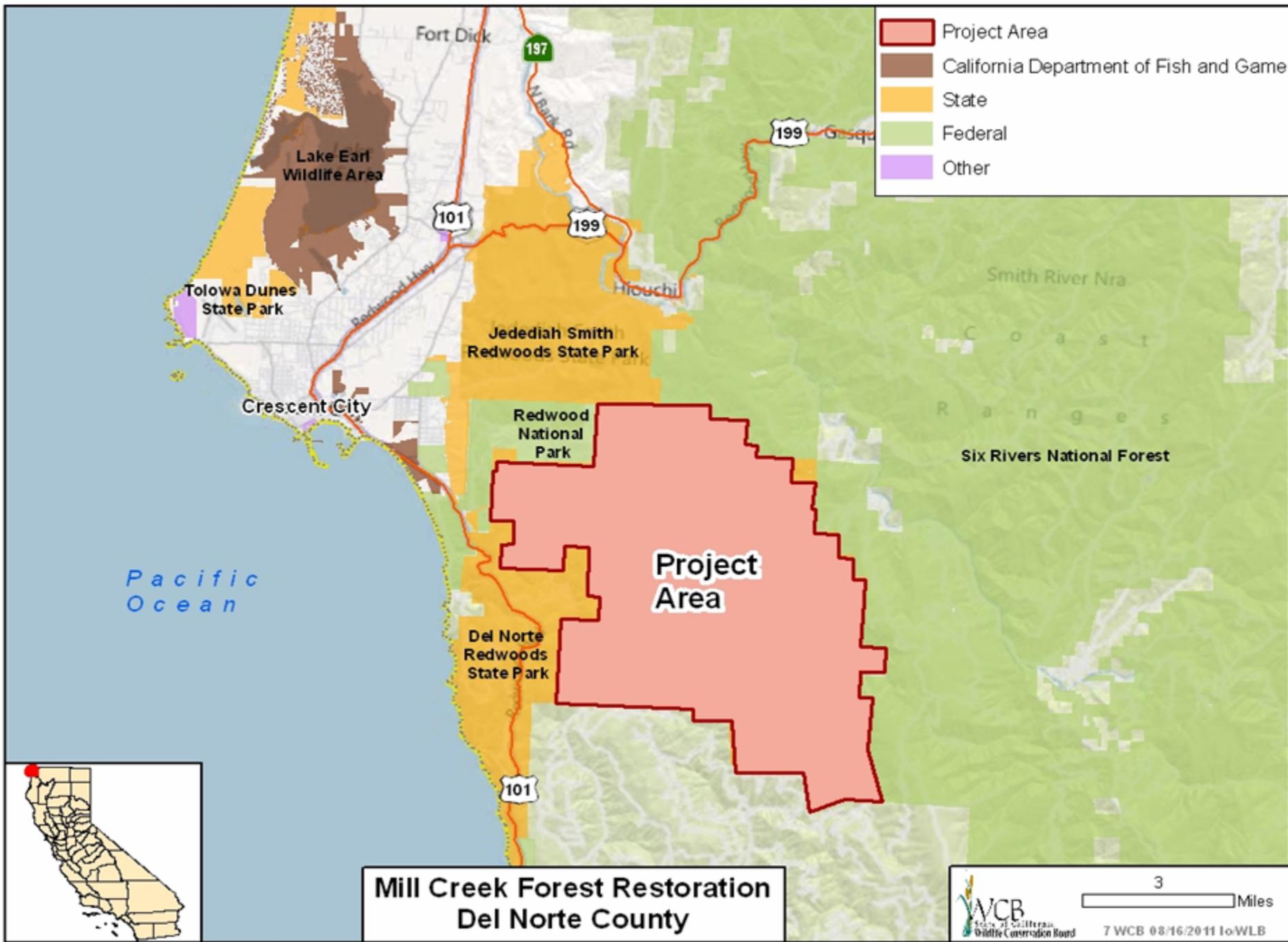


A landscape photograph of a snowy field with a fence and mountains in the background under a cloudy sky. The sky is filled with large, grey clouds, and a flock of birds is visible in the upper left. The ground is covered in snow, with a dirt path leading through a fence line. In the distance, there are snow-capped mountains.

September 13, 2011
Wildlife Conservation Board Meeting

2:00 PM

State Capitol, Room 112
Sacramento, California 95814



- Project Area
- California Department of Fish and Game
- State
- Federal
- Other

**Mill Creek Forest Restoration
Del Norte County**

#7. Mill Creek Forest Restoration Del Norte County



- State Parks foresters have studied the managed forests at Mill Creek extensively

#7. Mill Creek Forest Restoration Del Norte County



- The large wood is from a thinned forest and the small is from un-thinned.

#7. Mill Creek Forest Restoration Del Norte County

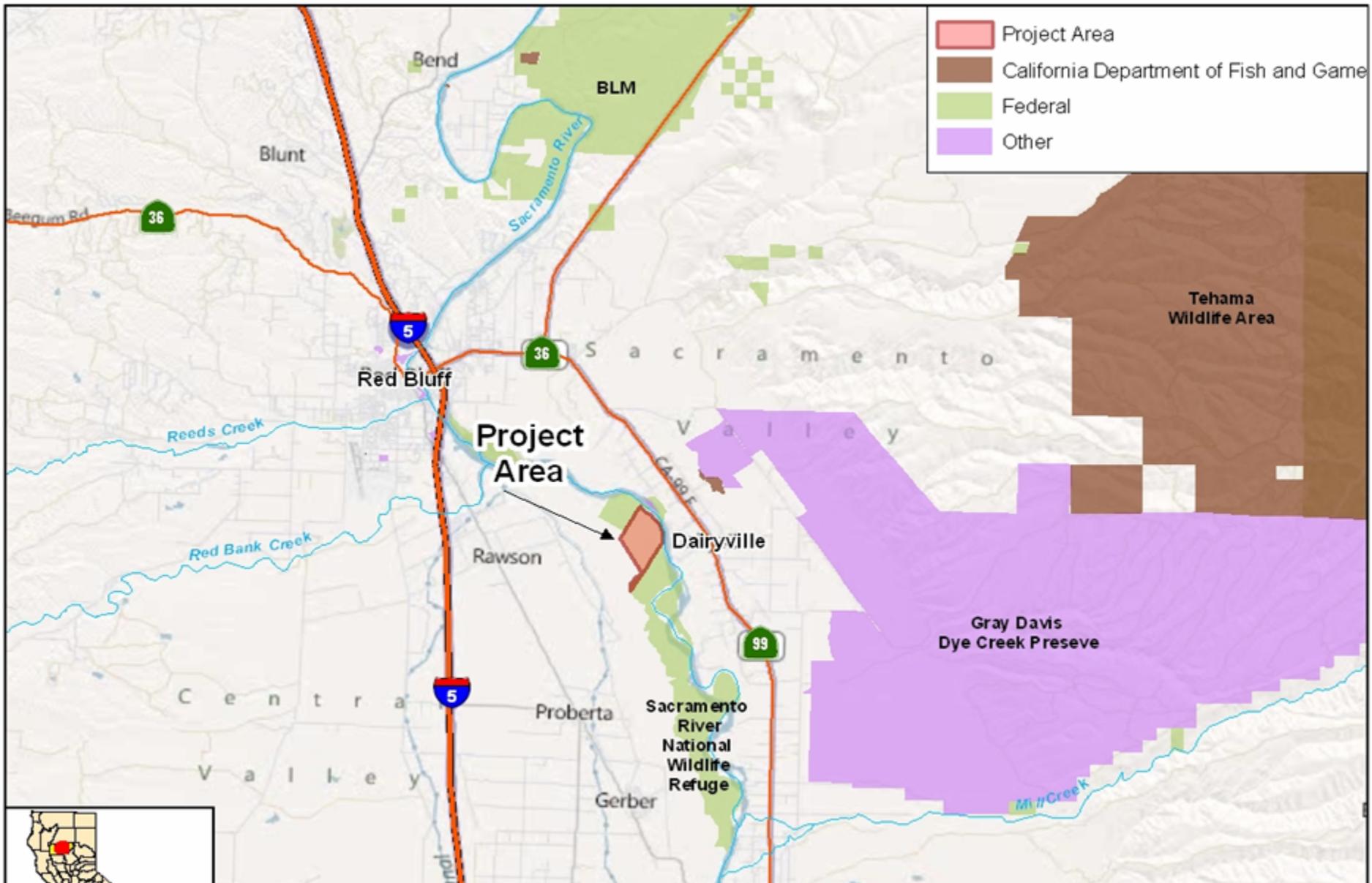


- 1650 acres of high priority young forest stands will be thinned to reduce unnaturally high densities

#7. Mill Creek Forest Restoration
Del Norte County



- Un-thinned early-stage trees adjacent to a thinned area



**Sacramento River National Wildlife Refuge
 La Barranca Unit, Riparian Restoration, Phase II
 Tehama County**

#8. Sacramento River National Wildlife Refuge, La Barranca Unit,
Riparian Restoration, Phase II
Tehama County



■ La Barranca Breached Levee

#8. Sacramento River National Wildlife Refuge, La Barranca Unit,
Riparian Restoration, Phase II
Tehama County

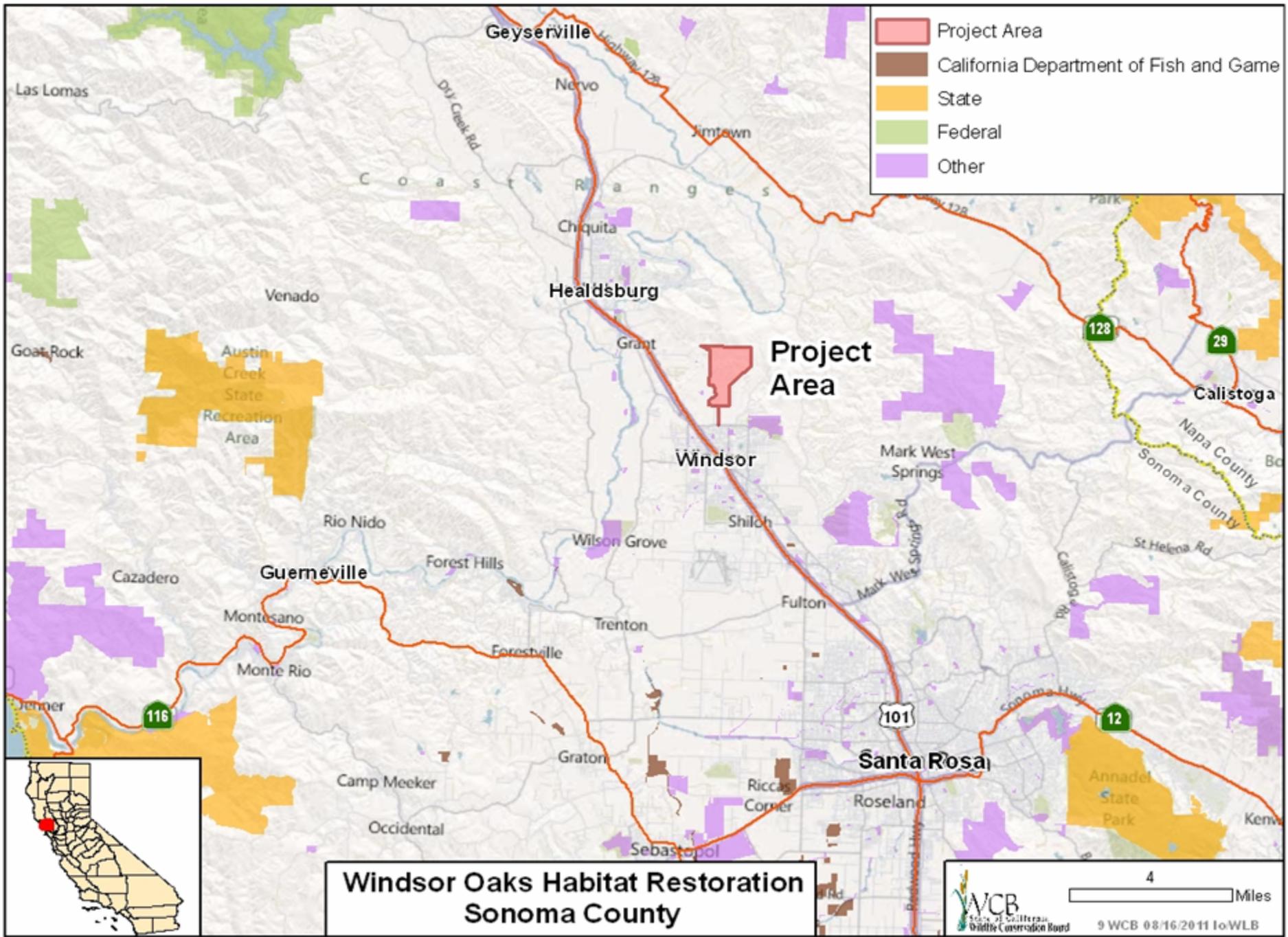


- Existing Riparian Habitat

#8. Sacramento River National Wildlife Refuge, La Barranca Unit,
Riparian Restoration, Phase II
Tehama County



