

**San Joaquin County Office of Education**

**Land Stewardship Proposal for the  
Lake Spaulding Planning Unit**

**SJCOE Land Stewardship Proposal  
Table of Contents**

**PART I: ORGANIZATIONAL INFORMATION**

**Contact Information** ..... 1-2

**Executive Summary** ..... 2-3

**Organizational Information** ..... 3-4

**Rationale for Applying** ..... 4-5

**Organization’s Mission** ..... 5

**Geographic Focus** ..... 6

**Organizational Experience and Capacity** ..... 6-9

**Organizational Finances** ..... 9-10

**Key Personnel/Staff** ..... 10-11

**Community Engagement and Collaboration** ..... 11-14

**Legal Compliance and Best Practices** ..... 14

**Conflict of Interest Disclosure** ..... 14-15

**PART II: LAND STEWARDSHIP INFORMATION**

**Land Interests Sought** ..... 15-16

**Baseline and Enhanced Land Management** ..... 16-19

**Physical Enhancements/Capital Improvements** ..... 19-23

**Land Conservation Partners and Youth Opportunities** ..... 23-24

**Public Input** ..... 24

**Budget and Funding Plan** ..... 25

### **PART III: SUPPORTING DOCUMENTATION**

**Attachments .....25**

- **List of previously submitted attachments**

**New attachments include:**

- **Letter from Mick Founts, Superintendent of Schools**
- **SJCOE Audited Financial 2010**
- **Land Conservation Partners Letters of Support**
- **Proposed San Joaquin Regional Outdoor School Facility Map**
- **SJCOE Due Diligence**

**San Joaquin County Office of Education  
Land Stewardship Proposal**

“My most memorable childhood experience was when I was in the 5<sup>th</sup> grade. I went on a week-long trip to the Outdoor School. The trip taught me sportsmanship, teamwork, respect for plants and animals, how to conquer my fears, and believe in myself. More importantly, the experiences I gained from this wonderful trip encouraged me to do things that I would have never done before. The Outdoor School was more than just a field trip; it was an important childhood event that I will never forget.”- *Savin, A former outdoor school participant reflecting on the experience 19 years later.*

**Part I: Organizational Information**

***Contact Information***

1) Please provide the contact information for the following individuals from your organization:

a) Primary Contacts:

Mick Founts, Superintendent of Schools

P.O. Box 213030

Stockton, CA 95213-9030

(209) 468-9033

(209) 468-4975-fax

[mfounts@sjcoe.net](mailto:mfounts@sjcoe.net)

Scott Biedermann, Coordinator II, Research and Grant Development

P.O. Box 213030

Stockton, CA 95213-9030

(209) 468-9297

(209) 468-4975-fax

[sbiedermann@sjcoe.net](mailto:sbiedermann@sjcoe.net)

Mamie Starr, Division Director, Operations

P.O. Box 213030

Stockton, CA 95213-9030

(209) 468-9230

(209) 468-9102-fax

[mstarr@sjcoe.net](mailto:mstarr@sjcoe.net)

b) Secondary Contacts:

James Mousalimas, Assistant Superintendent, County Operated Schools and Programs

P.O. Box 213030

Stockton, CA 95213-9030

(209) 468-9107

(209) 468-4951-fax

[jmousalimas@sjcoe.net](mailto:jmousalimas@sjcoe.net)

Dan Randrup, Coordinator IV, Outdoor Education  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9130  
(209) 468-4984-fax  
[drandrup@sjcoe.net](mailto:drandrup@sjcoe.net)

c) Executive Director Contact:  
Mick Founts, Superintendent of Schools  
P.O. Box 213030  
Stockton, CA 95213-9030  
(209) 468-9033  
(209) 468-4988-fax  
[mfounts@sjcoe.net](mailto:mfounts@sjcoe.net)

### ***Executive Summary***

2) 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 (two pages or less).

The San Joaquin County Office of Education's (SJCOE) successful track record and history of bringing innovative solutions to issues both inside and outside of the classroom, has helped it become recognized throughout the State as an educational leader. Established in 1852, SJCOE has been providing educational resources to the county, region, and State for over 150 years. SJCOE is overseen by an elected county superintendent and a five-member county board of education. SJCOE is also a school district, the eighth largest in the county.

SJCOE is requesting fee title for approximately 160 acres in Placer County, which is a portion of parcel number 798 in the Lake Spaulding Planning Unit. The proposed acreage would include the former Eagle Mountain Lodge, containing a large flat graded area, to establish the San Joaquin Regional Outdoor School. The school will serve fifth and sixth grade students from San Joaquin County, and possibly students from other regions. The school will have the capacity to serve approximately 200 elementary students each week of the school year (August-May). SJCOE will develop an educational program integrating key elements of the region. These key elements include: pioneer history, Native American culture and history, hikes, environmental stewardship, snow, and the wildlife and habitat of the Sierra Nevada. The proposed project will be completed over the course of six years from receiving fee title.

SJCOE is requesting \$99,460 from the Stewardship Council for transaction costs, a boundary survey, an expanded initial study for the completion of a mitigated negative declaration, and the development of land management plans. The land management plans to be developed on the parcel are: wildlife and habitat, noxious weed, forest, fire, rangeland and cultural resources. These plans are aligned with the priority measures and objectives outlined in LCP Volume II and support the preservation and enhancement of the beneficial public values (BPVs). In addition to committing numerous staff hours to this project, SJCOE has expended

\$10,000 for the development of a preliminary design of the outdoor school (refer to attached design maps).

In support of the project, SJCOE has developed the following land conservation partners: CAL FIRE: California Department of Forestry and Fire Protection, and the University of the Pacific. SJCOE is actively seeking additional land conservation partners in the region to ensure the sustainability of the project.

SJCOE has been providing outdoor education at the San Joaquin Outdoor School for over 50 years. The school is located in the Santa Cruz Mountains at a leased facility, YMCA Camp Jones Gulch, with over 370,000 elementary students having participated in the program. More than 5,000 fifth and sixth graders and nearly 500 high school cabin leaders attend the program each school year, spending five days and four nights exploring and learning in nature. It is through their experience, students develop a broader awareness of the world around them, and become interested in taking personal responsibility for the environment and all living things. The program has gained the reputation as one of the oldest, largest, and most successful programs in the State. SJCOE's Outdoor Education Program is fully certified by the California Outdoor School Administrators, and has received Commendations of Excellence from the State Superintendent of Public Instruction.

SJCOE has the financial and organizational capacity to successfully complete this project. SJCOE has an annual operating budget of approximately \$200 million. Unlike most educational institutions in the State of California, SJCOE has remained fiscally solvent, and has avoided layoffs in these tumultuous economic times. SJCOE has over 1,300 employees, and over 75 different departments. SJCOE is currently thriving, adding new departments, personnel, and programs. SJCOE has the financial and organizational capacity to achieve the objectives of this land proposal and establish the San Joaquin Regional Outdoor School.

### ***Organizational Information***

3) Indicate which category applies to your organization as a potential fee title recipient.

A Federal, State, or local governmental entity.

4) Please attach documentation of your organization's tax exempt status.

Refer to attached IRS document for SJCOE's tax status.

5) Please provide your organization's legal name.

San Joaquin County Office of Education.

6) Please provide your organization's common name or DBA, if applicable.

San Joaquin County Office of Education.

7) Please provide a letter from the executive director or equivalent officer of your organization approving submittal of the LSP and the organization's participation in the Stewardship Council's land conservation process.

Attached is a letter from Mick Founts, Superintendent of Schools, approving the submittal of the application, and participation in the Stewardship Council's land conservation process.

***Rationale for Applying***

8) 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 (one page or less).

SJCOE's primary objective in obtaining fee title for approximately 160 acres of parcel number 798 in the Lake Spaulding Planning Unit is to create the San Joaquin Regional Outdoor School, thereby providing outdoor education opportunities for students. According to the Placer County Code Chapter 17.52.040, 160 acres is the minimum parcel size for the proposed development or a new use of land. Placer County also noted the land is forestry zoned and the project is feasible under allowable land uses and permit requirements. The project would be included under the "rural recreation" allowable land use (Placer County Code Chapter 17.12.010). In our numerous conversations with Placer County Departments, we have not encountered any roadblocks for the proposed project (refer to attached due diligence document).

In a 2010 outdoor education survey conducted by the San Joaquin County Board of Education Board President, Jill Fritchen, over 700 county fifth and sixth grade students were surveyed on the types of locales they have visited outside the county. The survey found that over 50% of students have not seen and/or been to the snow and 36% of students had not seen and/or been to a forest. The survey illustrates the need for our county students to experience a forest and snow locale.

To meet this need, this parcel will allow students to experience a forest habitat and snow in the winter months. At the school, students can explore and learn about habitats, the value of open space, forestry, agriculture, wildlife and habitat in the Sierra Nevada, Native American history and culture, meteorology (i.e. snow) and pioneer history. The new program design will be consistent with our current outdoor school operations in the Santa Cruz Mountains with modifications in the curriculum for the new locale. In addition, this new program would allow more students in San Joaquin County, and other regions to participate in outdoor education. The current cost of attending our outdoor education program is \$260 per student. The combination of leasing a school facility, and transportation costs has limited the number of students who can afford to attend. In the county, over 50% of students qualify for the free and reduced-price lunch program, an indicator of poverty, which means the majority of low-income students are not able to attend the program (California Department of Education, 2009-10). By establishing our own outdoor school in close proximity to our county (the proposed new site is less than two hours from Stockton), we will be able to lower the cost of the program, resulting in an increase in the number of students who have the opportunity to experience the great outdoors. The proposed outdoor education program will be available to students in San Joaquin County and possibly students in Region 3 and 6. Education region 3 includes Placer and Nevada counties, and Region 6 includes Amador, Calaveras, Stanislaus and Tuolumne. With the program operating during the school year, additional organizations will have the opportunity to utilize the outdoor school on select weekends in the school year and during the summer months (June-July).

Outdoor education has been a priority for SJCOE due to the enormous benefits to students. Participating in outdoor schools has a positive impact on students' academic success, and personal and social skills. A 2004 study of California Outdoor Education Programs

conducted by the American Institutes for Research, found 6<sup>th</sup> graders who attended outdoor schools significantly raised their science scores by 27%; participants in outdoor schools engage in positive environmental behaviors, like recycling more often than children who do not attend; and 56% of participants reported that outdoor school represented the first time they had been in a natural setting. Additional positive outcomes include: increase in confidence and self-esteem, positive relationships among peers, and reduced behavioral problems. For English Learners, which is a significant population in San Joaquin County at 23%, the study found gains in cooperation, leadership, relationships with peers, and a greater motivation to learn.

### ***Organization's Mission***

9) 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 (one page or less).

SJCOE is a regional agency, whose mission is to provide educational leadership, resources, and service to assist school districts to be effective facilities of learning for all pupils. SJCOE's mission, philosophy and programs are aligned with the six BPVs outlined by the Stewardship Council in relation to the proposed parcel. In addition, SJCOE's management of surplus property and environmental education programs are consistent with the enhancement and preservation requirements of the parcel.

SJCOE has a successful history of acquiring Federal and State surplus property; which is discussed in detail in the organizational experience and capacity section of the proposal. In general, SJCOE has taken property that is no longer functional and transformed the properties into progressive educational programs. With the conversion of these properties to school sites, SJCOE has enhanced/preserved the BPVs: open space, habitats, increased outdoor recreation opportunities, historical significance and agricultural use. SJCOE has been able to enhance and preserve these properties by developing collaborative partnerships within the community. These properties demonstrate our experience in enhancing and preserving the BPVs.

Not only do we have experience in enhancing and preserving BPVs, but most importantly, we educate youth in the county and region about environmental stewardship. SJCOE's outdoor education programs teach students many of the six BPVs, and other aspects of stewardship. The mission of our outdoor education program is to encourage students to take a responsible role in protecting our natural resources, to allow students to experience a rich science-based environment, and to teach students to learn to appreciate the bounty and diversity of Earth. In addition, we provide Outdoor Education Quests for the most at-risk high school students in the county. The Quests occur once a month and students travel to Lake Tahoe, Yosemite National Park, Calaveras Big Trees and many other locations. The Quests provide these students, who are primarily from urban settings, with the opportunity to learn about and experience nature.

