

# 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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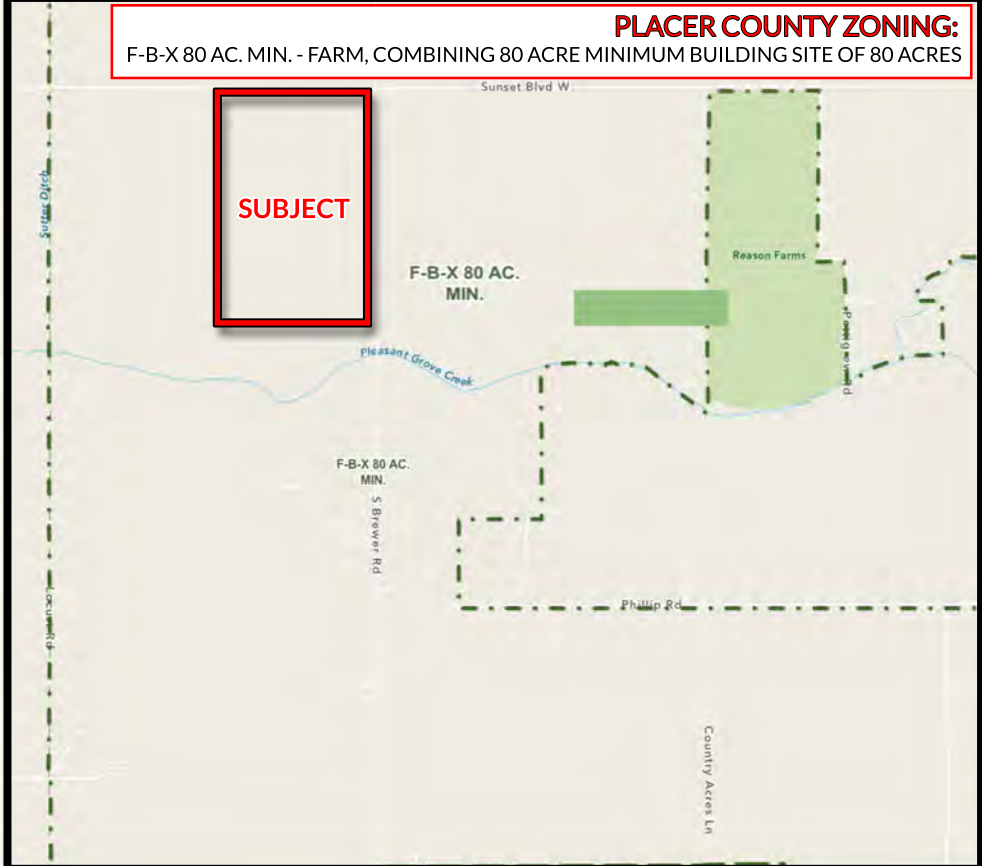