■ River Partners Wheat Field Project Site



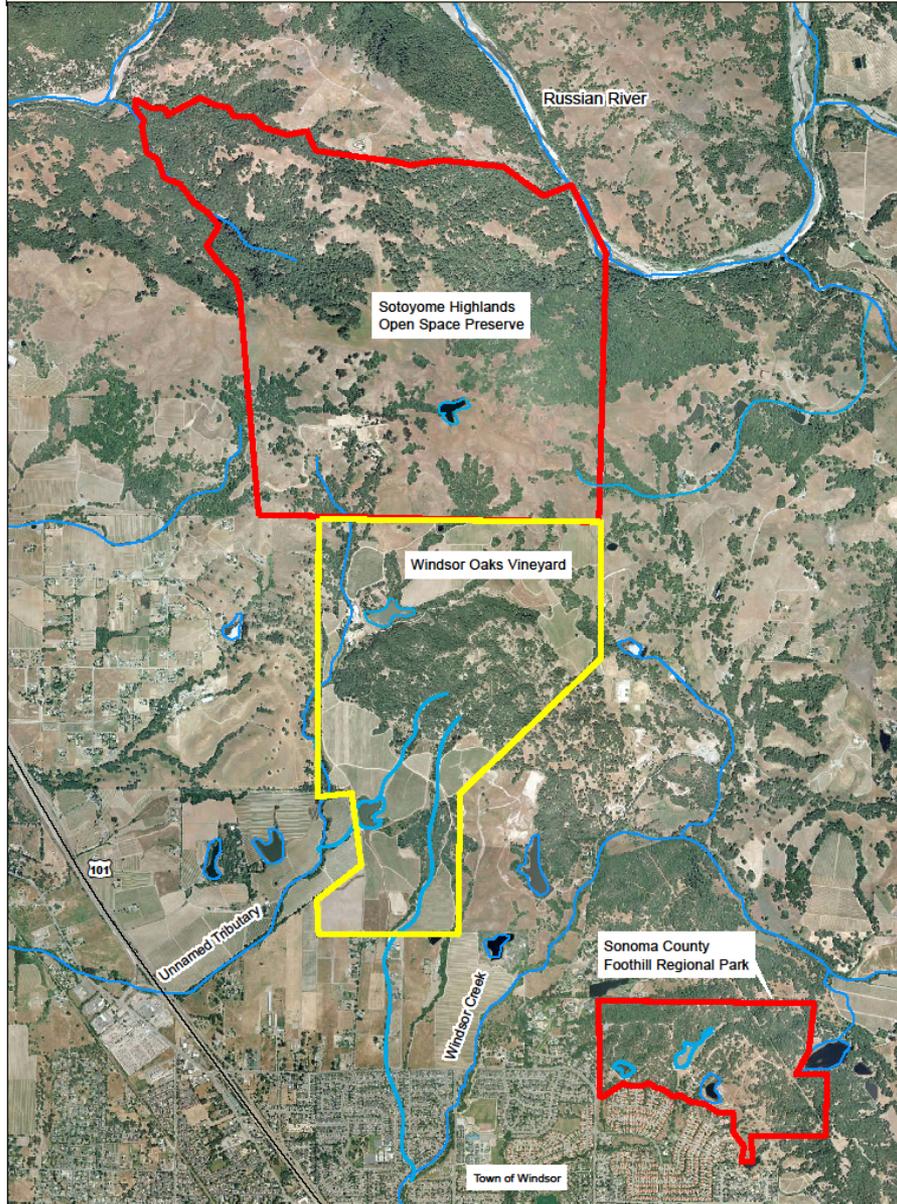
**Windsor Oaks Habitat Restoration
Sonoma County**

Adjacent Land-use and Protected Properties

Sheet 1 of 1
1,000 Feet



Map created by: The Center for Social & Environmental Stewardship,
March 2011

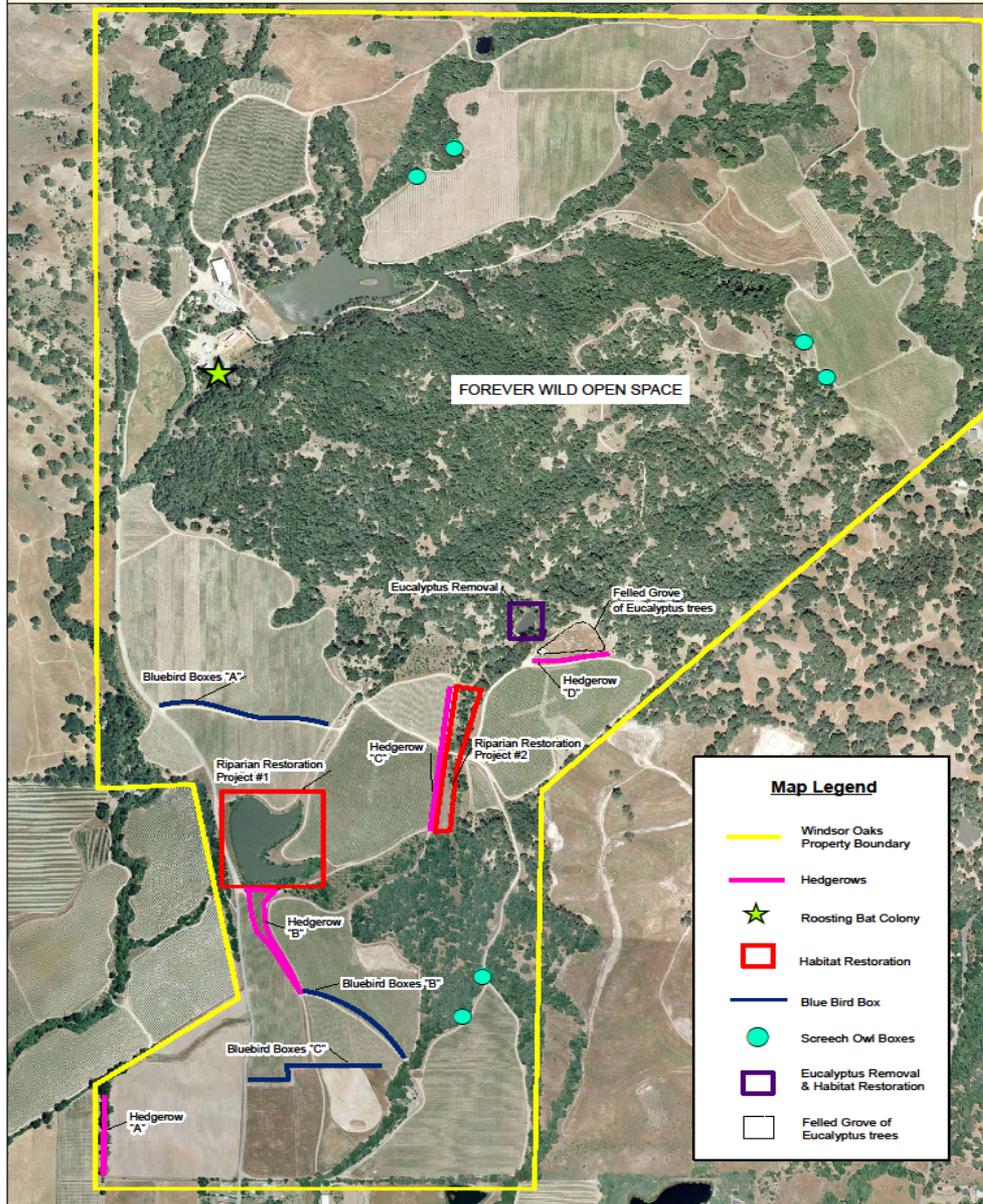


Windsor Oaks Vineyard ERAL Project

Sheet 1 of 1



Map created by: The Center for Social & Environmental Stewardship,
August 2011



#9. Windsor Oaks Habitat Restoration
Sonoma County



- This road will host blue bird boxes

#9. Windsor Oaks Habitat Restoration
Sonoma County



- Proposed riparian restoration site

#9. Windsor Oaks Habitat Restoration Sonoma County



- Location of proposed hedge row

#9. Windsor Oaks Habitat Restoration
Sonoma County



- Eucalyptus trees to be removed

#9. Windsor Oaks Habitat Restoration
Sonoma County



- Proposed Riparian Habitat Restoration

#9. Windsor Oaks Habitat Restoration Sonoma County

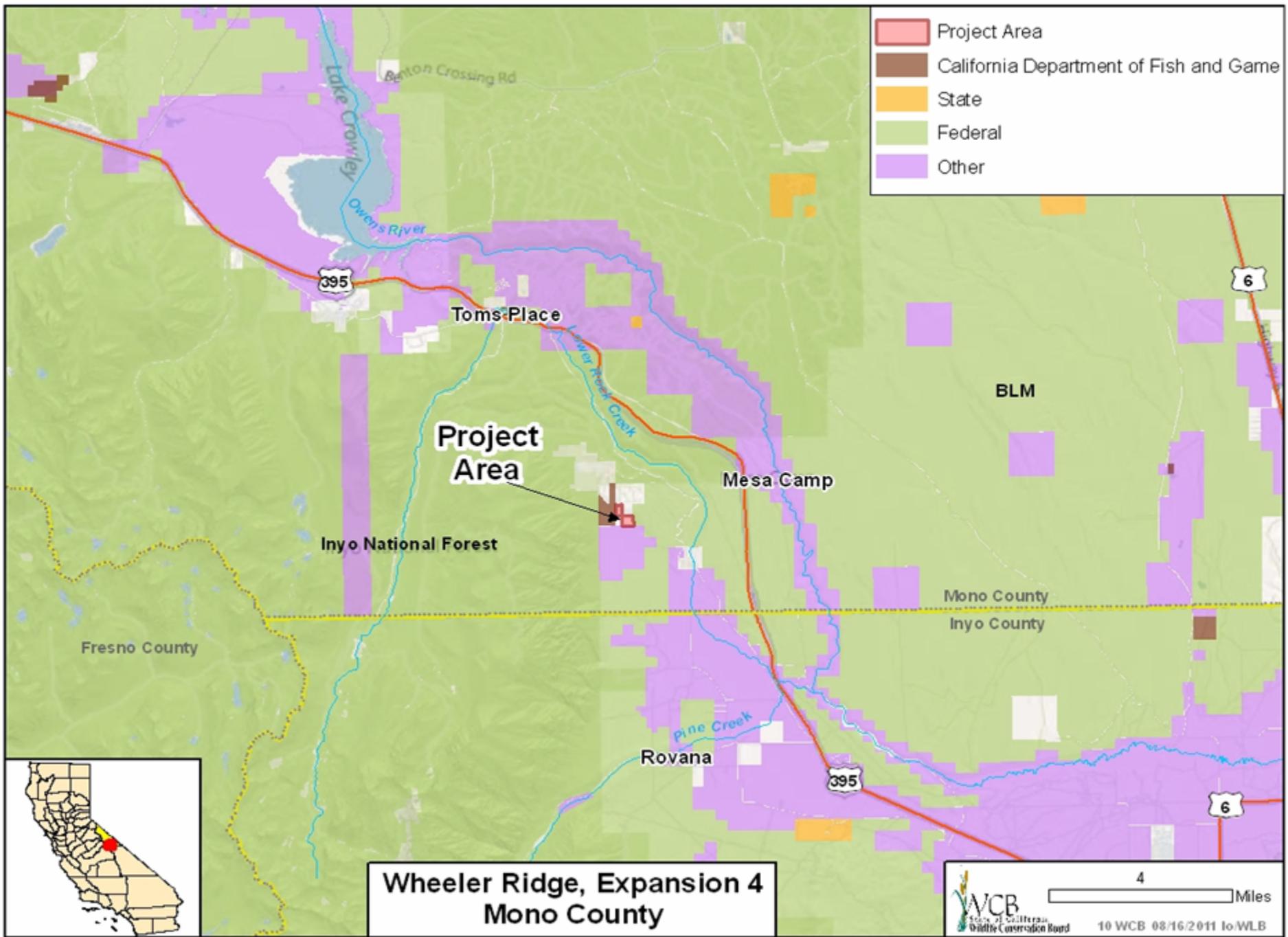


- Riparian habitat restored within the last five years

#9. Windsor Oaks Habitat Restoration
Sonoma County



- Interior of barn with tarps to protect equipment from bat guano



- Project Area
- California Department of Fish and Game
- State
- Federal
- Other

**Wheeler Ridge, Expansion 4
Mono County**



State of California
Wildlife Conservation Board

4 Miles



10 WCB 08/16/2011 to/MLB

#10. Wheeler Ridge, Expansion 4 Mono County



- Looking south past Tom's Place and the wintering valley for the Mule Deer

#10. Wheeler Ridge, Expansion 4 Mono County



- Looking west at Wheeler Ridge

#10. Wheeler Ridge, Expansion 4 Mono County

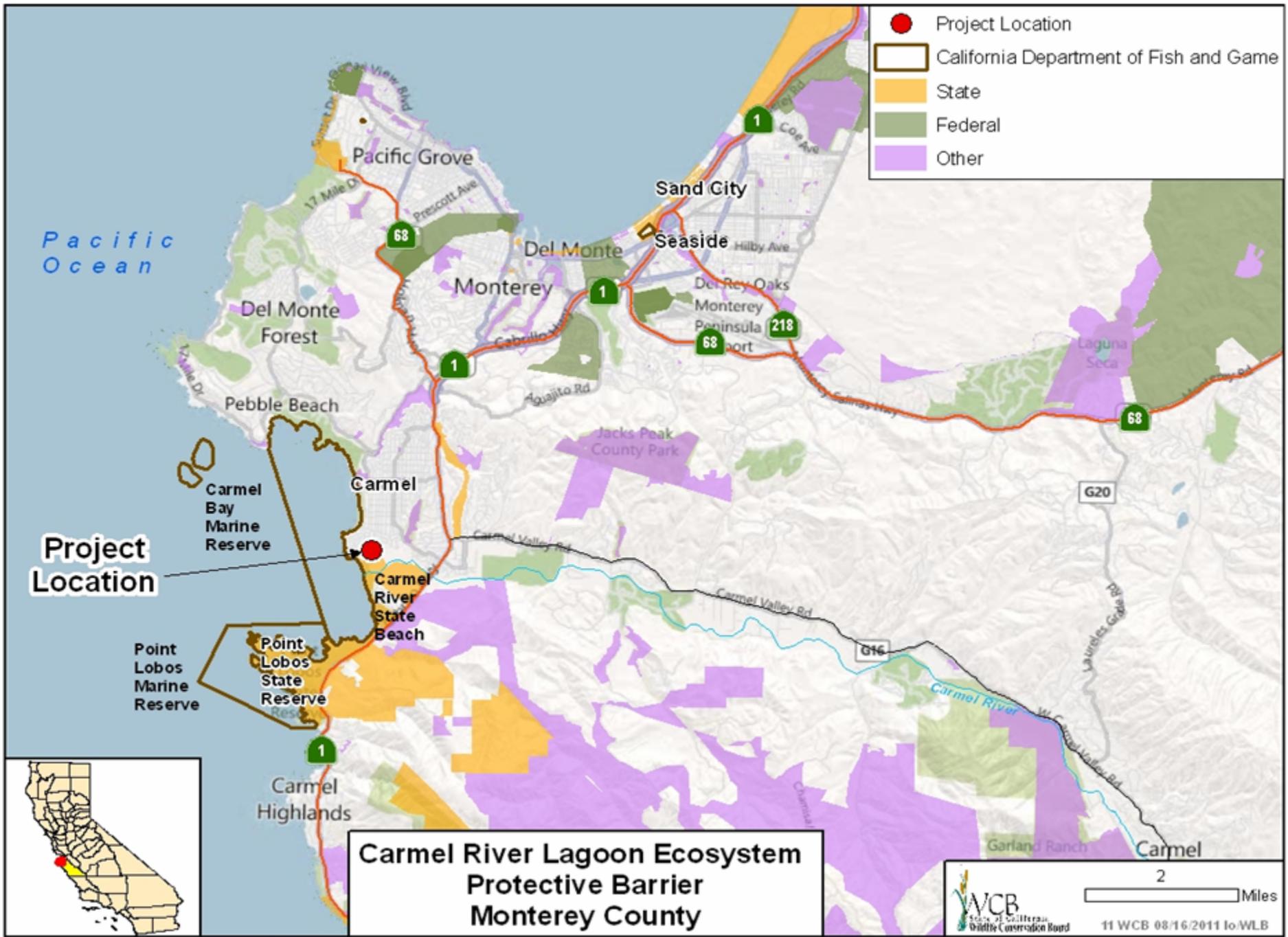


- Looking southwest at deer range habitat which is being subdivided into 2 acre lots for residential development

