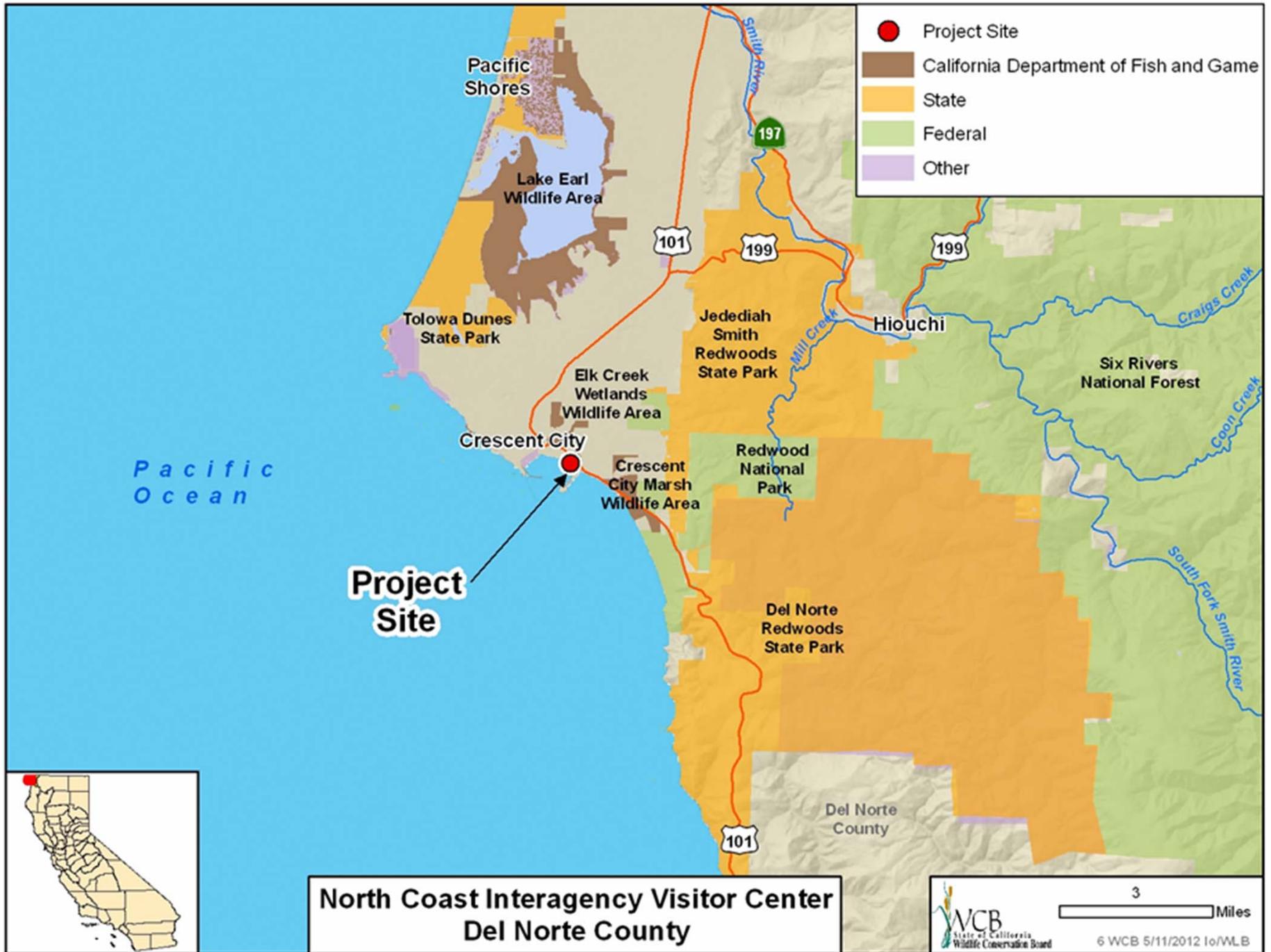




May 31, 2012 Wildlife Conservation Board Meeting

10:00 AM
State Capitol, Room 112
Sacramento, CA 95814

Photo courtesy of WCB



#*6. North Coast Interagency Visitor Center
Del Norte County

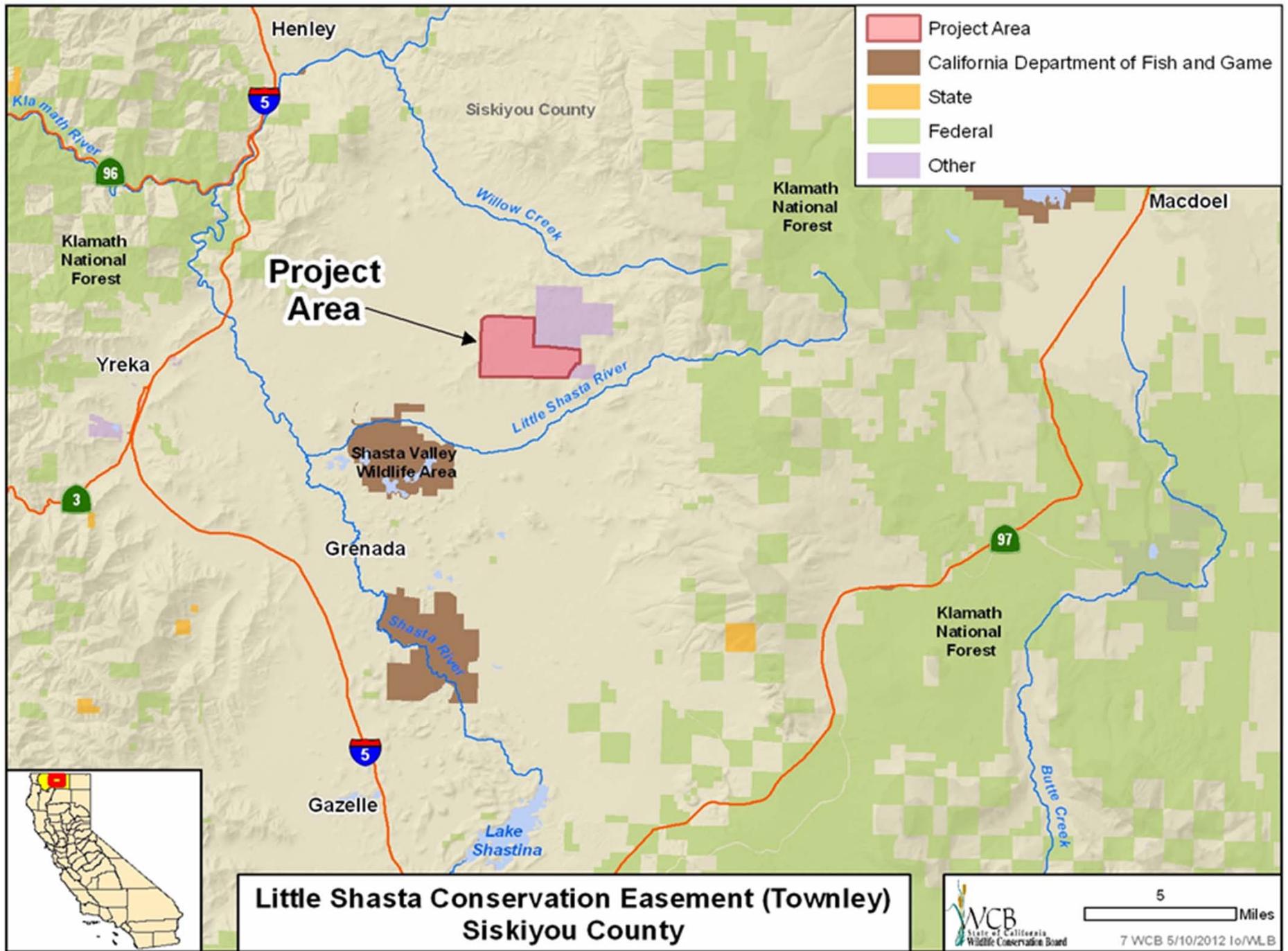


Photo 1



Photo 2

- Location of proposed North Coast Interagency Visitor Center on the corner of Citizens Dock Road and Highway 101 in Crescent City