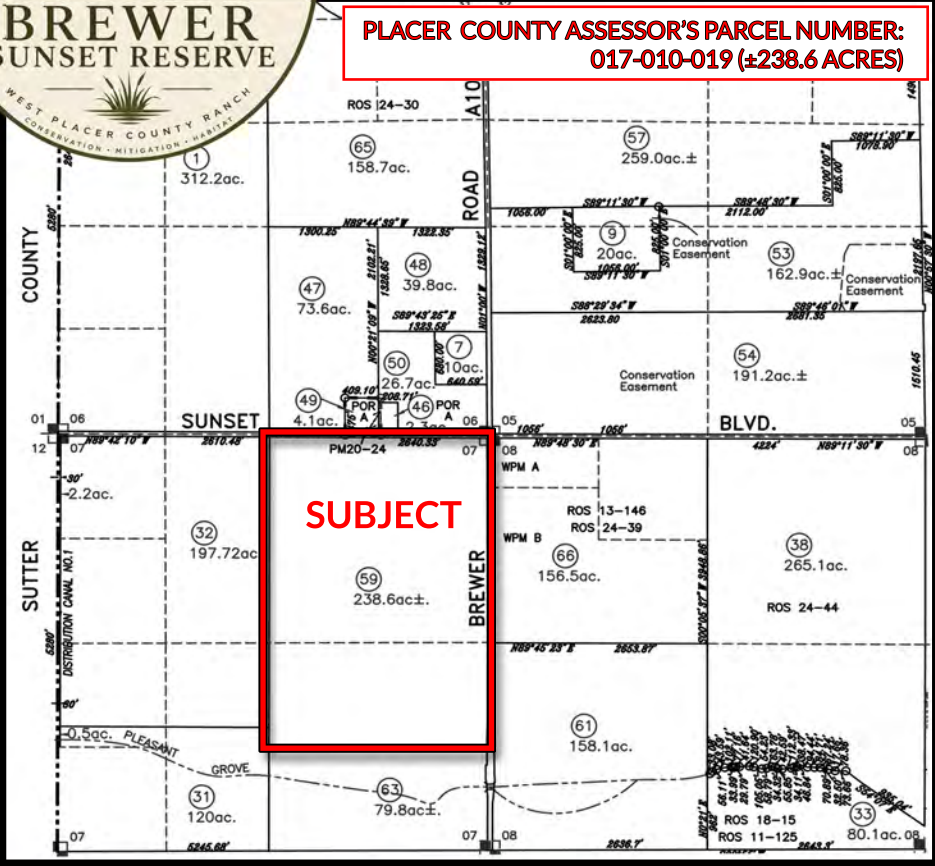
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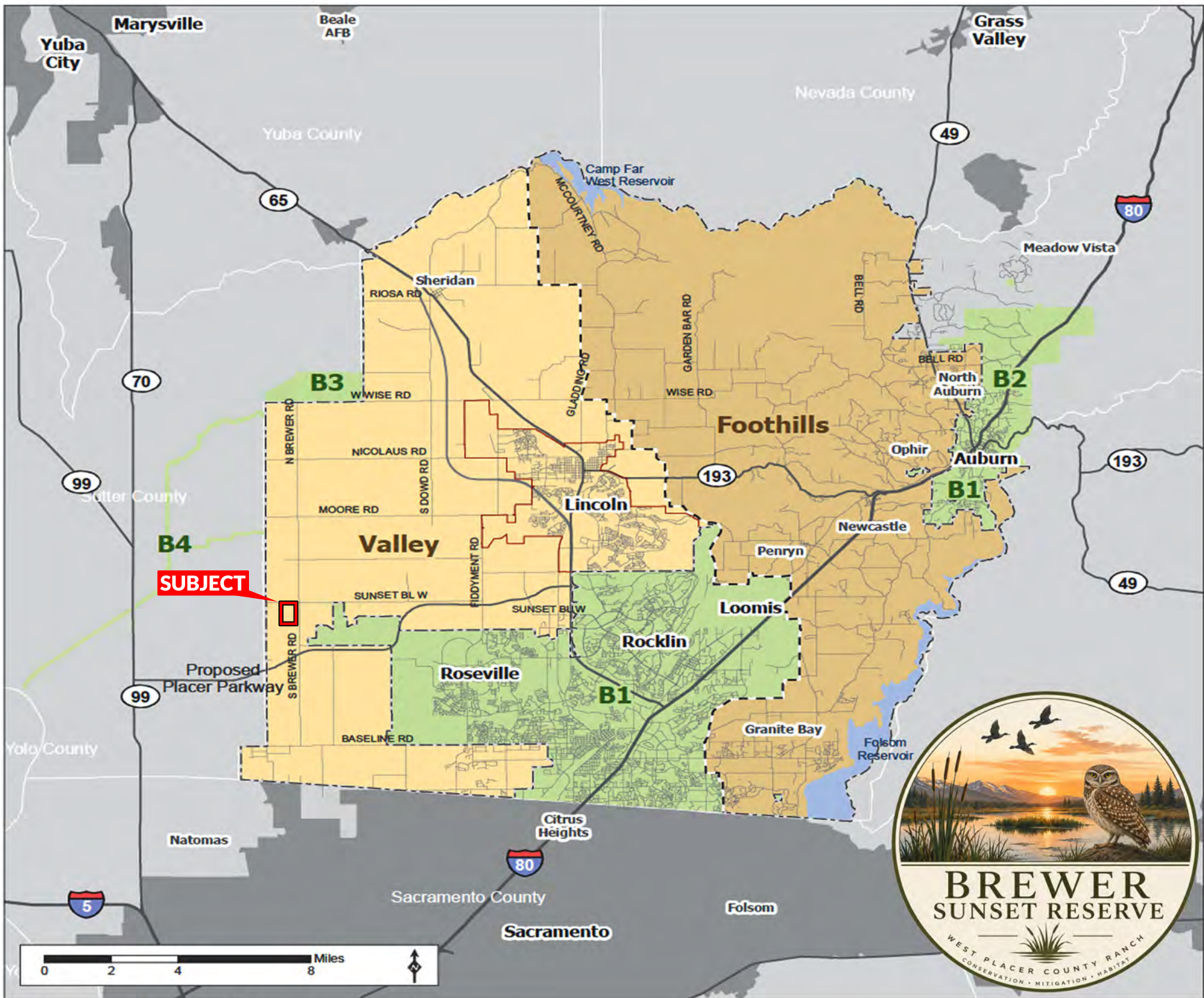
# SWC BREWER ROAD & WEST SUNSET BOULEVARD

