

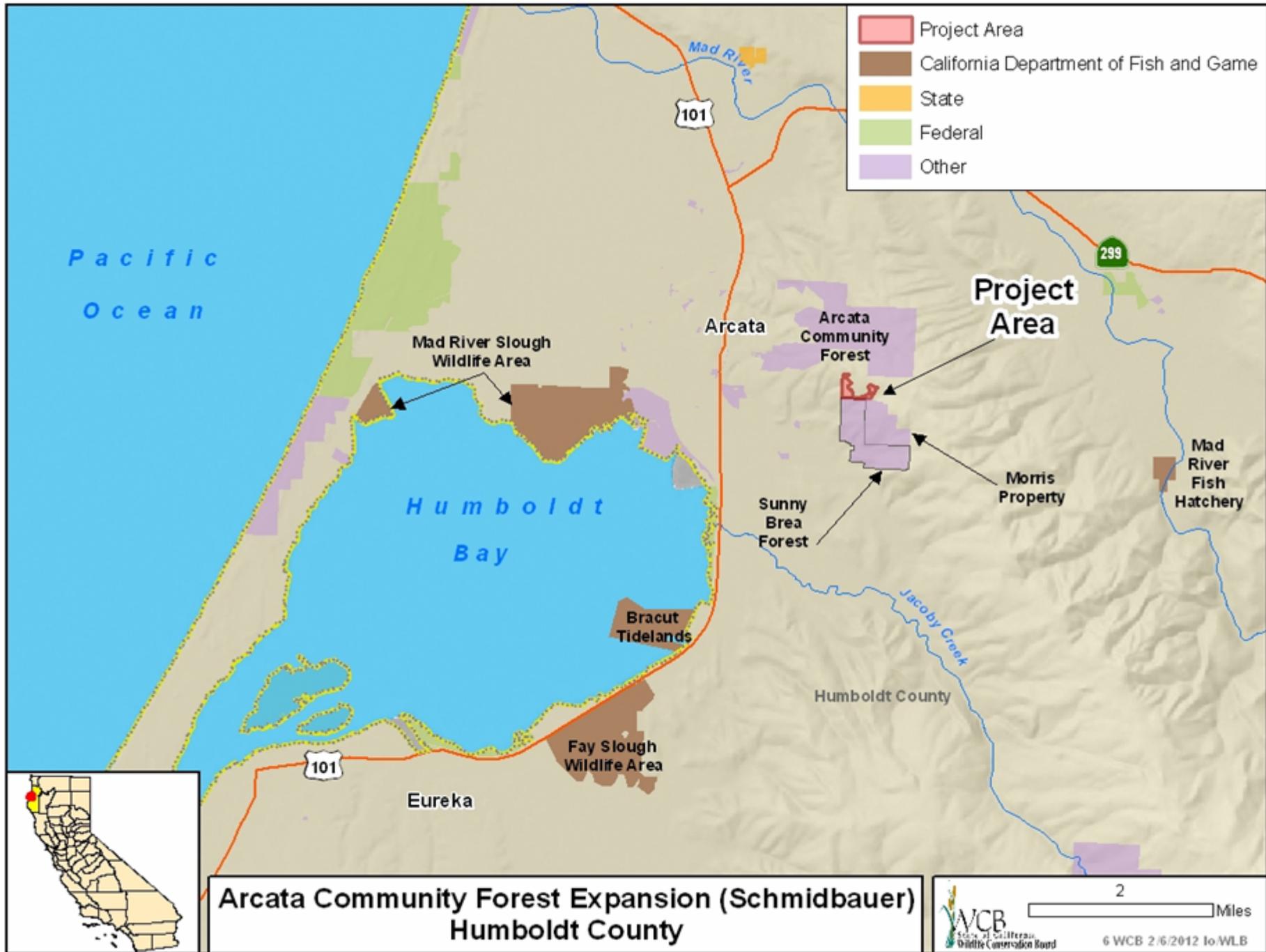


# February 23, 2012 Wildlife Conservation Board Meeting

10:00 AM

State Capitol, Room 112  
Sacramento, CA 95814

Photo courtesy of WCB



**Arcata Community Forest Expansion (Schmidbauer)  
Humboldt County**

#\*6. Arcata Community Forest Expansion (Schmidbauer)  
Humboldt County



- Fickle Hill Road looking east. Schmidbauer property on right.

## #\*6. Arcata Community Forest Expansion (Schmidbauer) Humboldt County



- View of property looking east along small logging road.

#\*6. Arcata Community Forest Expansion (Schmidbauer)  
Humboldt County



- View of property looking northwest upslope on the property.

#\*6. Arcata Community Forest Expansion (Schmidbauer)  
Humboldt County

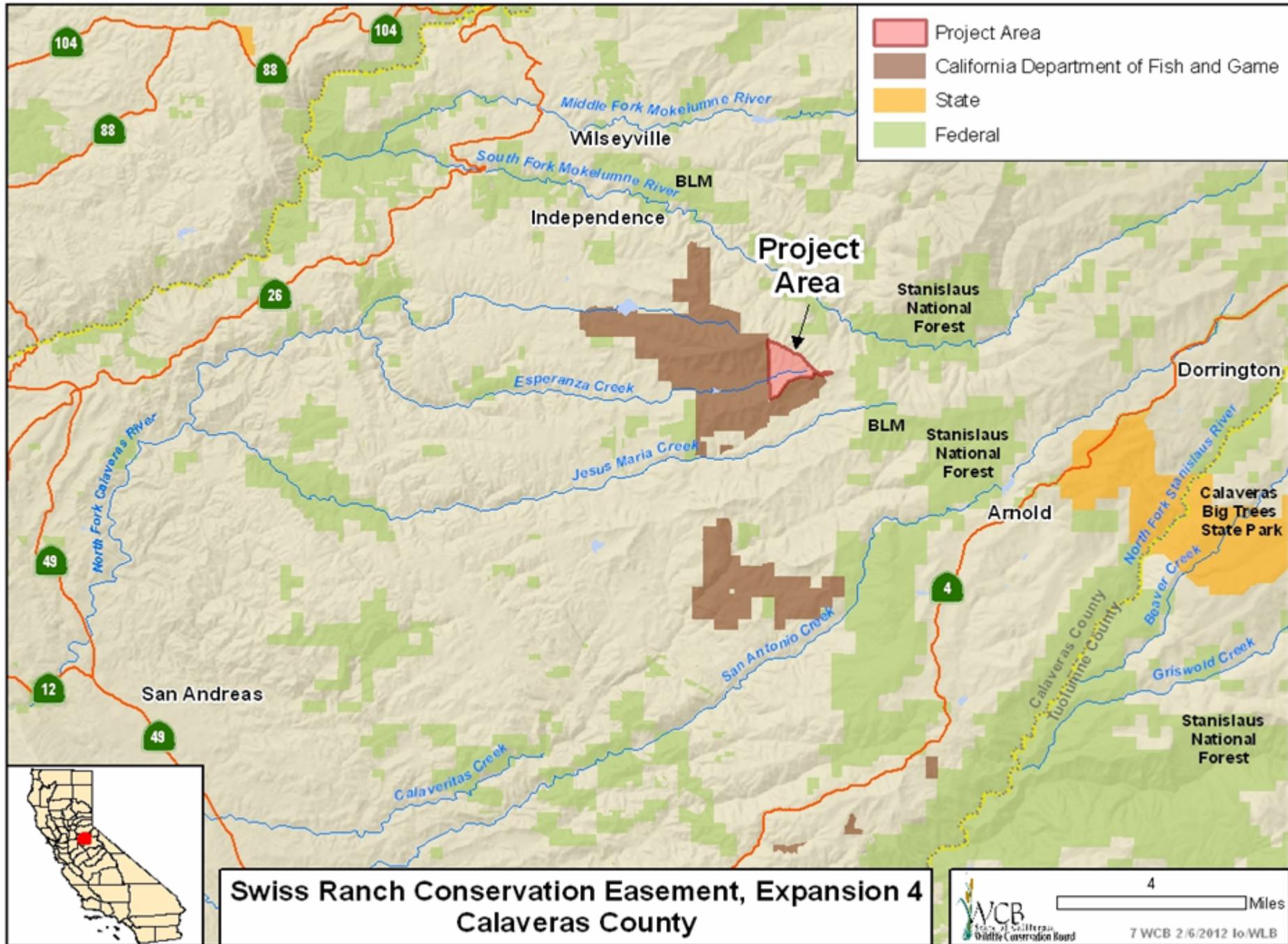


- View of property looking to the southeast – downslope.

## #\*6. Arcata Community Forest Expansion (Schmidbauer) Humboldt County



- View of property from the south within the City of Arcata. Property is located near the center of the picture.



