

Staff Report

March 11, 2025

TO: Honorable Mayor and Members of the Town Council
FROM: Wes Heathcock, Town Manager
RE: Clover Valley Preservation - Placer Land Trust Request

Recommendation

Staff is recommending the council review the attached materials, discuss, and provide staff with direction.

Background

Placer Land Trust and Jessup University are working with a willing seller to purchase and permanently protect 402 acres in Clover Valley, located in Rocklin directly adjacent to the Loomis Town limits (see enclosed map). This project, if successful, would permanently prohibit subdivision and residential and commercial development of this 402-acre property

Mayor Ring received a request from the Placer Land Trust that the Town of Loomis consider making a financial contribution to ensure the permanent protection of this property.

Financial Implications

If Council provides direction to bring the item back to consider contributing funding, staff will be recommending using the Oak Tree mitigation fund as the project includes oak trees preservation.

CEQA Requirements

The proposed action is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15061(b)(3) and is not a project pursuant to section 15378 because it will not result in a direct or reasonably foreseeable indirect physical change in the environment.

Attachment

- A. Placer Land Trust request Letter
- B. Clover Valley Map
- C. Clover Valley Funding Chart



**PLACER
LAND TRUST**

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



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

January 24, 2025

Sent via email to:

Town of Loomis

Attn: Mayor Ring, Loomis Town Council, and Town Manager Heathcock

P.O. Box 1330, Loomis CA 95650

Dear Mayor Ring, Loomis Town Council, and Town Manager Heathcock,

As you may be aware, Placer Land Trust and Jessup University are working with a willing seller to purchase and permanently protect 402 acres in Clover Valley, located in Rocklin directly adjacent to the Loomis Town limits (see *enclosed map*).

This project, if successful, would permanently prohibit subdivision and residential and commercial development of this 402-acre property - the "heart of Clover Valley". Instead of a new Rocklin subdivision, the land would be protected in its natural state for multiple public benefits, including conservation of natural and cultural resources, a location for outdoor public education, and for limited public access and recreation.

With the scarcity of State conservation funding over the past few years, Placer Land Trust, Jessup, and our partners struggled to meet our fundraising goals. However, we're inching closer to being able to complete this project by March 2025. The City of Rocklin is planning a \$2M contribution, Placer County has contributed \$1M, and even the City of Lincoln has contributed \$1M.

Above and beyond the significant public investment into this property, the private sector has invested over \$9M in this project. This leaves us with just a bit more than \$2M to raise and apply to the purchase by March 2025 (see *enclosed fundraising chart*). Would Loomis be willing to join the growing coalition of local supporters to protect Clover Valley, and help us close our funding gap? The benefits to Loomis go beyond conservation, as the removal of hundreds of homes in Clover Valley would avoid enormous traffic pressure on Sierra College Blvd along the edge of Town.

As a condition of our existing funding, this property will be permanently protected by a Conservation Easement recorded on title and held by Placer Land Trust, and the property will be made available for compatible public access and recreation when such access can be safely designed in the spirit of "leave no trace". Jessup University will own and manage the property, and all project partners and funders will have input on how the property is managed, all subject to the terms and restrictions of the perpetual Conservation Easement.

Placer Land Trust would like to request that the Town of Loomis consider making a \$1M contribution - half of our remaining need - to ensure the permanent protection of this property.

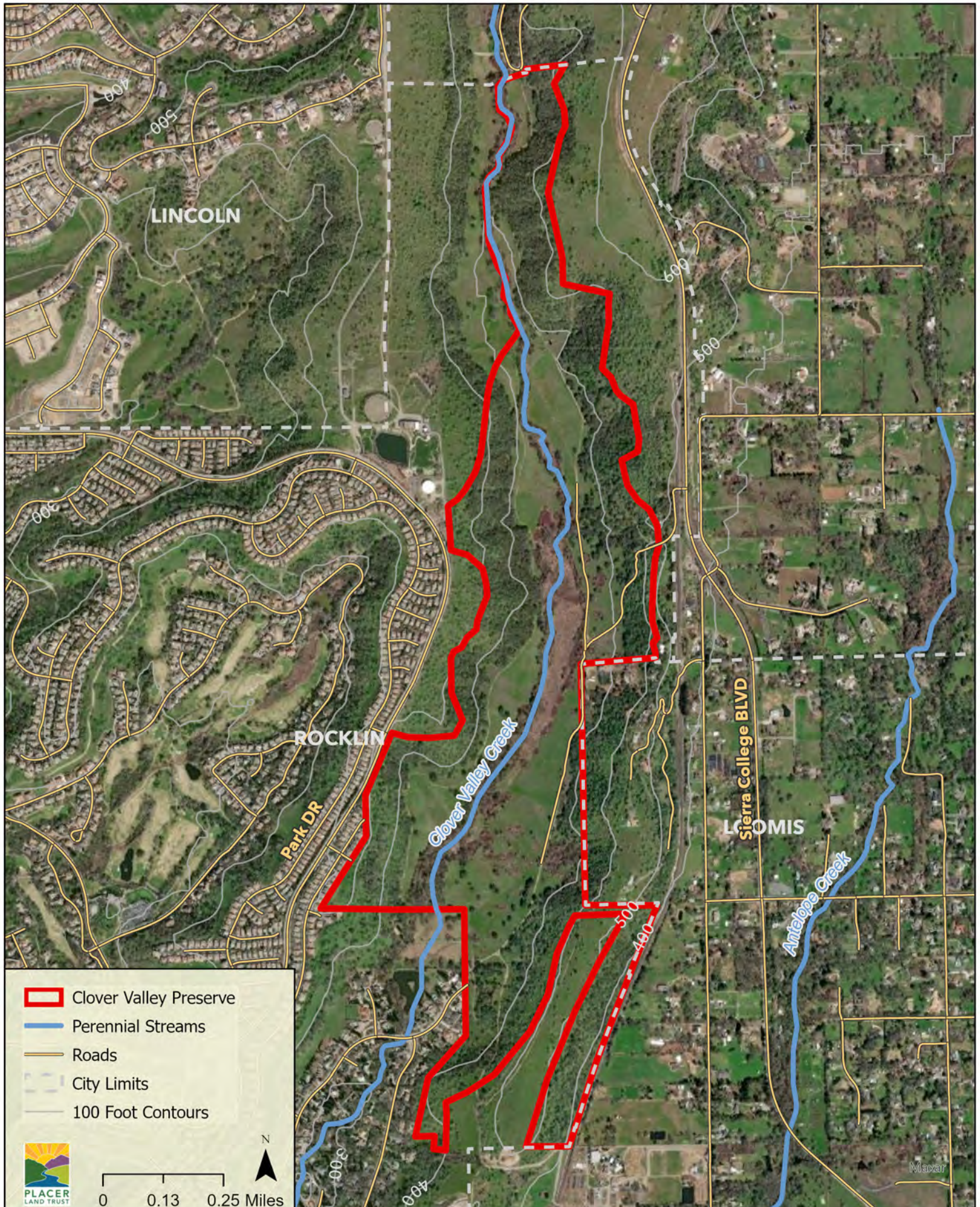
I will reach out to speak with you about this request, and of course you're welcome to contact me at any time. Thank you for your consideration, and I look forward to discussing with you further.