Additionally, SJCOE provides teachers throughout the region with environmental education curriculum advocating environmental stewardship. SJCOE is home to the Region 6A California Regional Environmental Education Community Network (CREEC). The CREEC network is a collaboration between the California Department of Education, The Walt Disney Company, and the California Department of Water Resources. The program provides teachers with environmental education curriculum to utilize and integrate in the classroom. The curriculum advocates many of the BPVs outlined by the Stewardship Council.



### ***Geographic Focus***

10) 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 BPV's, and working with land conservation partners (one page or less).

SJCOE has experience in providing educational programs in Placer County, the location of the parcel. By operating educational programs in the region, we have ascertained knowledge of the area and have developed relationships with key stakeholders and residents. However, SJCOE does not have prior experience in owning or managing lands in Placer County. SJCOE primarily owns and manages land in San Joaquin County. This project represents a new endeavor for SJCOE in Placer County.

As an educational institution, we are inclusive of the cultural, economic and political diversity of each region we serve. Since we offer educational programs in different regions in the State, we adjust our programs based on the economic or cultural factors of a region to ensure the efficacy of the programs. For instance, San Joaquin County is more culturally diverse than Placer County, which means educational programmatic needs will be different between these regions. Therefore, SJCOE alters programs to ensure inclusiveness and to meet the needs of a region.

SJCOE has experience in working with the land conservation partners involved in this project. SJCOE has worked with CAL FIRE in a previous Land Stewardship Proposal, and will collaborate with the entity again for the purposes of this proposal. SJCOE also has a long history of collaborating with the University of the Pacific on program and projects. A few examples include: migrant education, teacher development, science and special projects, school board trainings and workshops, and student activities and events. These partnerships have been mutually beneficial and successful.

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

11) 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 values that are most comparable to the BPVs associated with the watershed lands that are the subject of this proposal (two pages or less).

SJCOE has a history of obtaining, maintaining and enhancing both Federal and State surplus property for educational purposes. The following three projects most effectively illustrate our capacity to own, manage and enhance the resource values of the proposed parcel.

#### **California State Durham Ferry Park**

In 1999, SJCOE acquired the California State Durham Ferry Park in Manteca, a 170+ acre park, which has been improved to a school site, Durham Ferry Outdoor Education Center. The State initially granted Durham Ferry Park to San Joaquin County, but the county could not manage the property, and gave it back to the State. The State then granted the property to SJCOE, who has been managing the park for nearly ten years, and making it accessible to the public. Prior to SJCOE acquiring the property, the park was in poor condition, not maintained, and rampant with criminal activity.

The site has been enhanced to a school site for students in grades 5-12 with an emphasis in agriculture and environmental stewardship. Construction of the school site and farm was on pre-existing campgrounds in an effort to preserve open space and riparian habitats. Numerous buildings were also removed from the site with the land returned to natural vegetation. Construction and activities in the park were done in a manner to have the least environmental impact. The site features an onsite caretaker, a full working farm, a regional 4-H club, community gardens, nature trails, picnic/camping facilities, and protected riparian habitats and species. Student activities at the Outdoor Education Center include:

- working on the farm;
- conducting studies and fieldwork identifying indigenous plants, and preserving and rehabilitating habitats;
- collaborating with local colleges, for guidance and assistance on how to protect, preserve and enhance the habitats on site;
- participating in the FARMS Leadership Program, which cultivates meaningful connections between students and their environments by introducing them to environmentally sound agricultural practices that preserve land and resources;
- facilitating field days for elementary schools in the county to experience the park; and
- facilitating the Challenge Ride Program for disabled clients of United Cerebral Palsy.

Other entities utilizing the park are Manteca Unified School District athletics and the Boy Scouts of America.

### **Federal Naval Reserve Training Facility**

SJCOE acquired a Federal Naval Reserve Training Facility in 1993; an approximately 4-acre site located on the Delta along the deep water channel with a working dock. Prior to SJCOE acquiring the property, the naval base was not being used or maintained. SJCOE has converted the site to house multiple educational programs, and has fenced off the grounds to limit access to a levee on the Delta to preserve the integrity of the levee and natural vegetation. The educational programs offered on the site serve the most at-risk students in the county. The programs are:

- YouthBuild San Joaquin, a federally-funded program assisting high school dropouts between the ages of 18-24 earn a high school diploma/GED, and provide job-skills training in the construction industry. Part of the construction training for this program year will involve students utilizing green building practices to remodel the main structure on the site, while preserving the historical value of the base. The renovation of the site will include a meeting facility, which the public will be able to utilize. The program recently received a California Integrated Waste Management Board grant to install rubber floors made from recycled tires throughout the site.
- **one.**Court for Individualized Treatment of Adolescents is a court ordered school for students in grades 7-12. The students in the program are emotionally disturbed and receive intensive mental health treatment. Students are placed in the program in lieu of incarceration.
- **one.**Kids, Alcohol, Drug Alternative Program is a court-ordered school for students in grades 9-12 with drug and alcohol problems.

In addition, the site has served as the base for the Stockton Sea Scouts until last year, and college rowing crews have utilized the site.

### **The United States Federal Building and Post Office**

In 2008, SJCOE acquired The United States Federal Building and Post Office, a building listed on the National Register of Historic Places and is a Stockton City Historic Landmark. The building features classicism architecture, oil murals painted during the New Deal, original fixtures and a plethora of other historically significant features. Prior to SJCOE acquiring the building, it housed the post office and a variety of Federal agencies. The 62,000+ square foot building has been converted to a high school Business Leadership Academy, serving at-risk youth. The program includes partnerships with local businesses, which lease portions of the building, and provide students with work experience opportunities and internships. In order to preserve the historical significance of the building, SJCOE consulted with nearby agencies and the Stockton Cultural Heritage Commission in the conversion of the building to a school site. The Commission has approved all renovation activities, and minimal construction was done in the renovation process with the historical integrity of the building remaining intact. In addition, the school has created a docent program, where students have been trained in the history and significance of the building, enabling them to provide guided tours of the building to the public.

12) Please describe the location, size, length of time held, uses and current management practices for each property held or managed by your organization. (Organizations that hold or manage more than 10 properties may limit this description to those properties that it believes are most relevant and best illustrate the organization's land management experience and capacity) (one page or less).

SJCOE owns and leases numerous properties in San Joaquin County, San Mateo County, and Elfrida, Arizona. The properties that are most relevant and best illustrate our organization's land management experience are described in question 11, organizational experience and capacity. In total, SJCOE owns 348 acres, and over 745,000 square feet of building space (refer to attached itemized list of properties owned or leased by SJCOE). SJCOE currently leases approximately 107,344 square feet from a variety of property owners for instructional/school programs, such as Court and Community Schools, Regional Occupational Schools, and Special Education. SJCOE has held many properties for over 40 years. Currently, SJCOE leases two properties to outside entities, which held the lease prior to SJCOE ownership. The following is a list of leases:

- **Van Groningen & Sons, Inc.:** SJCOE leases approximately 91 acres of land for agricultural purposes to a local farming company.
- **TPS Labels:** SJCOE leases approximately 21,000 square feet of developed industrial space to a printing company.

SJCOE's Operations Department manages its properties based on four categories: open land, school sites, office space, and special properties. Open land is managed with agricultural leases, small herd animal husbandry, and the preservation of natural, native and riparian habitats. School sites (Alternative Education, Charter Schools, and Special Education) owned, leased or

on independent sites within a school campus, and office space are managed in accordance with the California Healthy Schools Act. SJCOE's primary office space were underutilized warehouses in south Stockton that were converted into offices, and school sites to create a campus type environment (attached is a facility map of SJCOE). Special properties (primarily surplus properties) are enhanced for public/recreational use, preserving open space and historical values, agricultural use and maintaining native riparian habitats.

### ***Organizational Finances***

13) As an attachment, please provide your organization's operating budget for the current year and copies of financial Statements for your organization's three most recent fiscal years.

SJCOE's 2010-11 operating budget and three most recent audited financial statements (2008-2010) are attached to the proposal.

14) Not applicable to this proposal.

15) 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 additional sources of support (one page or less).

As an educational organization, SJCOE is reliant on grant funding for programmatic and operational support. SJCOE has numerous departments and programs solely funded through local, State and Federal grants and contracts. SJCOE has a long and successful history of securing funds for educational programs.

SJCOE is committed to the success and sustainability of this project. In order to apply for grant funding for a project of this scope, SJCOE will first have to secure fee title of the identified parcel. Potential funders will not fund capital projects if the organization does not own the property. SJCOE's educational community is highly supportive of outdoor education. Our last two school year campaigns to send students to the outdoor school has raised over \$220,000. The funds were raised through grants, and a fundraising campaign. The grants received for this campaign include: Bank of America, Wal-Mart, Bank of Agriculture and Commerce, Oak Valley Community Bank, Cortopassi Family Foundation and many more. As a result, over 750 low-income students from the county were able to attend the outdoor school. For our 2010-11 school year, Stockton native and Super Bowl Champion New Orleans Saints' running back, Lynn Hamilton, served as SJCOE's outdoor education spokesperson. Hamilton recently shot a commercial in support of our outdoor education program fundraising campaign which airs on local television affiliates. It is anticipated the community will embrace the opportunity to raise funds to establish the county's own outdoor school, thereby lowering the cost for students to attend.

SJCOE has developed a preliminary strategic funding plan for this project, which includes State funds, Federal appropriations, grant seeking and a capital campaign. The funding sources identified for the project include:

- SJCOE general fund
- Federal appropriation applications with local congressmen
- Stewardship Council Youth Investment Program
- Youth Outdoor Legacy Fund

- Environmental Education Grant Fund
- The REI Foundation
- The Outdoor Foundation
- Environmental Research and Education Foundation
- Local corporate and private foundations
- Capital campaign

16) For public entities only, please identify the department that would acquire fee title to lands and whether use of timber revenue, lease revenue, or funding provided by the Stewardship Council for the specific land management objectives could and/or would be restricted to use on donated lands (one page or less).

The fee title to the lands will be held jointly by the County Board of Education, and the Superintendent, which is collectively referred to as the San Joaquin County Office of Education. All revenue from the lands will be restricted for use on the donated lands.

***Key Personnel/Staff***

17) 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. You may provide a summary, and/or attach resumes, that describe the relevant experience for these key personnel (two pages or less).

SJCOE has the capacity and experience to successfully manage the identified parcel. In addition, SJCOE annually has over 5,000 volunteers from the community participate and assist with educational programs, activities and events. The following table illustrates the key staff involved with the project.

<b>Key Staff</b>	<b>Experience</b>	<b>Role</b>
Mick Founts, Superintendent of Schools	Over 30 years of experience in education, including over 20 years of facility acquisition and development.	Oversee the design and development of the proposed outdoor education program.
James Mousalimas, Assistant Superintendent, County Operated Schools and Programs	Over 25 years experience in education.	Oversee the design and development of the proposed outdoor education program.
Dan Randrup, Coordinator IV Outdoor Education	Over 10 years experience in outdoor education.	Responsible for designing the educational program, developing curriculum, and consulting with land conservation partners.
To be hired, Coordinator II Outdoor Education	At least five years of experience in outdoor education.	Responsible for the day-to-day management of the proposed program.

To be hired, Naturalists (12 total)	Bachelor's Degree, background in science and environmental stewardship.	Teach students about ecology and conservation, and develop evening programs including night hikes, campfire, and collaborate with land conservation partners.
Mamie Starr, Division Director, Operations	Over 25 years of experience in educational facilities operation; over 10 years of experience in environmental planning; and over eight years of experience as a city and county planner.	Responsible for all aspects of site development, and construction.
Scott Biedermann, Coordinator II, Research and Grant Development	Over five years of experience in education, including three years in grant development.	Responsible for all aspects of grant development, and fundraising for the project.

Attached are resumes and organizational charts involving key staff.

The following resumes and organizational charts are attached to the application:

- Mick Founts, Superintendent of Schools
- James Mousalimas, Assistant Superintendent, County Operated Schools and Programs
- Dan Randrup, Coordinator IV, Outdoor Education
- Mamie Starr, Division Director of Operations
- Scott Biedermann, Coordinator II, Research and Grant Development
- SJCOE organizational charts: General Overview, County Operated Schools and Programs, Outdoor Education, and Operations

***Community Engagement and Collaboration***

18) 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 (two pages or less).