#10. Wheeler Ridge, Expansion 4
Mono County



- Mule deer crossing the valley

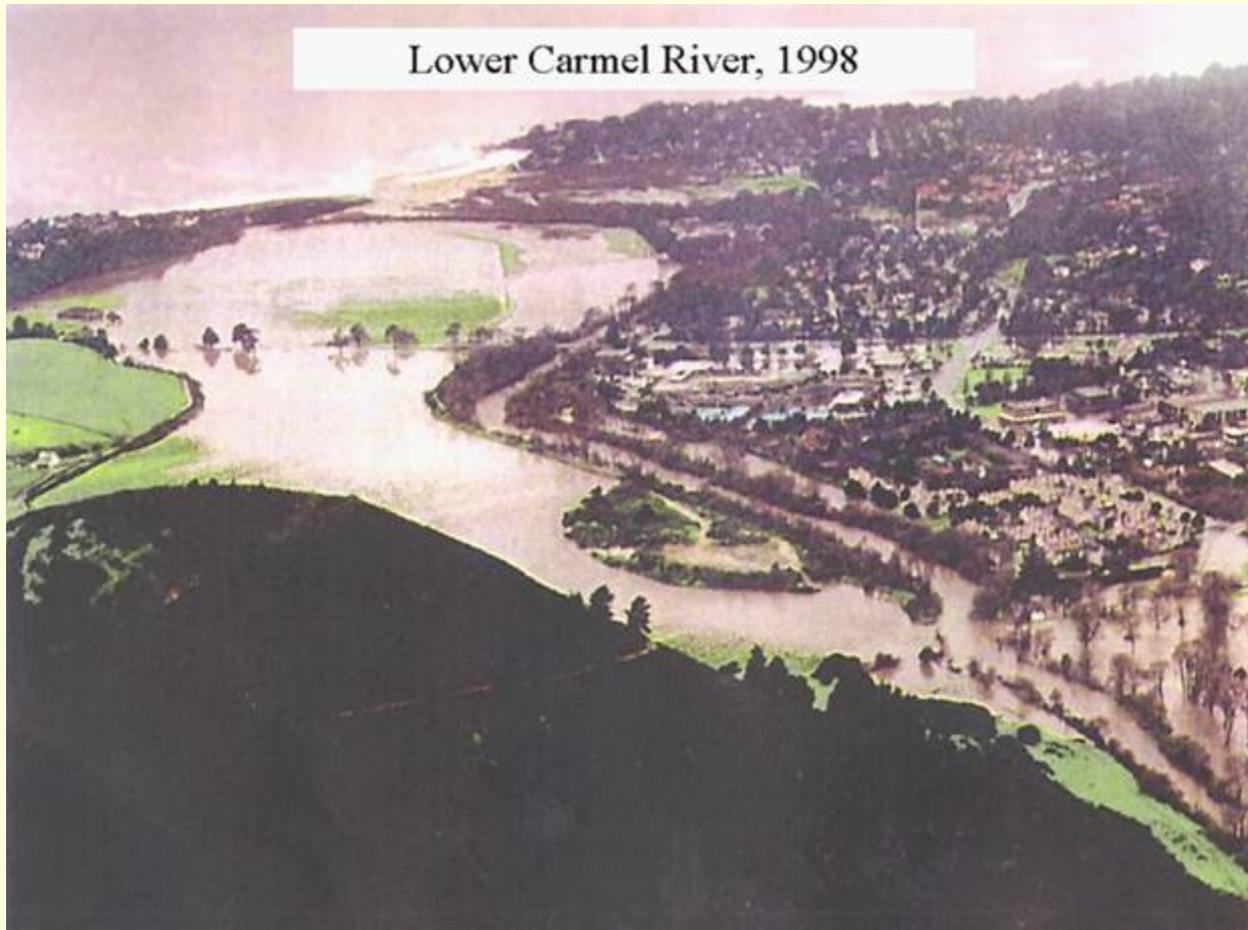


#11. Carmel River Lagoon Ecosystem Protective Barrier
Monterey County



- Example of floodwall barrier in place

#11. Carmel River Lagoon Ecosystem Protective Barrier
Monterey County



- Carmel River lagoon at flood stage

#11. Carmel River Lagoon Ecosystem Protective Barrier
Monterey County

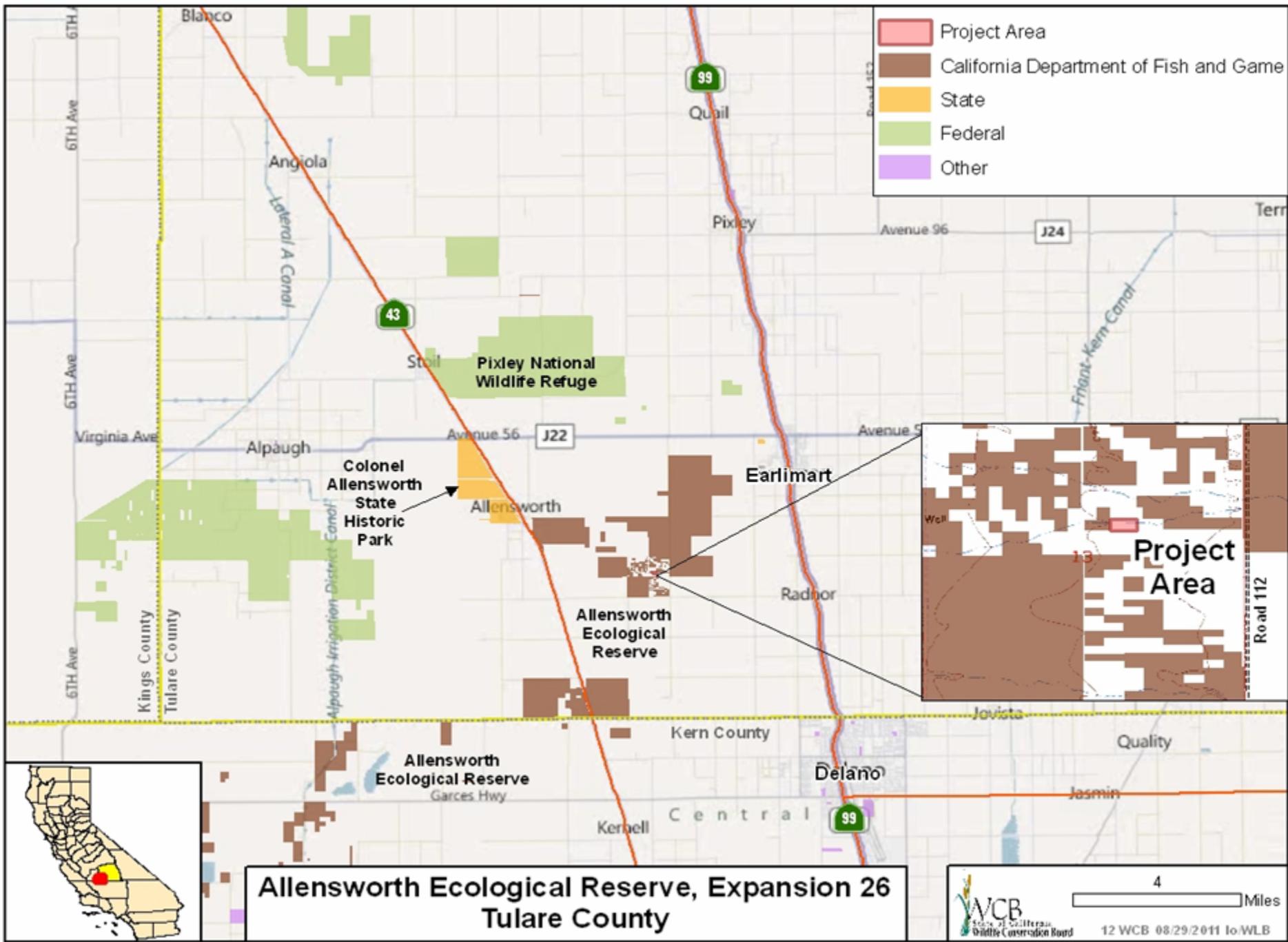


■ Aerial photo of Carmel River lagoon

#11. Carmel River Lagoon Ecosystem Protective Barrier Monterey County



- Aerial photo of nearby Carmel Lagoon restoration site



**Allensworth Ecological Reserve, Expansion 26
Tulare County**

#12. Allensworth Ecological Reserve, Expansion 26
Tulare County



- View of Allensworth Ecological Reserve. Weiler property will be added to the State Reserve Area.
- All photos taken by Ms. Erin Tennant, DFG Environmental Scientist

#12. Allensworth Ecological Reserve, Expansion 26
Tulare County

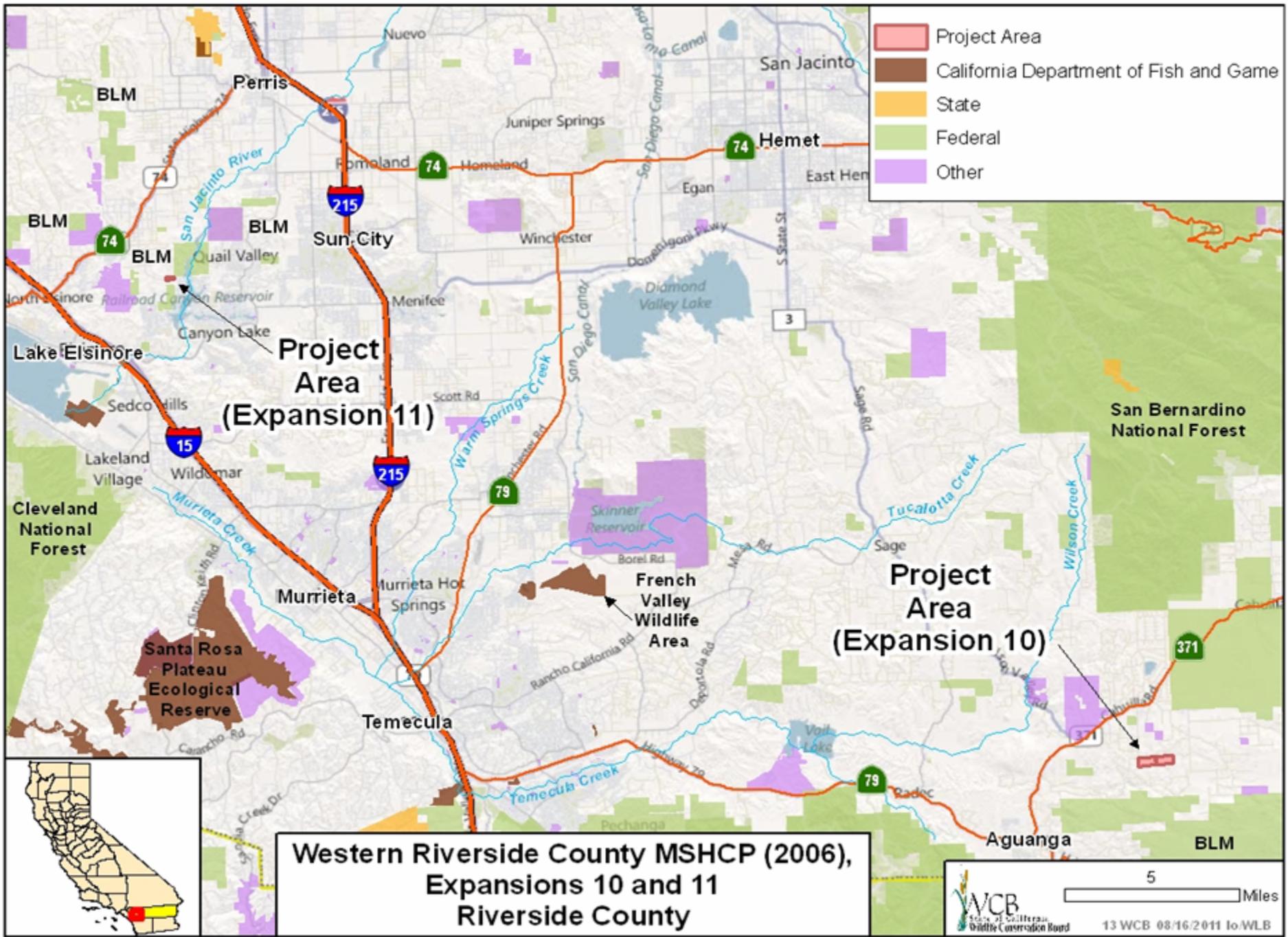


- Weiler property facing east, depicting small scalds, native shrubs, and non-native grasses that characterize the habitat

#12. Allensworth Ecological Reserve, Expansion 26
Tulare County



- Weiler Property facing south representative of open land, sparsely vegetated dominated by shrubs and non-native grasses



**Western Riverside County MSHCP (2006),
 Expansions 10 and 11
 Riverside County**

#13. Western Riverside County MSHCP, Expansions 10 & 11
Riverside County



- Western Riverside County MSHCP (2006), Expansion 10 - view of Reden property looking south
- *Photo courtesy of Western Riverside County Regional Conservation Authority*

#13. Western Riverside County MSHCP, Expansions 10 & 11
Riverside County



- Western Riverside County (MSHCP) 2006, Expansion 10 - view of Reden property looking east
- *Photo courtesy of Western Riverside County Regional Conservation Authority*