#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County



#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County



#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County



#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County



#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County



#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County

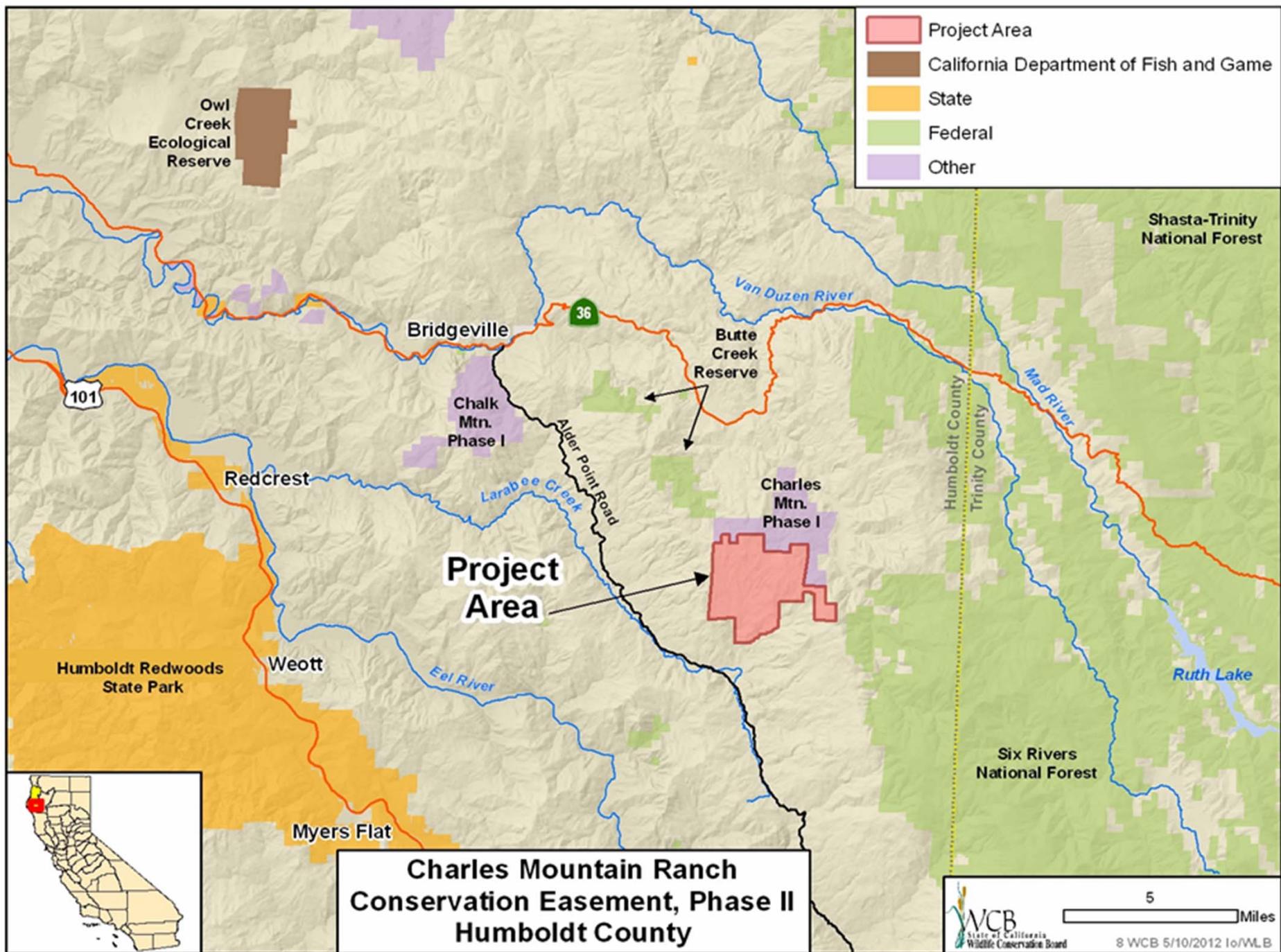


#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County



#*7. Little Shasta Conservation Easement (Townley)
Siskiyou County





**Charles Mountain Ranch
Conservation Easement, Phase II
Humboldt County**

#*8. Charles Mountain Ranch Conservation Easement, Phase II
Humboldt County



- Charles Mountain Ranch lies within a forest and grassland biological corridor

#*8. Charles Mountain Ranch Conservation Easement, Phase II
Humboldt County



- Charles Mountain Ranch represents some of the largest intact stretches of privately-owned forestlands in Humboldt County

#*8. Charles Mountain Ranch Conservation Easement, Phase II
Humboldt County



- The forested property provides habitat linkages for numerous wildlife species

#*8. Charles Mountain Ranch Conservation Easement, Phase II
Humboldt County

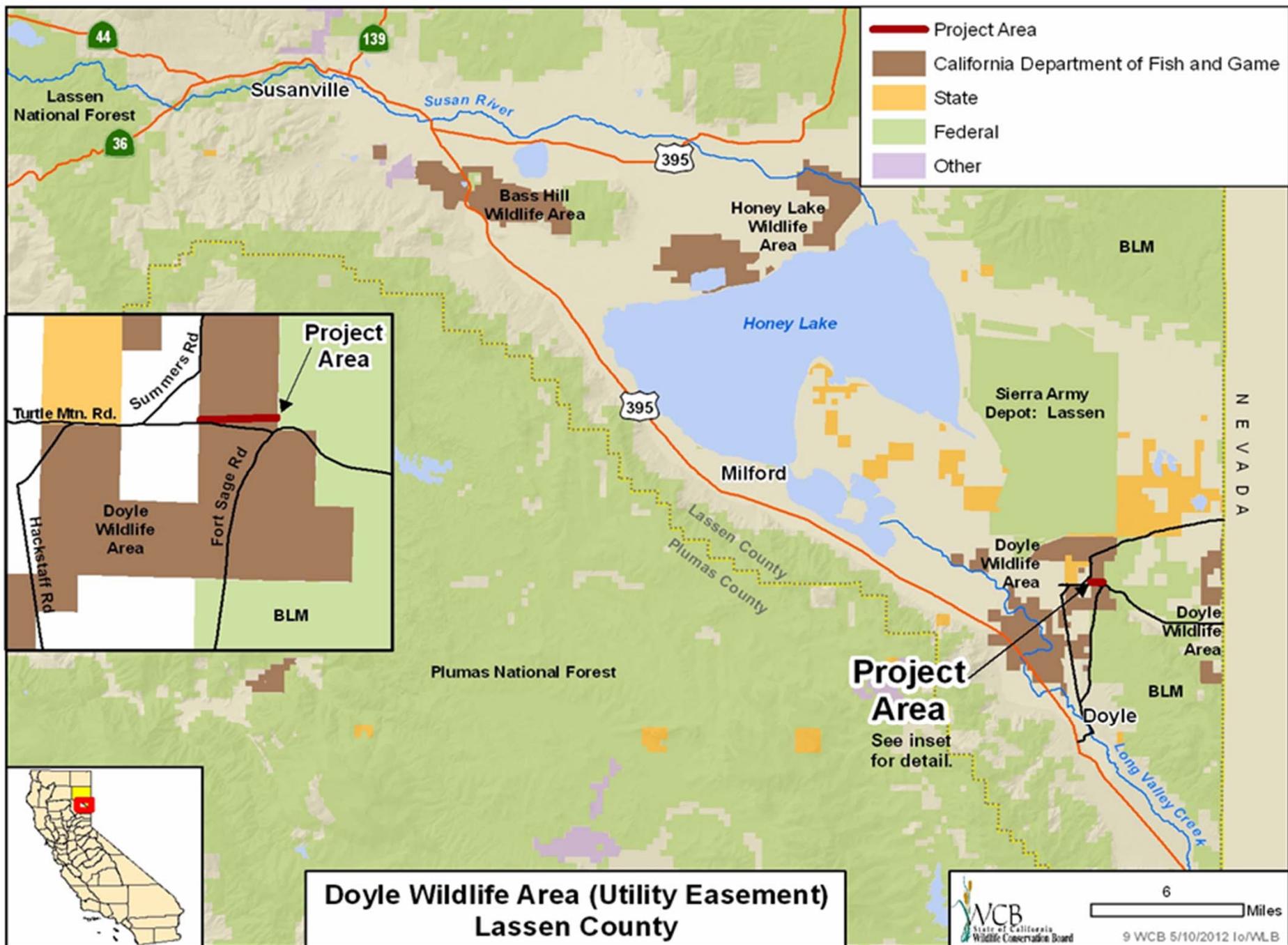


- The ranch's livestock grazing activities are primarily managed on open-space managed grasslands