SJCOE has a collaborative relationship with the educational agencies in the geographic region where the watershed land is located. As previously stated, SJCOE operates educational programs in Placer County. SJCOE provides the following educational programs and services in Placer County:

- **Center for Educational Research and Development (CEDR) Ed-Join:** CEDR has been in operation since 2000, and is designed to develop innovative data management software and technological tools for school districts in the State. Currently, Placer County utilizes CEDR's Ed-Join system, a job posting and tracking system for educators.
- **CEDR Special Education Information System (SEIS):** CEDR provides technical assistance and support for the Placer County Special Education Local Planning Area. The

SEIS program makes the Individual Education Plan process easier for teachers to complete and track as it's in an electronic format.

By providing these educational programs in Placer County, SJCOE has developed a positive reputation and working relationships with many key stakeholders in the community where the watershed land is located.

SJCOE also has numerous collaborative relationships in the State, Region 6, and in the County. The following is a short list of some of the statewide collaborative efforts with the California Department of Education:

- **California Career Resource Network:** SJCOE is developing an interactive statewide website to meet the career-exploration and educational planning needs of high school and middle school students, to encourage continuing education, and to fill the gap in counseling and support services that resulted from several years of significant budget cuts.
- **California Migrant Education Program:** SJCOE is developing and writing the migrant education program state services delivery plan, a blueprint for delivery of California's migrant services until 2014.
- **California Assessments Division:** SJCOE writes and formats all the communication deliverables for the standards and assessments division.

The following is a short list of some of the collaborative efforts in Region 6:

- **Advancement Via Individual Determination (AVID):** SJCOE provides workshops and on-site coaching to assist schools and districts as they strive to become certified.
- **California Preschool Instructional Network:** SJCOE provides professional development and technical assistance to preschool teachers to ensure preschool children are ready for school.
- **Comprehensive Health:** SJCOE serves as a Medi-Cal local educational agency vendor for over 24 school districts and county offices of education to maximize federal reimbursements for school services provided by Medi-Cal providers.
- **Foster Youth Services:** SJCOE provides a variety of education-related services to foster youth.
- **Mathematics Department:** SJCOE develops regional leadership in math, and implements local, State and Federal mathematics professional development initiatives.
- **Teacher Development:** SJCOE provides a district intern and induction program for beginning teachers in order to attain a clear teaching credential.

The following is a short list of some of the collaborative efforts in San Joaquin County:

- **Regional Occupational Centers and Programs:** SJCOE provides entry-level job skills, new skills, and retraining to over 10,000 students per year in over 60 occupational areas in the county.
- **Early Childhood Education:** SJCOE provides a variety of programs promoting quality child care and preschool education.
- **Artists in Schools:** SJCOE brings local artists to county students in grades K-8.

- **San Joaquin Regional Conservation Corps:** SJCOE provides recycling services to over 30 agencies in the county, and conducts an awareness campaign on the benefits of recycling.

19) 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 (two pages or less).

SJCOE's most recent experience in this area is acquiring The United States Federal Building and Post Office in 2008. With projects of this nature, SJCOE gathers public input to ensure the sustainability and relevance of the project. As previously mentioned, the building was converted into a high school Business Leadership Academy with office space leased to local businesses. The building is located in downtown Stockton, near local businesses, governmental offices, and adjacent to a city park. During the planning process of acquiring the facility, SJCOE held public information meetings with the agencies located near the facility, and/or had interest in the re-purposing of the facility to gain input on the project. From the public information meetings, SJCOE received the following public input: increase of traffic in the area with the proposed school, public access to the facility, cost of leasing office space, and an increase of youth in the downtown area. From this public input, SJCOE developed a phase approach to enrollment to mitigate traffic issues, leased the office space for \$.88 per square foot, which covers the cost of utilities and operating expenses, developed a docent program for the public, and has helped nearby agencies view the increase of youth in the area as an economic opportunity. Currently, SJCOE has open houses of the facility, and disseminates information via newsletters and websites in order for the public to learn about the program, and to inform the public on what was done with their input.

In addition, SJCOE had stakeholder meetings with former State Senator Pat Johnson and Assembly Member Michael Machado to assist in acquiring the property from the Federal government. SJCOE also had meetings with the Stockton Cultural Heritage Board about the reconfiguration of the facility into a school site. The Board identified many aspects of the building that could not be modified, and SJCOE adhered to all guidelines to preserve the historical and cultural values of the building.

In regards to the proposed project, SJCOE will use the following methods to gather stakeholder input and disseminate information:

- Public information meetings regarding the project in Placer County held at the Placer County Office of Education to gather public input.
- A mailer will be sent to land owners near the parcel with information about the project, and informing them of upcoming public information meetings.
- Printed public information available at SJCOE and local agencies in Placer County, including the Placer County Office of Education, land conservation partner agencies, and other local agencies about the project and its progress.
- Posting information about the project including plans and updates on the SJCOE website.



- All posting and circulation requirements of the CEQA process will be followed by SJCOE.

SJCOE will use the public input to refine and modify project plans. From previous projects of this nature, SJCOE knows to be successful with this endeavor; it will need the support of the public.

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

20) 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 (one page or less).

The guiding principles of SJCOE are its board policies, which include the following guidelines: philosophy, goals, community relations, administration, business practice, students, instruction and board bylaws. The board policies are dictated by California Education Code, California Law and are consistent with the jurisdiction requirements in San Joaquin County. These policies ensure our operations are legally and ethically sound and in the best interest of the public. Attached is SJCOE's conflict of interest, board policy SP 2300, AR 2300, and E 2300.

21) 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? (one page or less).

The California legislature established county offices of education in 1852 with the enactment of the Common School Act. SJCOE has been in operation for over 150 years, and is fiscally solvent. If for some unforeseen reason, SJCOE were unable to continue operations, all property would revert to the State of California.

22) Describe any current, or past, violations of law associated with your organization (one page or less).

SJCOE has no current or past violations of law.

23) 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 (one page or less).

There is no law or policy which precludes SJCOE from accepting a conservation easement on the watershed lands.

### ***Conflict of Interest Disclosure***

24) 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

stakeholders, and (b) a member of the Stewardship Council’s board, his or her family members, or the board member’s constituent organization. The existence of such a relationship may or may not require the affected board member to refrain from participating in the consideration of any land transaction in which your organization is involved.

SJCOE has no conflict of interests regarding obtaining fee simple title for the Lake Spaulding Planning Unit.

“I believe we limit our children's future when we let them see no further than their city limits.”-*Jill Fritchen, San Joaquin County Board of Education Board President reflecting on the need for outdoor education*

## ***PART II: Land Stewardship Information***

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

25) Please identify the specific parcel(s) or portions of parcels that your organization is interested in receiving fee title. Please refer to the background information packet for parcel identification numbers and approximate acreage (one page or less).

SJCOE is interested in approximately 160 acres in Placer County of parcel 798. This acreage includes the former Eagle Mountain Lodge, where there is a large flat area for construction of the outdoor school, and a large gravel area for parking. The parcel is easily accessible from Interstate 80 and Lake Valley Road.

26) Please indicate if the transfer of the watershed lands identified above would require a lot line adjustment, boundary survey, or legal parcel split. Please describe any proposed lot line adjustment, boundary survey, or parcel split and indicate why the proposed measure is necessary and how the proposed lot line adjustment or parcel split would contribute to the preservation and enhancement of the BPVs. Please include these costs in your organization’s budget and funding plan and indicate if your organization would contribute funds for these costs (one page or less).

The transfer of the watershed lands to SJCOE would require a boundary survey, and a parcel split, as SJCOE is applying for approximately 160 acres of the 469 acre parcel. The parcel split is necessary as Placer County requires 160 acres for new development. Since the parcel is located outside of the FERC boundary, the property has not been surveyed. The boundary survey will determine the boundaries and significant features of the property. As a public agency, SJCOE is able to acquire property based on a record of survey without going through a division of land process that would create legal 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 (one page or less).

SJCOE's internal process for approving the acquisition of, and completing the transaction associated with real property is outlined in our Policy 3280. This policy on real property states, "Lease purchases, purchases, or sale agreements shall be subjected to Superintendent's approval" (Attached to the proposal is SP 3280). As stated in our policy, the Superintendent is responsible for approving any lease or land purchase. The Deputy Superintendent of Business reviews the project budget for feasibility. Once approved by the Superintendent, the County Board of Education adopts a resolution accepting dedication of the property to complete the land transaction. The internal process for approving a transaction on real property is compact and efficient.

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

28) Please describe baseline and enhanced management activities or practices identified in your organization's proposed budget and funding plan (six pages or less).

a) The proposed activities and how proposed activities would achieve baseline and enhanced management of the watershed lands.

All proposed activities will be conducted in coordination with PG&E, the Stewardship Council, FERC licensing requirements, Placer County, and other key stakeholders to ensure consistent management practices. The proposed development of an outdoor school will achieve baseline and enhanced management of the watershed lands. Baseline activities include: SJCOE will regularly patrol the parcel until the construction of the school to manage trespassing issues, reduce excessive brush for fire prevention, noxious weed eradication, removal of snow for development purposes, general road maintenance, and install/repair fencing around the parcel. The fire prevention measures, noxious weed eradication, and fencing repairs will be an ongoing annual activity. Once the school is completed, the onsite personnel will be responsible for the security and general maintenance of the school.

Enhanced management activities include: conducting a boundary survey to identify property boundaries and significant features, and an expanded initial study for a mitigated negative declaration, which satisfies CEQA obligations. The expanded initial study will examine the following resources: biological, wildlife, cultural, agricultural use, forestry, developmental constraints, traffic mitigation, etc. The results of the study will be used to develop management plans to enhance and preserve the beneficial public values. These plans include: wildlife and habitat management plan, noxious weed management plan, forest management plan, fire prevention management plan, fuel management plan, rangeland management plan, and cultural resources management plan. Management plans will be developed in collaboration with land conservation partners, and will be updated annually.

b) How the proposed enhanced management activities would contribute to the management objectives for the planning unit listed in Volume II of the Land Conservation Plan and the Recommended Priority Measures.

The proposed enhanced management activities will contribute to achieving the management objectives outlined in Volume II of the LCP and recommended priority measures. Each identified management plan will be developed in conjunction with other management plans.

## **Beneficial Public Values**

### **Protection of the Natural Habitat of Fish, Wildlife and Plants**

SJCOE will conduct an expanded initial survey to identify the biological resources on the parcel. In addition, SJCOE will research biological resource studies conducted on the area for the FERC relicensing. While this parcel was not included in the studies, the identified parcel is near FERC boundaries, which means the parcel may contain similar resources. SJCOE will also collaborate with local organizations, colleges and universities for habitat enhancement, restoration, and protection activities. Plans to be developed: wildlife and habitat management plans, and noxious weed management plan. These measures are aligned with recommendations from LCP Volume II (YB-17).

### **Preservation of Open Space**

The Stewardship Council will identify an organization to hold a conservation easement on the property to ensure the preservation of the parcel. The construction of the outdoor school will be on a large pre-existing flat area, where the former Eagle Mountain Lodge was located. This will be the only construction project on the parcel in an effort to preserve open space. The construction of the facility will be done in an environmentally conscientious manner and will not decrease the scenic quality of the viewsheds.

### **Outdoor Recreation by the General Public**

The addition of an outdoor school on the parcel will provide more outdoor recreation activities in the area, specifically for youth. Example activities include: hikes, learning about Native American history and culture, wildlife and habitat of the Sierra Nevada and Six Mile Valley meadow, and Lake Valley Reservoir ecology. The outdoor school will educate a diverse student population from various Northern California counties and cities on the resources located on the parcel. Additionally, the general public will have access to the school on select weekends during the school year and during summer months. The measure is aligned with the recommendation from LCP Volume II (YB-17).

### **Sustainable Forestry**

Parcel 798 is sparsely forested with most of the western portion being burned in 2001 by the Gap Fire. According to the LCP Volume II, the identified parcel is managed by one of the following management categories: Multiple-use, Sustainable Timber, Salvage, or Recreation and Sustainable Timber (YB-12). SJCOE will incorporate the most appropriate management prescription into the forest management plan. CAL FIRE, a land conservation partner on the project, will assist with the development of a forest management plan for the parcel by examining the existing forest inventory data and other related information. In addition, CAL FIRE will assist with the development of a fire plan, which will include a fuels management plan, as the parcel is located in a fire-prone area. These plans would be developed in coordination with the United States Forest Service and nearby property owners. Plans to be

developed: forest and fire/fuels reduction management plan. This measure is aligned with recommendations from LCP Volume II (YB-17).