## #\*7. Swiss Ranch Conservation Easement, Expansion 4 Calaveras County



- Representative Forest Habitat

## #\*7. Swiss Ranch Conservation Easement, Expansion 4 Calaveras County



- Westerly view of the property

#\*7. Swiss Ranch Conservation Easement, Expansion 4  
Calaveras County

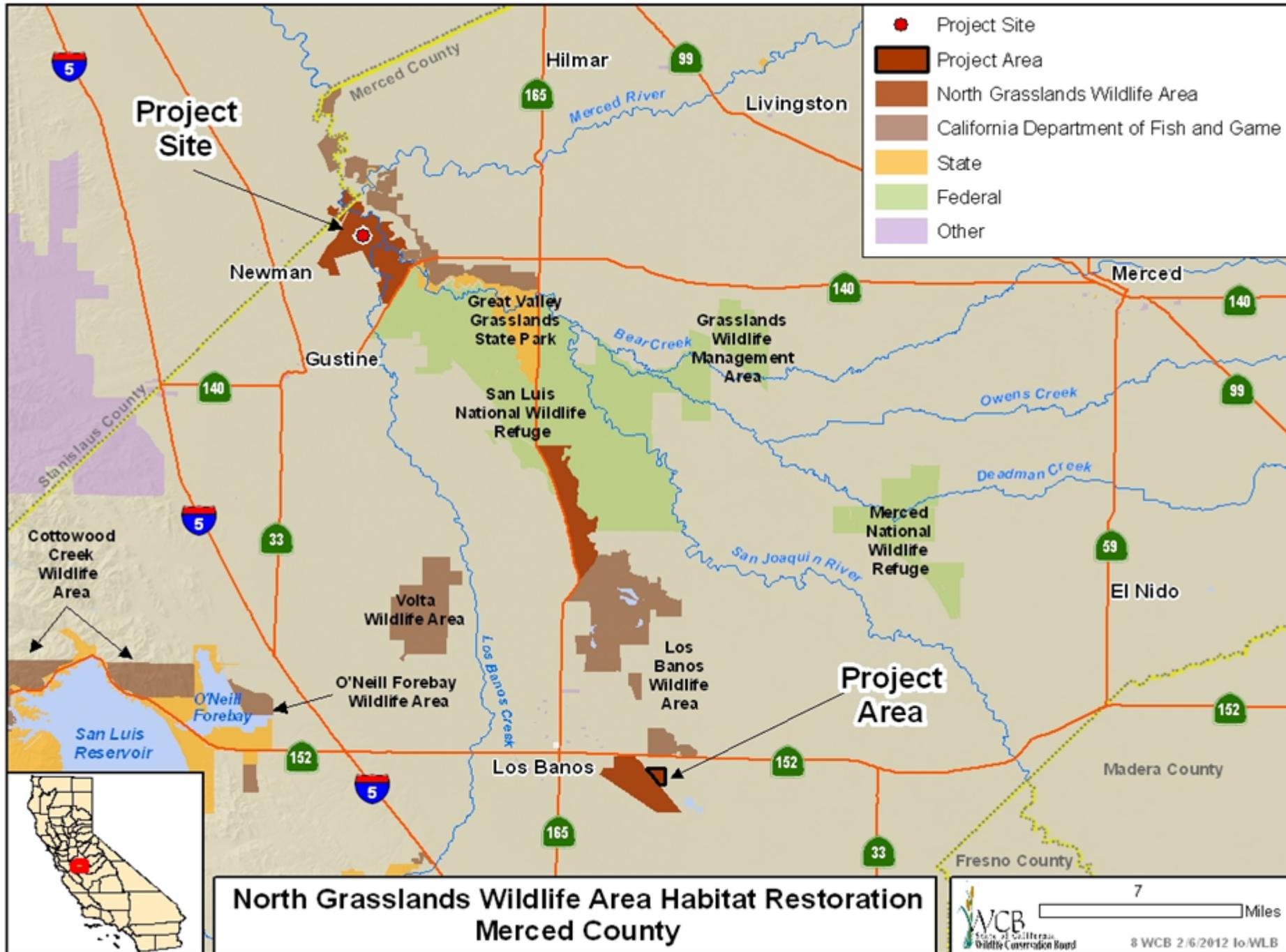


- South view

## #\*7. Swiss Ranch Conservation Easement, Expansion 4 Calaveras County



- Western Ridgeline



**North Grasslands Wildlife Area Habitat Restoration  
Merced County**

## #\*8. North Grasslands Wildlife Area Habitat Restoration Merced County



- Project site looking north. The project will restore wetland topography and turn this site back into productive wetlands.

## #\*8. North Grasslands Wildlife Area Habitat Restoration Merced County



- Project site looking south. The project will restore wetland topography and turn this site back into productive wetlands.



# Exhibit D - WORK PLAN Figure 1

## Pajaro Valley Riparian Habitat Restoration and Enhancement Project



## #\*9. Pajaro Valley Riparian Restoration Santa Cruz County



- Struve Slough

## #\*9. Pajaro Valley Riparian Restoration Santa Cruz County



- Solid hemlock stand has been cleared for native planting.

## #\*9. Pajaro Valley Riparian Restoration Santa Cruz County



- Native plantings where once it was solid hemlock

## #\*9. Pajaro Valley Riparian Restoration Santa Cruz County



- Shade structure at high school where plants are grown



# #\*10. San Joaquin River Parkway, Lewis S. Eaton Trail River West CEQA, EIR Augmentation Fresno County



## RIVER WEST OPEN SPACE AREA AND LEWIS S. EATON TRAIL

### SITE PLAN

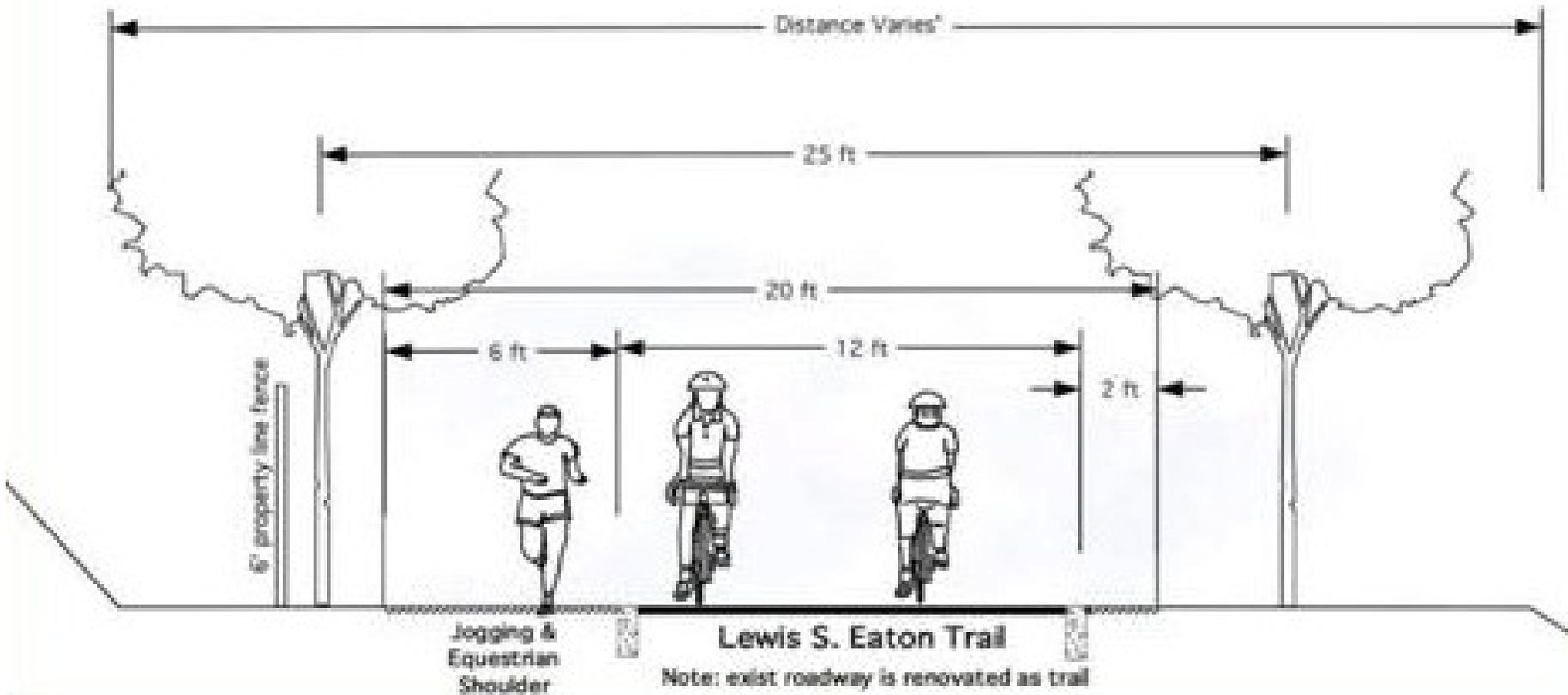
DATED: MARCH 28, 2011

#### LEGEND:

	PROPERTY BOUNDARY
	EXISTING TRAIL
	LEWIS S. EATON TRAIL (IMPROVED MULTIPURPOSE TRAIL)
	NEIGHBORHOOD CONNECTOR (IMPROVED MULTIPURPOSE TRAIL)
	SPANO PARK ACCESS (STAIRS UP STEEP SLOPE)
	PAVED ROAD
	PARKING AREA
	RESTROOM
	TREE PLANTING, SHADE, LANDSCAPING AND SCREENING
	ACCESSIBLE
	BIKE TRAILS
	PARKING
	FISHING ACCESS
	RESTROOMS
	NATURE OBSERVATION
	HIKING TRAILS
	EQUESTRIAN TRAILS

