

FOR SALE

PRIME MITIGATION OPPORTUNITY

±238.6 ACRES
WEST PLACER COUNTY

**SWC BREWER ROAD &
WEST SUNSET BOULEVARD**
PRICE: \$3,200,000

LINCOLN

ROCKLIN

ROSEVILLE



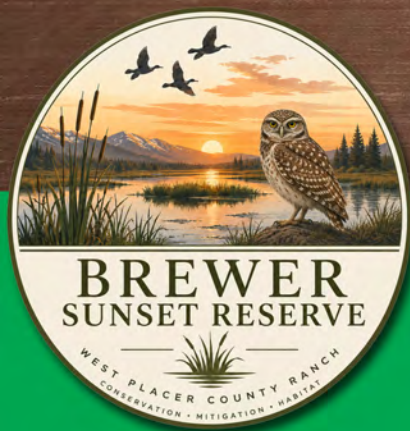
**WEST SUNSET
BOULEVARD**

BREWER ROAD

**PLEASANT
GROVE
CREEK**

±238.6 ACRES

**PLACER COUNTY
CONSERVATION PLAN
RESERVE ACQUISITION
AREA PROPERTY**



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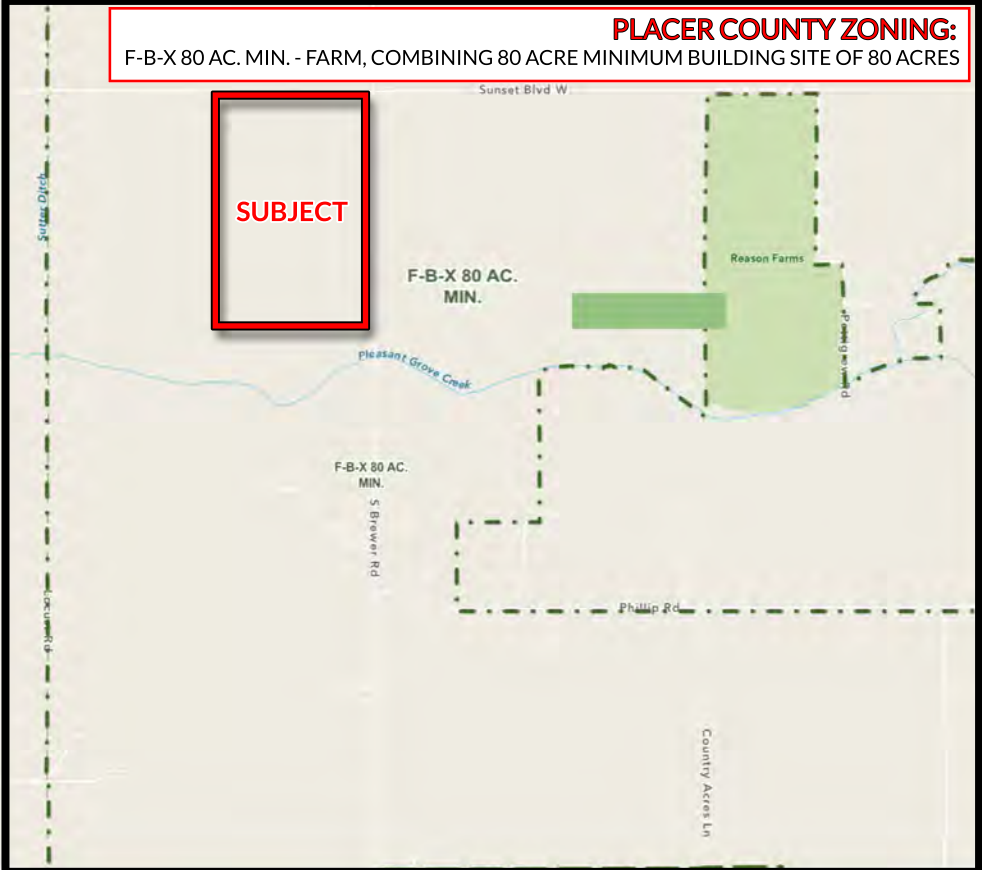
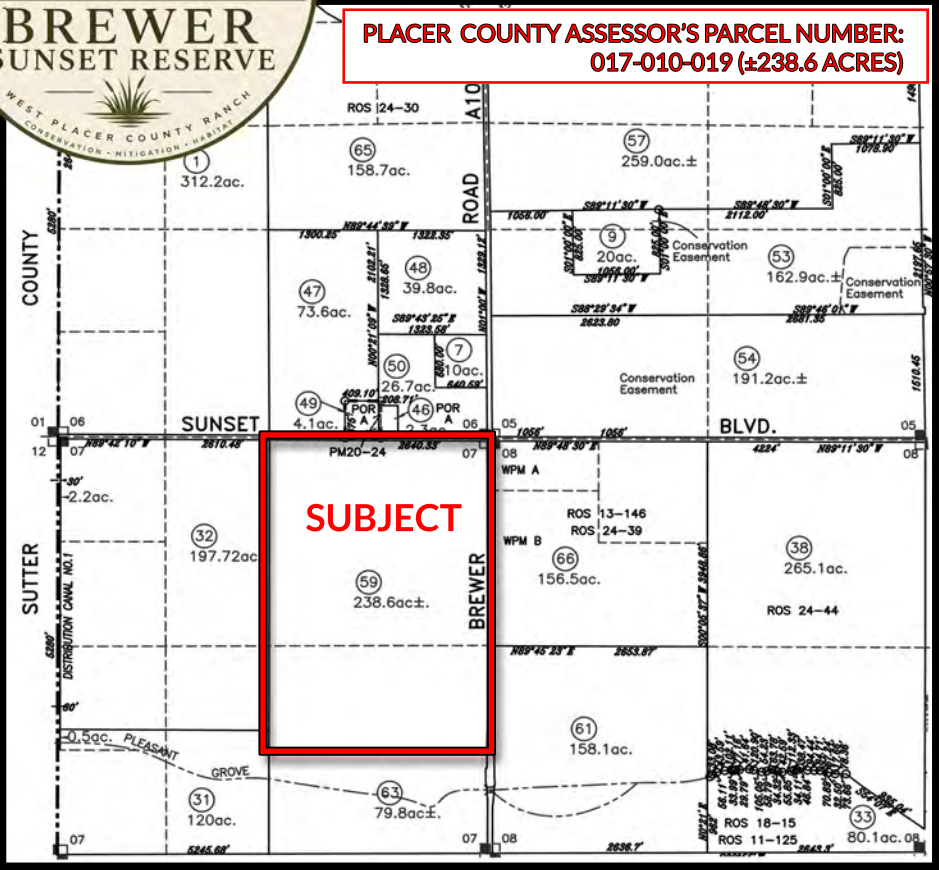
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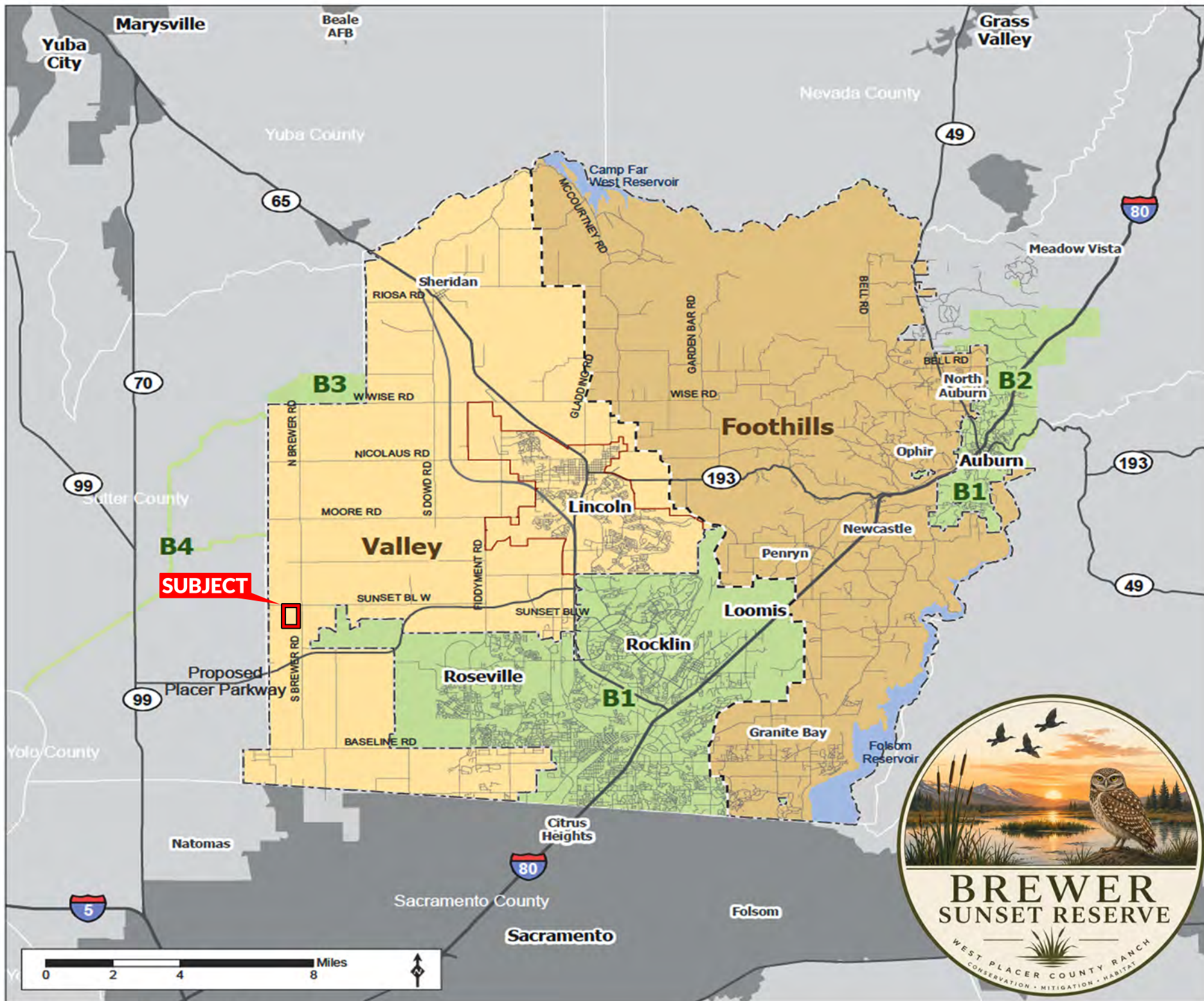
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SWC BREWER ROAD &
WEST SUNSET BOULEVARD