#*8. Charles Mountain Ranch Conservation Easement, Phase II
Humboldt County



View overlooking Charles Mountain Ranch



**Doyle Wildlife Area (Utility Easement)
Lassen County**

#*9. Doyle Wildlife Area (Utility Easement)
Lassen County



- Doyle Wildlife Area – Portion of Utility Easement Area

#*9. Doyle Wildlife Area (Utility Easement)
Lassen County



- View of utility lines that will be constructed in the Doyle Wildlife Area

#*10. Gray Lodge Wildlife Area Enhancement
Butte County



- Existing wetlands are overgrown and cannot be easily or efficiently managed

#*10. Gray Lodge Wildlife Area Enhancement
Butte County

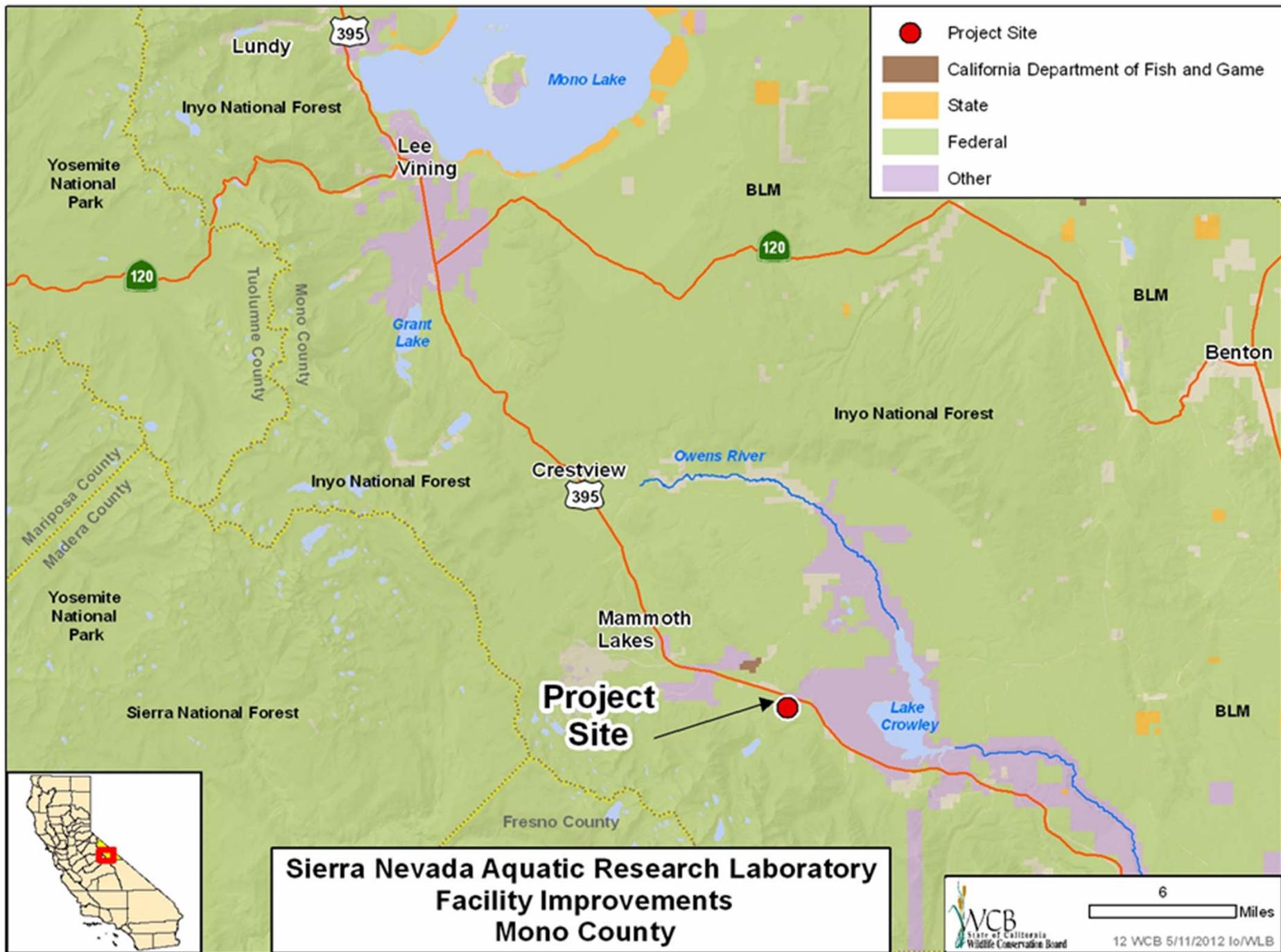


- Previously restored permanent wetlands

#*10. Gray Lodge Wildlife Area Enhancement
Butte County



- Seasonal wetlands on the Wildlife Area, once restored, will continue to provide critical habitat for millions of migrating waterfowl and many other species



#*12. Sierra Nevada Aquatic Research Laboratory
Facility Improvements
Mono County



- Sierra Nevada Aquatic Research Laboratory located along the eastern slope of the Sierra Nevada Mountains

#*12. Sierra Nevada Aquatic Research Laboratory
Facility Improvements
Mono County



- The old concrete water control structures will be replaced or refurbished as needed

#*12. Sierra Nevada Aquatic Research Laboratory
Facility Improvements
Mono County