**±238.6 ACRES**  
**WEST PLACER COUNTY**



**PLACER COUNTY ASSESSOR'S PARCEL NUMBER:  
017-010-019 (±238.6 ACRES)**





**SUBJECT**



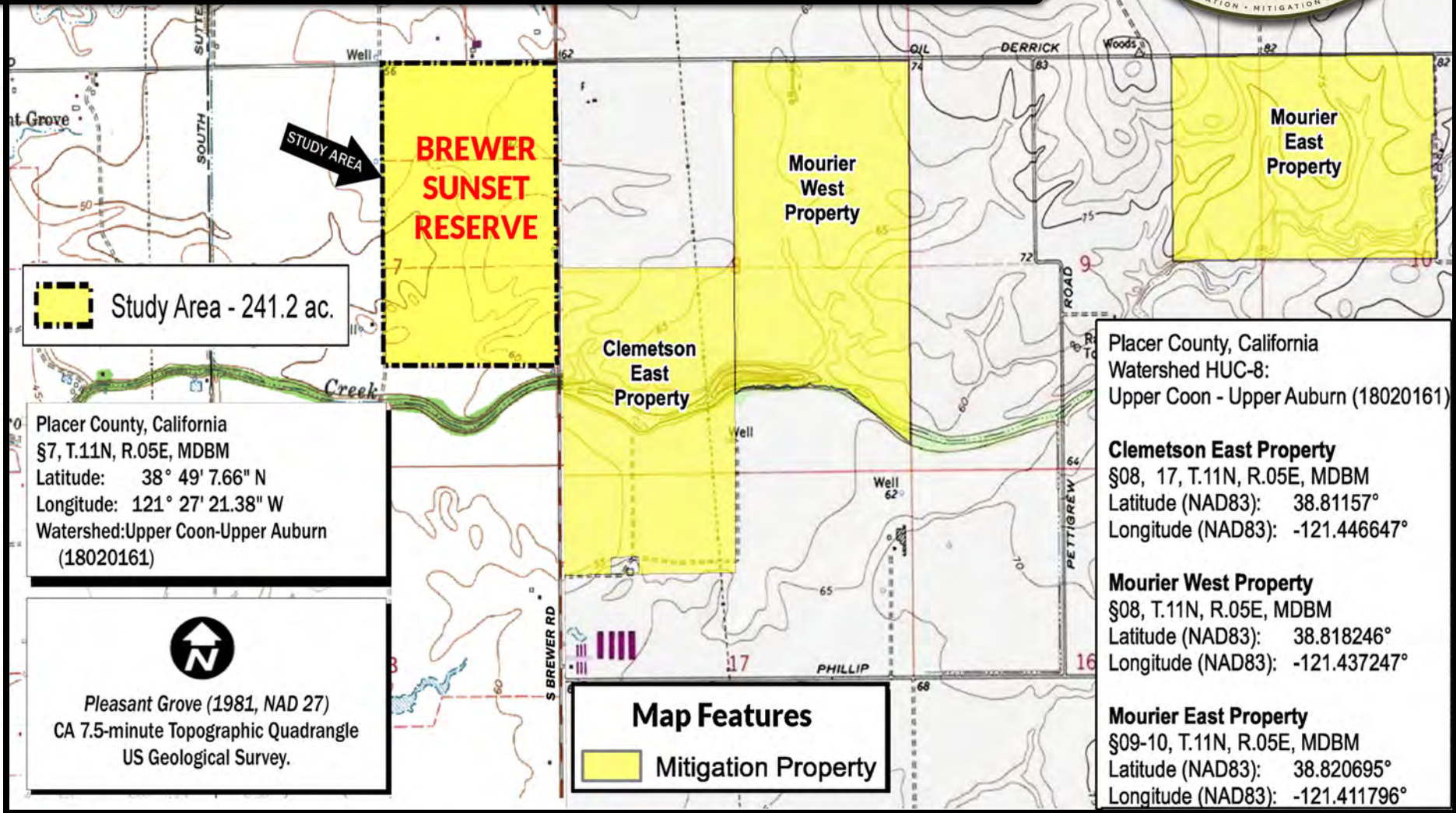
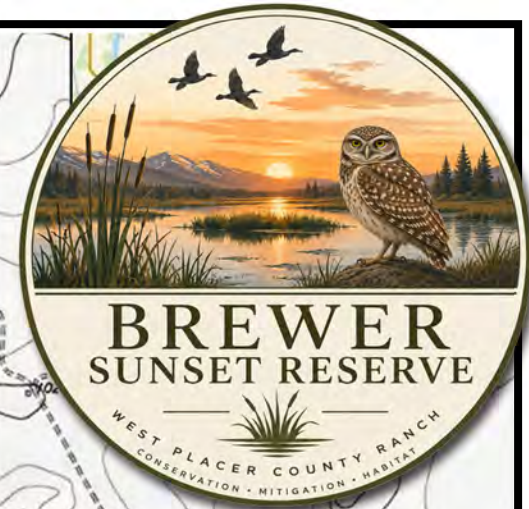
Source: Placer County, 2014; MIG | TRA 2015; CalTrans