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THE OPPORTUNITY

The ±238.6 acre "Brewer Sunset Reserve" is the remaining land owned by the Clemetson and Dillingham families for a generation. The acreage is high value "valley floor" endangered species habitat in the "reserve acquisition area" of the Placer County Conservation Program's "Valley South Conservation Zone". A 2016 wetland delineation showed the property to be riddled with wetlands and vernal pools.

The Clemetson and Dillingham families are offering this property for sale for substantially less per acre than comparable values for other mitigation properties in the immediate area. The asking price for Brewer Sunset Preserve is \$3,200,000 (±\$13,412 per acre), while the family sold the adjacent ±235.7 acre "Clemetson East" property in January 2023 for \$4,714,000 (\$20,000 per acre). The "Mourier West" and "Mourier East" mitigation properties were also valued at considerably more than this offering.

Brewer Sunset Preserve is perhaps the best, large acreage, "valley floor mitigation" property available in Placer County, and it may offer stormwater detention benefits as well. The property is also adjacent to previously protected preserve lands, which offers economies of scale for protection, mitigation and land management purposes.

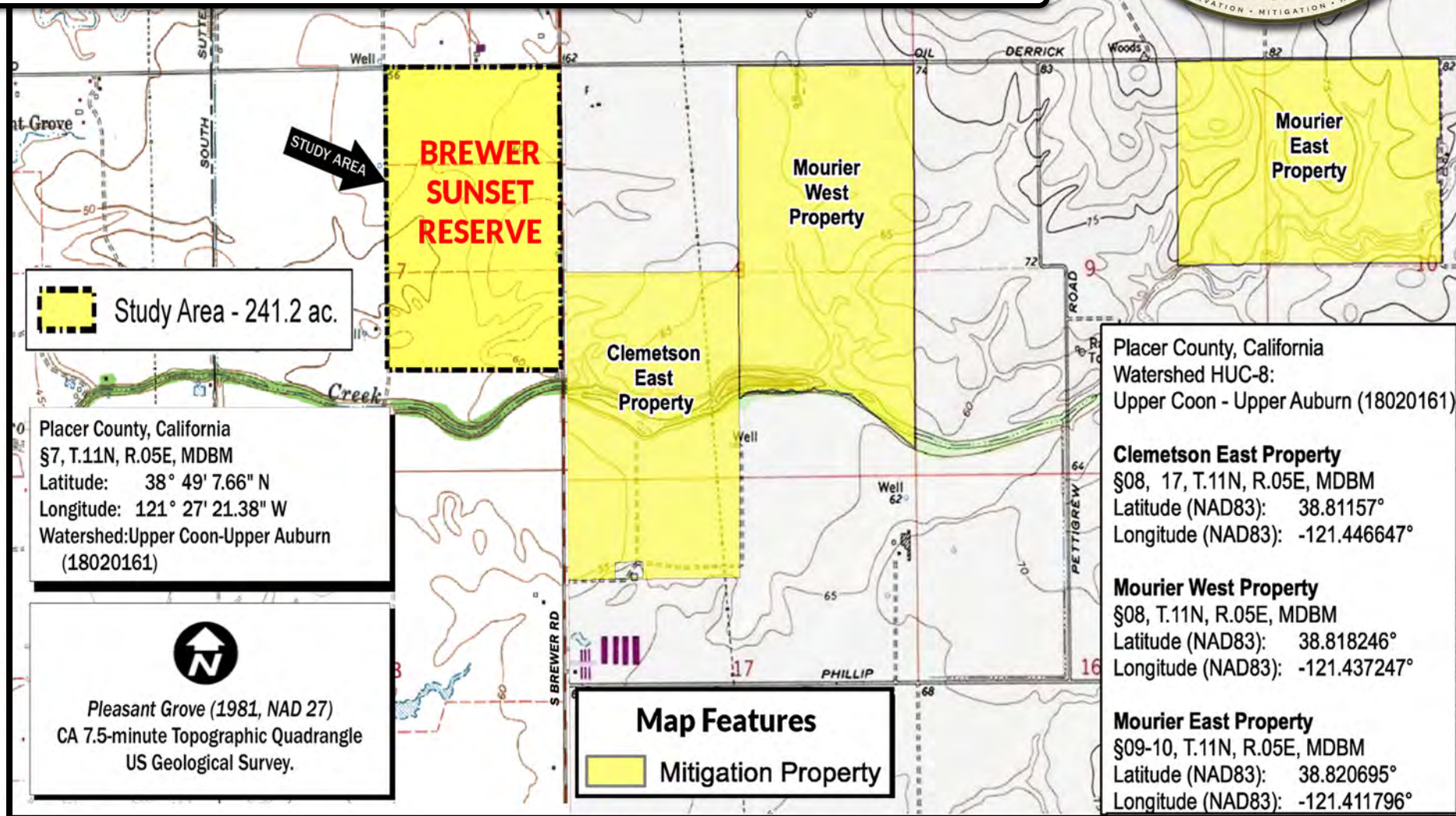
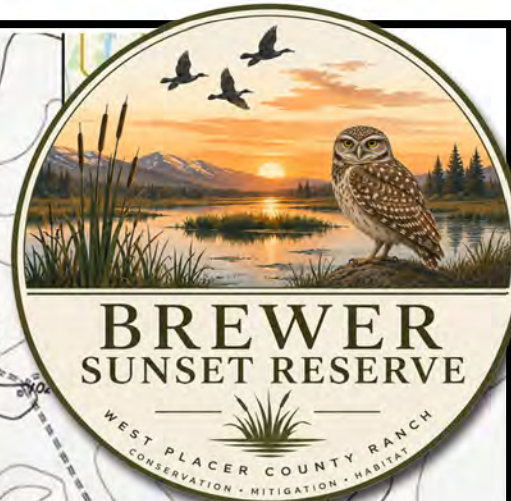