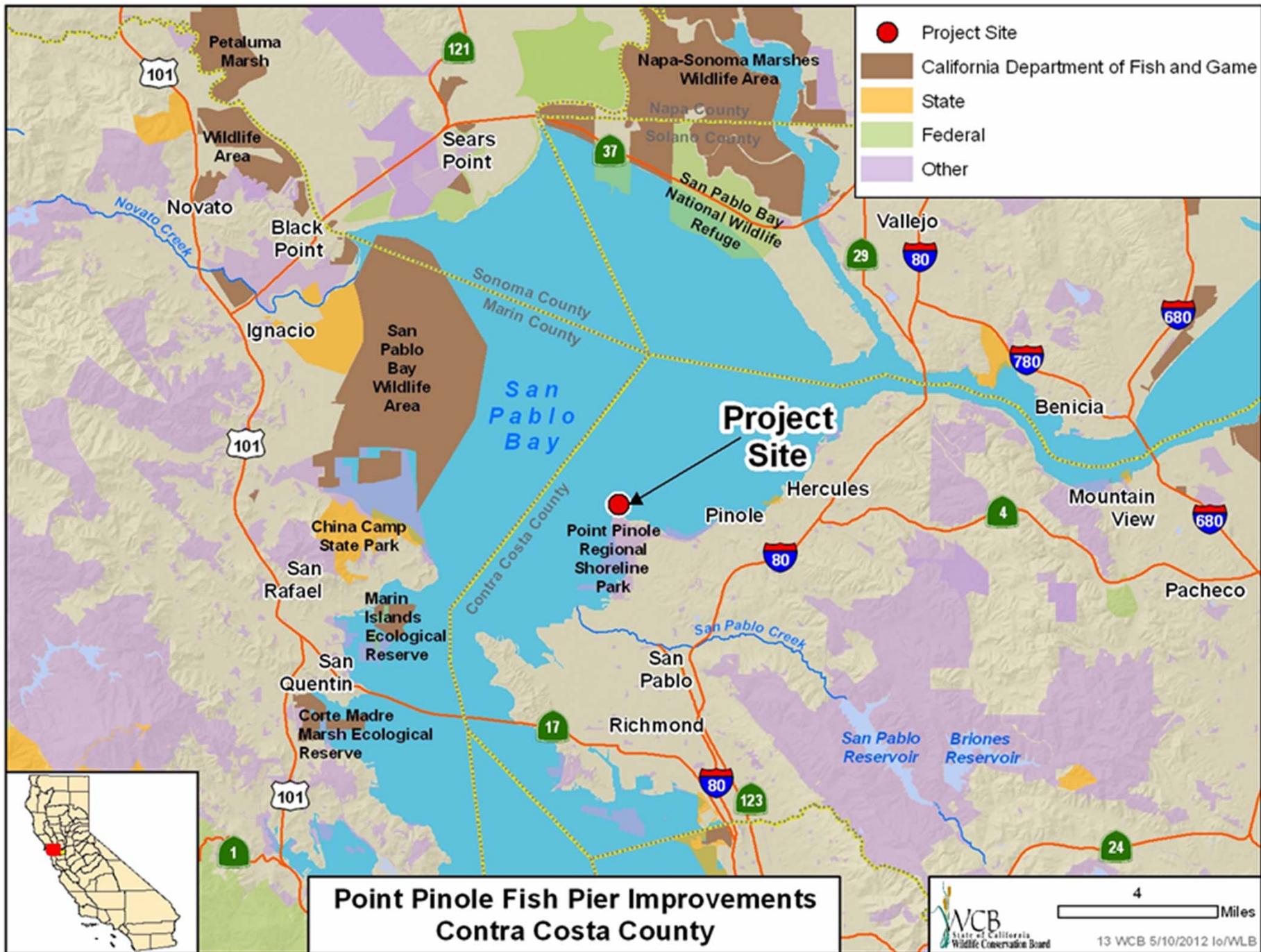


- The roadway on the Reserve will be ground up and resurfaced

#*12. Sierra Nevada Aquatic Research Laboratory
Facility Improvements
Mono County



- The classroom/lecture building will be adjacent to the existing Reserve dormitory



#*13. Point Pinole Fishing Pier Improvements Contra Costa County



- Photo shows old restroom to be replaced with ADA compliant facility and path to be repaired and graded to meet ADA standards

#*13. Point Pinole Fishing Pier Improvements Contra Costa County



- Restroom model to be installed near pier

#*13. Point Pinole Fishing Pier Improvements Contra Costa County

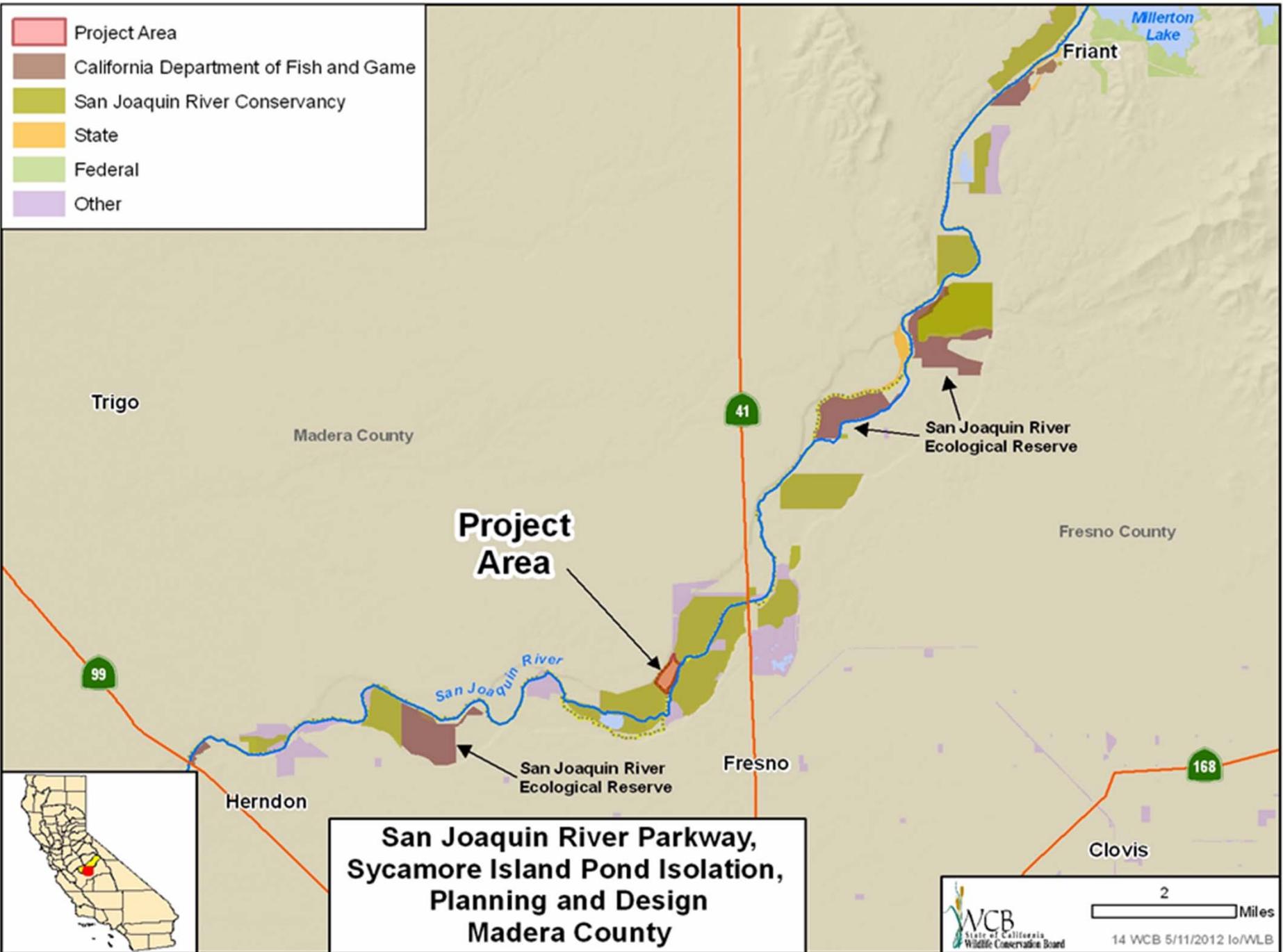
- Broken pipe supports to be replaced under pier



#*13. Point Pinole Fishing Pier Improvements
Contra Costa County



- Pinole Pier – a structural integrity engineering report will be produced to determine stability of pier



#*14. SJR Parkway, Sycamore Island Pond Isolation
Planning and Design
Madera County



- Looking at the levee break from the pond to the river

#*14. SJR Parkway, Sycamore Island Pond Isolation
Planning and Design
Madera County



- View from the levee looking east

#*14. SJR Parkway, Sycamore Island Pond Isolation
Planning and Design
Madera County

- Looking down at the levee break from the west side



#*14. SJR Parkway, Sycamore Island Pond Isolation
Planning and Design
Madera County



- San Joaquin River at levee break

#*14. SJR Parkway, Sycamore Island Pond Isolation
Planning and Design
Madera County



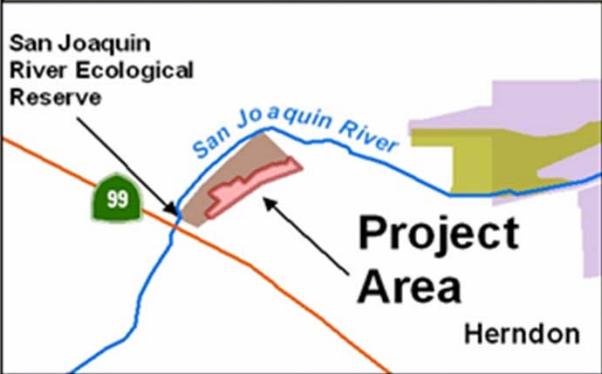
- Looking west across the pond to Sycamore Island

#*14. SJR Parkway, Sycamore Island Pond Isolation
Planning and Design
Madera County