### **Agricultural Uses**

The expanded initial study will identify the baseline conditions of agricultural uses on the parcel to develop a rangeland management plan. Parcel 798 does not currently have a current grazing lease; however, the Lake Spaulding Planning Unit background information packet, indicates the property had previous grazing leases. This option will be explored as animal grazing is a fire preventive measure. Animal grazing has been proven to have many land benefits. These benefits include: control of invasive weeds, maintain land, reduce erosion, clear fire-prone grasses, and is an environmentally friendly practice. Plan to be developed: rangeland management plan. This measure is aligned with recommendations from LCP Volume II (YB-17).

### **Preservation of Historic Values**

The expanded initial study will identify the cultural resources located on the parcel. SJCOE has conducted research on the area and has learned there are numerous tribes associated with the parcel. SJCOE will partner with the University of the Pacific History Department and the Inter-American Latino Community Outreach in the development of a Native American component to the program. In addition, SJCOE will partner with a local tribe to develop the Native American component as well. SJCOE also has been in contact with the University of California, Los Angeles, American Indian Studies Center on the integration of the Native American history and culture into the curriculum. Plan to be developed: cultural resources management plan. This measure is aligned with recommendations from LCP Volume II (YB-17).

c) How the proposed enhanced management activities differ from current management by PG&E.

The current management practices implemented on the parcel by PG&E consist of multiple management prescriptions for forestry. SJCOE will incorporate the most appropriate management prescription into the forest management plan. The parcel is located outside of the FERC boundary and has not been surveyed. Under the ownership of SJCOE, the parcel will be surveyed, management plans will be developed to enhance and preserve the lands, and the youth and public will have greater access to the land.

d) How the proposed baseline and enhanced land management activities would potentially impact public use of the watershed lands and any existing economic uses.

As a result of the proposed baseline and enhanced management activities, the public will have greater use of the parcel. The outdoor school will be a public school, serving fifth and sixth grade students from throughout San Joaquin County and possibly additional education regions. The facility will be available to the public for use on select weekends during the school year and during summer months. The rent for the facility will be minimal (covering only operational costs), which will ensure public access. Currently, there is little to no public use of the lands.

This project will provide the public the opportunity to have access to the land. In addition, there are currently no existing economic uses of the property.

e) The timeline for when your organization would incur costs associated with the proposed enhanced management activities.

SJCOE will not incur costs associated with the proposed enhanced management activities until receiving fee title on the parcel.

f) How the proposed enhanced management activities would reflect applicable land management best practices.

The proposed management activities reflect land management best practices because activities ensure the preservation and sustainable use of the parcel. SJCOE will develop management plans to preserve and enhance the lands for greater public benefit. The plans will be developed in an interdisciplinary manner by collaborating with local agencies and the public for program relevancy.

### ***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. 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 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 (four pages or less).

SJCOE will construct the San Joaquin Outdoor Regional School on parcel 798 (refer to attached preliminary design maps of the school). There is a substantial amount of flat land on the parcel to construct the school site. The school site will consist of the following:

- Main assembly room (4,200 sq. ft.): Contains a main hall with a kitchen and large deck.
- Office building (1,400 sq. ft.): Office building with five offices, an open work area, and a conference room.
- Classroom building (1,000 sq. ft.): Five classroom buildings with the capacity of 45 students per building.
- Naturalist dorms (900 sq. ft.): Three dorm buildings with the capacity of four naturalists per dorm.
- Student cabins (800 sq. ft.): Ten cabins with the capacity of 20 students and two cabin leaders per cabin.
- Central restroom facility (600 sq. ft.): Two restroom facilities, including showers.
- Director's cabin (1,200 sq. ft.): Three bedrooms, one bathroom cabin for the director and his/her family located at the school.

- Entrance/Welcome Center (400 sq. ft.): Welcome center located at the entrance of the camp.
- Custodial building (1,200 sq. ft.): Workshop and storage facility for the school.
- Outdoor Pavilion (3,200 sq. ft.): Pavilion used to gather or perform camp activities.
- Parking: There will be a parking area at the facility for 12-15 cars and two buses.
- Access roads: There will be access roads to the parking and pathways between the buildings. The roads will be large enough to drive between the buildings for servicing needs.

The construction of the school will occur in four phases over the course of six years. SJCOE will begin incurring costs associated with the project once it receives fee title. Construction activities will be one-time costs with operational costs being ongoing annual costs. The following table illustrates each phase of the project.

## Phases and Tasks

### Phase I: Acquisition and Planning

Task #	Task
I-1	Establish planning budget.
I-2	Pre-development meeting(s) with Placer County agencies
I-3	Commence development of the following plans: site, grading, traffic, storm water pollution/prevention, solid waste disposal, liquid waste disposal, environmental health, potable water, fire suppression, irrigation, forest management, possible agricultural use, and alternative energy sources. Additional studies may be required by the County. All plans are to be completed to County or other agency.
I-4	Title report for division of land.
I-5	Work with County on Initial Study and Mitigated Negative Declaration to fulfill CEQA for all aspects of project (parcel map, use permit, other permits, construction and occupancy).
I-6	Access plans in coordination with PG&E, Placer County, Nevada County, and other owners/users of adjoining lands and roadways.
I-7	Coordinate with PG&E and other potential owners (through the Stewardship Council).
I-8	File with County for division of land and the use permit...
I-9	Survey and property boundaries marked.
I-10	Survey for new parcel; record surveys and have legal description prepared.
I-11	Acquisition of fee title for new parcel.
I-12	Install boundary fencing (as needed).
I-13	Development of management plans not previously completed: wildlife and habitat, noxious weed, fire/fuel reduction, rangeland, and cultural resources.
I-14	Completion of details and final approval of all plans that are prerequisite to construction.
I-15	Application for any applicable Federal, State, local or private funding.
I-16	Approval of construction and operational budgets.
I-17	Complete plans and working drawings

I-18	Obtain building and other permits as-required.
------	--

The timeline for completion of Phase I is approximately three years.

**Phase II: Bidding Process**

Task #	Task
II-1	Survey staking for facilities.
II-2	Construction bid process.
II-3	Award of contracts and establish construction schedule.

The timeline for completion of Phase II is approximately one year.

**Phase III: Construction**

Task #	Task
III-1	Storm water mitigation.
III-2	Installation of electric power supply.
III-3	Installation of well and septic systems.
III-4	Road improvements.
III-5	Site grading.
III-6	Installation of underground systems.
III-7	Installation of propane tanks and underground piping as required.
III-8	Installation of freeze-mitigation measures for infrastructure systems.
III-9	Construction of facilities.
III-10	Facility fencing.
III-11	Finish grading, paving and concrete work.
III-12	Completion of landscaping.
III-13	Other fire suppression measures.
III-14	Installation of alternative energy systems.
III-15	Installation of furniture and equipment.
III-16	Facility commissioning.
III-17	Occupancy approvals.

The timeline for completion of Phase III is approximately two years.

**Phase IV: Operational**

IV-1	Schedule and implement annual facility open house for the public.
IV-2	Develop camp schedule.
IV-3	Coordinate operational activities with other agencies, particularly Cal Fire, USFS, Placer County, conservation easement holder(s), other Stewardship Council derived partners.
IV-4	Develop joint use schedule.
IV-5	Update management plans to coordinate with operational plans.
IV-6	Development of emergency preparedness plan, including fire and snow load evacuation.



IV-7	Development of alternative emergency communication systems.
IV-8	Occupy school.
IV-9	Ongoing monitoring of management plans.

The proposed physical enhancements are aligned with the LCP Volume II, outdoor recreation objective. The objective states, "...Investigating the potential to reopen a public lodge at the former Eagle Mountain Camp" (YB-15). The development of an outdoor school will be an addition to the parcel and will increase the opportunity for youth education and public access to the school for educational opportunities hosted by other agencies during select weekends during the school year and during summer months. The rental fee will be minimal to ensure public access.

The outdoor school will serve approximately 200 fifth and sixth grade students each week of the school year. Accompanying the students each week are about 20 teachers, and 20-25 high school students who serve as cabin leaders. The school year is comprised of 35-36 weeks (August-May). Students will be transported to the school via Interstate 80, taking the Yuba Gap exit and then traveling on Lake Valley Road to the school. The road is accessible for a school bus and SJCOE will coordinate with PG&E regarding any access issues. The following is the proposed staff for the outdoor school:

- The administrative coordinator will be responsible for the outdoor school budget, staffing, transportation, community presentations, and scheduling of schools. The coordinator is housed at SJCOE.
- The site coordinator will be responsible for the day-to-day management and operation of the school. The coordinator will reside at the school year-round. Also, the coordinator will hold a clear administrative and teaching credential.
- The naturalists will be responsible for teaching the curriculum to students. This will include: pioneer history, hikes, environmental stewardship, Native American history and cultural activities, wildlife habitats, etc. Every naturalist will have a Bachelor's Degree preferably specializing in biology, environmental science, and education. The naturalists will reside at the school during the school year.
- Two custodians will be hired to clean-up and maintain the school. The custodians will either live onsite or commute.

The following is the proposed temporary staff for the outdoor school:

- Teachers will play an integral role in the outdoor school. Teachers will contribute significantly by maintaining a safe and positive learning atmosphere as students' transition from the indoor to outdoor classroom. Teachers' familiarity with their students, families and schools will enable them to act as a liaison. Teachers fulfill a number of duties including supervising recess, facilitating "Teacher Time," completing daily cabin checks, accompanying naturalists and students on hikes and other activities.
- The cabin leaders, who are high school students, will be responsible for the safety and well-being of a cabin group. They will supervise shower and mealtimes, work with their group to create, rehearse and perform a skit and assist naturalists on trail.

\*Teachers and cabin leaders change from week to week.

Activities at the outdoor school will include, but not be limited to the following:

- Day and evening nature hikes.
- Native American history, cultural activities, and possible reconstruction of a tribal village.
- Exploring Lake Valley Reservoir and pond aquatic and riparian habitats.
- Six Mile Valley riparian habitats.
- Conservation, ecology, wildlife, botanical and geology lessons.
- Leadership activities.

### ***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? If so, please name and describe their proposed role(s) and responsibilities (one page or less).

SJCOE is developing collaborative partnerships with organizations and key stakeholders in support of this project. The following is a list of partner organizations with a description of the services provided to the project.

CAL FIRE: California Department of Forestry and Fire Protection

- Assist in the development of a forest management plan.
- Assist in the development of a fuel management plan.
- Assist in the development of a fire management plan.
- Advise on sustainable forestry practices.

University of the Pacific History Department and Inter-American Latino Community Outreach

- Assist with the development of a student-centered Native American component of the program.
- Provide examples of traditional activities.
- Coordinate with SJCOE on cultural resource measures.
- General guidance and counsel.

SJCOE is in the process of developing additional land conservation partners in support of the project.

31) Does your organization have previous experience working with the proposed land conservation partner organization(s)? Please describe (one page or less).

SJCOE has partnered with both land conservation partners in the past. SJCOE partnered with CAL FIRE on a prior land stewardship proposal and has a productive relationship with the entity. SJCOE has also partnered with the University of the Pacific on numerous education programs and projects over many years. A few examples include: migrant education, teacher development, science and special projects, school board trainings and workshops, and student activities and events. Like SJCOE, the university is located in Stockton with a law school in Sacramento and school dentistry in San Francisco. SJCOE has a history in developing partnerships with organizations to ensure the success and sustainability of its projects.

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 activities and responsibilities identified.

Attached to the proposal are letters of support from the identified land conservation partners.

***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 (one page).

SJCOE has considered the public input provided to the Stewardship Council by attending meetings regarding the planning units. At these meetings, SJCOE was able to meet other parties interested in the planning units from Placer County, and heard their concerns and comments about the proposed San Joaquin Regional Outdoor School. Thus far, all agencies have been receptive to the project and want to learn more about it. In addition, SJCOE reviewed the comments and responses on the Yuba-Bear River Watershed from Land Conservation Plan Volume II. As a result of the review, SJCOE will take into account the following input in the design and implementation of the project.

- SJCOE is developing a the outdoor school on a pre-existing flat graded area with a large gravel parking lot, thereby preserving open space (John K. Moore comment, YB 4).

SJCOE will take into account any future public input in the design and development of the San Joaquin Regional Outdoor School.

***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; and one-time and ongoing costs related to enhancement of the BPVs.

Attached to the proposal is the proposed preliminary budget and funding plan.