Figure 1. Study Area Location and Vicinity

2007-025.1 Clemetson Property 2014

Figure 14. Mitigation Properties Site and Vicinity

2007-224 Amoroso Ranch

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WEST SUNSET BOULEVARD

**BREWER
ROAD**

PLEASANT GROVE CREEK

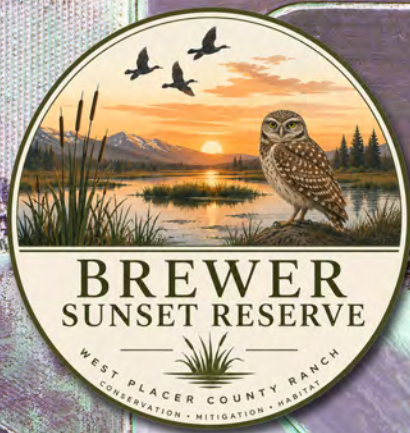
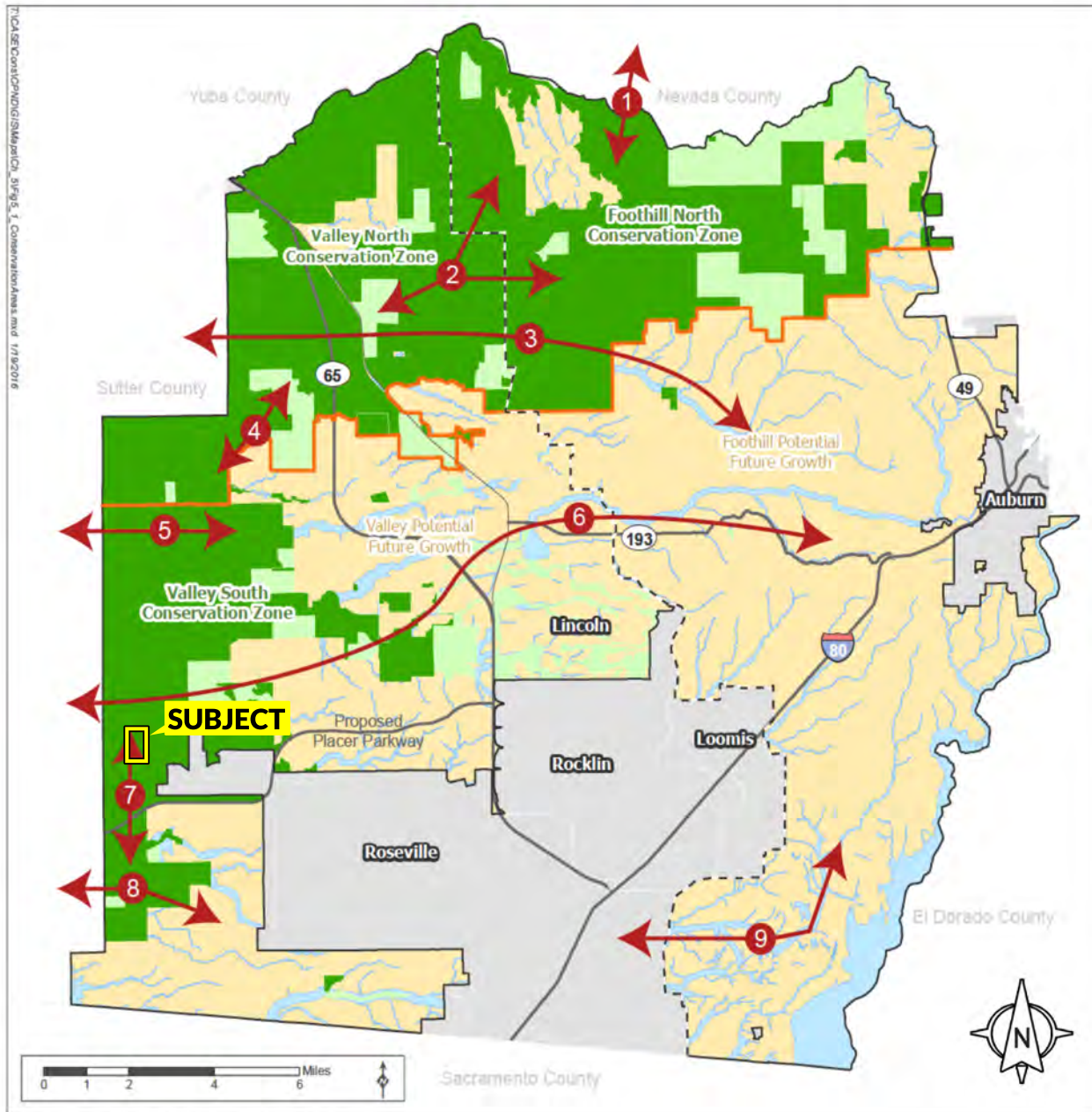