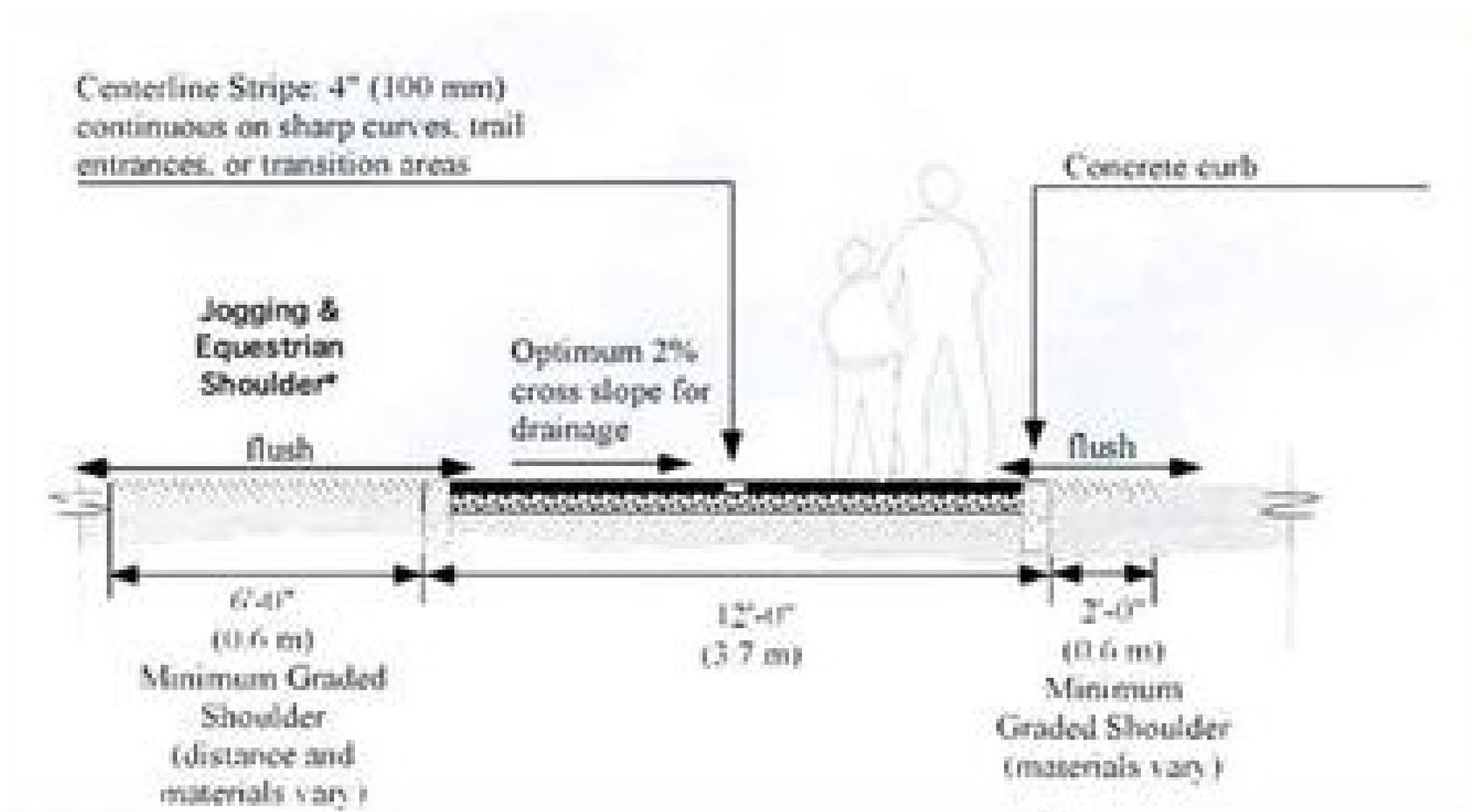
- Overview of the proposed project

#\*10. San Joaquin River Parkway, Lewis S. Eaton Trail River West  
CEQA, EIR Augmentation  
Fresno County



- Proposed design and trail use

#\*10. San Joaquin River Parkway, Lewis S. Eaton Trail River West  
CEQA, EIR Augmentation  
Fresno County



- Proposed Trail Design

#\*10. San Joaquin River Parkway, Lewis S. Eaton Trail River West  
CEQA, EIR Augmentation  
Fresno County



- From the parkway looking south at Riverview Drive, proposed public access

#\*10. San Joaquin River Parkway, Lewis S. Eaton Trail River West  
CEQA, EIR Augmentation  
Fresno County

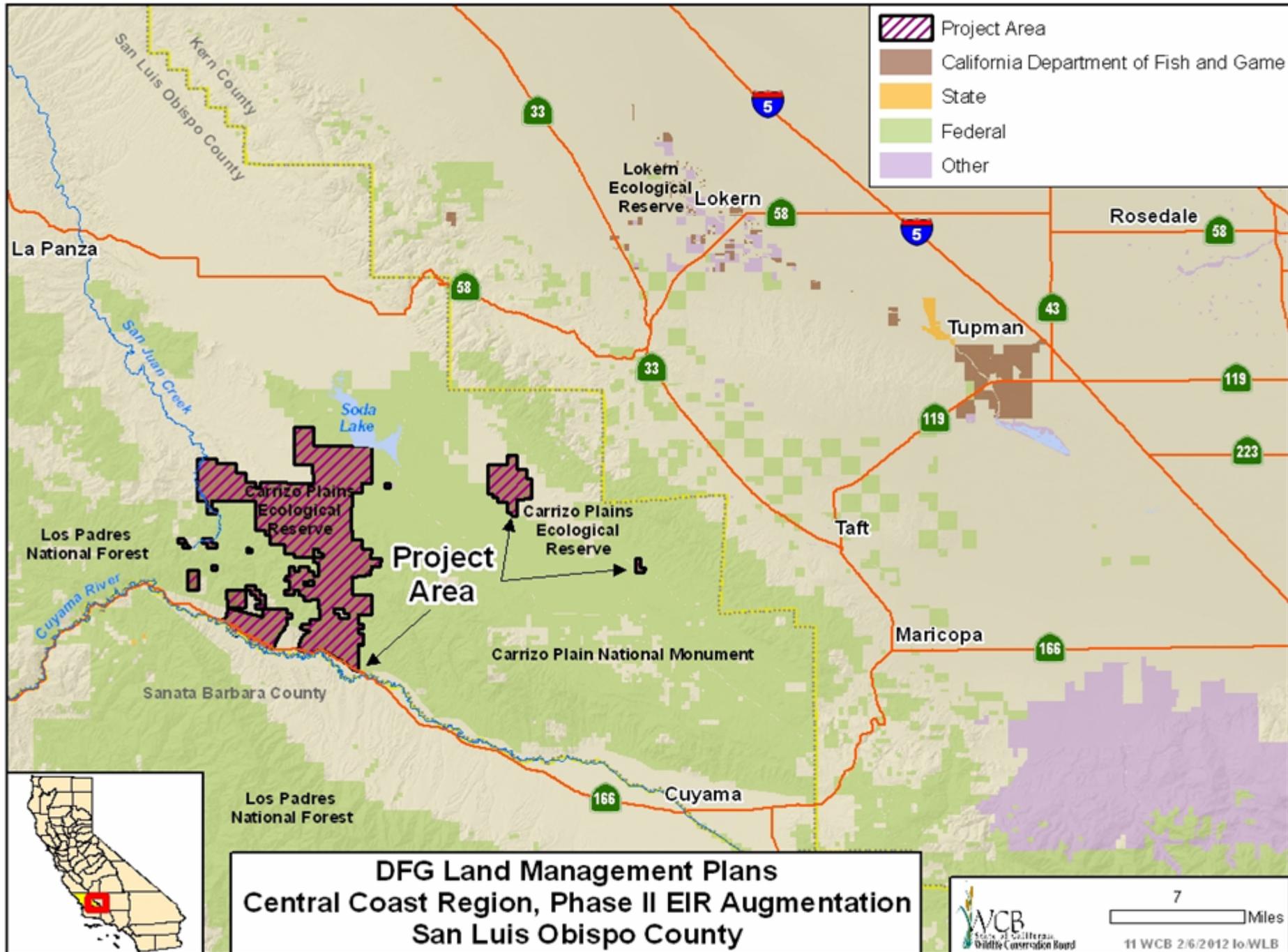


- View towards parkway and private access road from Riverview Drive

#\*10. San Joaquin River Parkway, Lewis S. Eaton Trail River West  
CEQA, EIR Augmentation  
Fresno County