# 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.



Map Date: 8/10/2016  
 Service Layer Credits: Copyright: © 2014 DeLorme

Figure 1. Study Area Location and Vicinity

Map Date: 7/16/2020  
 Service Layer Credits: Copyright: © 2013 National Geographic Society, I-cubed  
 Copyright: (c) 2018 Garmin

Figure 14. Mitigation Properties Site and Vicinity

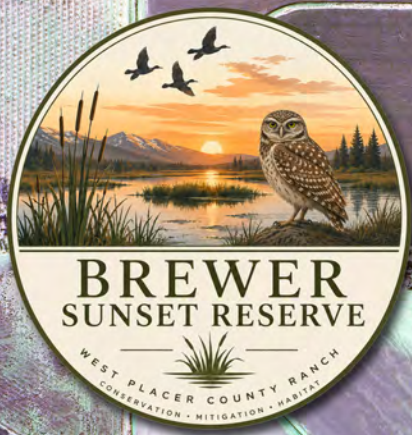
# SWC BREWER ROAD & WEST SUNSET BOULEVARD

**±238.6 ACRES**  
**WEST PLACER COUNTY**

**WEST SUNSET BOULEVARD**

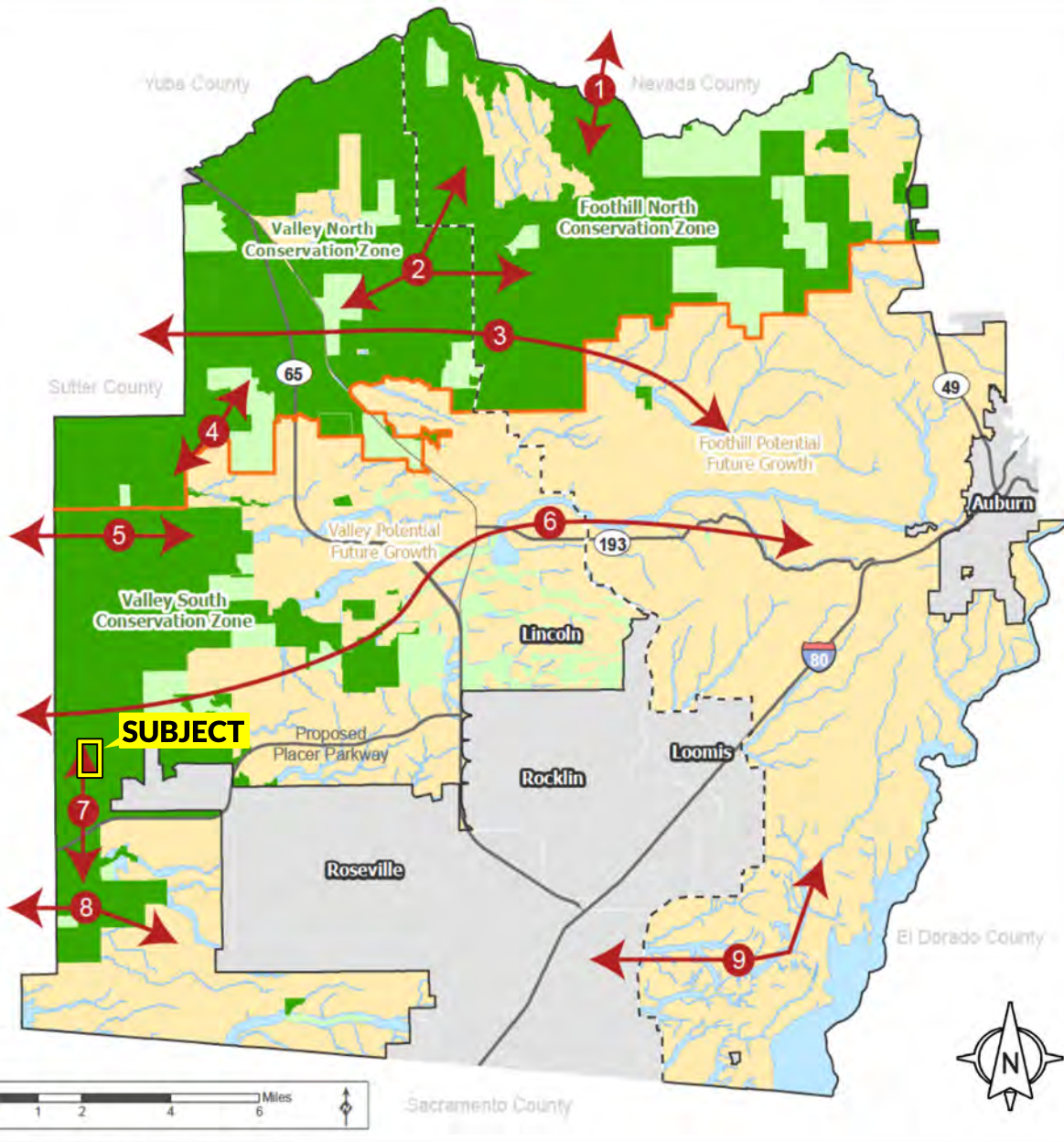
**BREWER ROAD**

**PLEASANT GROVE CREEK**



# Figure 5-1 Conservation Zones and Key Linkages

Placer County Conservation Program - Western Placer County HCP/NCCP