“I think people should come to the outdoor school because it is a fun learning experience. I loved the outdoor school and I bet anyone who comes here will have tons of fun! My most treasured memories are probably going to the outdoor school. It was so exciting and will be always remembered in my life.”-*Marissa, fifth grade student reflecting on her experience at the San Joaquin Outdoor School.*

***Part III: Supporting Documentation***

- 1) Internal Revenue Service Determination Letter
- 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.
- 3) Operating Budget (current year)
- 4) Financial Statements for the past three years

Supporting documentation for the above questions is attached to the proposal.

**San Joaquin County Office of Education  
Land Stewardship Proposal for the Lake Spaulding Unit**

**List of Previously Submitted Attachments**

1. SJCOE tax exempt letter.
2. SJCOE all property summary
3. SJCOE facility map
3. SJCOE 2010-11 operating budget
4. SJCOE audited financials 2008 and 2009
5. SJCOE resumes of key personnel
6. SJCOE organizational charts
7. SJCOE conflict of interest policy
8. SJCOE real property policy



San Joaquin County Office of Education  
Mick Founts, Superintendent of Schools

May 2, 2011

Pacific Forest and Watershed Lands Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

Dear Stewardship Council,

As the County Superintendent of Schools, I approve the submittal of our Land Stewardship Proposal, and our participation in the Stewardship Council's land conservation process. We are proposing the development of a regional outdoor education camp in Placer County, providing fifth and sixth grade students with an invaluable outdoor experience. If you have any questions or need further information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Mick Founts".

Mick Founts, Ed.D.  
County Superintendent of Schools



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

P.O. Box 944246  
SACRAMENTO, CA 94244-2460  
(916) 653-4298  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



April 26, 2011

Scott Biedermann  
Coordinator, Research and Grant Development  
San Joaquin County Office of Education  
PO Box 213030  
Stockton, CA 95213

Dear Mr. Biedermann:

The Department of Forestry and Fire Protection (CAL FIRE) appreciates the opportunity to collaborate with the San Joaquin County Office of Education (SJCOE) on the Pacific Forest and Watershed Lands Stewardship Council's process to determine the future disposition and management of the PG&E watershed lands. The CAL FIRE Demonstration State Forests program staff is pleased to work with SJCOE as a land conservation partner on the Lake Spaulding Planning Unit.

CAL FIRE believes that this collaboration can result in better long-term stewardship of these lands. CAL FIRE can assist you in the development of a forest management plan, fuel management plan, and a fire management and response plan within our existing budgets and staff capacities. In the event that CAL FIRE were to acquire parcels in the Lake Spaulding Planning Unit, we hope to work with SJCOE as a land conservation partner to foster youth recreation and education programs, such as science camps and nature hikes.

Thank you for your interest in working together on this important opportunity.

Sincerely,

RUSSELL K. HENLY, Ph.D.  
Assistant Deputy Director  
Resource Protection and Improvement

May 10, 2011

Pacific Forest and Watershed Lands Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

*John Muir Center for  
Environmental Studies*  
3601 Pacific Avenue  
Stockton, CA 95211  
Tel 209.946.2527

Dear Stewardship Council,

I am pleased to provide this letter of support for the San Joaquin County Office of Education (SJCOE) Stewardship Council Land Proposal. If awarded, SJCOE will be able to develop a residential outdoor school for 5<sup>th</sup> and 6<sup>th</sup> grade students, focusing on local riparian habitats, Native American history and culture, the Sierra Nevada environment, and much more. The endeavor will provide an invaluable educational opportunity for students.

As a history professor at the University of the Pacific, I teach numerous history courses, and a Native American history course. In coordination with SJCOE, I will assist in the development of a student-centered Native American component of the program, provide examples of traditional activities, and general guidance.

As an institution of higher education, we value partnering with our K-12 community to develop progressive educational programs, thereby invigorating student engagement. If you have any questions, feel free to contact me.

Sincerely,



Dr. William Swagerty  
Professor of History &  
Director, John Muir Center



May 9, 2011

Pacific Forest and Watershed Lands Stewardship Council  
1107 9<sup>th</sup> Street, Suite 501  
Sacramento, CA 95814

Dear Stewardship Council,

The University of the Pacific Inter-American Latino Community Outreach is proud to partner with the San Joaquin County Office of Education (SJCOE) as a Land Conservation Partner in their Stewardship Council Land Proposal. SJCOE is proposing an outdoor education program for fifth and sixth grade students from San Joaquin County in Placer County, entitled San Joaquin Regional Outdoor School.

*Inter-American Program*  
Callison Hall

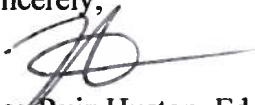
3601 Pacific Avenue  
Stockton, CA 95211  
Tel 209.946.7705  
Fax 209.946.7703

The proposed outdoor education program will consist of five-days, where students will visit and learn about many habitats including: forestry, Six Mile Valley riparian habitat, pioneer history, and Native American history, to name a few. The purpose of the program is to prepare students to become knowledgeable and participating citizens in an interdependent world.

The University of the Pacific Inter-American Latino Community Outreach will collaborate with SJCOE on the development of the Native American component of the program. Our office has worked with the local Native American community through conferences and POW-WOWs. The collaboration will include: 1) Consult with SJCOE on the curriculum integration of the Native American history and culture into the program; 2) Coordinate with SJCOE on cultural resource measures; and 3) Provide SJCOE with examples of traditional regional Native American activities.

The University of the Pacific has partnered with SJCOE on various programs and projects, which all have been successful and beneficial to students. Projects of this nature further strengthen the partnership between K-12 and institutions of higher education in providing exemplary educational programs. If you have any questions or need further information, feel free to contact me.

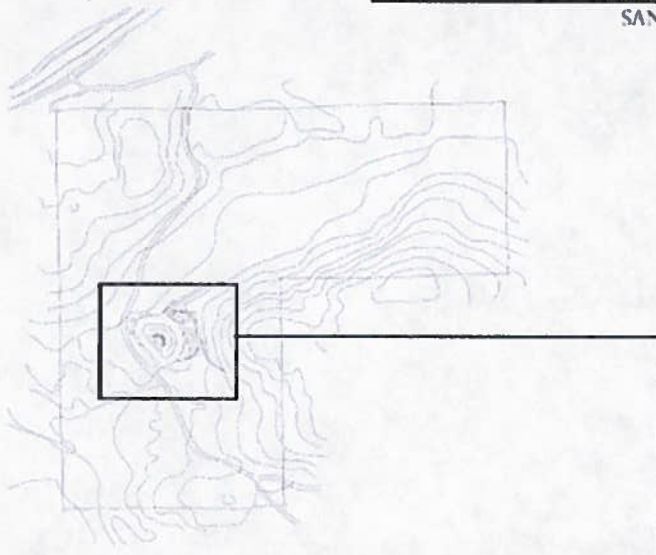
Sincerely,



Ines Ruiz Huston, Ed.D.  
Coordinator, Latino Community Outreach  
[iruiz@pacific.edu](mailto:iruiz@pacific.edu)

# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

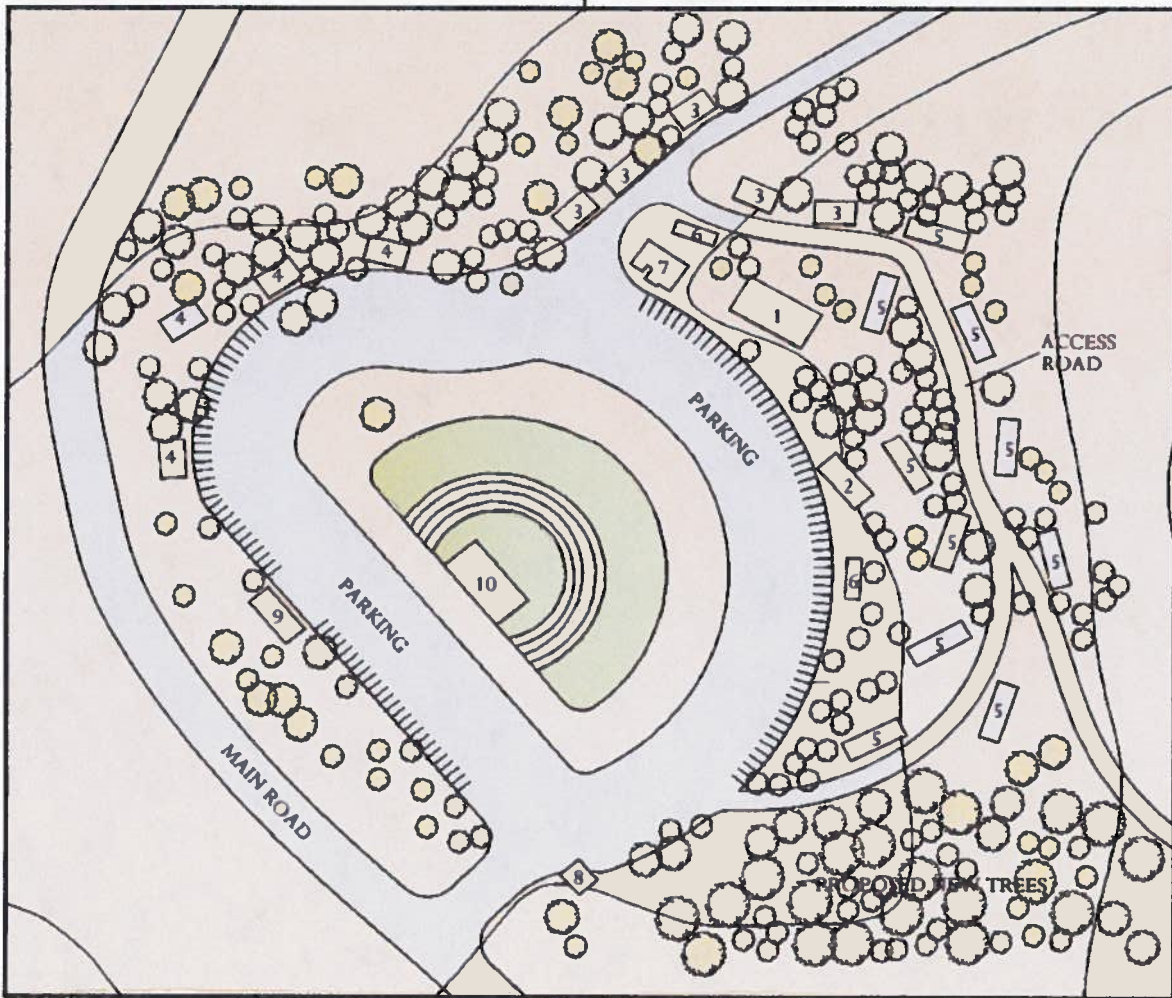


KEY PLAN



## BUILDING LIST

1. MAIN ASSEMBLY BUILDING
2. OFFICE BUILDING
3. CLASSROOMS
4. NATURALIST DORMS
5. STUDENT CABINS
6. CENTRAL RESTROOM FACILITY
7. DIRECTOR'S CABIN
8. ENTRANCE / WELCOME CENTER
9. CUSTODIAL BUILDING
10. PAVILION