- View of River West from Spano Park



**DFG Land Management Plans  
Central Coast Region, Phase II EIR Augmentation  
San Luis Obispo County**

# #\*11. DFG Land Management Plans, Central Coast Region, Phase II, EIR Augmentation San Luis Obispo County



- Habitats on the Carrizo Plains Wildlife Area include coastal sage scrub and oak woodlands

# #\*11. DFG Land Management Plans, Central Coast Region, Phase II, EIR Augmentation San Luis Obispo County



Photo by Ken Hickman

- Permanent lakes are located on the property

#\*11. DFG Land Management Plans, Central Coast Region, Phase II, EIR Augmentation  
San Luis Obispo County

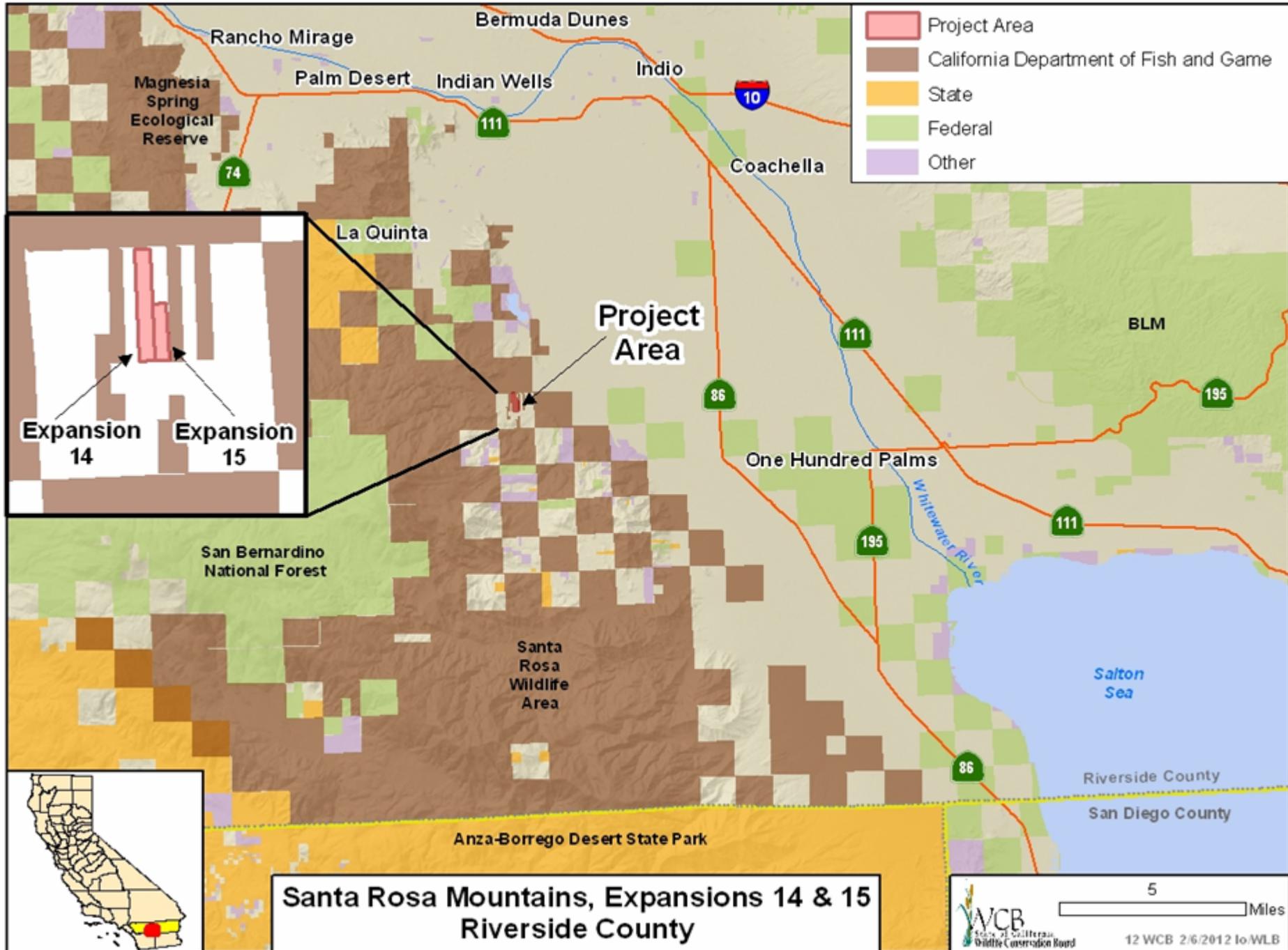


- Carrizo Plains wildflower displays can be spectacular

# #\*11. DFG Land Management Plans, Central Coast Region, Phase II, EIR Augmentation San Luis Obispo County



- Research and wildflower and wildlife viewing for the public are common activities on the wildlife area



## #\*12. Santa Rosa Mountains, Expansion 14 and 15 Riverside County



- Looking west over the acquisition area

## #\*12. Santa Rosa Mountains, Expansion 14 and 15 Riverside County



- Looking north at one of the rock outcroppings

## #\*12. Santa Rosa Mountains, Expansion 14 and 15 Riverside County



- Looking at one of the washes covering the properties

## #\*12. Santa Rosa Mountains, Expansion 14 and 15 Riverside County

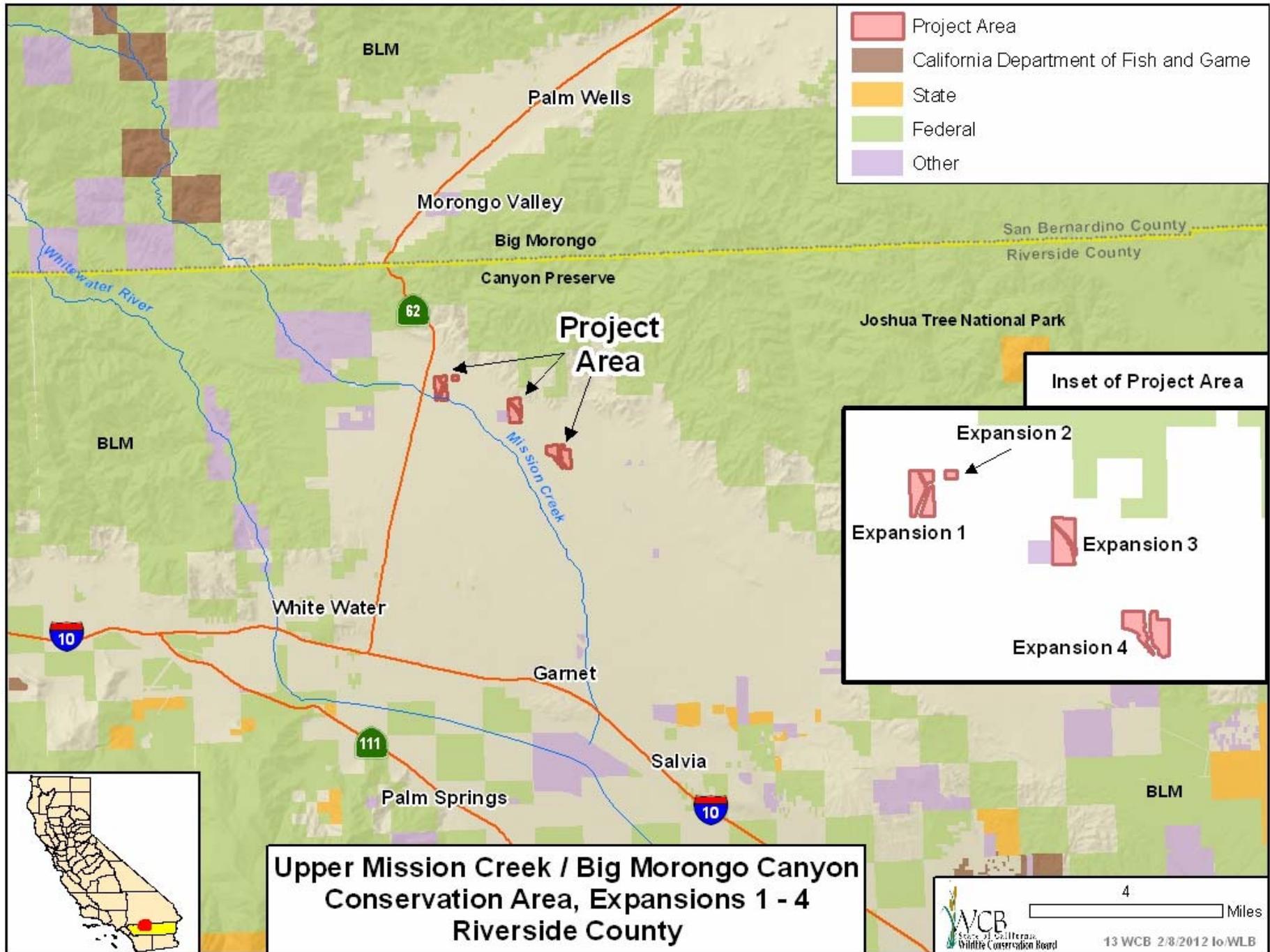


- Looking west over the properties

## #\*12. Santa Rosa Mountains, Expansion 14 and 15 Riverside County



- Additional rock outcroppings covering the properties



#\*13. Upper Mission Creek / Big Morongo Canyon  
Conservation Area, Expansions 1—4  
Riverside County