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

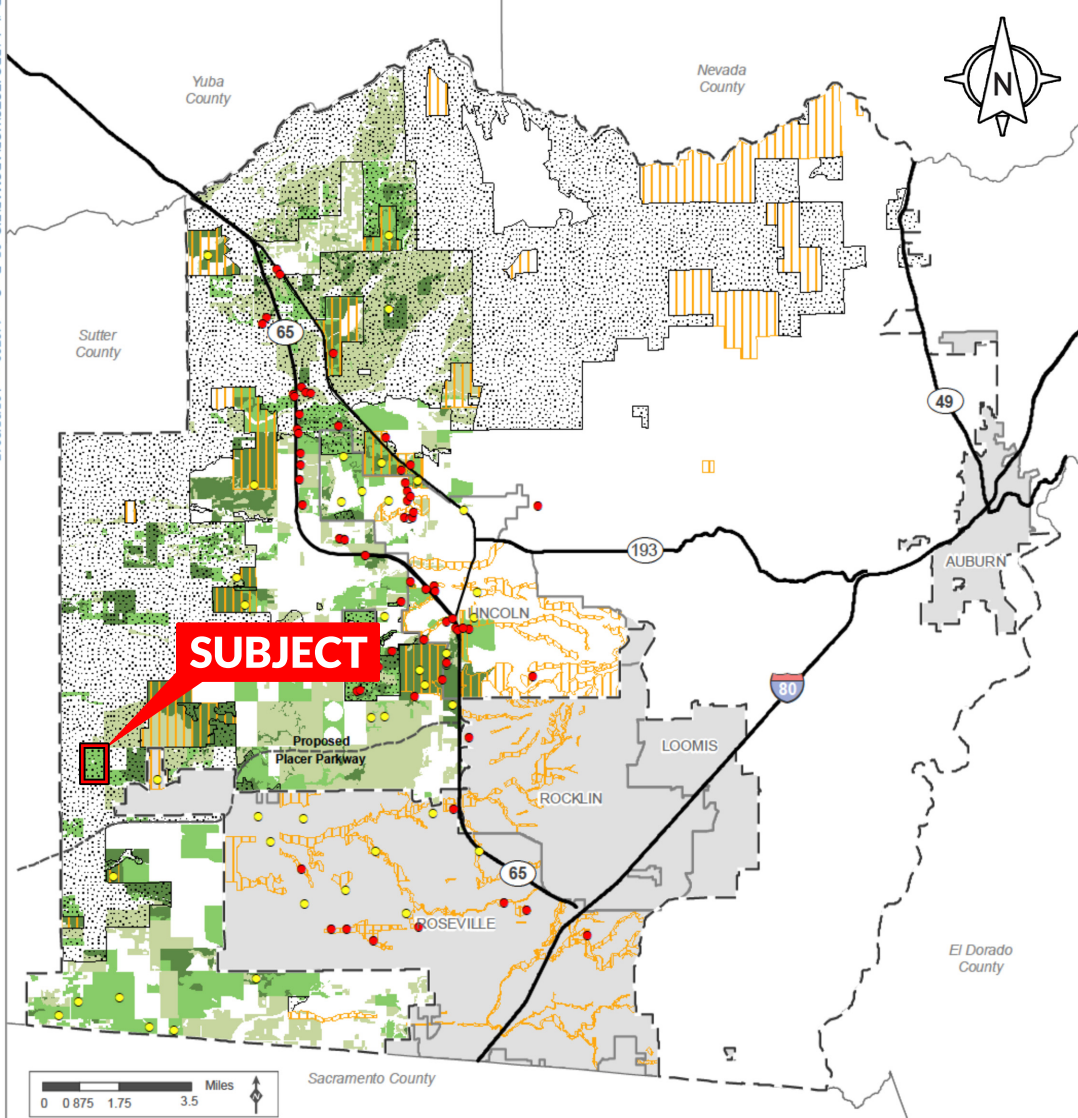
1. Bear River Watershed (N-S) Connect PCCP oak woodland reserves to oak woodlands in Nevada County throughout the Bear River watershed.
2. Yankee Slough - Raccoon Creek Watershed (E-W) Connect Valley reserves to Foothill reserves.
3. Raccoon Creek - Doty Creek corridor. (E-W) Connect existing protected 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	Valley/Foothill Divide
Reserve Acquisition Area	North/South Conservation Zone Divide
Potential Future Growth Area	Stream System
Non-Participating City	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"**



