA 94401

RE: Approval to submit Fee Title Donation Proposal for the Yuba Bear Planning Unit

Dear Ms. Zanger,

The Nevada County Land Trust Board of Directors and Executive Director has given approval for Nevada County Land Trust to submit a fee title donation proposal to PG&E and the Pacific Forest and Watershed Lands Stewardship Council for the Yuba Bear Planning Unit.

Representatives from Nevada County Land Trust are authorized to participate in the Stewardship Council's land conservation process for the Yuba Bear Planning Unit with the expressed goal of supporting the Beneficial Public Values as described in PG&E's Settlement Agreement.

Sincerely,

Marty Coleman-Hunt  
Executive Director  
Nevada County Land Trust

Cc: Fran Cole, President, NCLT



175 Joerschke Drive, Suite R • Grass Valley, CA 95945

Phone: 530.272.5994 • Fax: 530.272.5997

Website: [www.NevadaCountyLandTrust.org](http://www.NevadaCountyLandTrust.org) • Email: [info@NevadaCountyLandTrust.org](mailto:info@NevadaCountyLandTrust.org)



United States  
Department of  
Agriculture

Forest  
Service

Tahoe  
National  
Forest

631 Coyote Street  
Nevada City, CA  
95959-2250  
530-265-4531  
530-478-6118 TDD  
530-478-6109 FAX

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File Code: 5420

Date: 5/11/11

Marty Coleman  
Executive Director  
Nevada Couty Land Trust  
175 Joerschke Drive  
Suite R  
Nevada City, CA 95945

Dear Ms Coleman:

Thank you for your mutual interest in protecting the PG&E Stewardship Lands. If the Nevada County Land Trust is the recommended donee of lands within the Tahoe National Forest, we would be interested in cooperating with you where we have shared interests as neighboring landowners. If the Tahoe National Forest is the recommended donee on various lands where the Land Trust has an interest, we would be interested in partnering on projects such as the Bear Valley Parkway Trail.

We appreciate the past partnerships with the Nevada County Land Trust and look forward to using this opportunity to jointly improve the resource management of the area and serve the American public.

Sincerely,

TOM QUINN  
Forest Supervisor

cc: Vanessa Parker-Geisman Stewardship Council