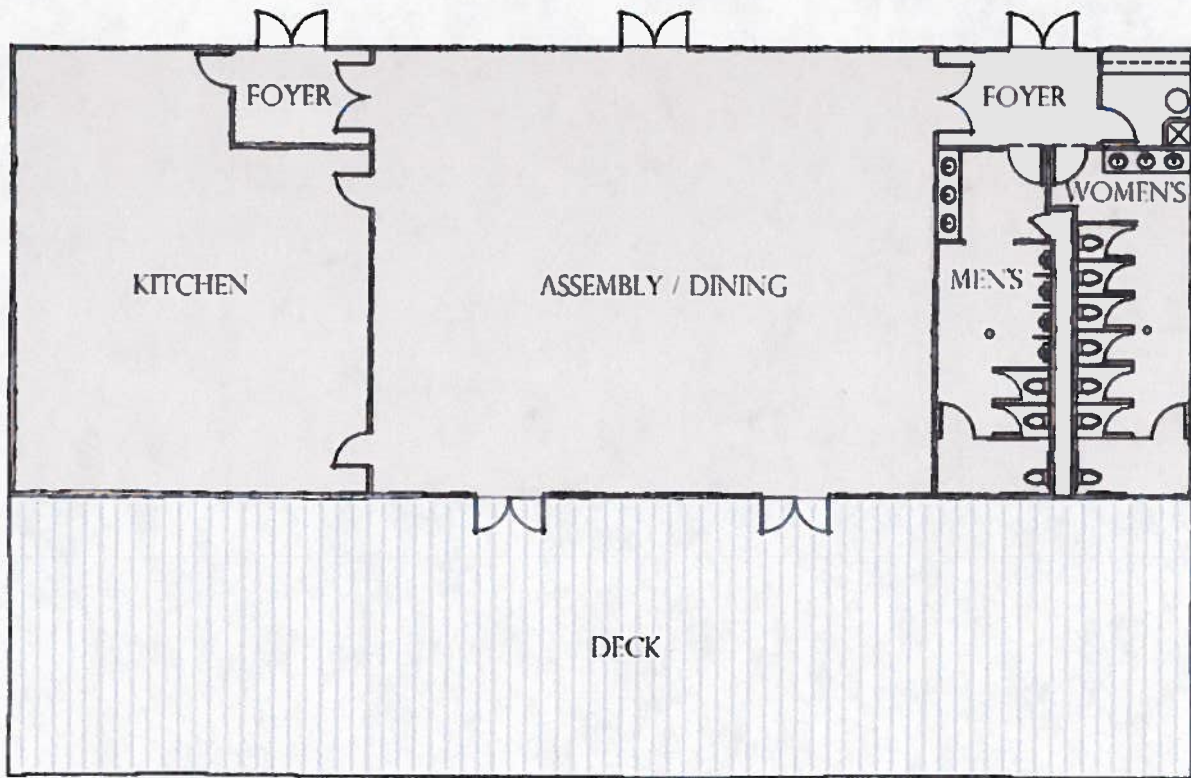


ENLARGED SITE AREA



# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

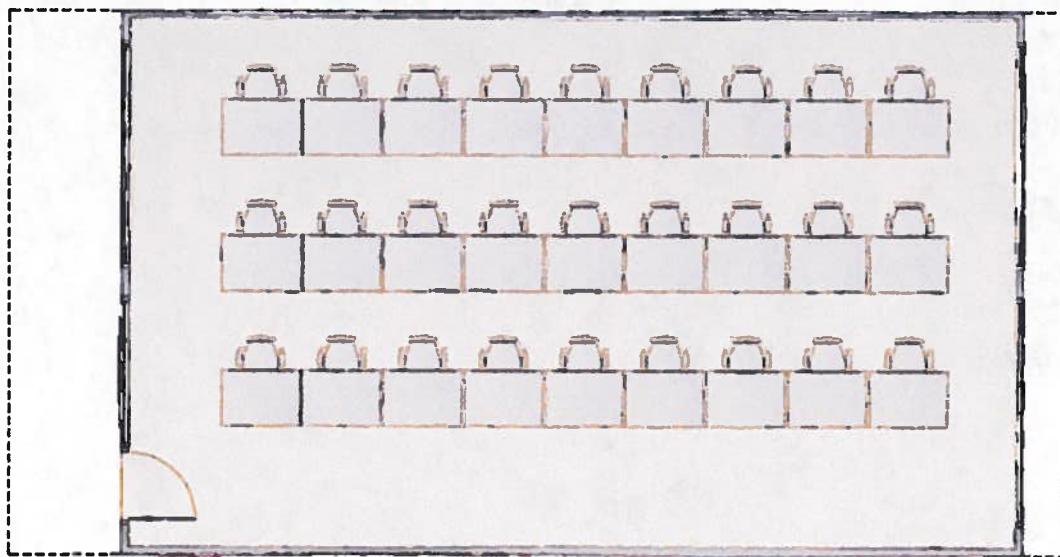


**MAIN ASSEMBLY BUILDING**

TYPICAL OF 1 (250 OCCUPANTS / DINING: 130 OCCUPANTS)

APPROX. 4,200 SQ. FT.

SCALE: 1/16" = 1'-0"



**CLASSROOM**

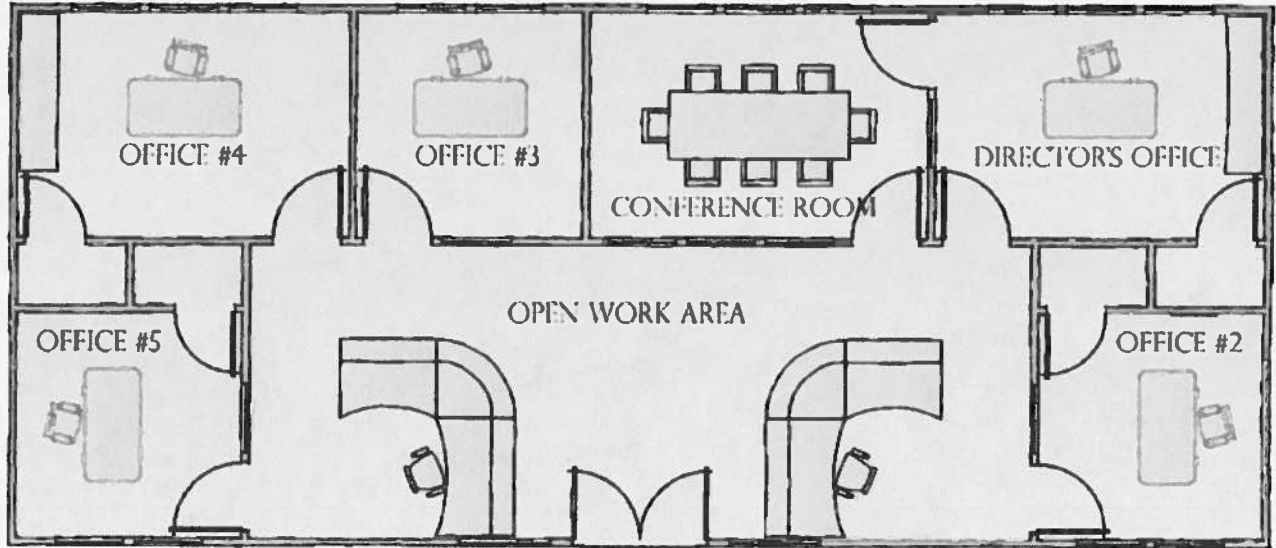
TYPICAL OF 5 (45 OCCUPANTS)

APPROX. 1,000 SQ. FT.

SCALE: 1/8" = 1'-0"

# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

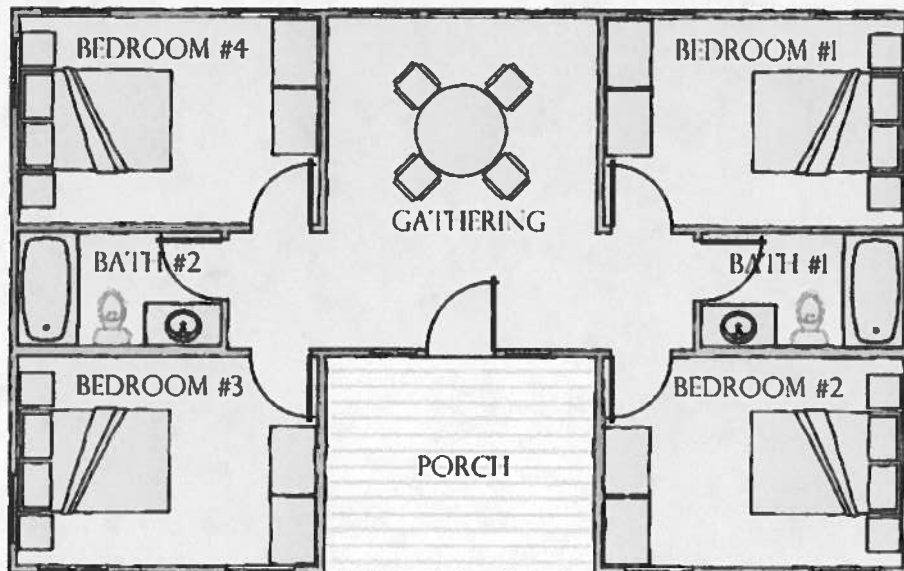


## OFFICE BUILDING

TYPICAL OF 1 (22 OCCUPANTS)

APPROX. 1,400 SQ. FT.

SCALE: 1/8" = 1'-0"



## NATURALIST DORM

TYPICAL OF 3 (4 OCCUPANTS)

APPROX. 900 SQ. FT.

SCALE: 1/8" = 1'-0"

# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION

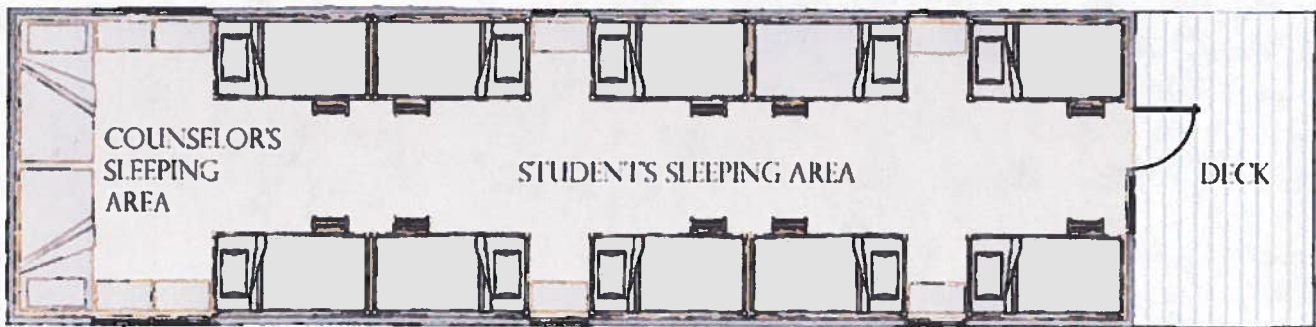


## STUDENT CABINS - OPTION #1

TYPICAL OF 10 (20 STUDENTS + 2 COUNSELORS)

APPROX. 840 SQ. FT.

SCALE: 1/8" = 1'-0"



## STUDENT CABINS - OPTION #2

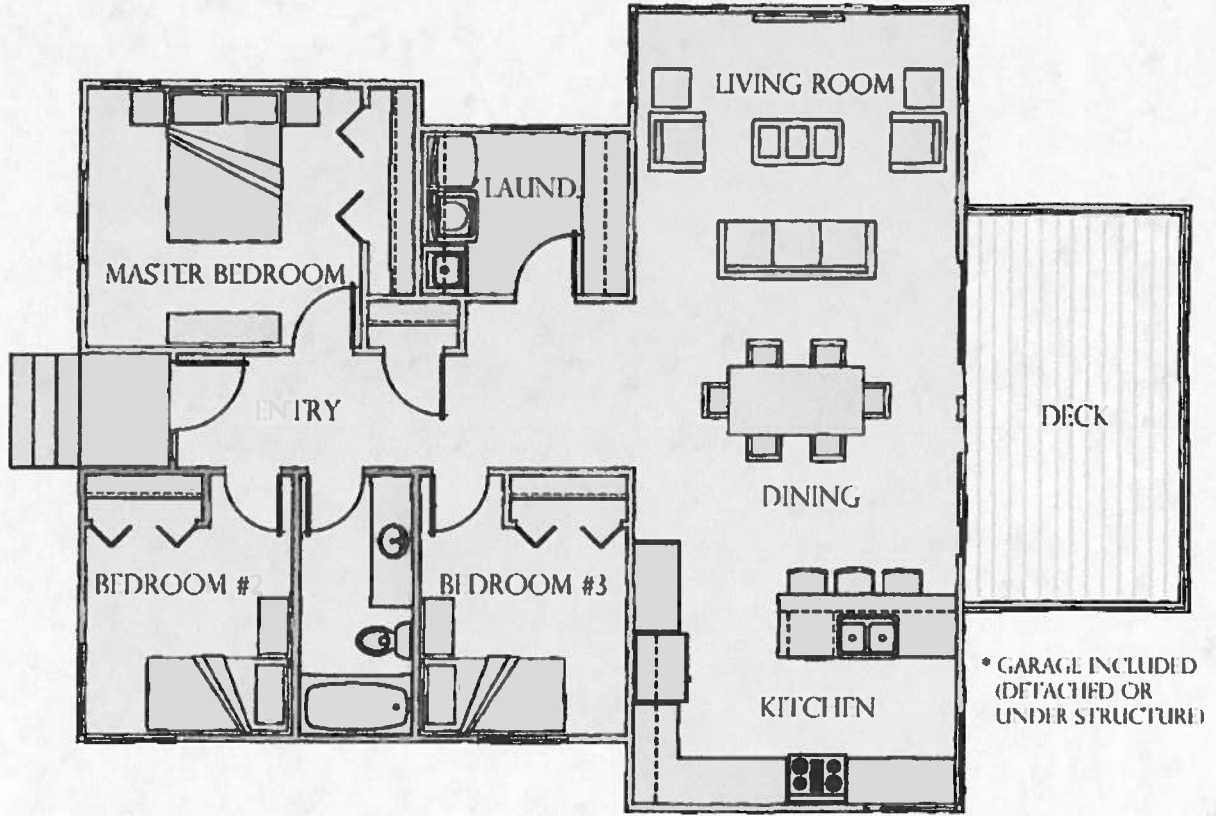
TYPICAL OF 10 (20 STUDENTS + 2 COUNSELORS)

APPROX. 700 SQ. FT.