Path: L:\PROJECTS\HCP\ARCMAP\FIG\_05\_ResSp\_140703.mxd 05/05/2017



- Existing Reserve
- Existing Protected Area
- Plan Area A
- Precise Location
- General Location
- Vernal Pool Complex: High density
- Vernal Pool Complex: Intermediate density
- Vernal Pool Complex: Low density
- Non-Participating Cities
- Non-Vernal Pool Land Cover Types

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

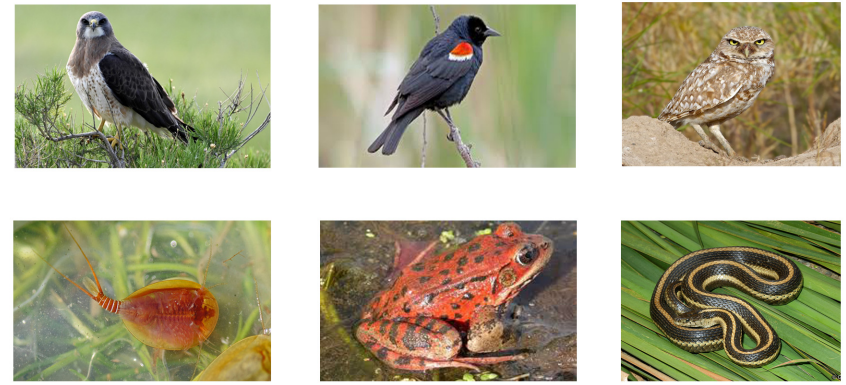


Table 3-9. Modeled Habitat for Covered Species

Community/ Land-cover Type/ Constituent Habitat*	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
<b>Grassland</b>										
Annual Grassland	F	-	N	F	U	U	-	U	-	-
Pasture	F	-	N	F	U	U	-	U	-	-
<b>Vernal Pool Complex (VPC)</b>										
VPC High Density	F	-	N	F	U	U	-	U	-	A
<b>VPC Intermediate Density</b>	F	-	N	F	U	U	-	U	-	A
VPC Low Density	F	-	N	F	U	U	-	U	-	A
<b>Vernal Pool Constituent Habitats</b>										
Vernal Pool Constituent Habitats	-	-	-	-	-	-	-	-	-	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> ).
	N	Potential nesting and over-wintering, Valley
Western Burrowing Owl	N	Nesting, Valley and Foothills below 300 feet elevation
Tricolored Blackbird	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

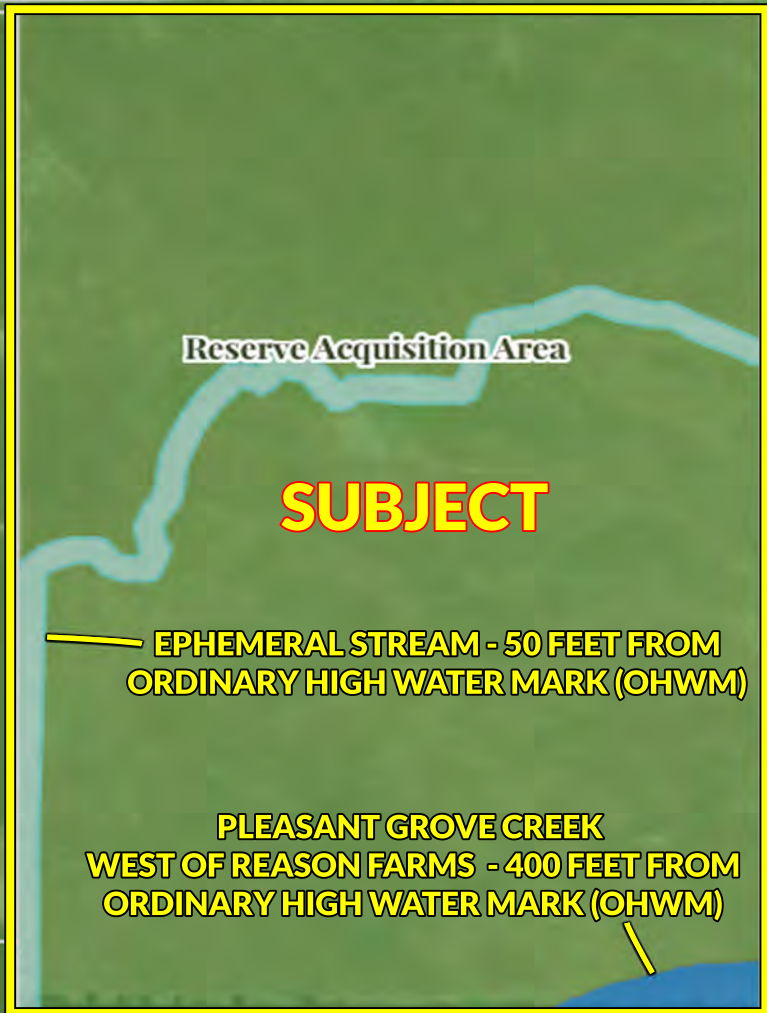
**Disclaimer:** Buyer shall independently confirm the existence of potential existing habitat/species on the property, and its potential applicability within the habitat conservation plan.