- Aerial view of site

- Project Area
- California Department of Fish and Game
- State
- Federal
- Other
- San Joaquin River Conservancy



**San Joaquin River Parkway, Camp Pashayan #2
Fresno County**

2 Miles

15 WCB 5/11/2012 lo/WLB

#*15. SJR Parkway, Camp Pashayan #2
Fresno County



- Entrance to site

#*15. SJR Parkway, Camp Pashayan #2
Fresno County



- Picnic Pavilion

#*15. SJR Parkway, Camp Pashayan #2
Fresno County



- Restrooms

#*15. SJR Parkway, Camp Pashayan #2
Fresno County



- View across property, looking west to Highway 99 and railroad trestle

#*15. SJR Parkway, Camp Pashayan #2
Fresno County



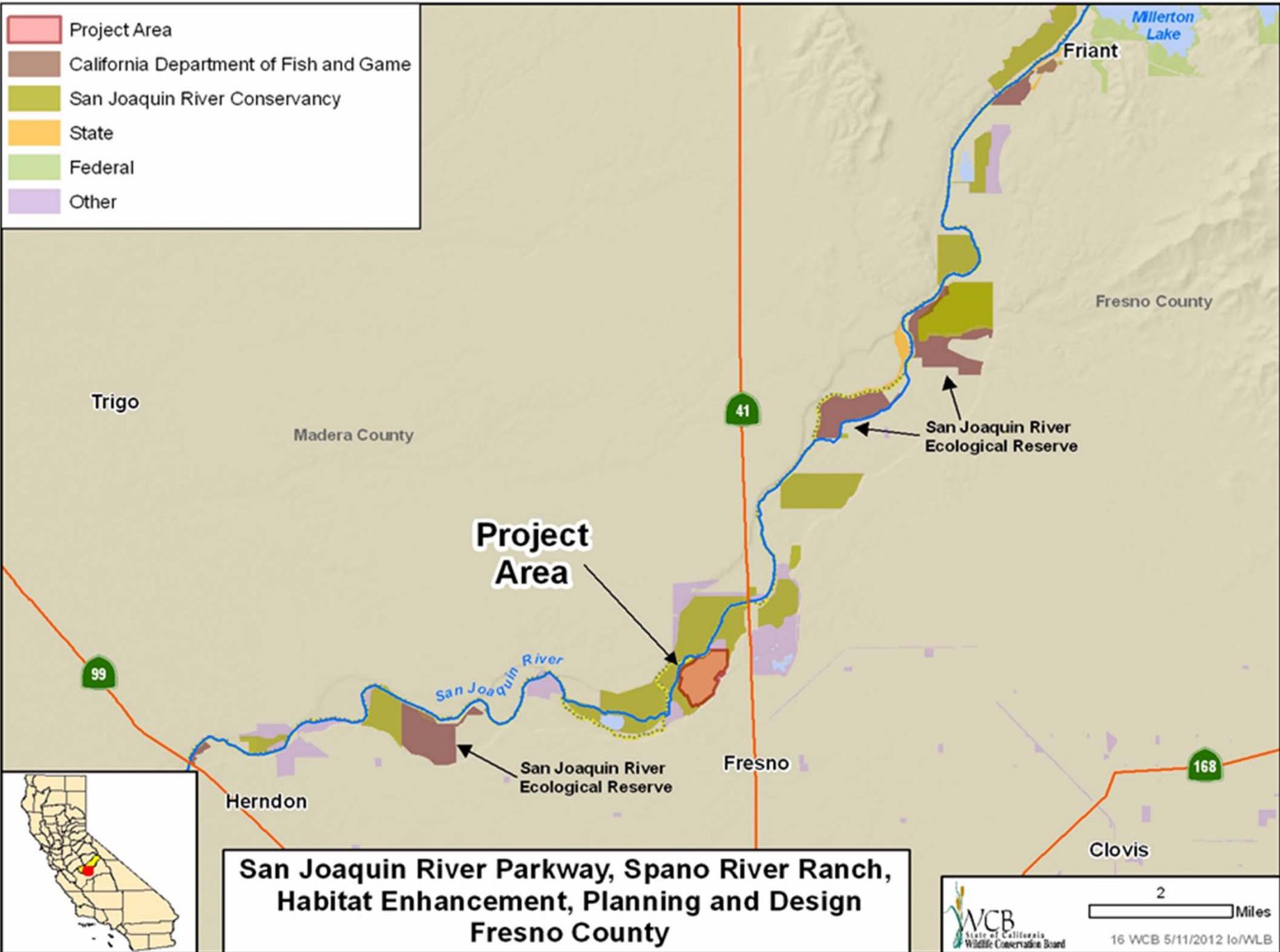
- Entrance booth

#*15. SJR Parkway, Camp Pashayan #2
Fresno County



- River access across DFG land

- Project Area
- California Department of Fish and Game
- San Joaquin River Conservancy
- State
- Federal
- Other



**San Joaquin River Parkway, Spano River Ranch,
Habitat Enhancement, Planning and Design
Fresno County**

#*16. SJR Parkway, Spano River Ranch Habitat Enhancement,
Planning and Design
Fresno County



- Aerial view of the “H” pond

#*16. SJR Parkway, Spano River Ranch Habitat Enhancement,
Planning and Design
Fresno County



- View of pond looking east from the westerly peninsula

#*16. SJR Parkway, Spano River Ranch Habitat Enhancement,
Planning and Design
Fresno County



- Looking west from bluff towards the middle of the pond

#*16. SJR Parkway, Spano River Ranch Habitat Enhancement,
Planning and Design
Fresno County