#13. Western Riverside County MSHCP, Expansions 10 & 11
Riverside County

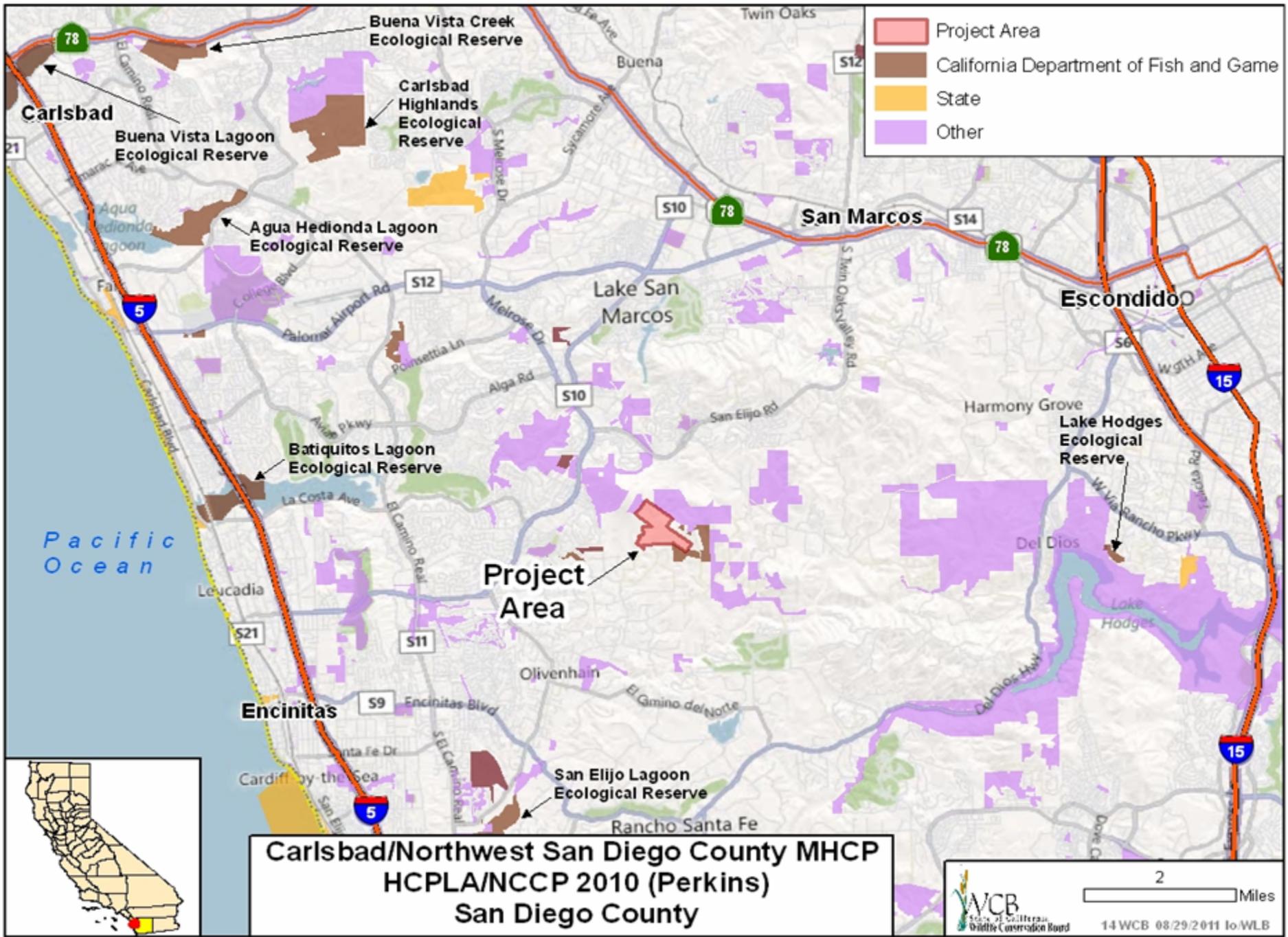


- Western Riverside County MSHCP (2006), Expansion 11 - view of Greenwald property looking east
- *Photo courtesy of Western Riverside County Regional Conservation Authority*

#13. Western Riverside County MSHCP, Expansions 10 & 11
Riverside County



- Western Riverside County MSHCP (2006), Expansion 11 - view of Greenwald property looking south
- *Photo courtesy of Western Riverside County Regional Conservation Authority*



**Carlsbad/Northwest San Diego County MHCP
 HCPLA/NCCP 2010 (Perkins)
 San Diego County**

#14. Carlsbad/Northwest San Diego County
MHCP HCPLA/NCCP 2010 (Perkins)
San Diego County



- Typical vegetation found on the property

#14. Carlsbad/Northwest San Diego County
MHCP HCPLA/NCCP 2010 (Perkins)
San Diego County



- Upland habitat found on the property

#14. Carlsbad/Northwest San Diego County
MHCP HCPLA/NCCP 2010 (Perkins)
San Diego County



- Development near the border of the property

#14. Carlsbad/Northwest San Diego County
MHCP HCPLA/NCCP 2010 (Perkins)
San Diego County



- Gnatcatcher habitat and development near the border of the property



Wildlife Connectivity Mapping

Department of Fish and Game
September 9, 2011



Wildlife Connectivity Mapping: Background

Habitat connectivity

- provides paths for movement in the landscape
 - ◆ Finding food, cover, mates
 - ◆ Migration
 - ◆ Adaptation to climate change

◆ Barriers to connectivity

- roads, development, habitat conversion



Wildlife Connectivity Mapping: Purpose

- Identify natural connectivity areas to prioritize for conservation
 - Allow movement required for species survival and reproduction
 - Maintain migration corridors
 - Adaptation to climate change
- Identify critical road crossing locations



2010 California Essential Habitat Connectivity (CEHC) Project

- ◆ Joint DFG-Caltrans project
- ◆ Identified >2000-acre "natural landscape blocks"
- ◆ Connected blocks >10,000 acres in size
- ◆ Used least-cost modeling based on ecological integrity



The need for fine-scale connectivity mapping

CEHC statewide overview	Fine-scale model needed for regional habitat acquisition planning
Natural Landscape Blocks >2000 acres	Include habitat areas <2000 acres that are essential for the survival and movement of some species
Connect blocks >10,000 acres	At the local level, need to provide connectivity between natural habitat areas <10,000 acres in size
Least-cost modeling based on ecological integrity	Species-specific habitat and movement modeling provide a view of essential connectivity areas important to high priority species

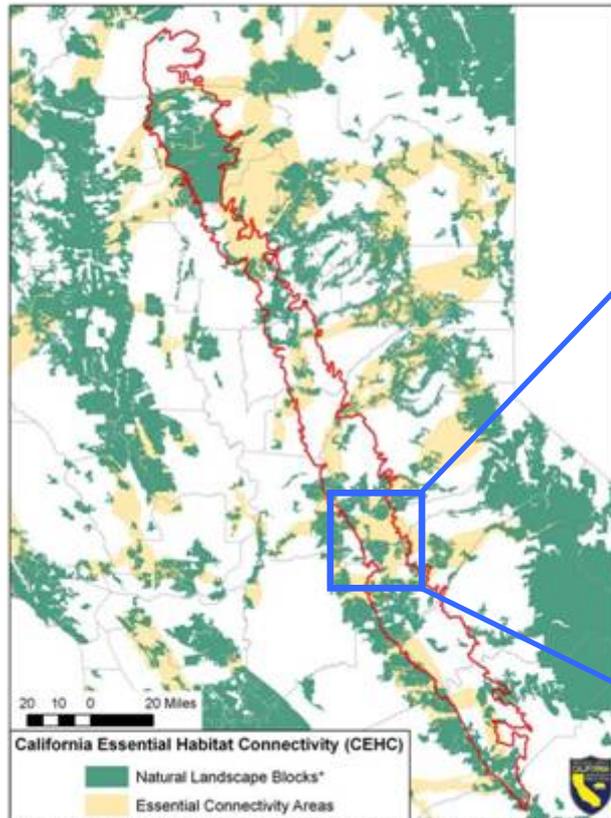
Northern Sierra Nevada Foothills

◆ High priority for fine-scale connectivity modeling

- Provides important connectivity and migration corridors for large species (e.g., deer)
- 85% in private ownership
- High development pressure
- Intersected by major highways
- Completed fine-scale vegetation map

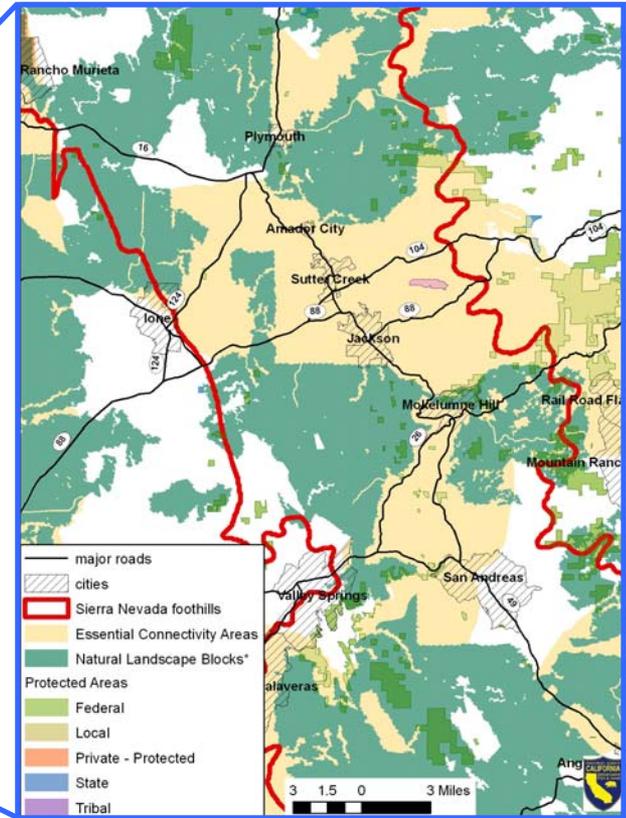


CEHC in the Sierra Nevada foothills



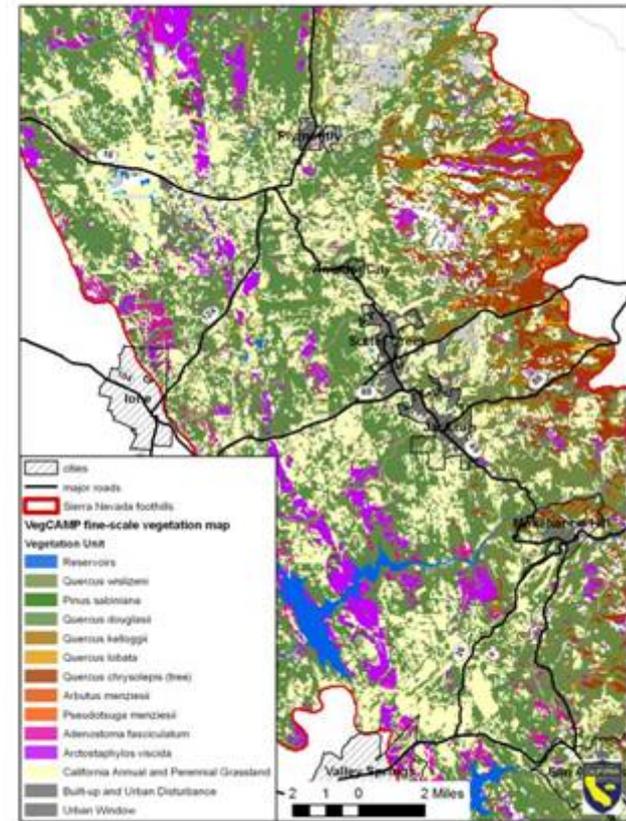
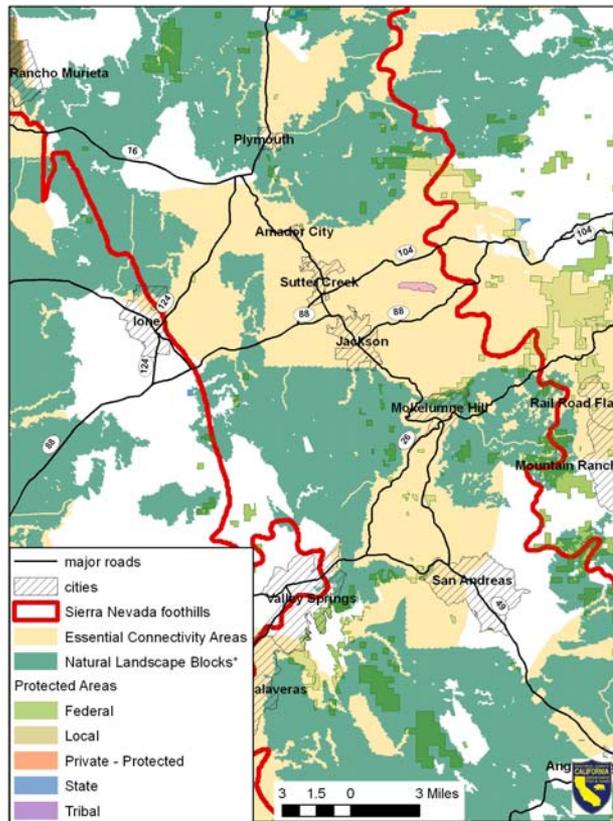
*Natural Landscape Blocks are based on a measure of ecological integrity, and include both protected and private lands.