Figure 5-1 Conservation Zones and Key Linkages

Placer County Conservation Program - Western Placer County HCP/NCCP

MIG TRA



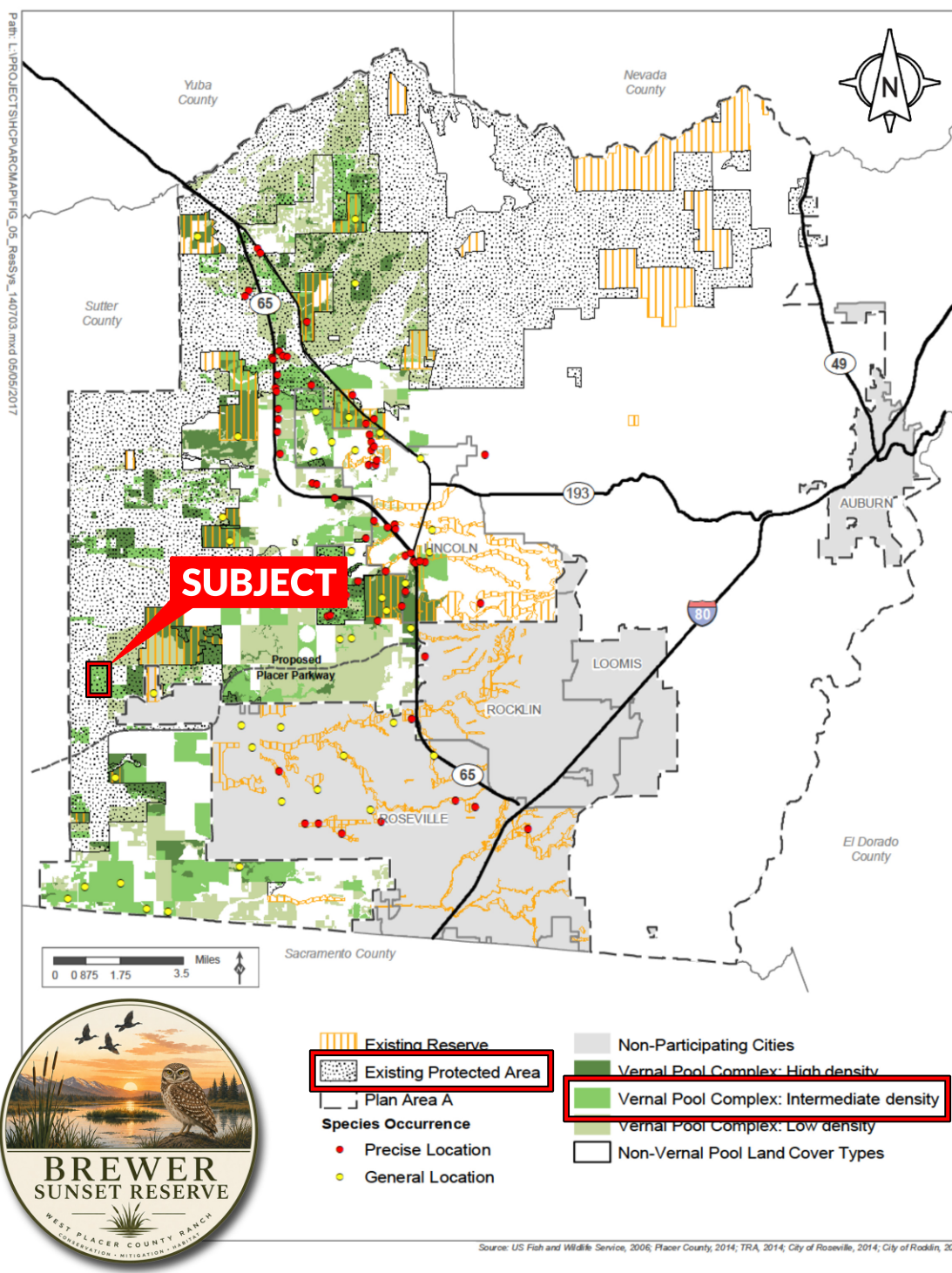
Source: Placer County, 2015; CDFW 2010; CalTrans 2010; MIG | TRA 2016