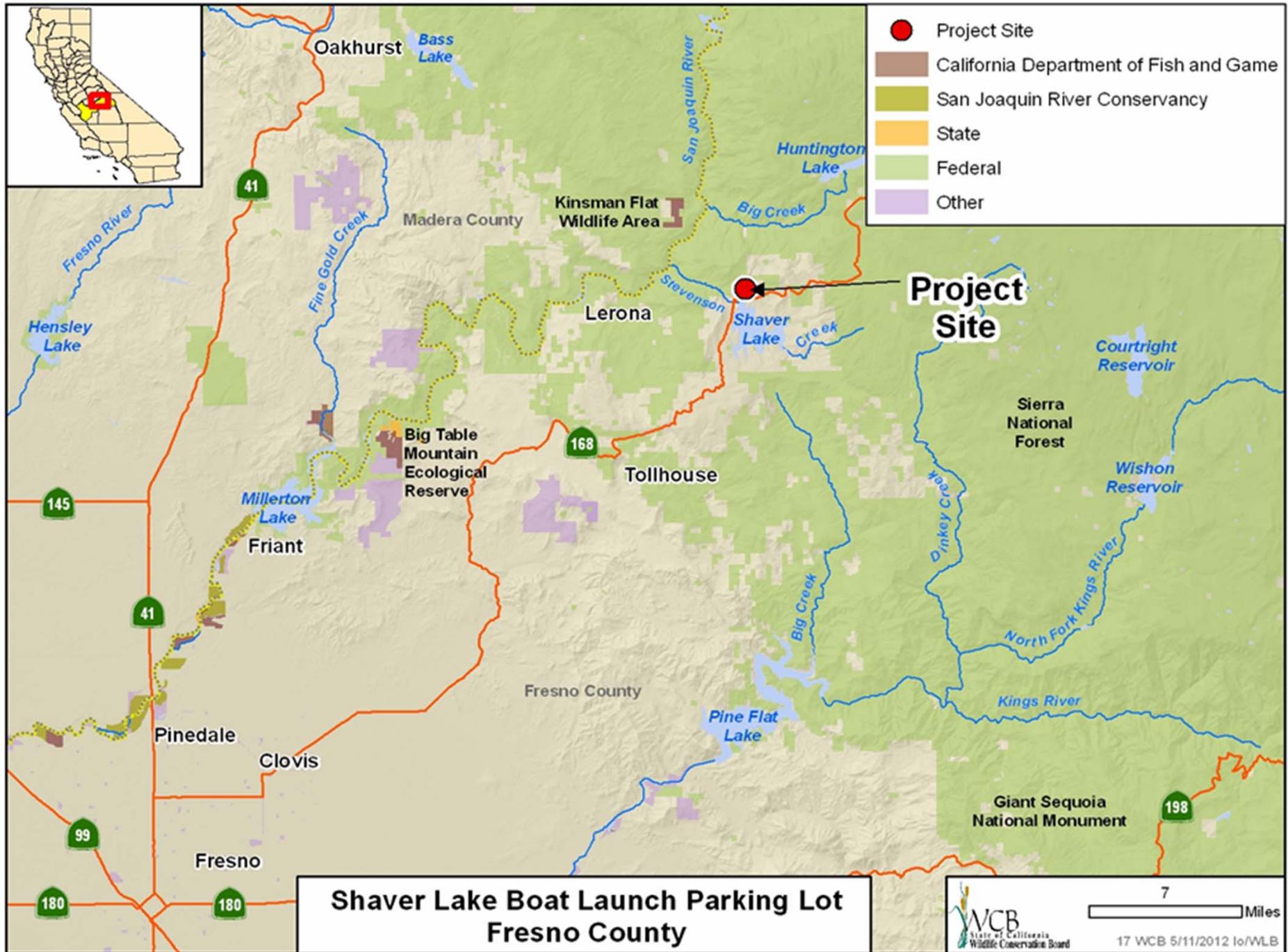


- Southern shore looking east

#*16. SJR Parkway, Spano River Ranch Habitat Enhancement,
Planning and Design
Fresno County



- View across pond looking east from former quarry road



#*17. Shaver Lake Boat Launch Parking Lot
Fresno County



- Broken asphalt to be repaired and the storm drain to be replaced (in center of picture)

#*17. Shaver Lake Boat Launch Parking Lot
Fresno County

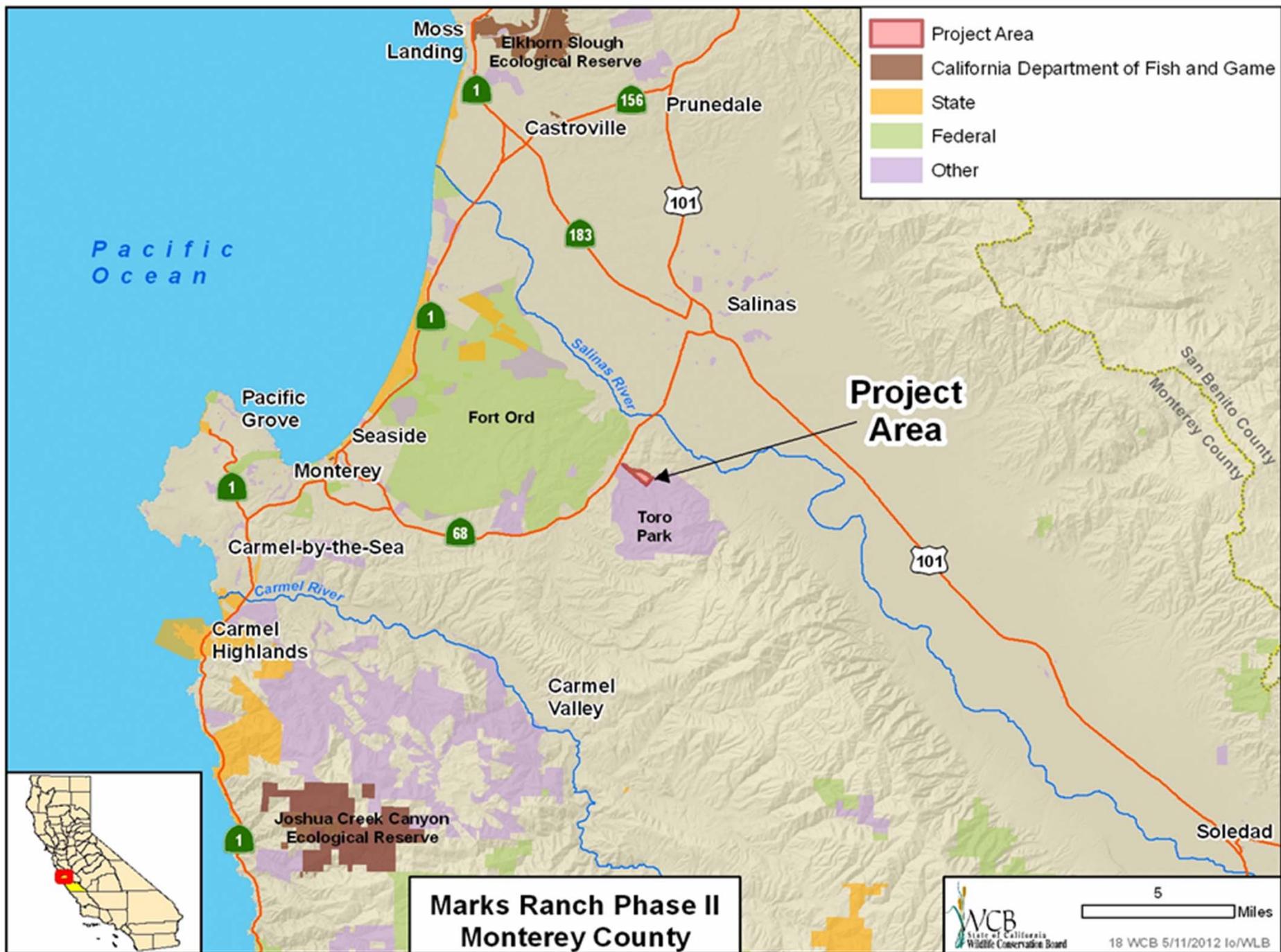


- Storm drain to be replaced with integrated oil/sand separator drain

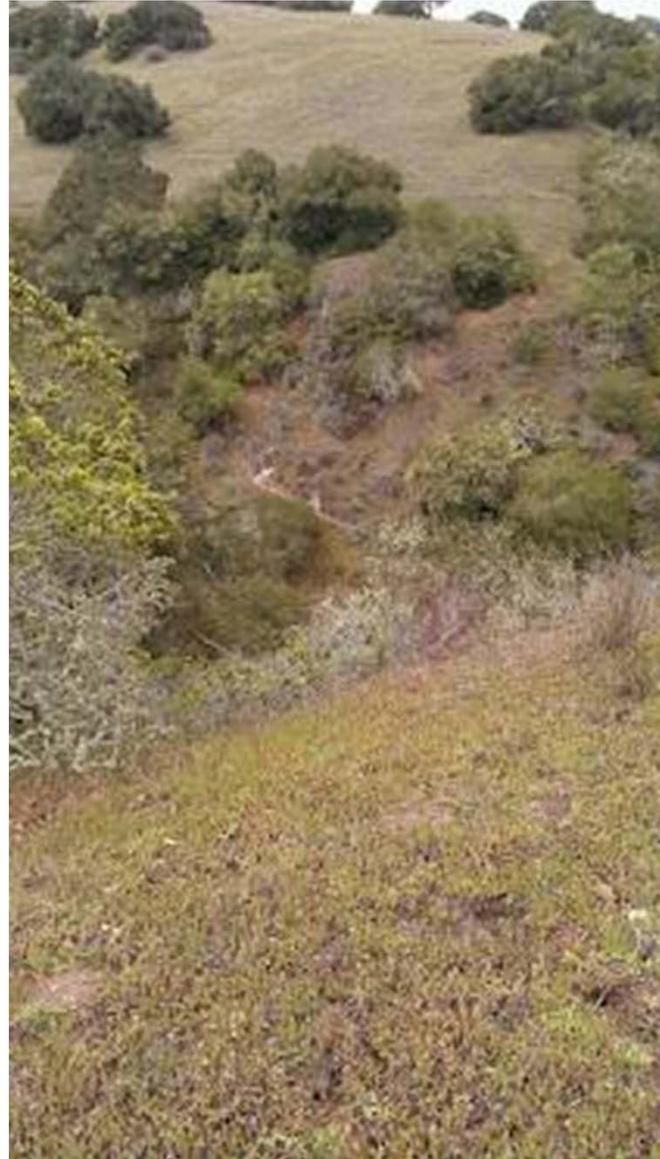
#*17. Shaver Lake Boat Launch Parking Lot
Fresno County