05/12/11



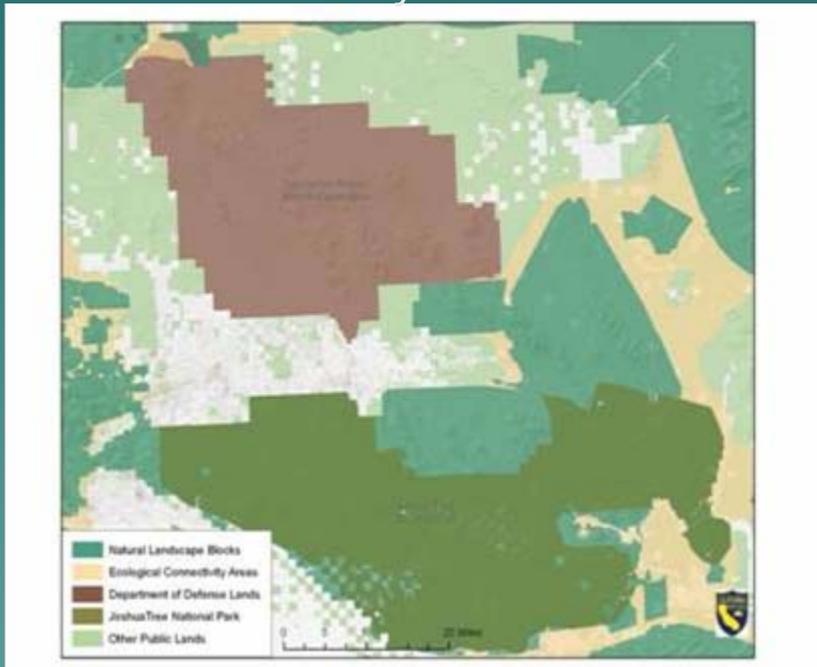
3 1.5 0 3 Miles

Using fine-scale vegetation maps for connectivity modeling

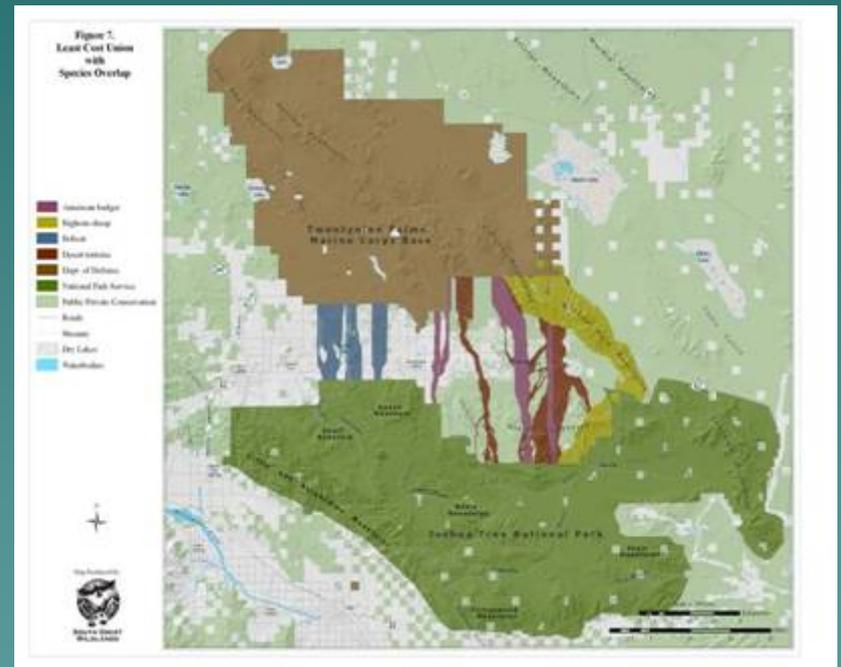


Wildlife Connectivity Mapping

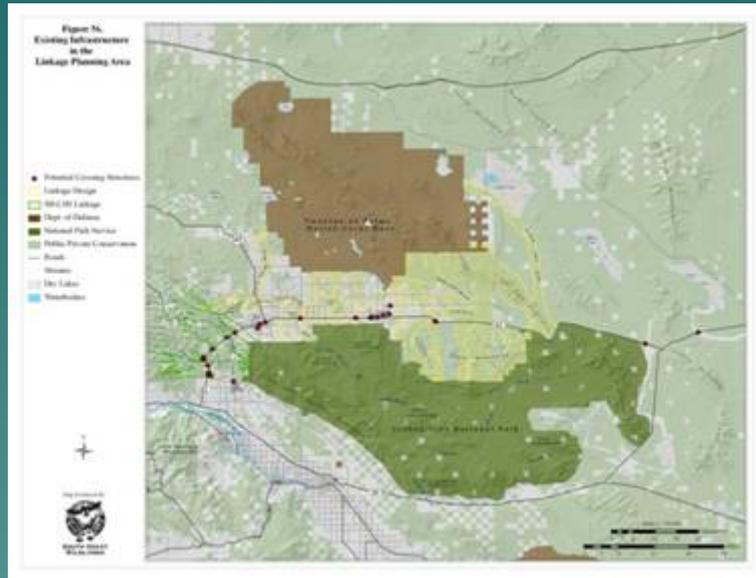
CEHC coarse-scale connectivity model



Fine-scale, species-specific connectivity model



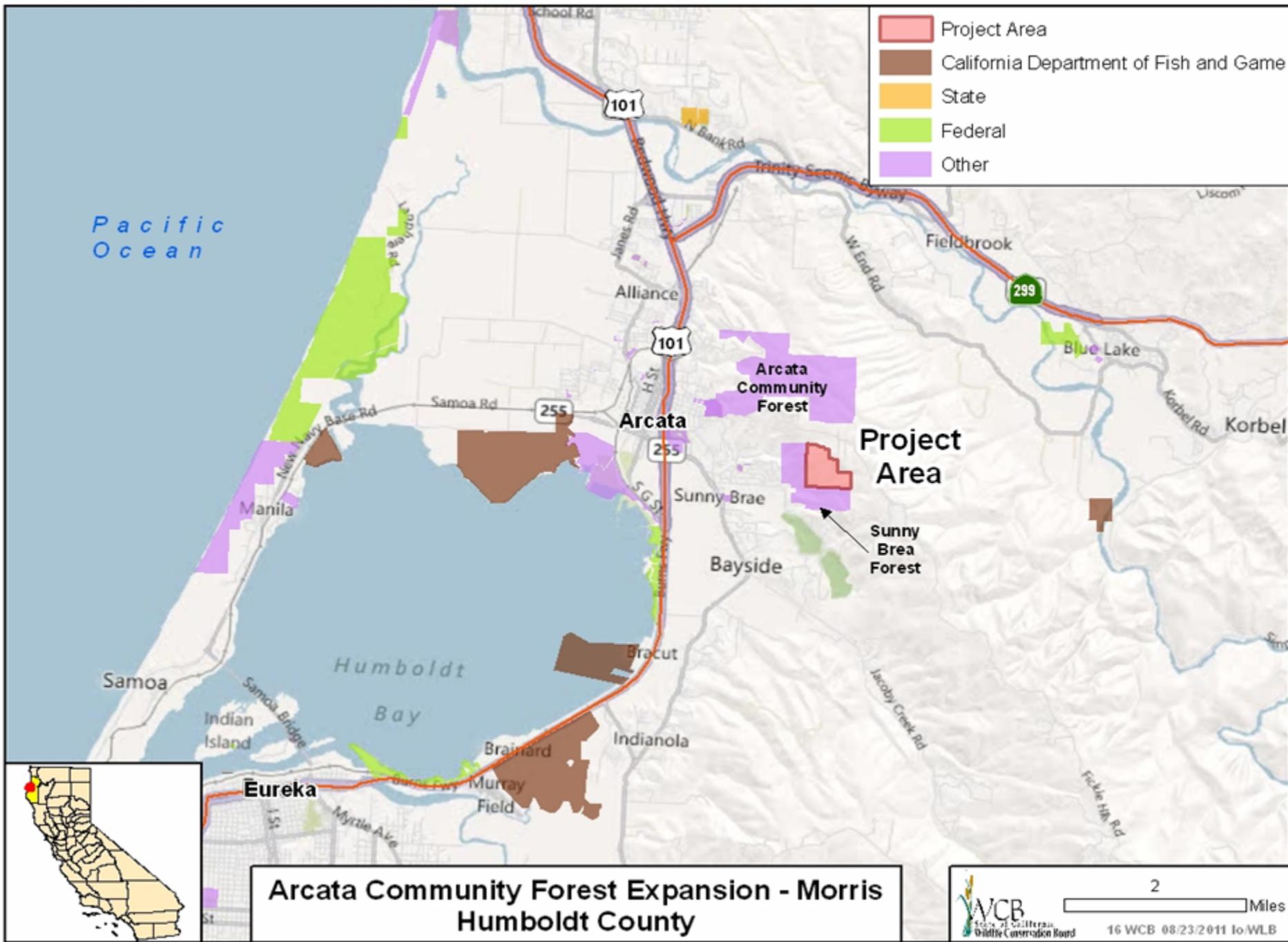
Road-crossings



- ◆ Species-specific modeling allows the identification of important road crossings

Wildlife Connectivity Mapping Proposal

- ◆ Develop fine-scale corridor models in the Sierra Nevada Foothills USDA Ecoregion Section
 - Identify focal species and develop habitat models
 - Model essential connectivity areas based on species-specific traits and movement needs
 - ◆ Establish guidance materials on minimum standards for fine-scale connectivity modeling needed to meet the Department's mission and mandates
 - ◆ Provide guidance for use by the Department and other regional planners on local-scale connectivity and corridor needs for different geographic regions, taxonomic groups, and species
- 



- Project Area
- California Department of Fish and Game
- State
- Federal
- Other

Arcata Community Forest Expansion - Morris
Humboldt County



Willits Valley
Community Board

2 Miles



16 WCB 08/23/2011 to:WLB

#16. Arcata Community Forest Expansion (Morris) Humboldt County



- View of subject looking west

#16. Arcata Community Forest Expansion (Morris)
Humboldt County



■ View of subject looking northwest

#16. Arcata Community Forest Expansion (Morris) Humboldt County

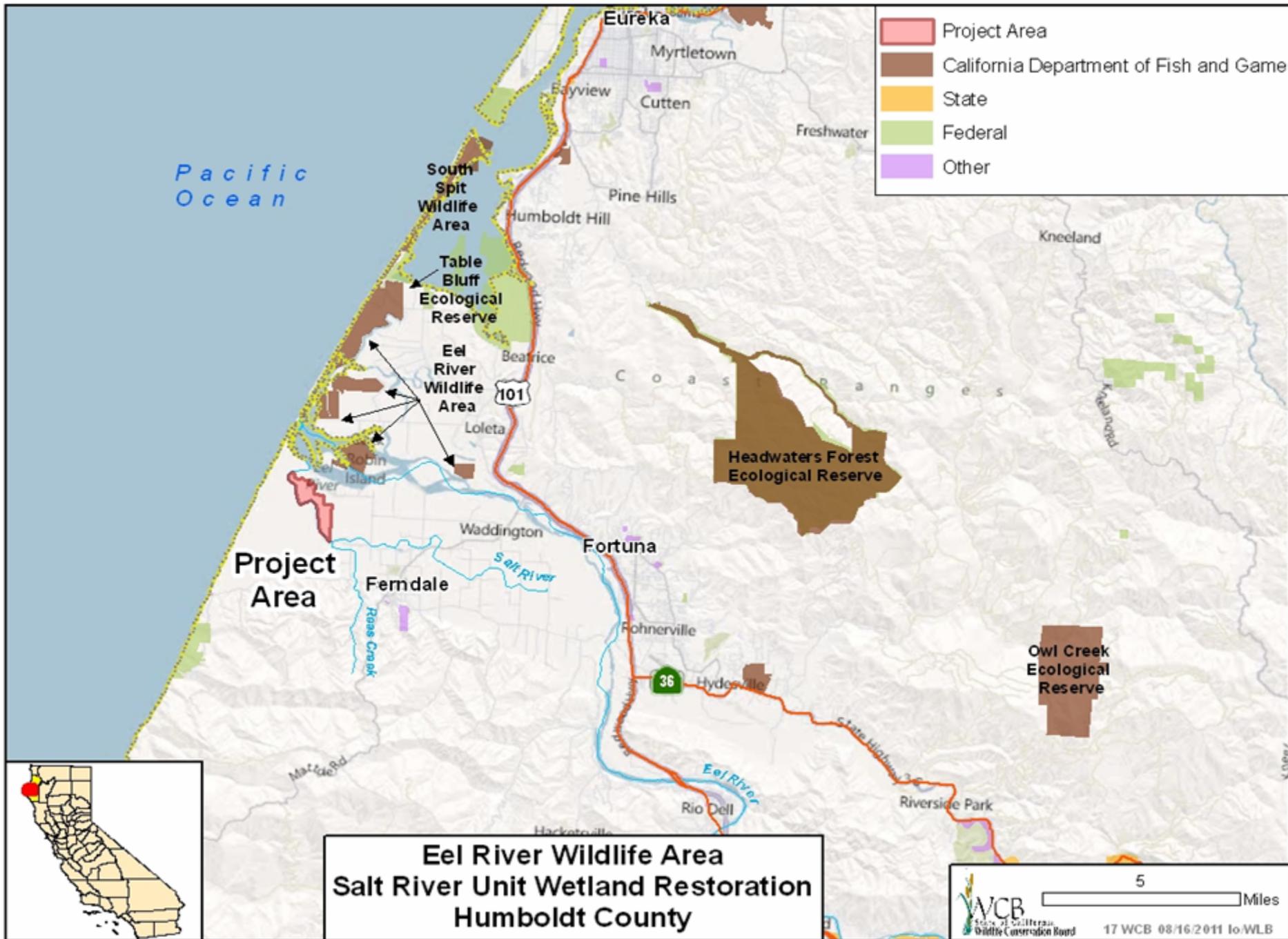


■ View of property looking southeast

#16. Arcata Community Forest Expansion (Morris) Humboldt County



- Distant view of subject looking north from near Jacoby Creek Road



#17. Eel River Wildlife Area Salt River Unit Wetland Restoration Humboldt County

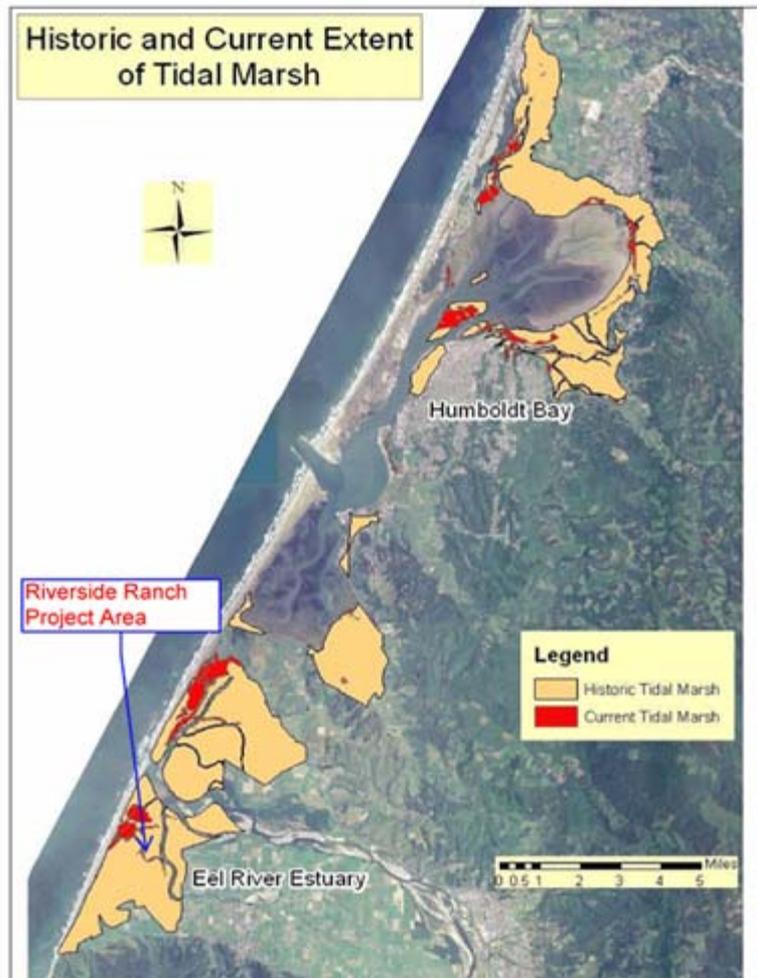


Figure 3. Humboldt Bay/Eel River Estuary Complex historic and current tidal marsh areas.