1. Bear River Watershed (N-S) Connect PCCP oak woodland reserves to oak woodlands in Nevada County throughout the Bear River watershed.
2. Yankee Slough - Raccoon Creek Watershed (E-W) Connect Valley reserves to Foothill reserves.
3. Raccoon Creek - Doty Creek corridor. (E-W) Connect existing protected areas and reinforce riparian protection for salmonids.
4. Lower Raccoon Creek Maintain connectivity between PCCP northern and southern conservation areas and linkage along lower Raccoon Creek in the Sutter County
5. Markham Ravine (E-W) Connect PCCP reserves with scattered existing protected areas to the east; may play a role in giant garter snake dispersal.
6. Auburn Ravine. (E-W) Connect PCCP reserves with scattered existing protected areas to the east; important for salmonids.
7. Cross Placer Parkway. (N-S) Remediate barrier created by the proposed Placer Parkway. Connect Pleasant Grove Creek watershed to Curry Creek watershed; may play a role in giant garter snake dispersal.
8. Curry Creek. (E-W) Connect PCCP reserve lands to Sutter County on the west and avoided stream systems to the east; may play a role in giant garter snake dispersal.
9. Miners Ravine. (E-W) Connect Stream System reserve opportunities in Miners Ravine to tributaries of Dry Creek; important for salmonids.

- Existing Protected Area
- Reserve Acquisition Area
- Potential Future Growth Area
- Non-Participating City
- Valley/Foothill Divide
- North/South Conservation Zone Divide
- Stream System
- Major Road
- Linkage (Orientation)

PLACER COUNTY CONSERVATION PLAN
PRIME VALLEY FLOOR
WESTERN PLACER COUNTY WETLAND HABITAT IN THE
DESIGNATED VALLEY FLOOR CONSERVATION ZONE
"RESERVE ACQUISITION AREA"





Source: US Fish and Wildlife Service, 2006; Placer County, 2014; TRA, 2014; City of Roseville, 2014; City of Rocklin, 2014



Table 3-9. Modeled Habitat for Covered Species

Community/ Land-cover Type/ Constituent Habitat ^a	Covered Species									
	Swainson's Hawk	California Black Rail	Western Burrowing Owl	Tricolored Blackbird	Giant Garter Snake	Western Pond Turtle	Foothill Yellow- legged Frog	California Red- legged Frog	Valley Elderberry Longhorn Beetle	Vernal Pool Fairy Shrimp/ Tadpole Shrimp
Grassland										
Annual Grassland	F	-	N	F	U	U	-	U	-	-
Pasture	F	-	N	F	U	U	-	U	-	-
Vernal Pool Complex (VPC)										
VPC High Density	F	-	N	F	U	U	-	U	-	A
VPC Intermediate Density	F	-	N	F	U	U	-	U	-	A
VPC Low Density	F	-	N	F	U	U	-	U	-	A
Vernal Pool Constituent Habitats										
	-	-	-	-	U	U	-	-	-	A
Habitat Codes:										
N = Nesting										
F = Foraging										
Y = Year-round habitat										
A = Aquatic										
U = Upland										
Covered Species Notes (Source: Appendix D, Species Accounts):										
Species	Habitat Code	Habitat Description								
Swainson's Hawk	N	Nesting, Valley								
	F	Foraging, Valley								
California Black Rail	Y	Year-round habitat, all Plan Area								
		Fresh emergent marsh constituent of marsh complex (see Section 3.3.1.3, <i>Estimating Constituent Habitats</i>).								
Western Burrowing Owl	N	Potential nesting and over-wintering, Valley								
Tricolored Blackbird	N	Nesting, Valley and Foothills below 300 feet elevation								
	F	Foraging in the Valley and in the Foothills below 300 feet elevation								
Giant Garter Snake	A	Aquatic, Valley below 100 feet elevation								
	U	Upland, within 200 feet of aquatic habitat								
Western Pond Turtle	A	Aquatic, all Plan Area								
	U	Upland habitat, within 150 feet of aquatic habitat								
Foothill Yellow-legged Frog	Y	Year-round habitat, Foothills above 500 feet elevation Modeled by stream reach as well as by areal extent of land-cover type								
California Red-legged Frog	A	Aquatic, Plan Area above 200 feet elevation								
	U	Upland, within 1 mile of aquatic habitat								

Disclaimer: Buyer shall independently confirm the existence of potential existing habitat/species on the property, and its potential applicability within the habitat conservation plan.