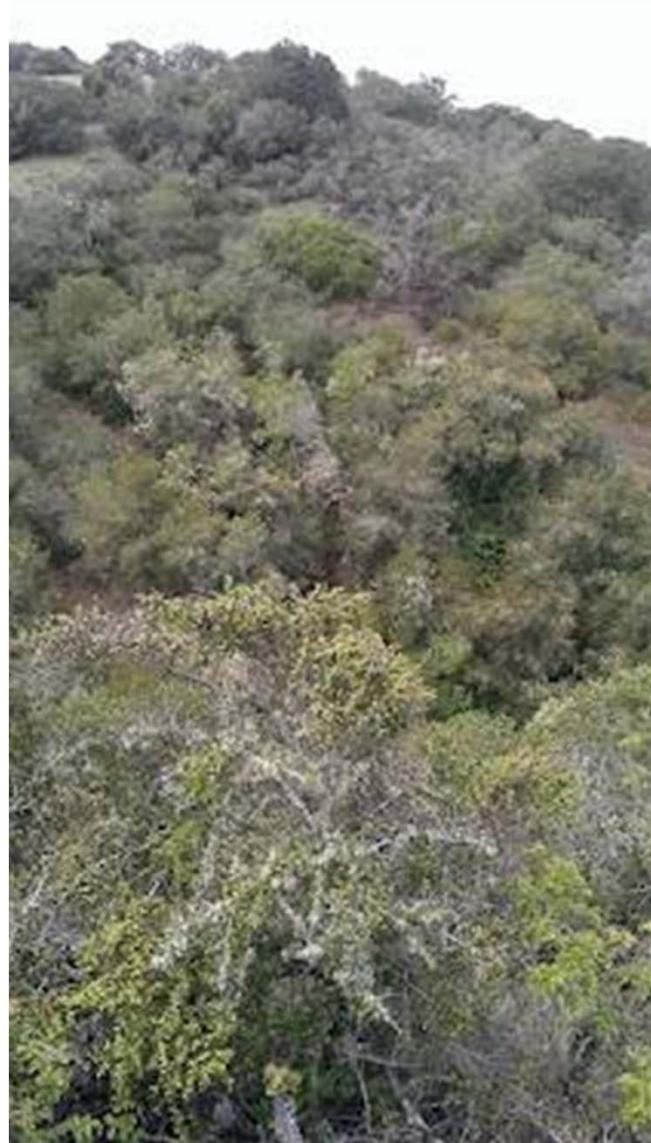
- Failed slope to be repaired in upper parking lot area



#*18. Marks Ranch Phase II
Monterey County



#*18. Marks Ranch Phase II
Monterey County





#*19. Quiota Creek Fish Passage
Santa Barbara County



- Refugio Road low-water Arizona crossing #7

#*19. Quiota Creek Fish Passage
Santa Barbara County



- Bottomless arched culvert will be constructed and road realigned to the right of existing alignment