#17. Eel River Wildlife Area Salt River Unit Wetland Restoration Humboldt County

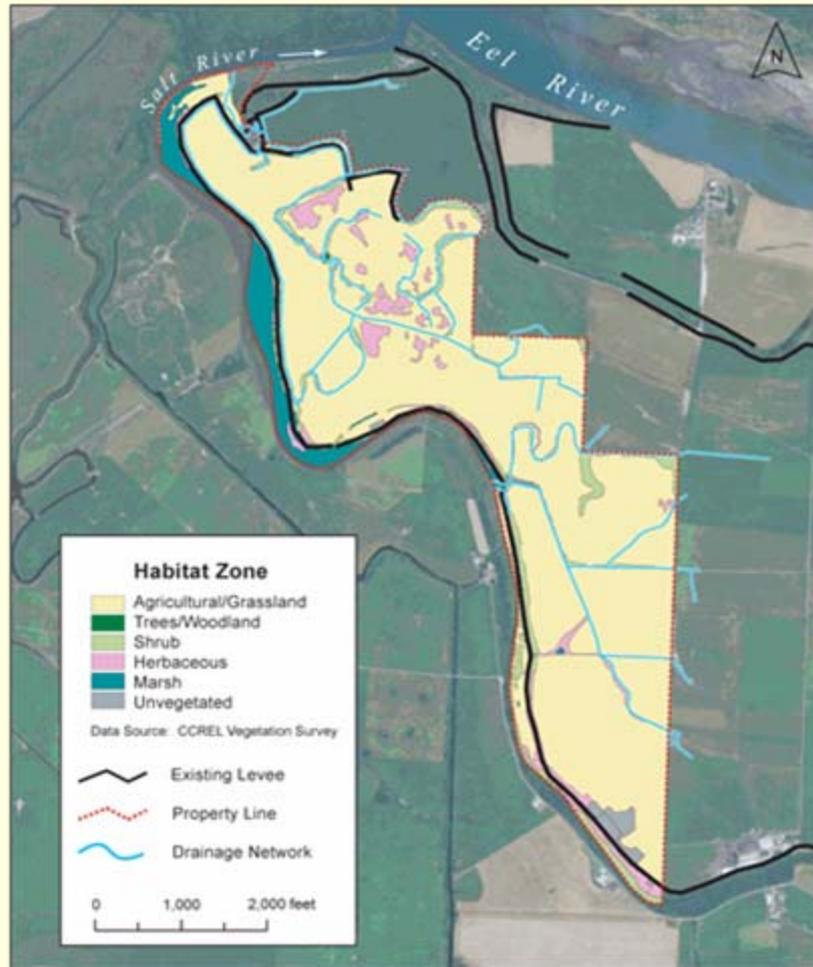
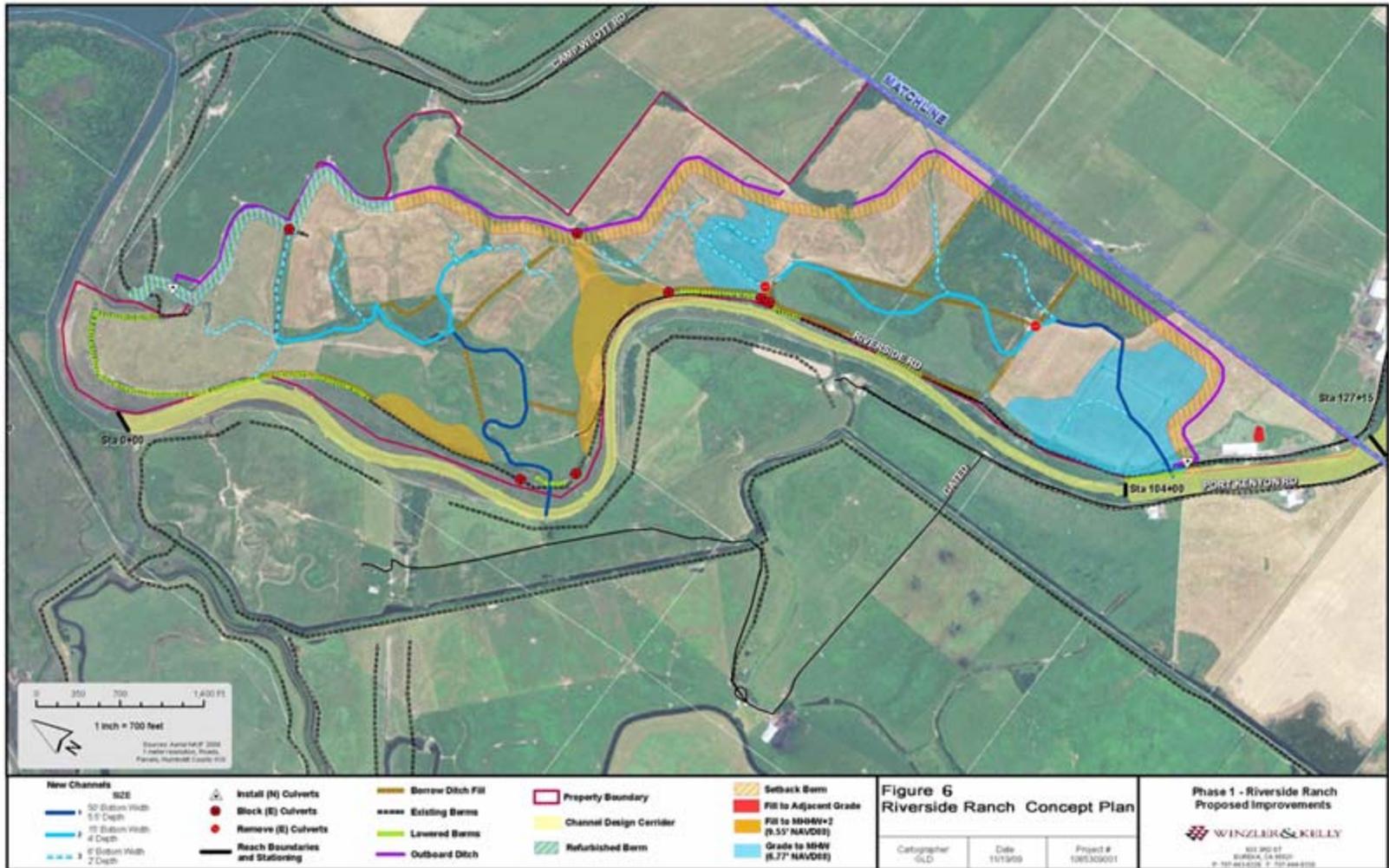


Figure 4
Riverside Ranch - Existing Conditions Map

#17. Eel River Wildlife Area Salt River Unit Wetland Restoration Humboldt County



#17. Eel River Wildlife Area Salt River Unit Wetland Restoration
Humboldt County



- Riverside Ranch and Salt River (upstream)

#17. Eel River Wildlife Area Salt River Unit Wetland Restoration
Humboldt County



- Riverside Ranch and Salt River (downstream)

#17. Eel River Wildlife Area Salt River Unit Wetland Restoration
Humboldt County

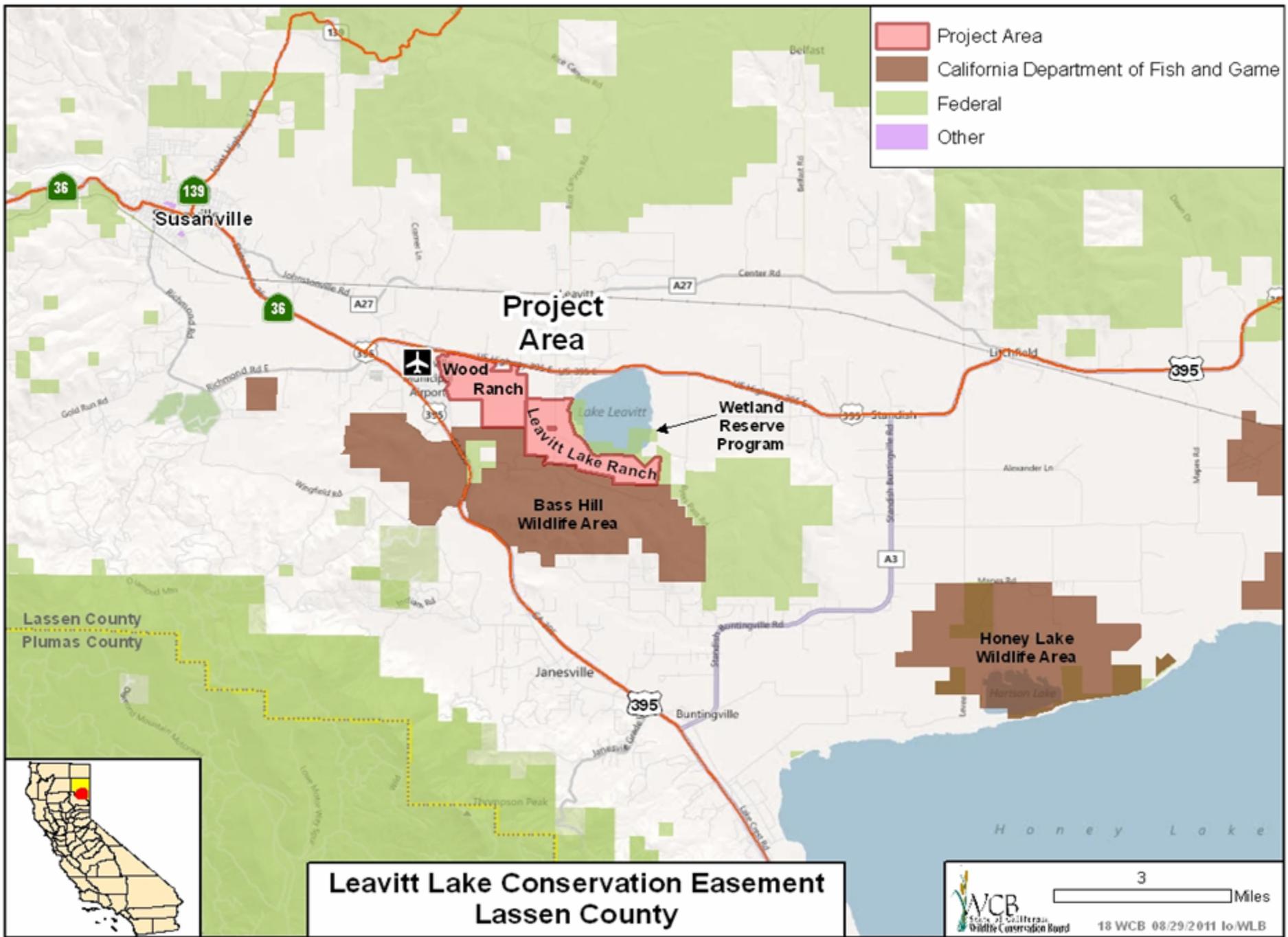


- Riverside Ranch

#17. Eel River Wildlife Area Salt River Unit Wetland Restoration
Humboldt County



■ Salt River below Riverside Ranch



#18. Leavitt Lake Conservation Easement
Lassen County



- **Organic alfalfa growing on the Wood Ranch; the Bass Hill Wildlife Area is located in the back ground**
- Photo by John Ranlett

#18. Leavitt Lake Conservation Easement
Lassen County



- Wet meadow pasture in foreground and Bass Hill Wildlife Area and Sierra Nevada range in the distance
- Photo by John Ranlett

#18. Leavitt Lake Conservation Easement
Lassen County



- Native wet meadow pasture lands are not only good for growing beef, but provide spring migration habitats for migratory birds
- Photo by John Ranlett

#18. Leavitt Lake Conservation Easement
Lassen County



- Snow geese utilizing pasture lands on the Wood Ranch during winter
- Photo by John Ranlett

#18. Leavitt Lake Conservation Easement
Lassen County



- Organic alfalfa fields on the Wood Ranch provide spring migration foraging areas for arctic-nesting geese
- Photo by John Ranlett

#18. Leavitt Lake Conservation Easement
Lassen County

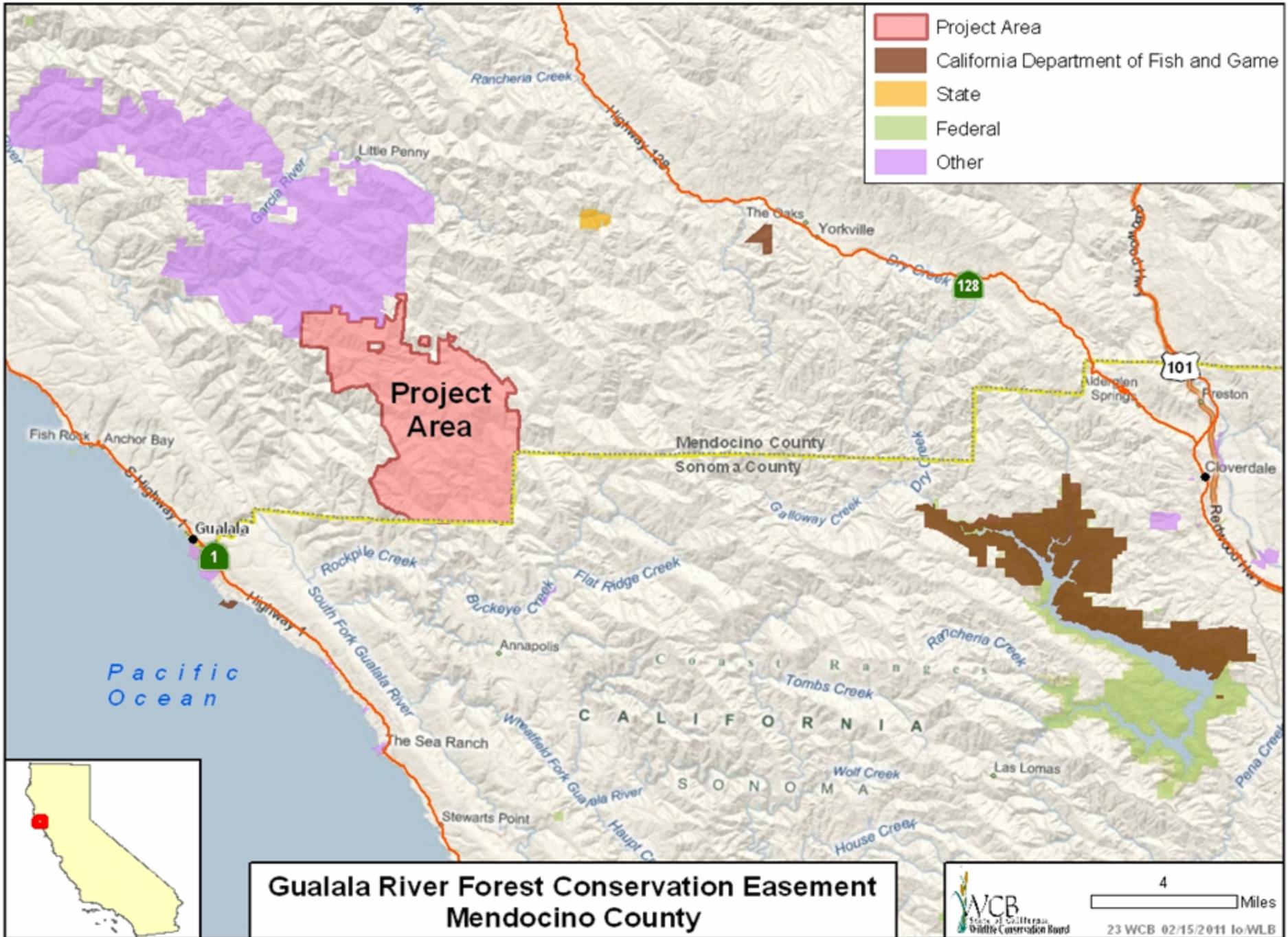


- Typical rangelands found on the Wood Ranch
- Photo by John Ranlett

#18. Leavitt Lake Conservation Easement Lassen County



- Late Winter - Early Spring snow geese flying over Wood Ranch on their way back to wetlands at Leavitt Lake. Geese feed in pastures on the ranch during the day and rest at wetlands at night.
- Photo by Jeff Maiss



- Project Area
- California Department of Fish and Game
- State
- Federal
- Other

**Gualala River Forest Conservation Easement
Mendocino County**



4
Miles
23 WCB 02/15/2011 lo-WLB

#19. Gualala River Forest
Mendocino County



- A view of the property from Fish Rock Rd.