**NWC BREWER ROAD &
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WEST PLACER COUNTY, CALIFORNIA**

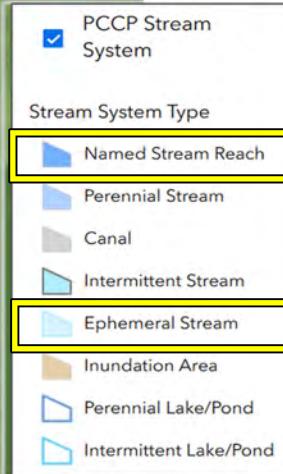
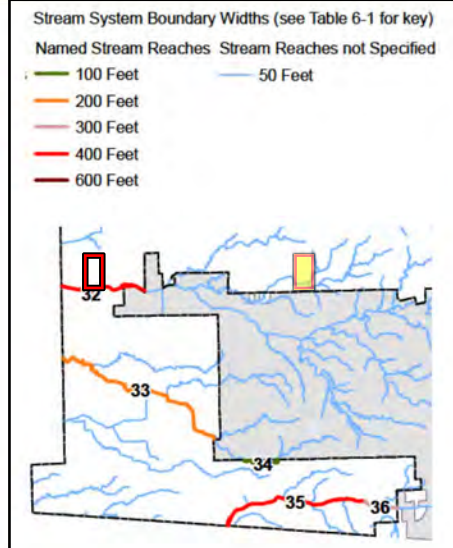
±238.6 ACRES



STREAM BOUNDARIES



Placer County Conservation Program

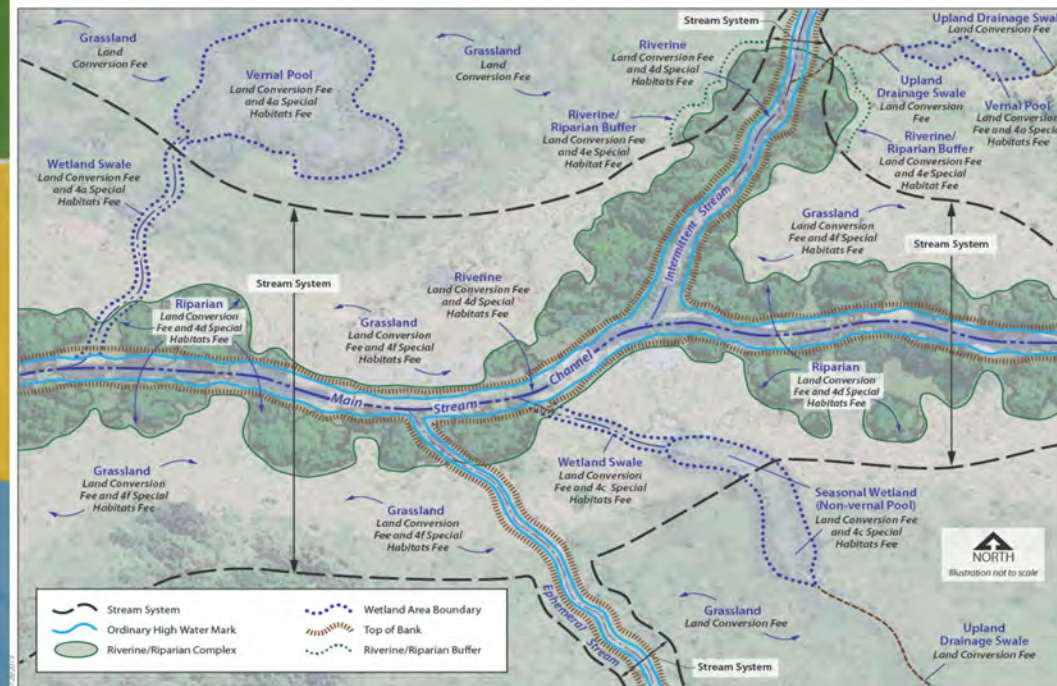


Reserve Acquisition Area

SUBJECT

EPHEMERAL STREAM - 50 FEET FROM ORDINARY HIGH WATER MARK (OHWM)

PLEASANT GROVE CREEK WEST OF REASON FARMS - 400 FEET FROM ORDINARY HIGH WATER MARK (OHWM)



NOTES: 1) The development fees are found in Table 9-6 for the Land Conversion Fee and Table 9-7 for Special Habitat Fees.
2) The figure does not include the 4b Vernal Pool Immediate Watershed Effects special habitat fee that applies to vernal pool constituent habitat indirectly affected by land conversion within the immediate watershed and is paid in addition to the land conversion fee.
3) The figure does not include the 4f Salmonid Stream Channel special habitat fee that applies to linear feet of direct effects in a salmonid stream channel and is paid in addition to the land conversion fee and any other special habitat fee such as fee 4d Riverine/ Riparian.