- Looking east

#\*13. Upper Mission Creek / Big Morongo Canyon  
Conservation Area, Expansions 1—4  
Riverside County

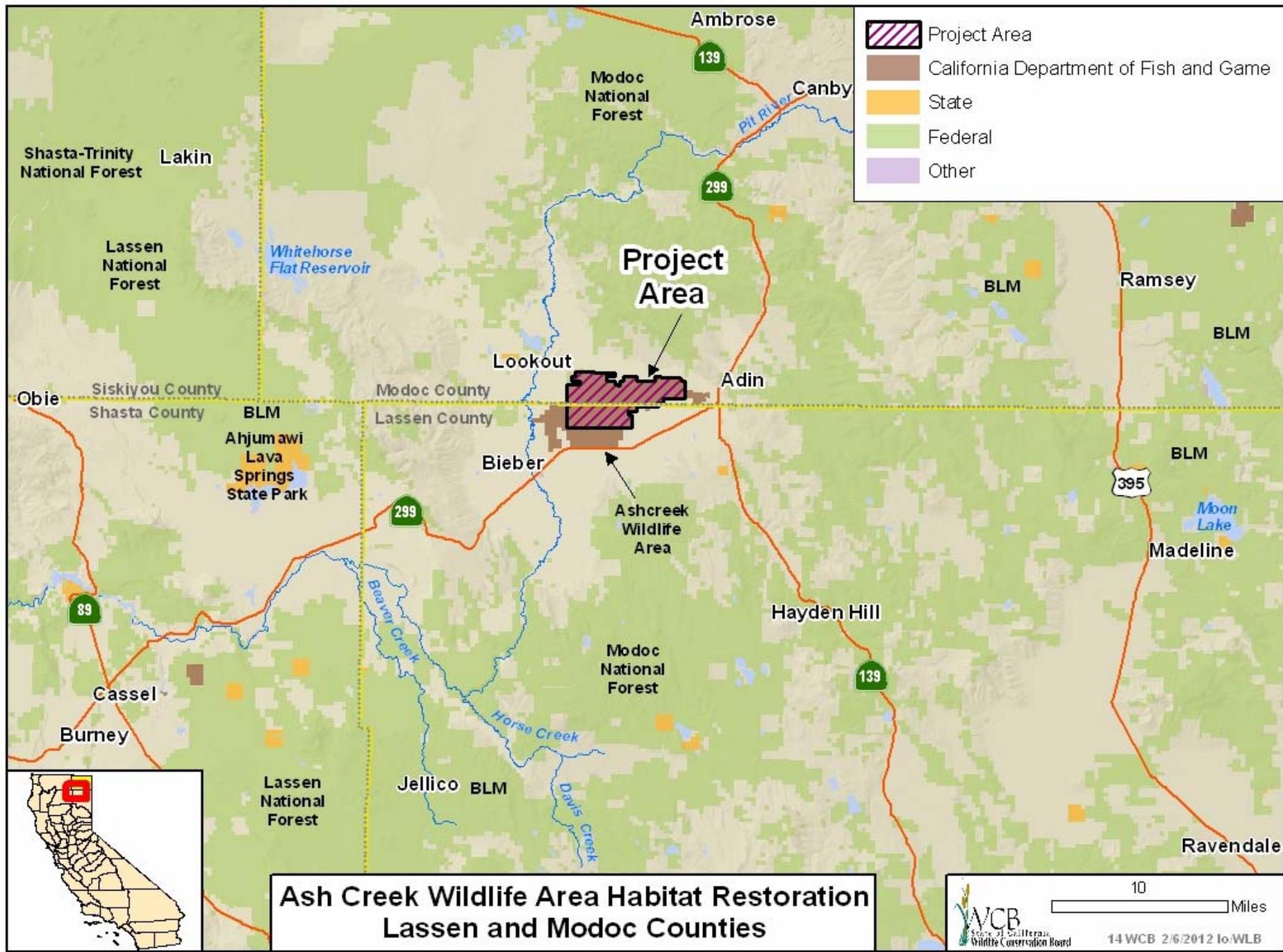


- Looking south toward Highway 10

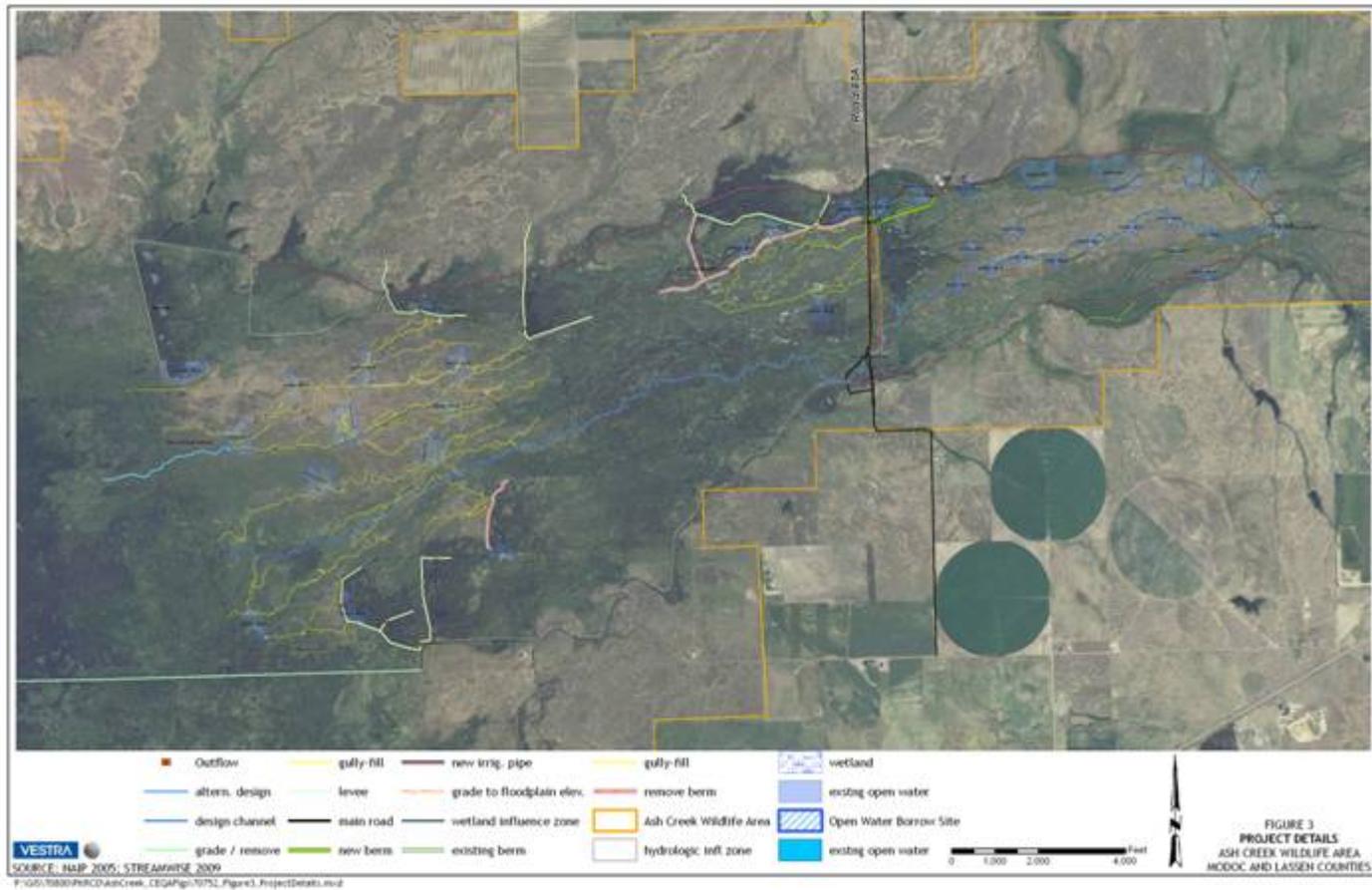
#\*13. Upper Mission Creek / Big Morongo Canyon  
Conservation Area, Expansions 1—4  
Riverside County



- Looking north towards Highway 10 and the blowsand habitat



# #14. Ash Creek Wildlife Area Habitat Restoration Lassen and Modoc Counties



- Figure 1. Site Plan for Restoration Work at Ash Creek Wildlife Area.