SCALE: 1/8" = 1'-0"

# SAN JOAQUIN REGIONAL OUTDOOR SCHOOL

SAN JOAQUIN COUNTY OFFICE OF EDUCATION



DIRECTOR'S CABIN  
TYPICAL OF 1 (3 - 4 OCCUPANTS)

APPROX. 1,200 SQ. FT.  
SCALE: 1/8" = 1'-0"

San Joaquin County Office of Education  
Stewardship Council – PG&E Site Transfer

**Due Diligence for Lake Spaulding Unit (Eagle Mountain Lodge) Site – Placer County**

April 13, 2011; Rev. May 9, 2011

**Proposed Project:** San Joaquin Regional Outdoor School will be a year-round school for San Joaquin County 5<sup>th</sup> and 6<sup>th</sup> grade students, and possibly students from other education regions. Students will come for one-week sessions during the school year (August-May). The camp will be used during the summer months (June and July) for educational programs run by SJCOE or contracted to other agencies. The program will have an onsite administrator and naturalists.

**Note:** The SJCOE does not need the full 469 acres (ID #798) for its program. Placer County identifies this as APN: 066-050-006-000, and is in their eastern planning area and has a situs address of 45700 Six Mile Valley Road. No contact was made with Nevada County as only a small part of the property is in their territory. The area that will be most useful for development of the camp will be the flat area in the western reach of Six Mile Valley that was previously occupied by the Eagle Mountain camp, which is within Placer County. It is assumed that fully-supervised groups of students would be allowed hiking access in areas outside of the camp property. It is also assumed that joint use agreements will be generated that provide for things such as use of our parking area for Forest Service helicopter landings or as a staging area in an emergency; or jump off point for organized groups of hikers or snow shoeing/skiers.

**First Phase: Preliminary Investigation**

Item	Contact/Date	Findings	Conclusions – Next Steps
Liquid Waste Disposal	4-13-11: Mohan Ganapathy, REHS, 530-745-2364. 5-2-11: Jack Remington, Andregg Geomatics, 530-885-7072, <a href="mailto:jackr@andregg.com">jackr@andregg.com</a> (former Placer County staff)	No sewer service available. Need septic system.  Showers, kitchen and night time toilet use will generate more liquid waste than a regular school and because of the kitchen, more than an overnight recreational facility. System design must be sufficient to accommodate peak use periods.  Permitting for the septic system by the County of Placer, Dept. of Health and Human Services, and Environmental Health Services Division. Will need soils info, but no history of issues that would prevent a septic system(s) of the size needed. This elevation has minimal underlying heavy rock. Designing and locating the system to avoid runoff areas is required and doable.	<b>Doable</b> Research feasibility of a grey water system for landscape irrigation. If project is moving forward, work with County as noted in Tasks. Do a soils test and preliminary meeting with County.
Liquid Waste		There may be a system still underground from the lodge – will	

San Joaquin County Office of Education  
Stewardship Council – PG&E Site Transfer

**Due Diligence for Lake Spaulding Unit (Eagle Mountain Lodge) Site – Placer County**  
April 13, 2011; Rev. May 9, 2011

Item	Contact/Date	Findings	Conclusions – Next Steps
Disposal, continued		have to deal with that as part of the permitting process.	
Solid Waste Disposal	4-29-11: Tahoe Truckee Sierra Disposal (TTSD) service area. Crystal Lakes, Forest Route 19. 530-583-0148.	Per office person, driver, and route manager, they have served up in this area in the past (and they may be providing seasonal service to the camps farther down the Six Mile Valley Road, as well as generators at Yuba Gap by I-80). The charges for service depend on the size of the waste container and number of dump times per week. There may be an additional distance charge to serve this location, and the charges could be based on a flat rate or distance. All waste, including recyclables, goes to the Eastern MRF- regional facility for sorting. The final waste stream is trucked to the Lockwood land fill location in Nevada. One objective of the educational program would be to reduce the waste stream to the maximum extent possible through recycle and reuse. It is projected that the camp will maintain its own recycling program in cooperation with the San Joaquin Regional Conservation Corps, an SJCOE program.	<b>Doable</b> Develop a working agreement with the San Joaquin Regional Conservation Corps.
Domestic Water	5-2-11: Jack Remington, Andregg Geomatics, 530-885-7072, <a href="mailto:jackr@andregg.com">jackr@andregg.com</a> (former Placer County staff)  4-13-11: referral to Ralph Echols, REHS and Vicki Ramsey REHS at Placer County, Environmental Health Services, 530-745-2319 from Ms. Ganapathy.  4-28-11: Cathy Spence-Wells, Principal Northfork Associates, 530-887-8500.	Requires one or more wells. Wells are very possible. Ms. Spence-Wells was with County staff when the Eagle Mountain Lodge was permitted over 30 years ago. She does not recall their water source, but referred us to Jack Remington for feasibility info, and to Dave Honeycutt at Aqua-Terra (530-885-0573) for more detailed cost and technical information on doing a well. Will require County permit. Usual requirements for setbacks form structures, property lines, and septic system(s). May need to go down 1,000 feet, but probably not. Monthly monitoring will be required as this will be a public-community system.	<b>Doable</b> Include in preplanning meeting with County. Get detailed requirements from Agua-Terra. Well system will require cold weather protection.
Irrigation Water		Can be from the domestic well system with proper back flow prevention or with a grey water system. If grey water will need	<b>Doable</b> Primary effort to design the



San Joaquin County Office of Education  
Stewardship Council – PG&E Site Transfer

**Due Diligence for Lake Spaulding Unit (Eagle Mountain Lodge) Site – Placer County**  
April 13, 2011; Rev. May 9, 2011

Item	Contact/Date	Findings	Conclusions – Next Steps
		<p>to have winter provisions for grey water disposal (presumably to septic system with a diverting valve system). There is a surface stream on the property, but at this time it is assumed that there will be no water diversion for irrigation.</p>	<p>facility with minimal landscape that requires supplemental water. Heavy use of native species.</p>
Fire Protection	<p>4-13-11: Referred to Bob Eicholtz, Placer County Fire Protection Planner, 530-745-3574. Jack Remington</p>	<p>The site is in the CAL FIRE Service area, Nevada-Yuba-Placer Unit. Also in the Dutch Flat Fire CSA where service is provided by the Placer County Fire Department. The County’s Geo Code shows this area in SRA – State Responsibility Area. The rating is from moderate to very high fire hazard. There is no rating relative to the County agencies. Most of the property was burned over in the very recent past, drastically reducing the forest fire load; however, due to the proximity to the Interstate, the probable proliferation of high fire load vegetation (grass and brush) in the wake of the fire and a very wet winter, and the location of the property up the American River Canyon, wildfire is a continuing concern. An underground fire suppression water tank will be required for emergency use. Although there may be surface pond water, it is not a reliable source for fire water drafting and is probably not sufficiently close to the buildings to be of value.</p>	<p><b>Doable</b> Will require careful planning with the local fire agencies and CAL FIRE, who is a land conservation partner on this project.</p>
Police Services		<p>Placer County Sheriff Department – no contact was made with them; however, no difficulties are assumed. The program will provide onsite security for special events.</p>	<p><b>Assume no issues</b> Meet with Sheriff to confirm.</p>
<p>Emergency Services and Procedures</p> <p>Emergency Services and Procedures, Continued</p>		<p>This is a rural mountain area. It is assumed that emergency services are available, but at added time due to distance and terrain. There may also be some added costs. However, there is quick access to Interstate 80 even during the winter (assuming the roads are plowed) and the proposed site has an open flat area which is proposed for the buildings and core of the camp, which will provide good helicopter access. Determine if there are life-flight services available, service times, and ambulance service</p>	<p><b>Assume no issues</b> Meet with Sheriff to confirm; meet with County fire agencies to determine extent of service and run times. Determine other services as-noted.</p>

San Joaquin County Office of Education  
Stewardship Council – PG&E Site Transfer

**Due Diligence for Lake Spaulding Unit (Eagle Mountain Lodge) Site – Placer County**

April 13, 2011; Rev. May 9, 2011

Item	Contact/Date	Findings	Conclusions – Next Steps
Drainage and Runoff	Jack Remington and Cathy Spence-Wells. 4-28-11: Jackie House, JH Environmental, 530 885 7801, <a href="http://www.jhouseenvironmental.com">www.jhouseenvironmental.com</a> 4-13-11: Michael Wells, Supervising Planner, Placer County Community Development Resource Agency, 530-745-3024, <a href="mailto:mwells@placer.ca.gov">mwells@placer.ca.gov</a> . Ted D. Rel, Junior Engineer, Placer County, 530-745-3110, <a href="mailto:trel@placer.ca.gov">trel@placer.ca.gov</a> . Debra Erickson, Assoc. Community Development Tech, Placer County, 530-745-3139, <a href="mailto:derickso@placer.ca.gov">derickso@placer.ca.gov</a>	area and run times. Determine closest emergency rooms.  Not deemed a problem, but will require careful design and mitigation to avoid disruption to current stream courses. All storm water runoff from the developed areas of the property (including landscape areas) must be contained within the boundaries of the property, or be treated before running off. With 160 + acres accidental runoff to adjoining parcels is not expected. All grading and final site planning will be done pursuant to the requirements of Placer County CDRA. This property is not within the Tahoe Regional Planning Agency (TRPA) area. All construction activity will be covered under the CRWQCB General permit, which is administered by the County CDRA. The Key will be to minimize potential contamination sources.  Per the County, in this area, there is a 50 foot intermittent stream setback requirement and a 100 foot permanent stream setback requirement.	<b>Doable</b> Complete a topo. survey to determine current runoff and best ways to minimize runoff. Do a pre-meeting with the County, bringing most of the items listed in the grading permit guidelines.
Electricity		This is in the PGE service area. It is presumed that service is available (there are overhead lines crossing the property), although where a tie-in can occur and the cost is unknown. A backup generator for limited emergency use may be necessary for periods during the winter or heavy summer rainfall when the primary power source might be out.	<b>Assume no issues</b> Contact the area PGE office for service requirements.
Natural Gas  Natural Gas, continued	Jack Remington	There is no natural gas available in this area. All gas is propane, delivered to on-site tanks. Due to recent problems as a result of the heavy snow load, caution has been given to “winterize” the system and assure that the lines and valves will not become frozen or damaged due to weather.	<b>Doable</b> Research the local provider for cost information and details on tanks and piping.
Food Service Requirements	Mohan Ganapathy	Provisions for a prep kitchen and dining area are reviewed by the County as part of the building permit process. There will be	<b>Doable</b>

San Joaquin County Office of Education  
Stewardship Council – PG&E Site Transfer

**Due Diligence for Lake Spaulding Unit (Eagle Mountain Lodge) Site – Placer County**  
April 13, 2011; Rev. May 9, 2011

Item	Contact/Date	Findings	Conclusions – Next Steps
		ongoing County review for health code compliance. There are no indicators that a kitchen will cause problems for the septic, well or liquid waste disposal systems.	
Air Quality Requirements	Jack Remington	No special requirements are foreseen. The site is within the Mountain Counties Air Basin. There must be a plan for handling construction dust (which can be included in the grading permit application package). No other air contaminant issues are evident. See Vehicle Access for additional info. Although not contemplated, it is possible that a fire place could be included in the design of the main lodge area. If so, all requirements will be met for air quality and fire prevention.	<b>Doable</b>
Vehicle Access		Vehicular access is off of I-80 at Yuba Gap. Six Mile Valley Road extends into the area of the proposed site. It is presumed that this all-weather road is County road, but it may not be. In any case, the existing access is considered excellent for the rural location. This property is in the Placer East Traffic Fee District. To what extent a traffic fee may be required is unknown. The use will generate more traffic than current; however, it may be less peak vehicles per peak period than the previous lodge use; however, it will be year round use. Children will come on a bus – the access is good for buses.	<b>Good</b> Determine the exact ownership of the existing roads and maintenance responsibilities.
General Plan	4-13-11: Michael Wells; Roy Schaefer, Associate Planner, COPCDRA, 530-745-3061; Debra Erickson; Cathy Spence-Wells	This property is in the Placer County General Plan, East. The designation is Forestry – Open Space. There are no policies that will restrict the property for the intended use.	<b>Doable</b> Intended use appears to be fully compatible with the General Plan. Need to research any policies that might be related to public recreational activities.
Zoning	4-13-11: Michael Wells, Roy Schaefer, Debra Erickson	The site is in the Forestry (FOR) zone. The proposed use, although educational in nature, is categorized as Rural Recreation which is allowed with a Minor Use Permit (MUP). A review of the zoning code requirements did not indicate anything that would be an issue for developing the property to	<b>Doable</b>