#19. Gualala River Forest
Mendocino County



- Grasslands and forest found on property

#19. Gualala River Forest
Mendocino County

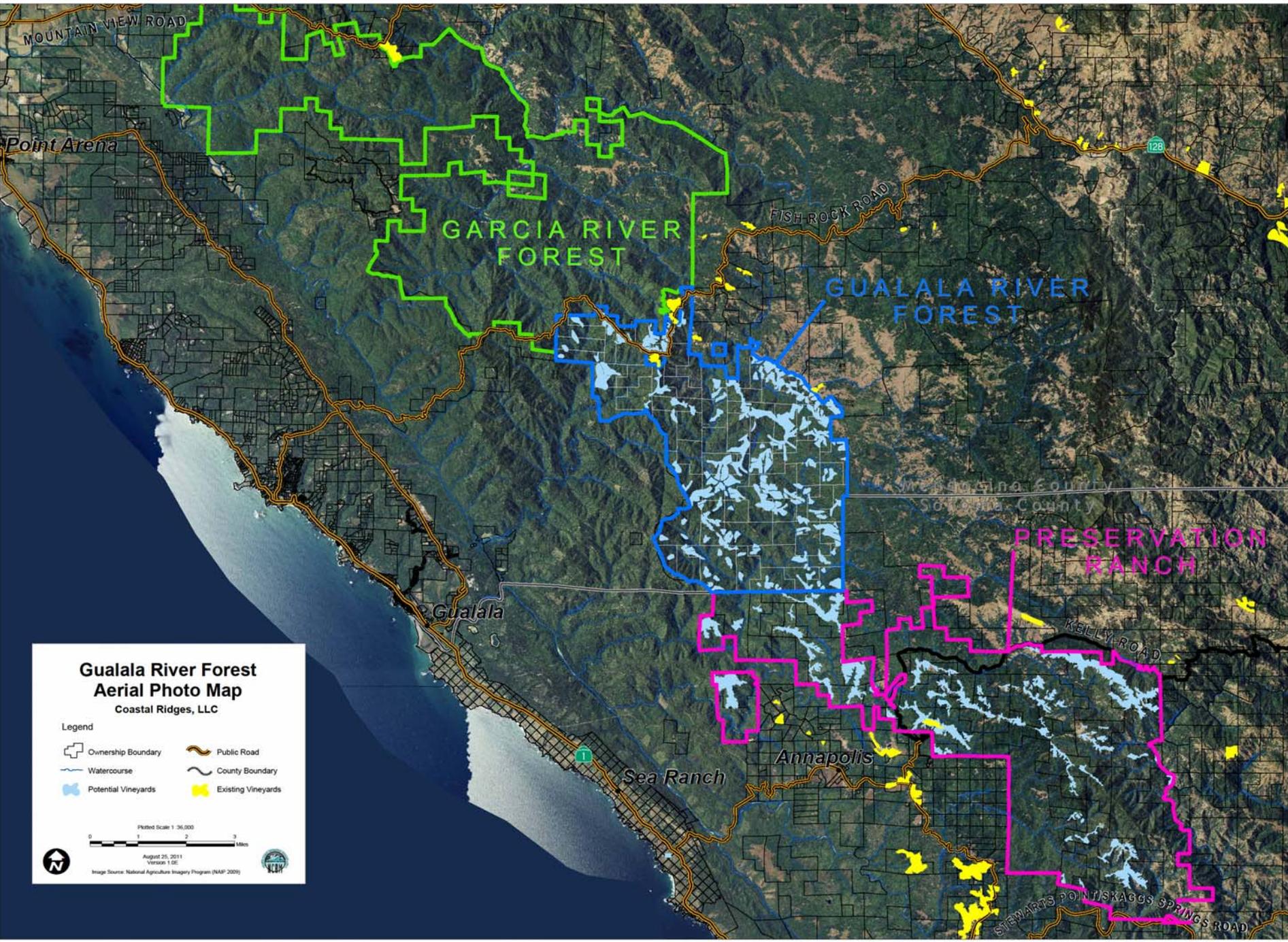


- North fork of the Gualala River on property

#19. Gualala River Forest
Mendocino County



- Maguire Ridge on property



Gualala River Forest Aerial Photo Map

Coastal Ridges, LLC

Legend

-  Ownership Boundary
-  Public Road
-  Watercourse
-  County Boundary
-  Potential Vineyards
-  Existing Vineyards



Plotted Scale 1:36,000

August 25, 2011
Version 1.0C

Image Source: National Agriculture Imagery Program (NAIP 2009)



#20. McLaughlin Reserve Facilities Renovation Lake County



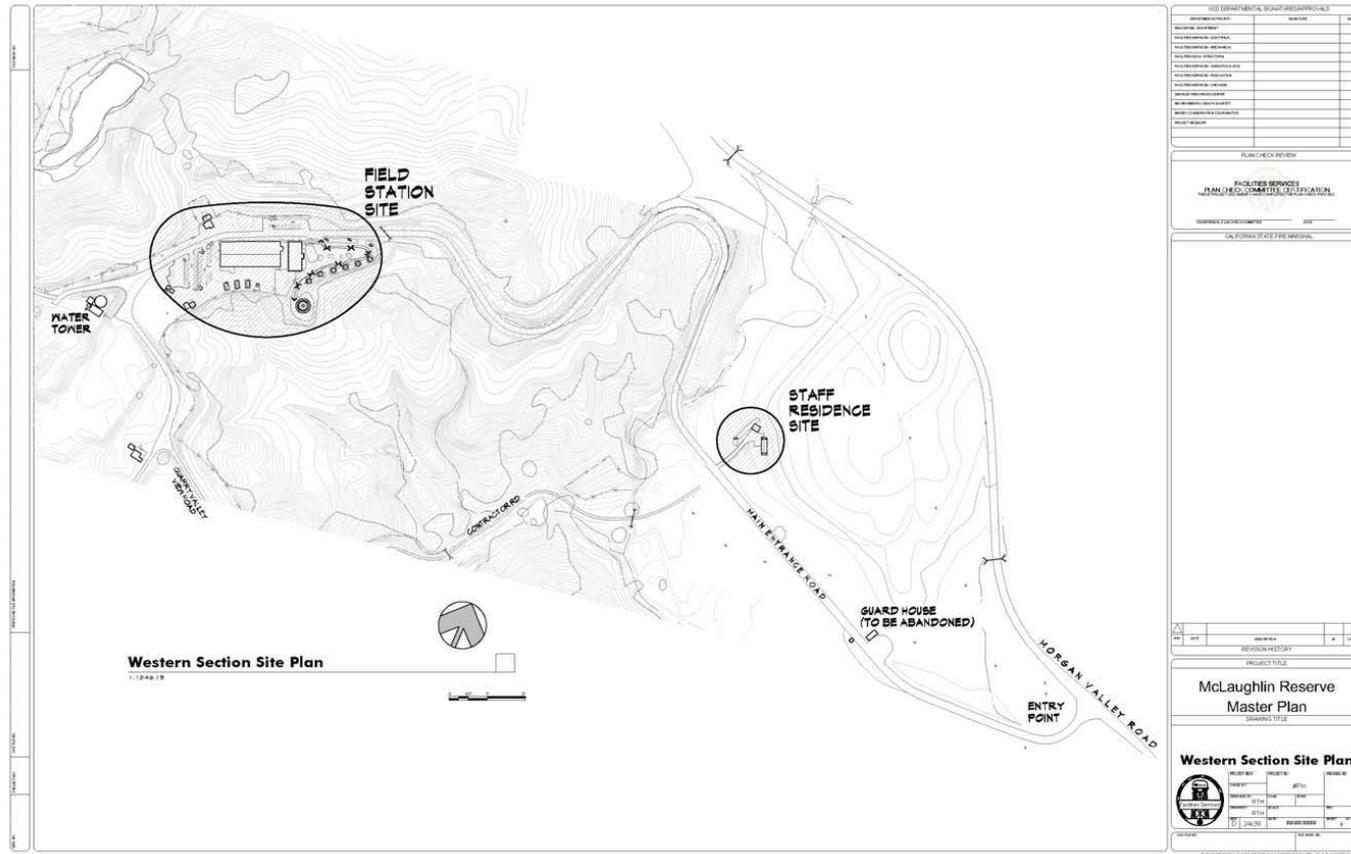
- Existing main facilities area at the McLaughlin Reserve, including the field station (front) and Homestake Mining Company's shop/warehouse (rear)

#20. McLaughlin Reserve Facilities Renovation Lake County



- McLaughlin Reserve field station dining area; the dividing walls in the field station will be reconfigured to allow for better and more appropriate use by residing staff and visitors to the Reserve

#20. McLaughlin Reserve Facilities Renovation Lake County



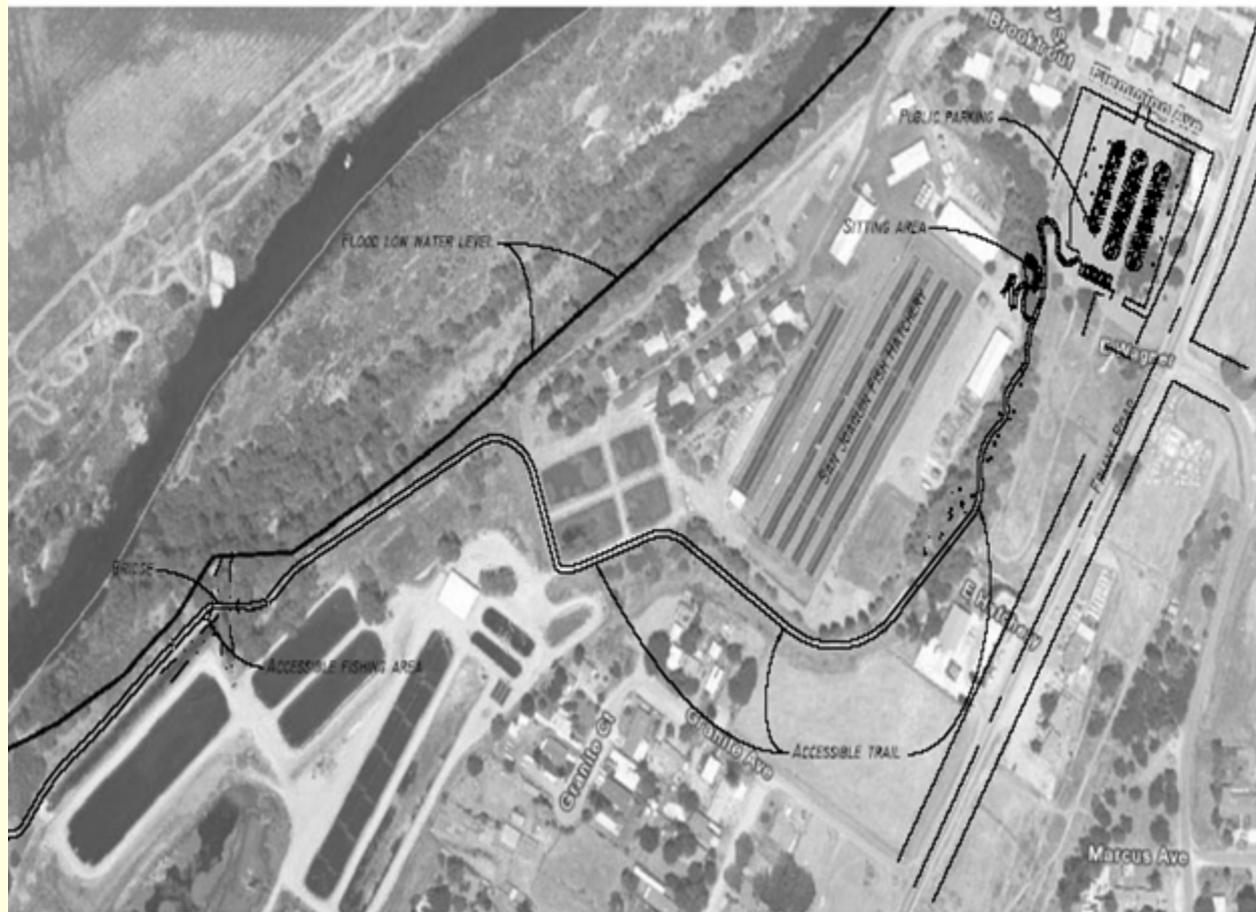
- Additional staff residence site between the Reserve entrance and the headquarters area

#22. San Joaquin River Parkway, San Joaquin Hatchery Public Access and Trail
Fresno County



- Overview of the proposed project

#22. San Joaquin River Parkway, San Joaquin Hatchery Public Access and Trail
Fresno County



■ Site Plan Overview

#22. San Joaquin River Parkway, San Joaquin Hatchery Public
Access and Trail
Fresno County



- Location of proposed parking area looking southwest towards Friant Road

#22. San Joaquin River Parkway, San Joaquin Hatchery Public
Access and Trail
Fresno County



- Proposed location for stairs and amphitheater style seating

#22. San Joaquin River Parkway, San Joaquin Hatchery Public
Access and Trail
Fresno County