## #14. Ash Creek Wildlife Area Habitat Restoration Lassen and Modoc Counties



- Deep erosion of some of the channels in the meadow – notice depth to water table

## #14. Ash Creek Wildlife Area Habitat Restoration Lassen and Modoc Counties



- Headcutting of channels continues to move across the meadow, drying out additional acreage every year

## #14. Ash Creek Wildlife Area Habitat Restoration Lassen and Modoc Counties



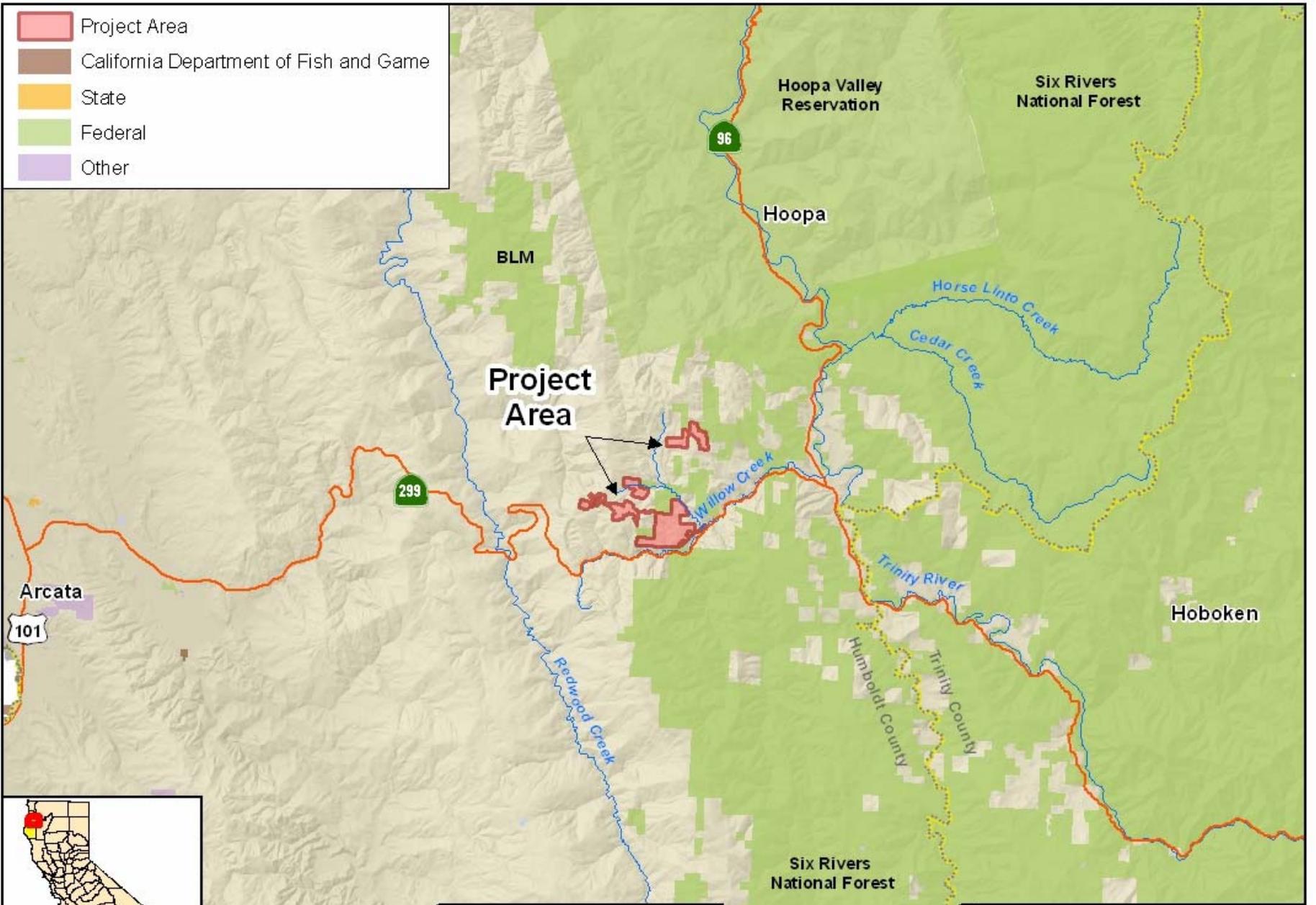
- Previously restored wetland on site

## #14. Ash Creek Wildlife Area Habitat Restoration Lassen and Modoc Counties



- Managed wetlands will continue to be supplied with water from new pipelines

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



**Miller Forest  
Humboldt County**



WCB  
State of California  
Wildlife Conservation Board

5 Miles

15 WCB 2/6/2012 lo/WLB

# #15. Miller Forest Humboldt County



Miller Forest – photo courtesy of Ryan Wells,  
North Coast Regional Land Trust

#15. Miller Forest  
Humboldt County



Port Orford Cedar located on the property

# #15. Miller Forest Humboldt County



Public Notice regarding the root disease killing the Port Orford Cedar

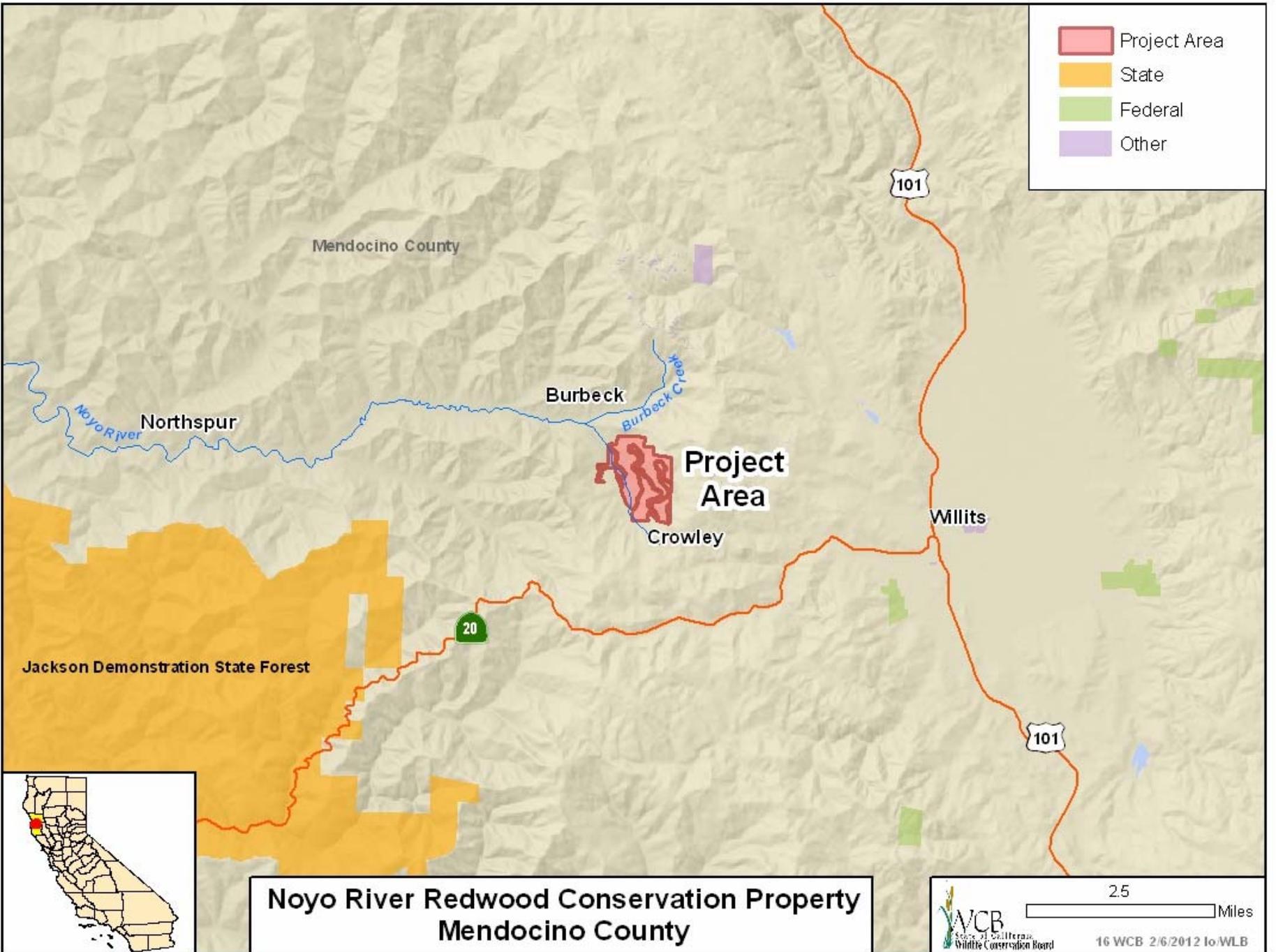
#15. Miller Forest  
Humboldt County



One of the many creeks found on the Miller Property

#15. Miller Forest  
Humboldt County





**Noyo River Redwood Conservation Property  
Mendocino County**

## #16. Noyo River Redwood Conservation Property Mendocino County



- View looking northwesterly from rail road right of way

#16. Noyo River Redwood Conservation Property  
Mendocino County



- View of forest from rail road right of way

## #16. Noyo River Redwood Conservation Property Mendocino County



- View of one of the old growth Redwoods on the property

#16. Noyo River Redwood Conservation Property  
Mendocino County



- Vertical view of one of the old growth Redwoods