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

**±238.6 ACRES**



# STREAM BOUNDARIES



PCCP Stream System

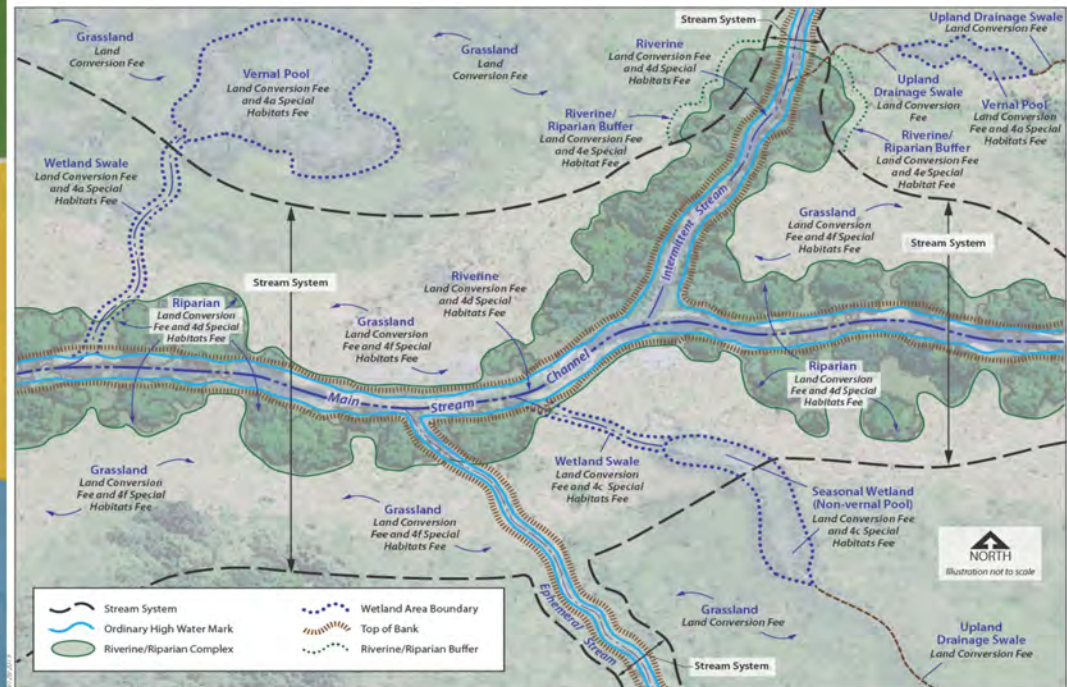
Stream System Type

- Named Stream Reach
- Perennial Stream
- Canal
- Intermittent Stream
- Ephemeral Stream
- Inundation Area
- Perennial Lake/Pond
- Intermittent Lake/Pond

Stream System Boundary Widths (see Table 6-1 for key)