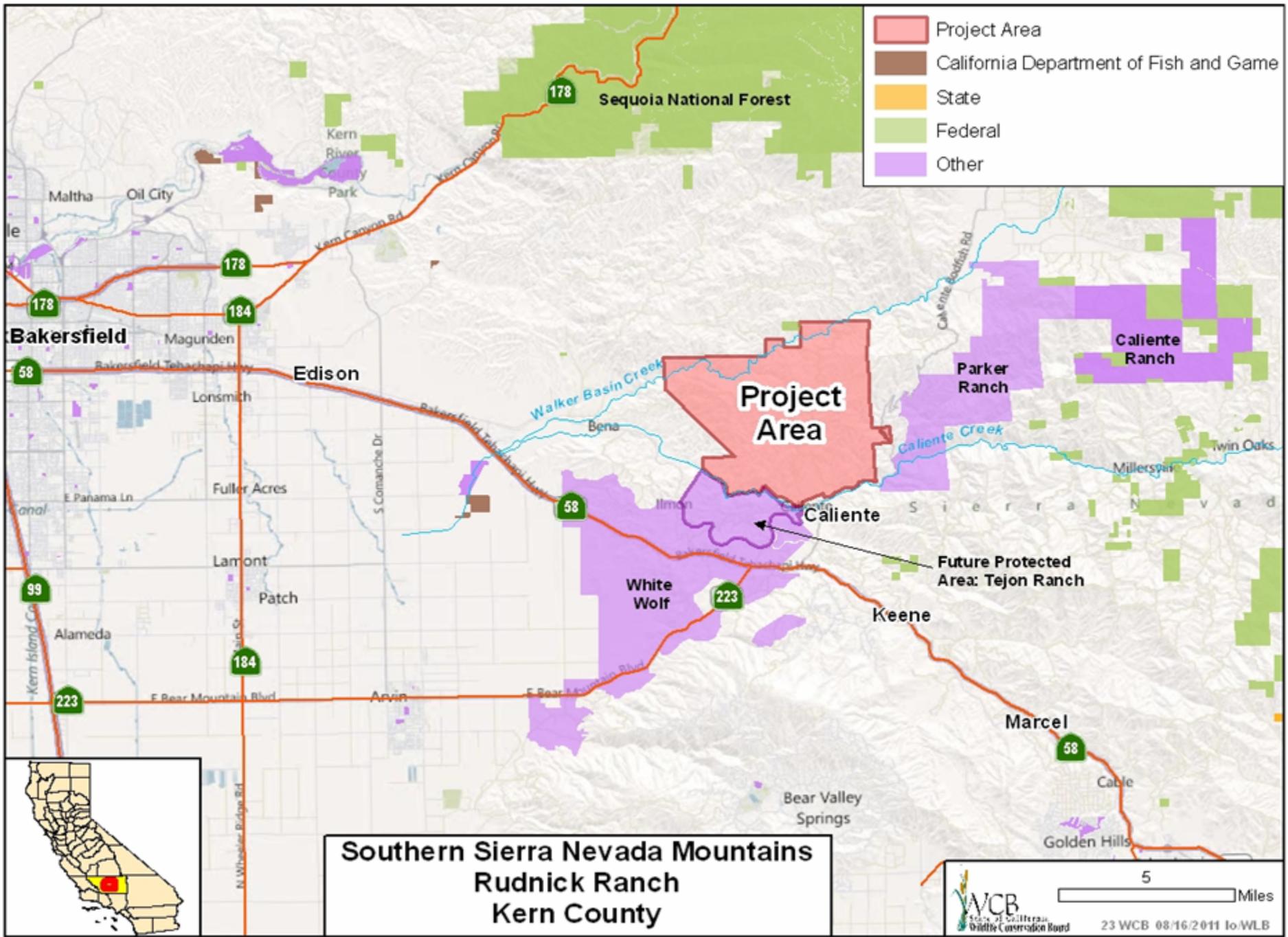


- Proposed bridge location

#22. San Joaquin River Parkway, San Joaquin Hatchery Public
Access and Trail
Fresno County



- Proposed canoe launching area



**Southern Sierra Nevada Mountains
Rudnick Ranch
Kern County**

#23. Southern Sierra Nevada Mountains, Rudnik Ranch
Kern County



- View looking southeast from south-center of ranch; Caliente-Bodfish road just beyond barns near center of picture

#23. Southern Sierra Nevada Mountains, Rudnik Ranch
Kern County



- View of ranch looking north from near Caliente-Bodfish Road

#23. Southern Sierra Nevada Mountains, Rudnik Ranch
Kern County



- View of ranch looking east from near the center

#23. Southern Sierra Nevada Mountains, Rudnik Ranch
Kern County



- View of ranch looking northwest; Bakersfield can be seen in the distance

#23. Southern Sierra Nevada Mountains, Rudnik Ranch
Kern County



- Another view of the ranch looking north

#23. Southern Sierra Nevada Mountains, Rudnik Ranch
Kern County



- View of ranch looking south

#24. City of Carlsbad
Habitat Management Plan/NW HCPLA 2009 (Bridges)
Humboldt County



■ California gnatcatcher

#24. City of Carlsbad
Habitat Management Plan/NW HCPLA 2009 (Bridges)
Humboldt County



- Overview of property and habitat

#24. City of Carlsbad
Habitat Management Plan/NW HCPLA 2009 (Bridges)
Humboldt County

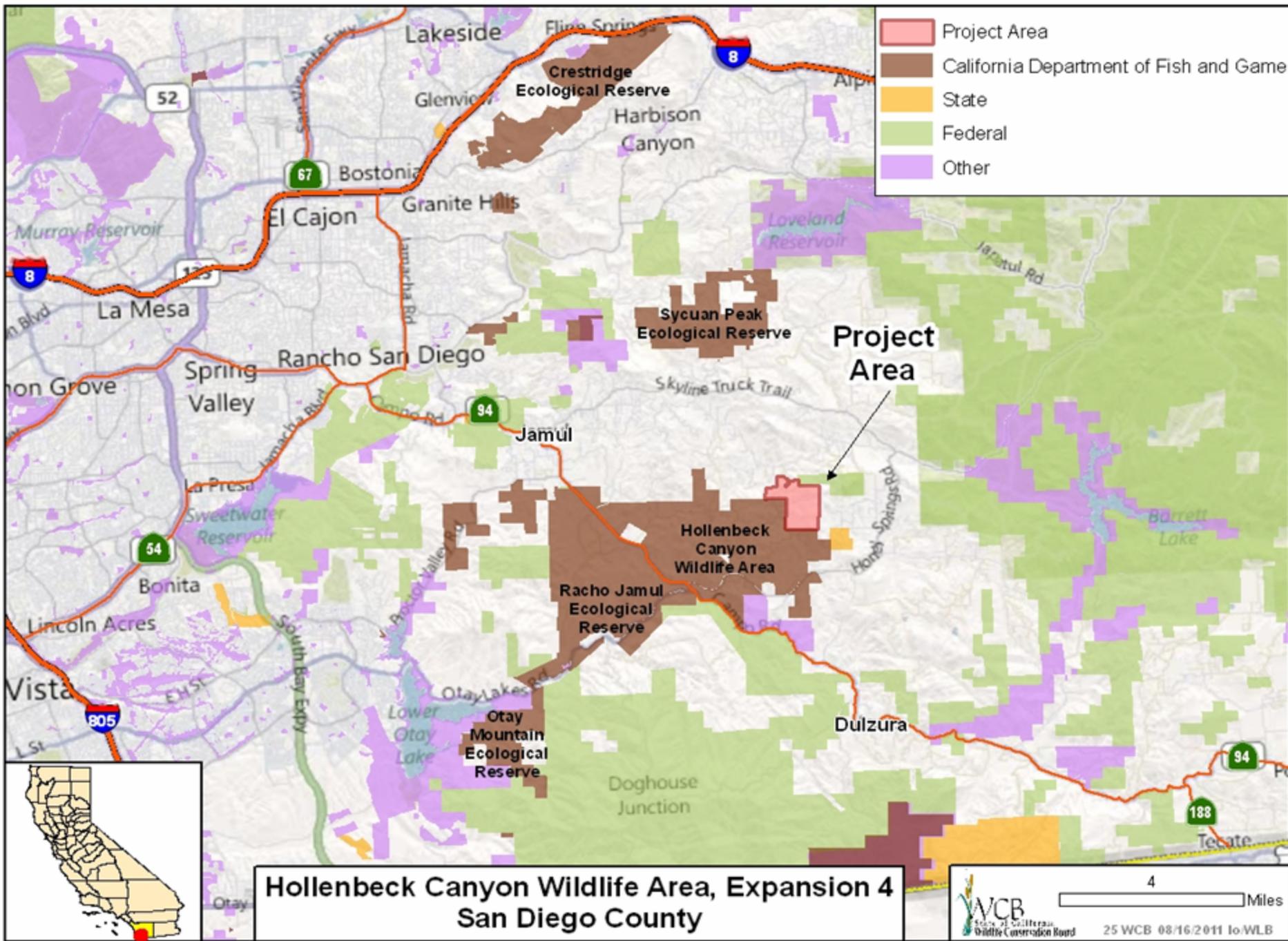


- Grasslands found on property

#24. City of Carlsbad
Habitat Management Plan/NW HCPLA 2009 (Bridges)
Humboldt County



- Typical vegetation found on property



**Hollenbeck Canyon Wildlife Area, Expansion 4
San Diego County**

#25. Hollenback Canyon Wildlife Area, Expansion 4
San Diego County



- Looking northeast from the lower (western) edge of the property to Lyons Peak

#25. Hollenback Canyon Wildlife Area, Expansion 4
San Diego County



- Looking west from the eastern edge of the property (foreground/mid-ground) across to Mt. San Miguel/Proctor Valley

#25. Hollenback Canyon Wildlife Area, Expansion 4
San Diego County



- Hawk Rock along the access road

#25. Hollenback Canyon Wildlife Area, Expansion 4
San Diego County



- Small pond located in the northern part of the property

#26. Long Potrero East
San Diego County



■ Quino checkerspot butterfly

#26. Long Potrero East
San Diego County



- Natural water source on the property

#26. Long Potrero East
San Diego County



- Typical vegetation found on the property



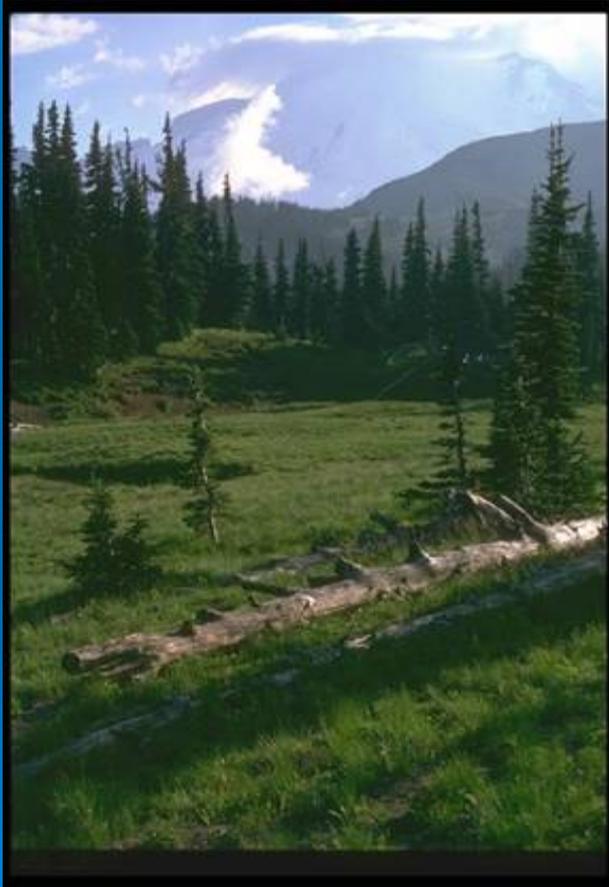
**APPRAISALS
AND
DISCLOSURE OF APPRAISAL
INFORMATION**

RESPONSE TO BOARD DIRECTIVE

- Summarize Appraisal Process
 - March 25, 2011 Letter to Board Members
- Survey Appraisal Disclosure Practices
 - Other State Entities
 - Federal Entities
 - Other States
- Analyze WCB Acquisition Data
- Review Options ↔ Pros & Cons



STATE DISCLOSURE PRACTICES



- Coastal Conservancy
- Sierra Nevada Conservancy
- Department Conservation
- Department Water Resources
- Public Works Board
- Department General Services
- CALTRANS
- California Tahoe Conservancy

FEDERAL & OTHER STATE DISCLOSURE PRACTICES

➤ Entities Do Not Release Appraisal

- Federal
- Oregon
- Washington
- Utah
- Massachusetts
- Florida
- Georgia



➤ New Mexico releases appraisal as part of tax credit application

SUMMARY ACQUISITION DATA

JUNE 30, 2000 – JULY 1, 2010

	No. of Projects	No. of Acres	Board Allocation	Total Project Cost
Fee Acquisition	467	426,873	\$1.2 billion	\$2.2 billion
Easement Acquisition	127	367,175	\$182 million	\$328 million

SUMMARY ACQUISITION DATA

JUNE 30, 2000 – JULY 1, 2010

➤ Fee Acquisitions

- 74.9% ☞ 500 acres or less (350 projects)
- 11.1% ☞ 500 - 1,500 acres (52 projects)
- 9.0% ☞ 1,500 - 5,000 acres (44 projects)
- 5.0% ☞ 5,000 acres or more (21 projects)

➤ Conservation Easement Acquisitions

- 65.3% ☞ 9 - 2,000 acres (83 projects)
- 19.0% ☞ 2,000 - 5,000 acres (24 projects)
- 15.7% ☞ 5,000 acres or more (20 projects)

WCB APPRAISER REQUIREMENTS

- California Licensed Real Estate Appraiser (FG Code §1348.2)
- Must comply with USPAP (B&P Code §11319) and state DGS standards
- USPAP provide standards for appraisal practice
- Purpose: Promote & maintain high level of public trust in appraisal



APPRAISER REQUIREMENTS

USAP Ethics Rule:

Appraisers may not disclose confidential information or assignment results prepared for a client to anyone other than the client and persons specifically authorized by the client.



APPRAISAL STANDARDS

- Appraisers appropriately qualified & licensed to estimate the fair market value of property
- Various methods to develop an **OPINION** of fair market value
- **OPINIONS VARY** -- Appraisers apply same standards – can arrive at different value estimates
- **No one “correct” value only best estimate of value**
- Appraisal provides analysis & documentation supporting estimated value as a valid indication of true market value

APPRAISAL CHECKS AND BALANCES

- Fair market value (FMV) defined in Code of Civil Procedure §1263.320
- FMV established by appraisal approved by DGS (FG Code §1348.2)
- DGS review & APPROVAL to ensure reasonableness of fair market value & compliance with DGS appraisal specifications
- Independent review of appraisals \$25 million or more (PR Code § 5096.500 et seq.)

RESULTS OF WCB REVIEW PROCESS

- No independent review appraiser retained by WCB has found an appraisal failed to meet applicable standards.
- Appraisal **review process** followed by WCB & articulated in statute promotes integrity & soundness of estimated value of real property purchased with state funds.

POLICY OPTIONS CONSIDERED



- **OPTION 1:** Post entire project appraisal online
- **OPTION 2:** Post independent review of all appraisals online
- **OPTION 3:** Post appraisal review of projects acquiring 5,000 acres or more online
- **OPTION 4:** Maintain status quo

PROPOSED POLICY PROJECTS \geq 5,000 ACRES

- WCB will contract for an independent review of appraisal.
- Appraisal review will be made available for public review no less than 30 days in advance of WCB holding public hearing.



APPRAISER REVIEW REQUIREMENTS



- Reviewer did not conduct appraisal
- No financial interest in project
- Appraiser is licensed in California

APPRAISER REVIEW REQUIREMENTS, CON'T.

- Summarize appraisal
- State basis on which value was established
- Describe standards used to prepare appraisal
- Determine and state whether or not appraisal meets USPAP & applicable State standards



QUESTIONS ?