#16. Noyo River Redwood Conservation Property  
Mendocino County

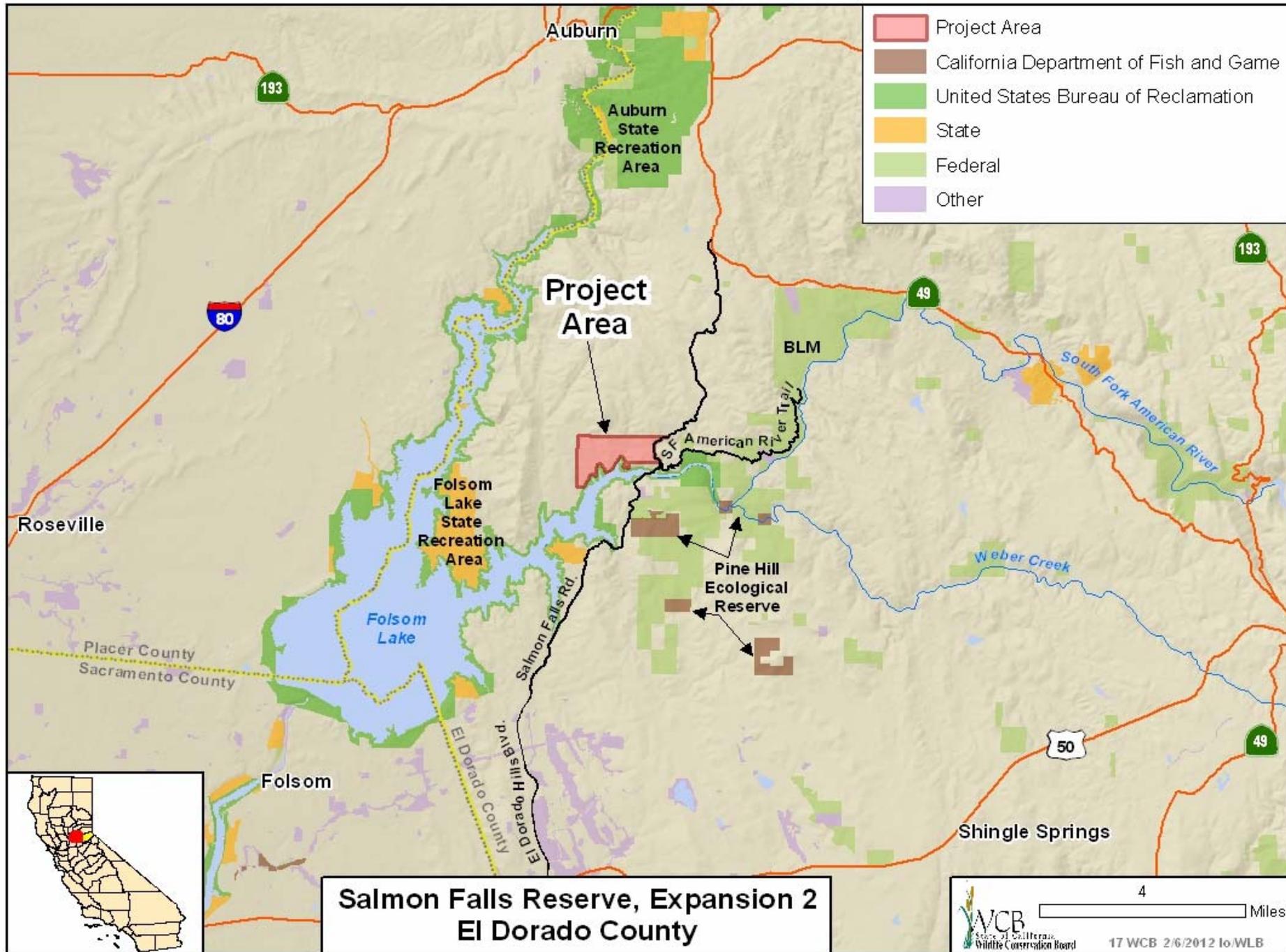


- View of Noyo River westerly of the subject property taken from rail line

## #16. Noyo River Redwood Conservation Property Mendocino County



- Similar view of Noyo River



**Salmon Falls Reserve, Expansion 2  
El Dorado County**

#17. Salmon Falls Preserve, Expansion 2  
El Dorado County



Panoramic view of Folsom Lake from Salmon Falls Property

#17. Salmon Falls Preserve, Expansion 2  
El Dorado County



View of native grasslands and oaks

#17. Salmon Falls Preserve, Expansion 2  
El Dorado County

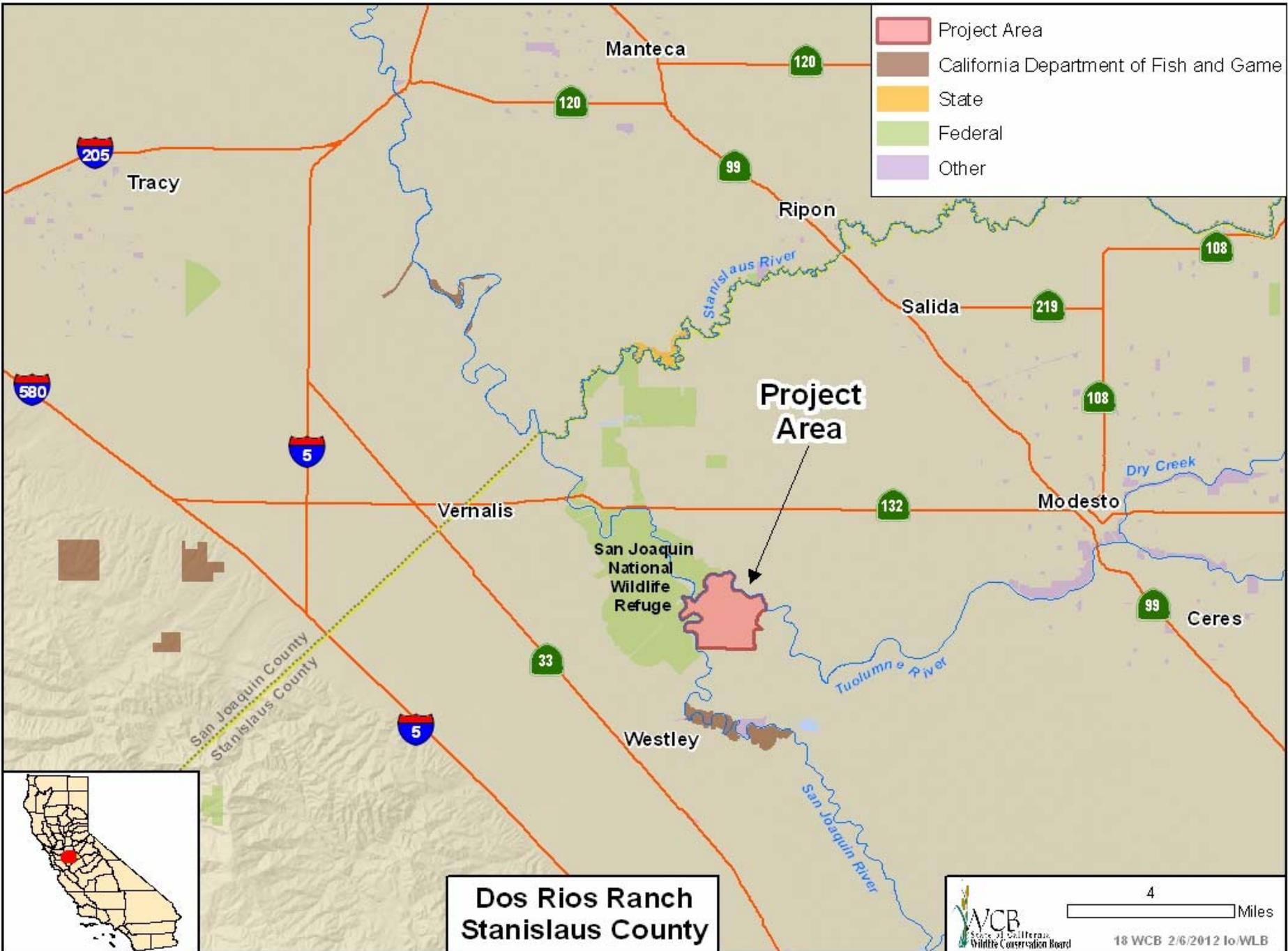


View of native grasslands and oaks

#17. Salmon Falls Preserve, Expansion 2  
El Dorado County



View of developments from Salmon Hills property



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

**Project Area**

**San Joaquin National Wildlife Refuge**

**Dos Rios Ranch  
Stanislaus County**

4 Miles

18 WCB 2/6/2012 lo/WLB

#18. Dos Rios Ranch  
Stanislaus County



- Photo of Tuolumne River

#18. Dos Rios Ranch  
Stanislaus County



- Photo of the confluence of the Tuolumne and San Joaquin Rivers

#18. Dos Rios Ranch  
Stanislaus County



- 

- Photo of row crops on the property

#18. Dos Rios Ranch  
Stanislaus County



- Aerial of the ranch during flooding

#18. Dos Rios Ranch  
Stanislaus County



- Riparian habitat

#18. Dos Rios Ranch  
Stanislaus County



- Aerial of the ranch



**APPRAISALS  
AND  
DISCLOSURE OF APPRAISAL  
INFORMATION**

# RESPONSE TO BOARD DIRECTIVE

- Appraisal Process
  - March 25, 2011 Letter to Board Members
- Survey Disclosure Practices
  - Other State Entities
  - Federal Entities
  - Other States
- Analyze WCB Acquisition Data
- Stakeholder Participation
- Review Options ∞ Pros & Cons
- Develop Draft Disclosure Policy