Named Stream Reaches Stream Reaches not Specified

- 100 Feet
- 200 Feet
- 300 Feet
- 400 Feet
- 600 Feet
- 50 Feet



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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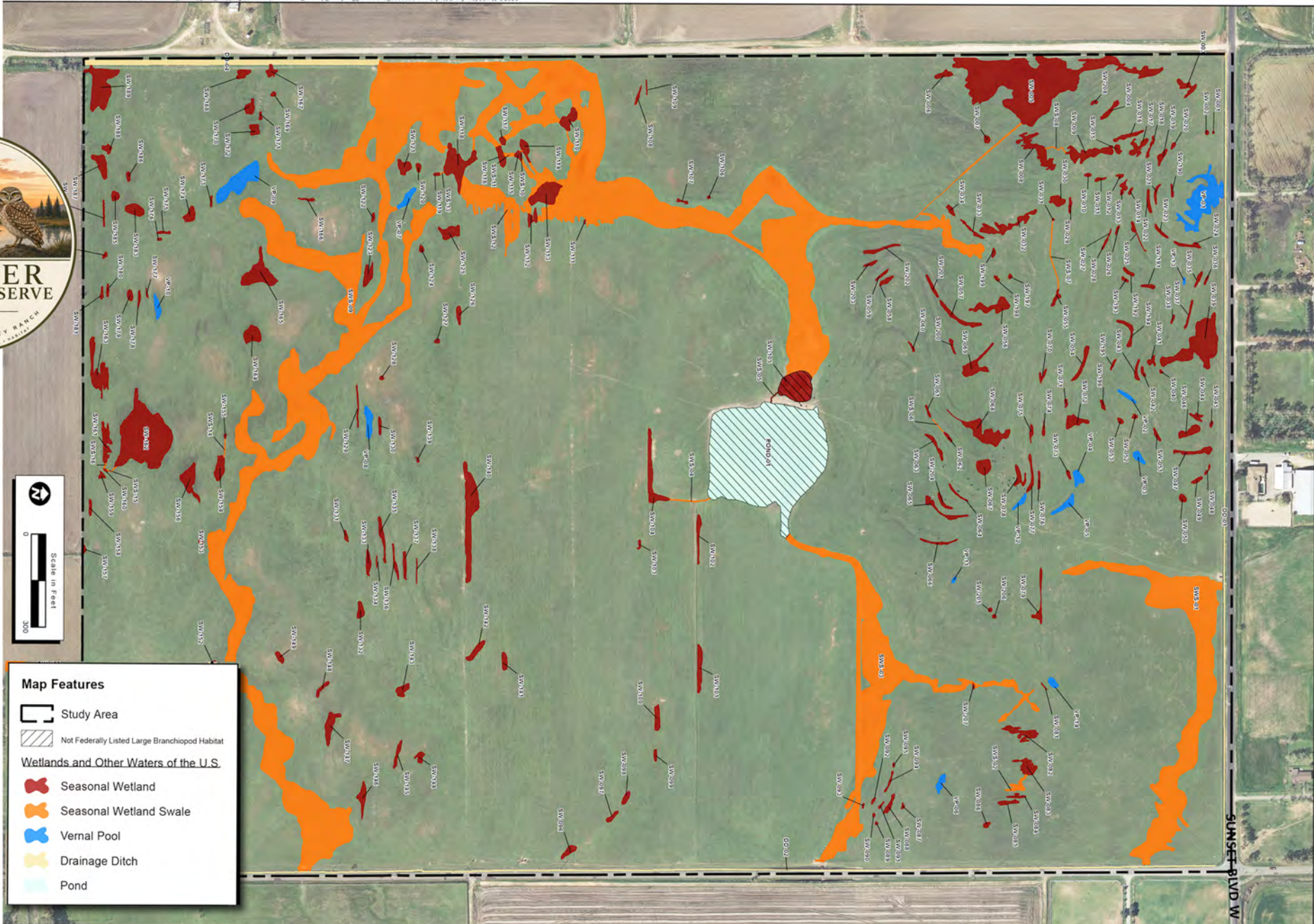


# FOR SALE

NWC BREWER ROAD &  
WEST SUNSET BOULEVARD

±238.6 ACRES  
WEST PLACER COUNTY

Location: N:\2007\2007-025 Clemetson Property\MAPS\SSS\_Survey\_and\_Mapping\SHR\MP\Clemetson\_Shrimp\_Sampling\_Locations\_20160504.mxd (KO/LMH)-Jhayden 5/4/2016



**Map Features**

- Study Area
- Not Federally Listed Large Branchiopod Habitat

**Wetlands and Other Waters of the U.S.**

- Seasonal Wetland
- Seasonal Wetland Swale
- Vernal Pool
- Drainage Ditch
- Pond

Figure 2. Clemetson A Wetland Delineation

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

# PRIME MITIGATION OPPORTUNITY!

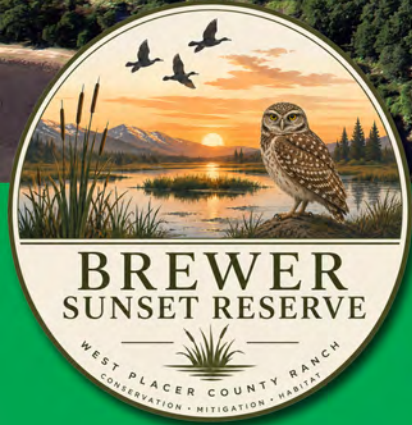
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**NEWCASTLE  
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GROUP**

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