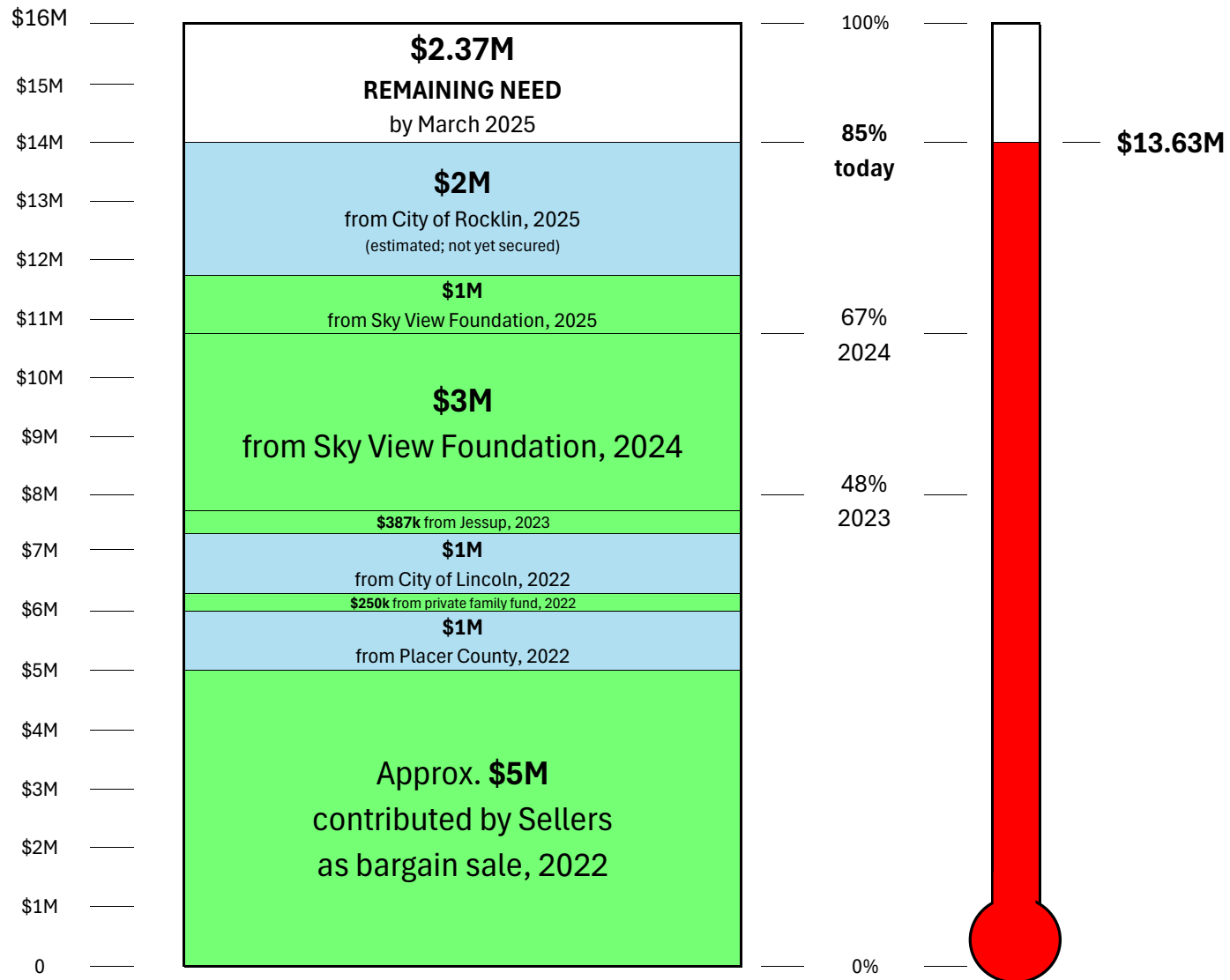
Sincerely,

Jeff Darlington

Placer Land Trust Executive Director and proud Loomis resident

2022 Clover Valley Floor Acquisition (402 acres)





Compiled by Placer Land Trust 1/22/25, and all representations are Placer Land Trust's. Dollar amounts and %s are approximate and rounded.