# STAKEHOLDER PARTICIPANTS

- Natural Resources Agency
- Coastal Conservancy
- Sierra Nevada Conservancy
- Department General Services
- Department of Finance
- Resources Law Group
- Mendocino Redwood Company
- Sierra Pacific Industries
- Independent appraisers
- The Nature Conservancy
- The Conservation Fund
- Trust For Public Land
- Pacific Forest Trust
- California Council Land Trusts



# 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

## ➤ Do Not Release Appraisal

Federal

Oregon

Washington

Massachusetts

Georgia

Utah

Texas



## ➤ Do Release Appraisal

New Mexico

# 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 (47 projects)
- 5.0% ∞ 5,000 acres or more (18 projects)

### ➤ Conservation Easement Acquisitions

- 65.3% ∞ 9 - 2,000 acres (83 projects)
- 19.0% ∞ 2,000 - 5,000 acres (27 projects)
- 15.7% ∞ 5,000 acres or more (17 projects)

# SUMMARY ACQUISITION DATA

## JUNE 30, 2000 – JULY 1, 2010

### Fee Title Acquisitions

Year	Total Projects	Acres ≥ 5,000	Projects ≥ \$5.0 million (> 5,000 ac)
2000 - 2004	287	14	46 (12)
2005 – 2010	180	4	17 (3)
Total:	467	18	63 (15)

# SUMMARY ACQUISITION DATA

## JUNE 30, 2000 – JULY 1, 2010

### Conservation Easement Acquisitions

Year	Total Projects	Acres ≥ 5,000	Projects ≥ \$5.0 million (> 5,000 ac)
2000 - 2004	73	11	0
2005 - 2010	54	6	4 (2)
Total:	127	17	4 (2)

# STATE APPRAISAL REQUIREMENTS

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



# CONFIDENTIALITY REQUIREMENT

## 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 (USPAP Advisory Opinion 27)



# VALUATION PROCESS

- 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 applying 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.)

# POLICY OPTIONS CONSIDERED (Pros & Cons)



OPTION 1: Post project appraisals online

OPTION 2: Post DGS reviews online

OPTION 3: Obtain and post additional independent appraisal reviews (significant projects less than \$25 million)

OPTION 4: Obtain independent appraisals and, if appropriate, independent reviews of projects 5,000 acres/\$5 million or more. Post reviews online

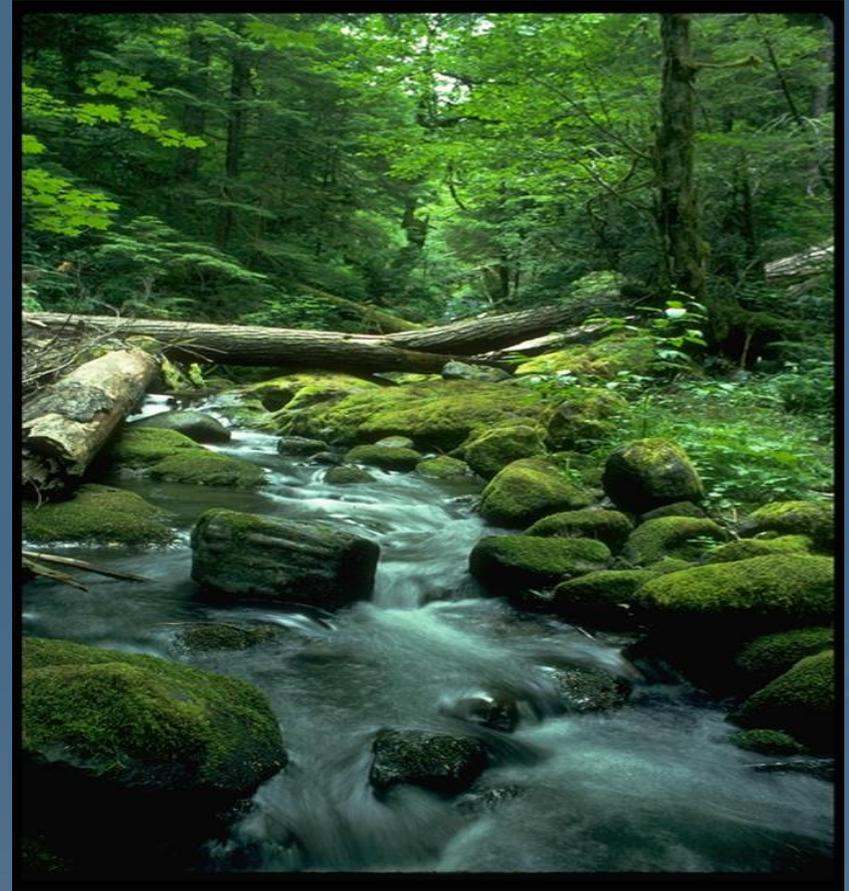
OPTION 5: Maintain status quo

# PROPOSED POLICY

## ≥ 5,000 ACRES OR ≥ \$5 MILLION

### WCB STAFF WILL

- Contract for independent appraisal
- Contract for independent technical review of appraisal
- Provide independent review report to DGS
- Post review 30 days before WCB public meeting



# COST EFFECTS OF POLICY

Appraisal:      L = \$3,000      H = \$30,000

Review:        L = \$1,000      H = \$10,000

DGS:            L = \$3,000      H = \$10,000

X10:            L = \$70,000      H = \$500,000

Time:            Additional 3 to 4 months

# APPRAISER QUALIFICATIONS

- Licensed in California (FG Code 1348.2)
- Did not conduct original appraisal
- No financial interest in outcome of appraised value or project
- Skills, expertise, knowledge and experience to perform work necessary to produce credible results (USPAP)

# APPRAISAL REVIEW REQUIREMENTS

## INDEPENDENT REVIEWER MUST

- Comply with STD 3 USPAP
- Follow WCB instructions
- Conduct a field review
- Complete narrative report



# APPRAISAL REVIEW REQUIREMENTS, CON'T.

## FIELD REVIEW

- Provide verification & analysis of market data
- Determine appropriateness & completeness of market & other data
- May require field inspection of comparable sales



# APPRAISAL REVIEW REQUIREMENTS, CON'T.

- Summarize appraisal (narrative)
- Describe standards used to prepare appraisal
- Determine whether or not appraisal meets USPAP & applicable State standards
- Provide an opinion on the quality of entire appraisal and reasonableness of value conclusions



# **PUBLIC DISCLOSURE**

## **≥ 5,000 ACRES OR ≥ \$5 MILLION**

- APPRAISAL REVIEW REPORT WILL BE MADE AVAILABLE FOR PUBLIC REVIEW
- APPRAISAL REVIEW REPORT WILL BE POSTED ON WCB WEBSITE NO LESS THAN 30-DAYS IN ADVANCE OF WCB HOLDING A PUBLIC MEETING TO CONSIDER A PROPOSED PROJECT

# DISCRETIONARY EXEMPTION TO BOARD POLICY

- At least one state entity held a public meeting & approved funding
- At least one state entity approved more funding than WCB
- WCB proposes to allocate less than \$5M
- Appraisal approved by DGS  $\leq$  six months before WCB meeting
- Project not subject to significant public controversy, concern or opposition at state or local level
- Funding does not exceed \$25 million or DPR, or a state conservancy complied with appraisal, appraisal review & public disclosure requirements of PR Code §5096.511 – §5096.513

# POLICY IMPACT HISTORICAL DATA

- **Acreage Threshold  $\geq$  5,000 acres**
  - 3.8% fee acquisitions
  - 13.4% of conservation easements
- **Dollar Threshold  $\geq$  \$5 million**
  - 13.5% of fee acquisition projects
  - 4.0% of conservation easement projects
- **Policy would apply to 17% of acquisition projects & those projects represent about 57.6% of the total acreage and about 68% total allocations funded by the Board**

# ADDITIONAL BENEFITS OF POLICY

## ➤ **ADDITIONAL DISCLOSURE/TRANSPARENCY DEMONSTRATES THAT WCB CONDUCTS BUSINESS IN ACCORDANCE WITH:**

- ∞ Statutory Requirements
- ∞ Industry Professional Standards
- ∞ Fiscal Responsibility & Accountability

## ➤ **ADDITIONAL DISCLOSURE/TRANSPARENCY WILL INCREASE PUBLIC TRUST & CONFIDENCE**

# QUESTIONS ?