San Joaquin County Office of Education  
Stewardship Council – PG&E Site Transfer

**Due Diligence for Lake Spaulding Unit (Eagle Mountain Lodge) Site – Placer County**  
April 13, 2011; Rev. May 9, 2011

Item	Contact/Date	Findings	Conclusions – Next Steps
		the intended use. The minimum parcel size for development is 160 acres. This will meet the SJC requirements and will meet the zoning requirements for a minor division of land, which will be required to create the legal parcel.	
CEQA Compliance	4-13-11: Michael Wells; 4-28-11: Cathy Spence-Wells; Jackie House 5-9-11: Jack Remington	It is probable that the division of land and the use permit can be covered under a Mitigated Negative Declaration. An EIR should not be required. SJCOE will complete the expanded initial study and any studies that will be required to determine the extent of physical impacts and possible mitigation. It may be necessary to have the ND documents prepared by a consultant, or it is possible that the ND could be prepared by the County.	<b>Doable</b>
Building Requirements	Wells, Remington, Spence-Wells	It is assumed that the SJCOE will get a building permit. There does not appear to be any “hidden” requirements to get a permit, beyond which has been disclosed in the documents and conversations. The 160 acres is the minimum parcel size in the FOR zone. This will be an adequate site for the intended use. Setbacks and other building requirements are spelled out in the zoning code.	<b>Doable</b>
Recreation/Cultural Resources  Recreation/Cultural Resources, continued	House, Remington 4-18-11: Andy Fisher, Parks Planner, Placer County, 530-889-6819 (email to Placer County Supervisor Jim Holmes); Loren Clark, Placer County	A cultural resources (archaeological) record survey will be required to confirm (or refute) the possibility that there are cultural resources present. The record search will result in no further action, or a field survey by an archaeologist/anthropologist. If resources are found on the property, a plan will be required as to how SJCOE will avoid disturbing the resources, and how we will protect them.  County Parks has asked that we work with them on compatibility with their project to recreate a memorial section of the Overland Emigrant Trail.  There are also land trusts in the area, which might be possible conservation easement partners.	<b>Doable</b>

San Joaquin County Office of Education  
Stewardship Council – PG&E Site Transfer

**Due Diligence for Lake Spaulding Unit (Eagle Mountain Lodge) Site – Placer County**  
April 13, 2011; Rev. May 9, 2011

Item	Contact/Date	Findings	Conclusions – Next Steps
DTSC	House; Erickson and Wells data base	<p>Save for one, there does not appear to be any DTSC issues with this property. This property will NOT be developed using School Facility Program funds (SFP – EC Chapter 12.5) therefore, a full DTSC process may not be required.</p> <p>The County data base indicates that this property may contain naturally occurring asbestos. An environmental study will be required to determine if the intended project location (and possibly the areas where students may be hiking) is in the affected areas. At this time, it is probable that this is not an issue of significance, but that will be confirmed. If there is a potential issue, appropriate measures will be taken to avoid the affected areas or provide mitigation.</p>	<b>Doable</b>
Pipelines and Transmission Corridors		<p>The site is close to I-80 but far enough away that it should not present any elevated hazard risk (i.e. hazardous material releases as a result of accidents). The railroad mainlines are also located north of the site near I-80. SJCOE will seek guidance from the County to determine if any additional studies would be required. There are overhead power lines, but they do not appear to be a possible issue. There are no other known pipelines or transmission corridors, but a review by the County will be sought to make sure.</p>	<b>Doable</b>

**Pacific Forest and Watershed Lands Stewardship Council**  
**Land Stewardship Proposal Budget and Funding Plan**  
 Yuba-Bear River Watershed- Lake Spaulding Planning Unit

**PROJECT BUDGET - TRANSACTION COSTS**

**A. Document Preparation Costs**

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Initial Title Report - Title Search				1,000	1,000	Obtain title report for affected properties to determine easements, liens, encumbrances, and any title clouds. Legal counsel review of all transfer documents, including deeds.
Legal Review				2,000		
Minor Land Division				713	713	
Minor Land Division Preparation costs				10,000	10,000	
				<b>13,713</b>	<b>11,713</b>	

*To add a row: right click on the row above -> select copy -> right click again ->select insert copied cells*

**B. Closing Costs**

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Escrow Fees				1,500	1,500	
Title Company Doc Prep Fee				200	200	
Title Insurance				3,000	3,000	
Recording Fees				200	200	
				<b>4,900</b>	<b>4,900</b>	

**C. Other**

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Property Survey				10,000	10,000	Survey property and prepare record of survey.
				<b>10,000</b>	<b>10,000</b>	
<b>TOTAL TRANSACTION COSTS</b>				<b>28,613</b>	<b>26,613</b>	

Additional Notes:

**Pacific Forest and Watershed Lands Stewardship Council**  
**Land Stewardship Proposal Budget and Funding Plan**  
 Yuba-Bear River Watershed- Lake Spaulding Planning Unit

**PROJECT BUDGET - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES (SEE NOTE 1)**

**PROJECT REVENUES**

Source	Description	Non- SC Sources of Funding		Comments
		One-Time Grants	Ongoing Funding	
<b>Committed Funds (cash received or award made)</b>				
Grant Awards				
Fundraising				
Matching Funds				
Lease Revenues				
Timber Revenues				
General Fund/Reserves				
Other (Describe)				
<b>Total Committed Funds</b>		-	-	
<b>Pending Funds (no award made to date)</b>				
Grant Awards				
Fundraising				
Matching Funds				
General Fund/Reserves				
Other (Describe)				
<b>Total Pending or Potential Funds</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>		-	-	

**PROJECT EXPENSES**

**A. Baseline Management Activities**

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	
Fire Prevention	Cut excessive brush and grass along road way. Survey site for noxious weeds and undertake eradication as needed.					2,000			Cut brush and grass where necessary to reduce fire load.
Noxious Weeds					2,000	2,000			
Fencing	Install fencing as needed for development purposes.				2,000	1,000			Fencing the property to minimize trespassing.
Snow Removal	Road/camp access during the winter months.				3,000				Snow removal during winter for development.
Road Maintenance	General maintenance beyond county road as required.					5,000			
Input Activity									
Input Activity									
<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>7,000</b>	<b>10,000</b>	-	-	

**Pacific Forest and Watershed Lands Stewardship Council**  
**Land Stewardship Proposal Budget and Funding Plan**  
 Yuba-Bear River Watershed- Lake Spaulding Planning Unit

**B. Baseline Land Ownership Costs**

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	
Insurance						4,000			
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
<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>4,000</b>	-	-	

**C. Other**

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	
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
<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>C. Total Other</b>					-	-	-	-	

<b>TOTAL PROJECT EXPENSES</b>	<b>7,000</b>	<b>14,000</b>	-	-
<b>NET REVENUE/(EXPENSE) - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES</b>	<b>(7,000)</b>	<b>(14,000)</b>	-	-

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									
Yuba-Bear River Watershed- Lake Spaulding Planning Unit									
<b>PROJECT BUDGET - ENHANCEMENTS TO BENEFICIAL PUBLIC VALUES</b>									
<b>PROJECT REVENUES</b>									
Source	Description						Non- SC Sources of Funding		Comments
							One-Time Grants	Ongoing Funding	
<b>Committed Funds (cash received or award made)</b>									
Grant Awards									
Fundraising									
Matching Funds									
Lease Revenues									
Timber Revenues									
General Fund/Reserves								474,152	SJCOE personnel funding for the school.
Other (Describe)									
<b>Total Committed Funds</b>							-	<b>474,152</b>	
<b>Pending Funds (no award made to date)</b>									
Grant Awards									
Fundraising									
Matching Funds									
General Fund/Reserves									
Other (Describe)									
<b>Total Pending or Potential Funds</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>							-	<b>474,152</b>	
<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	One-Time Costs	Ongoing Annual Costs	Comments
Development Plans					20,000		20,000		Preparation of plans in sufficient detail to use in environmental analysis.
Management Plans					20,000		20,000		Preparation of plans in sufficient detail to use in developing the environmental mitigation measures.
Planning with Placer County	Fees and engineering				12,000		12,000		
Use permit from Placer County					2,850				
Grading permit from Placer County					360				
Mitigated Negative Dec.					20,847		20,847		
<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>76,057</b>	-	<b>72,847</b>	-	
<b>B. Capital Improvements</b>									
Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
Electrical Supply					500,000				
Phone and Data Supply					200,000				
Well and System	one assumed				300,000				Design, fees and install.
Septic	three assumed				300,000				
Road/Pathway Improvements					250,000				This will likely be a condition of a use permit.
Onsite drainage					200,000				Design, fees and install.

Pacific Forest and Watershed Lands Stewardship Council										
Land Stewardship Proposal Budget and Funding Plan										
Yuba-Bear River Watershed- Lake Spaulding Planning Unit										
Main Assembly Building	Feet		1	286	1,200,000					Building will contain main hall with kitchen.
Office Building	Feet		1	157	220,000					Office and conference space for staff.
Classrooms	Feet		5	130	650,000					Classroom space for students.
Naturalist Dorms	Feet		3	278	750,000					Facilities for naturalists.
Student Cabins	Feet		10	144	1,150,000					Sleeping cabins for students.
Central Restroom Facility	Feet		2	292	350,000					Restroom facilities including showers.
Director's Cabin	Feet		1	250	300,000					
Welcome Center	Feet		1	200	80,000					Located at the entrance of the facility.
Custodial Building	Feet		1	125	150,000					Work and storage space for staff.
Outdoor Pavilion	Feet		1	63	200,000					Pavilion used to gather or perform camp activities.
Perimeter Fencing	Feet		2,750	48	132,000	5,000				Fencing around the facility, not necessarily the whole property.
School intercom/fire alarm					100,000					School fire safety precautions.
Security alarm					30,000					
Fire Suppression	Sprinklers, underground tanks, etc.				750,000	10,000				This will likely involve water tanks, lines, hydrants or FDV's, site grading.
Propane Tanks, etc.					100,000					
Alternative Energy	Solar panels, windmills, etc.				1,500,000	5,000				
Landscaping	Inc. irrigation				1,000,000	20,000				
<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 Capital Improvements</b>					<b>10,412,000</b>	<b>40,000</b>				
<b>C. Other</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		
Public Information Materials					5,000	1,000			Providing the public with information on the project.	
Use Permit Conditions					10,000					
Design and Engineering Fees					1,500,000				All design and engineering fees for the project.	
Kitchen Review Fees					1,117	310				
Liquid Waste Fees		system	3	1,700	5,100				Application and plan review.	
Ongoing Inspection of Liquid Waste		system	3	144		432				
Greywater System Fees						750			Use of greywater for irrigation is desirable.	
Potable Water Well Fees						154			Ongoing well inspection.	
Electricity					100,000	144,000				
Propane					50,000	25,000			May need to build a structure to protect the tanks.	
Phone and Data					50,000	50,000				
Roads and Paths						20,000				
Building Upkeep						50,000				
Custodial						75,000				
Snow Removal						12,000			The cost of snow removal will vary per year.	
Solid waste disposal						25,000				
Fire extinguishers/sprinkler checks						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>C. Total Other</b>					<b>1,721,217</b>	<b>408,646</b>				
<b>TOTAL PROJECT EXPENSES</b>					<b>12,209,274</b>	<b>448,646</b>	<b>72,847</b>	<b>-</b>		
<b>NET REVENUE/(EXPENSE) - ENHANCEMENT OF BENEFICIAL PUBLIC VALUES</b>					<b>(12,209,274)</b>	<b>(448,646)</b>	<b>72,847</b>	<b>474,152</b>		
Additional Notes:										

