



Conservancy Announces 2007 Program

The Grizzly Ranch Conservancy Board of Directors has announced its work program for 2007.

"In 2006, Grizzly Ranch Conservancy made great strides in its evolution as the environmental steward for one of the premier recreational communities in the California Sierra", said Michael Mohler, Conservancy President. "In 2007, the Conservancy Board of Directors will endeavor to advance significant project efforts, to complete a series of collateral support materials, and to develop a strategy for fundraising and endowments."

Grizzly Ranch Conservancy ("Conservancy") began implementation of several natural resource projects in 2006. The Conservancy and projects were developed and managed by Grizzly Ranch staff under the guidance of the Conservancy Board of Directors. Several technical consultants and contractors were hired to support the planned work scope. Much progress was made to lay the foundation for work in 2007. Funds in the amount of \$110,374 were expended in connection with 2006 Conservancy business.

Mission Statement:

The mission of the Grizzly Ranch Conservancy is to preserve the unique character and natural environment in and around Grizzly Ranch; provide for the protection, enhancement, maintenance and management of identified environmentally significant land and waters; protect and restore wildlife habitat; provide open space access; and to promote educational and scientific programs and services for the benefit of present and future generations of property owners at Grizzly Ranch.

Financial Overview

1. The Conservancy ended 2006 with cash assets of \$387,000 and no debt.
2. The Board of Directors has agreed to a restricted capital reserve of \$100,000 - thereby reducing available cash to \$287,000.
3. Proceeds from real estate transactions are estimated at \$84,000 - \$100,000.

4. The Project Budget for 2007 is \$218,600.
5. The Maintenance Budget for 2007 is \$21,300.
6. The G&A Budget for 2007 is \$36,260.
7. 2007 should conclude with cash assets of approximately \$185,000 and no debt.

Program Plan

Conservancy Management is proposing to allocate \$218,600 to the following specific projects:

1. Alpine Botanical Garden - (\$80,000) - to continue development of this hallmark feature. The project should be concluded in 2009.

The Vision: The Alpine Botanical Garden ("Garden") is located on Grizzly Ranch Road (north) near the main entry Gate House of the Grizzly Ranch community. The concept for the Garden is to interlace botanic learning with the human story of the northern Sierra Nevada. Not only will the visitor learn about native plants and ecosystems, but also about Native Americans, pioneers and settlers to the area and their reliance on and use of local plants. A central path through the Garden will transport the visitor through a variety of landscapes similar to what pioneer Jim Beckwourth would have encountered as he traveled through the Sierra Nevada in the late 1800's. Seven different floral ecosystems will be featured, and art and interpretation will be woven into the theme through environmental sculpture, interpretive elements and signage. Each ecosystem will be seeded with a different seed mix and container plant stock, based on the ecology of that area, which will provide a demonstration of the flora following germination for each ecosystem type. A central interpretive and learning area will be located at "Beckwourth Knoll" which will feature detailed plant identification of the ecosystems, a small amphitheater for storytelling and learning, and a replication of the Beckwourth Cabin ("Cabin"). The Cabin will be used as an interpretive center.

2. Botanical Guidebook - (\$28,100) - to complete and print the booklet.

The Botanical Identification Booklet ("Booklet") identifies over 100 native plants found in the vicinity of Grizzly Ranch that are approved for landscaping within the development. The booklet includes illustrations, photographs, planting locations and instructions for each species, and notes to homeowners on how to use these plants for residential landscaping. The finished product will be small enough to fit in a shirt pocket for easy use at home or on a hike.

3. Creek Enhancement - (\$40,000) - to continue development of this recreation feature. The project should be concluded in 2008.

The Vision: Big Grizzly Creek ("Creek") borders the western edge of Grizzly Ranch for $\frac{1}{2}$ mile. The Creek presents a valuable recreational resource for Grizzly Ranch property owners. The dam upstream at Lake Davis regulates the water flow in the creek, which results in constant flow year-round. Consequently, lush aquatic habitat and good water quality found at the site supports an excellent trout fishery. Anticipated improvements will likely include limited brush and tree clearing, and construction of picnic areas, trails and a boardwalk to facilitate fishing and swimming. A conceptual plan for the area will be developed in 2007 detailing anticipated improvements. The creek is accessible to property owners from two trailheads - one on Creek Road and one on Big Grizzly Road.

4. Open Space - (\$4,000) - a general purposes budget to ensure proper land stewardship.
5. Trail Development - (\$66,500) - to continue development of this hallmark feature. The project should be concluded in 2011.

The Vision: The original master plan for Grizzly Ranch included construction of a network of trails to connect activity centers within the development. This would allow property owners to move from one point to another without using roadways. The proposed trails also connect to adjacent public lands where more the extensive ridge trail could be accessed by Grizzly Ranch homeowners who seek a more challenging hike.

Maintenance Plan

Conservancy Management is proposing to allocate \$21,300 to maintenance efforts related to the specific conservancy projects.

G&A

Conservancy Management is proposing to allocate \$36,260 to G&A. The major costs included are project management, accounting, insurance and audit costs.

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Grizzly Ranch Conservancy is a California 501(c)3 nonprofit corporation.



NOTE: *For your convenience a printable version of this letter is attached in adobe acrobat format.*