Figure 9-1 Mitigation within the Stream System and Adjoining Areas

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WEST PLACER COUNTY, CALIFORNIA

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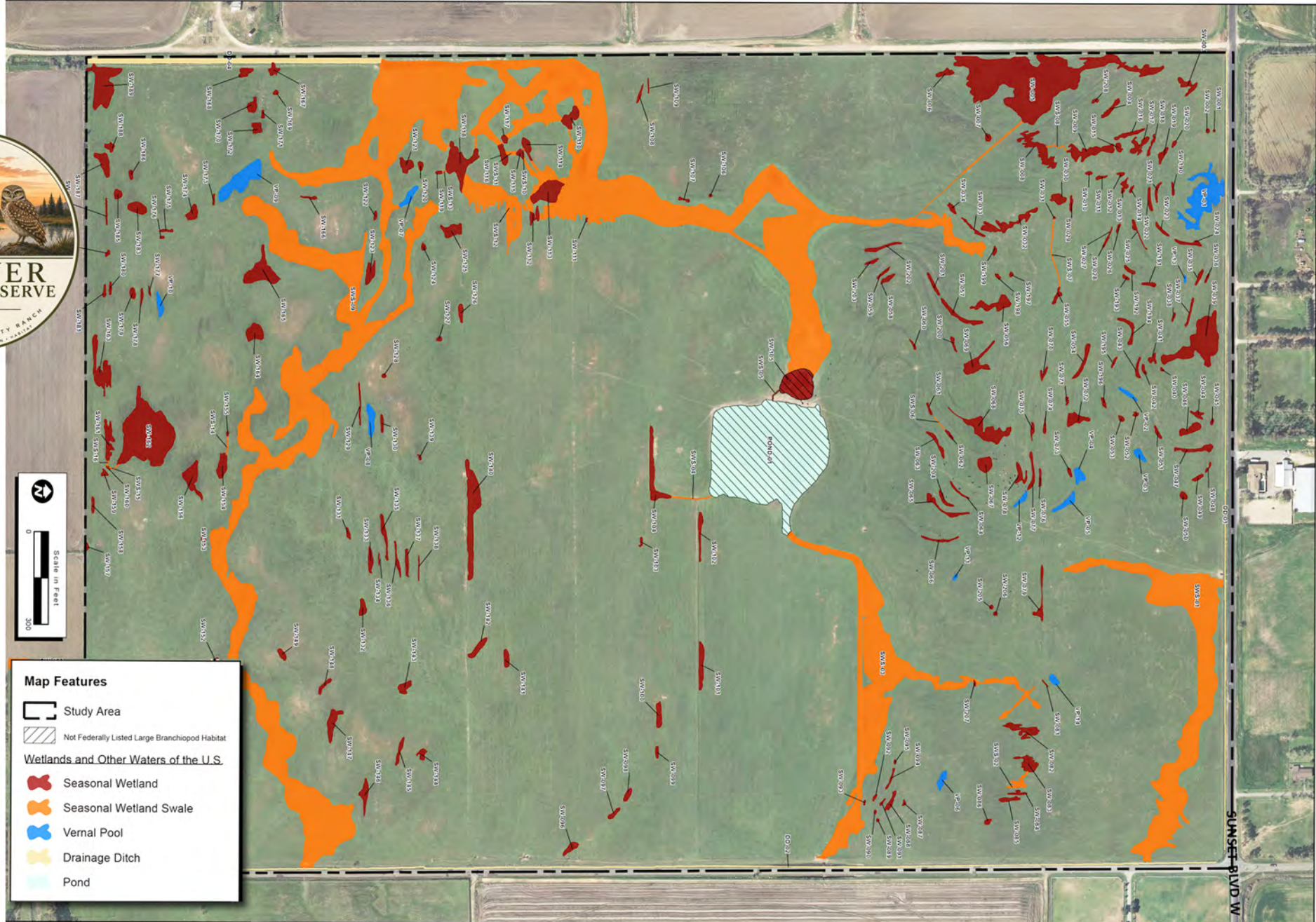


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WEST PLACER COUNTY**

Location: N:\2007\2007-025 Clemetson Property\MAPS\SSS_Survey_and_Mapping\SHRIMP\Clemetson_Shrimp_Sampling_Locations_20160504.mxd (KO\LMH)\Jhayden 5/4/2016



Map Date: 5/4/2016
Photo Source: USGS March 2008



Figure 2. Clemetson A Wetland Delineation

2007-025.1 Clemetson Property

Note: This map is provided for informational purposes only. The owner and broker make no representations regarding the accuracy of this information. This mapping was preliminary work done ten years ago and would need to be re-delineated and verified by all appropriate governmental agencies.

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RESERVE ACQUISITION AREA PROPERTY**

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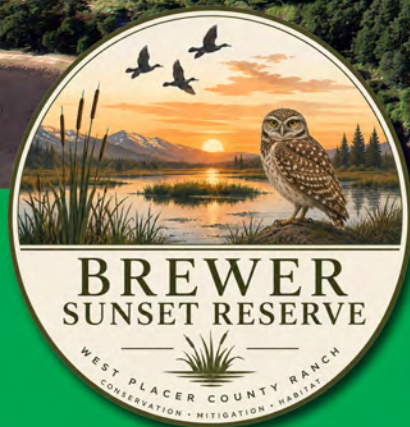
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