#*19. Quiota Creek Fish Passage
Santa Barbara County

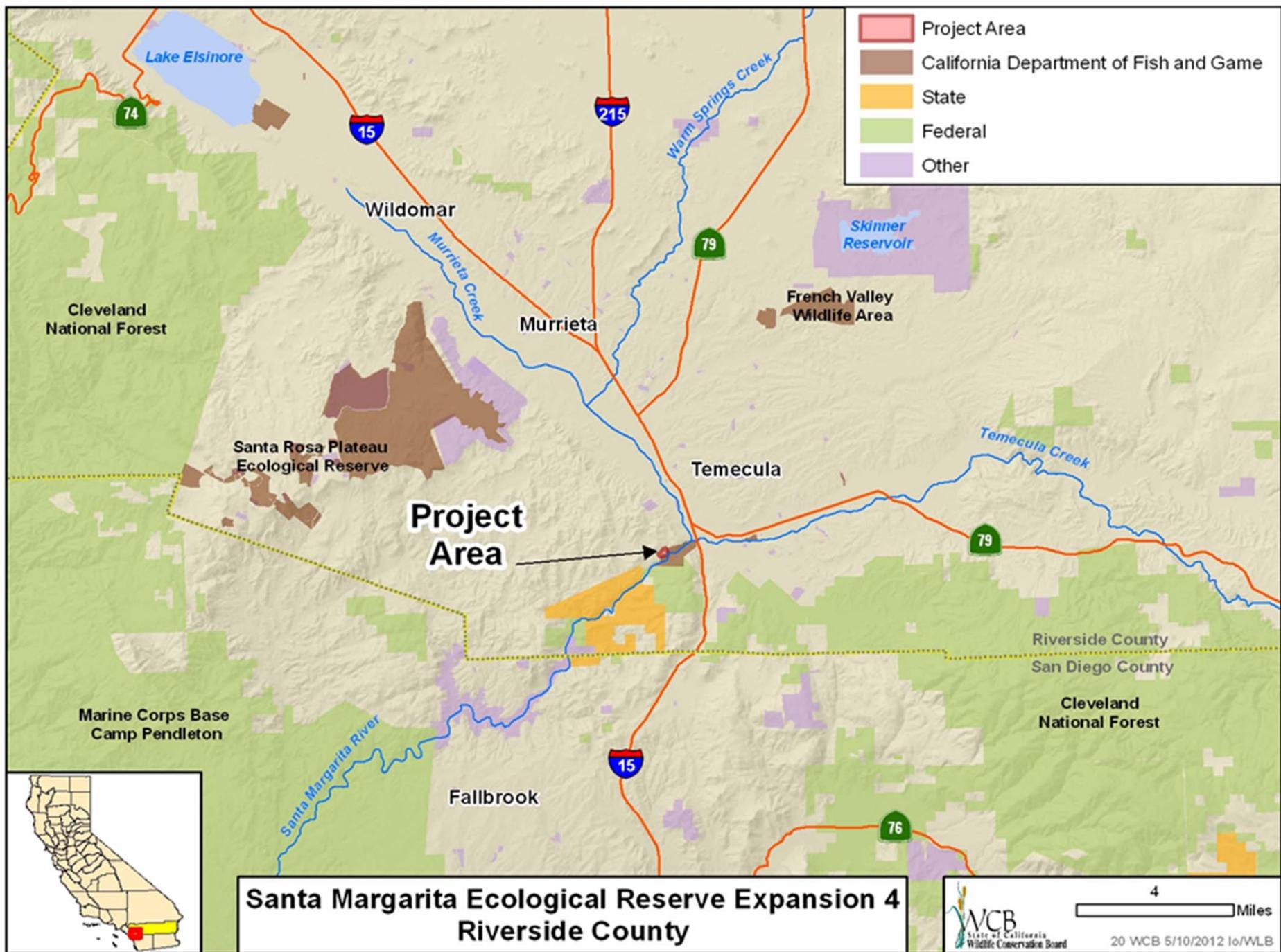


- Bottomless arched culvert constructed in 2008 at crossing #6

#*19. Quiota Creek Fish Passage
Santa Barbara County

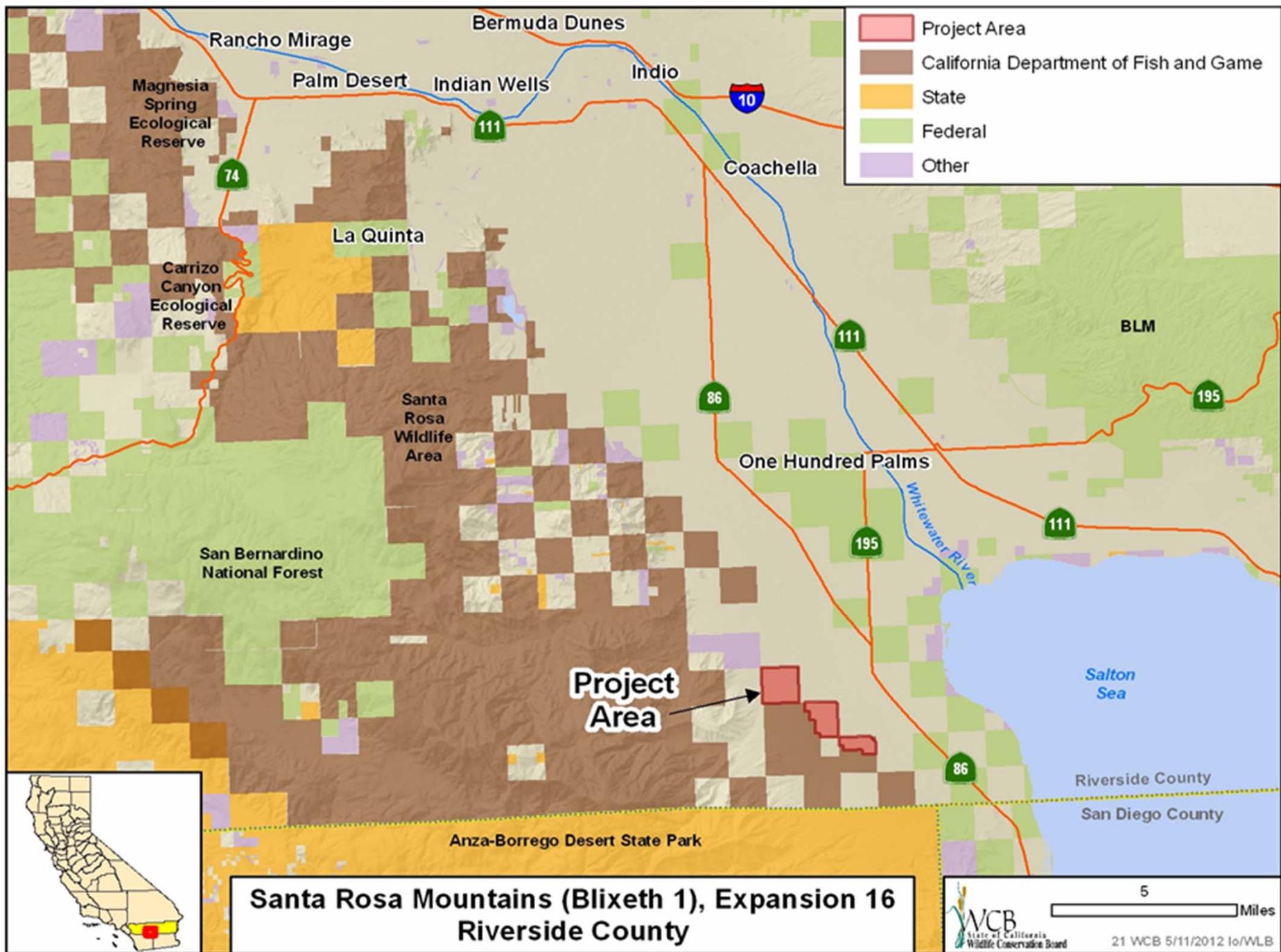


- Looking upstream at crossing #6. Note grade control structures creating step pools for steelhead



#*20. Santa Margarita River Ecological Reserve, Expansion 4
Riverside County





#*21. Santa Rosa River Ecological Reserve, Expansion 4
Riverside County



- Looking west over the general area – typical view

#*21. Santa Rosa River Ecological Reserve, Expansion 4
Riverside County



- Looking north at one of the rock outcroppings

#*21. Santa Rosa River Ecological Reserve, Expansion 4
Riverside County



- Looking at one of the washes typical of the area

#*21. Santa Rosa River Ecological Reserve, Expansion 4
Riverside County

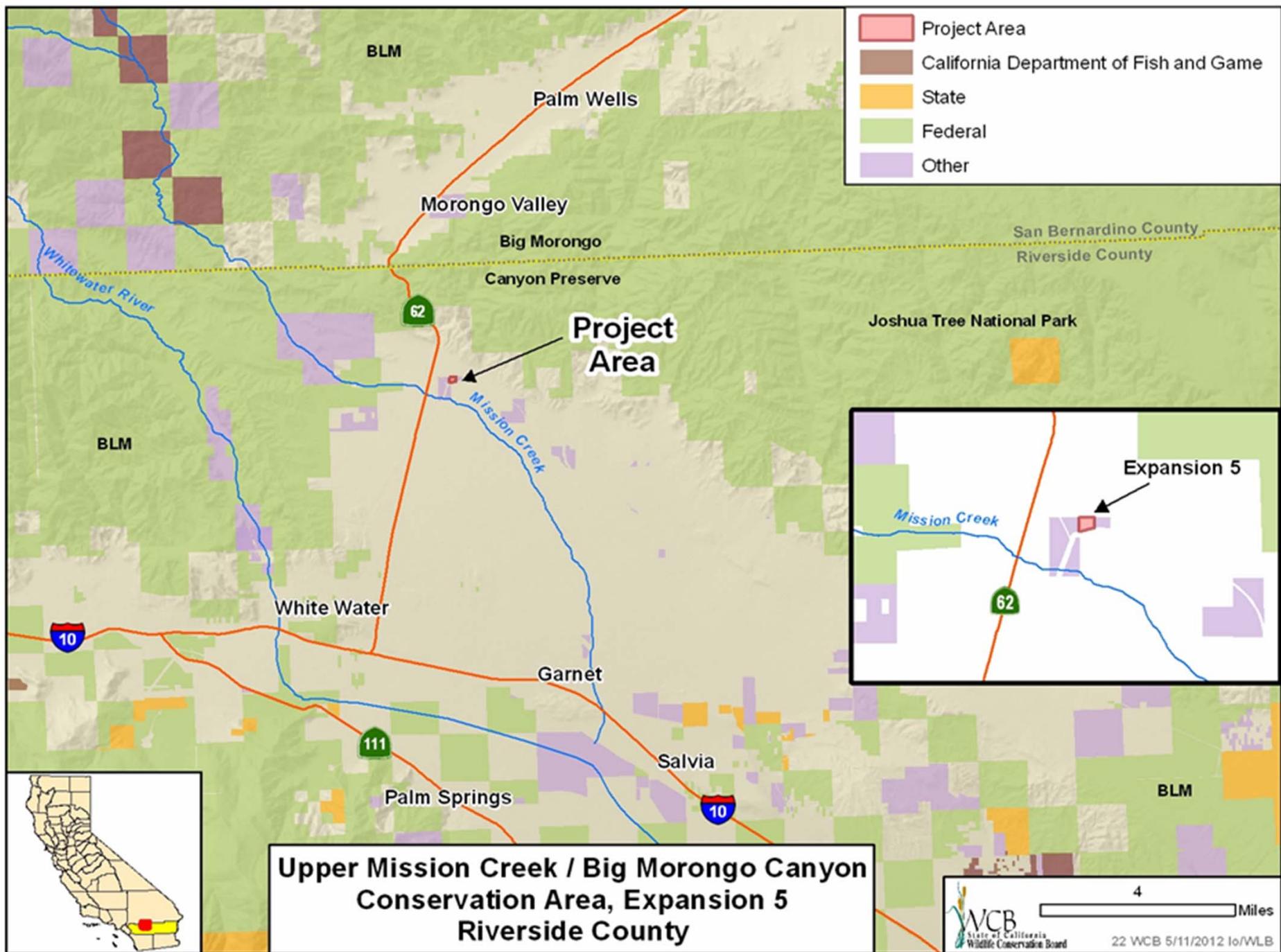


- Looking west towards the property

#*21. Santa Rosa River Ecological Reserve, Expansion 4
Riverside County



- View looking northeast towards Palm Desert and La Qunita



#*22. Upper Mission Creek/Big Morongo Canyon Conservation Area,
Expansion 5
Riverside County



- Typical desert view looking southwest from near subject property

#*22. Upper Mission Creek/Big Morongo Canyon Conservation Area,
Expansion 5
Riverside County

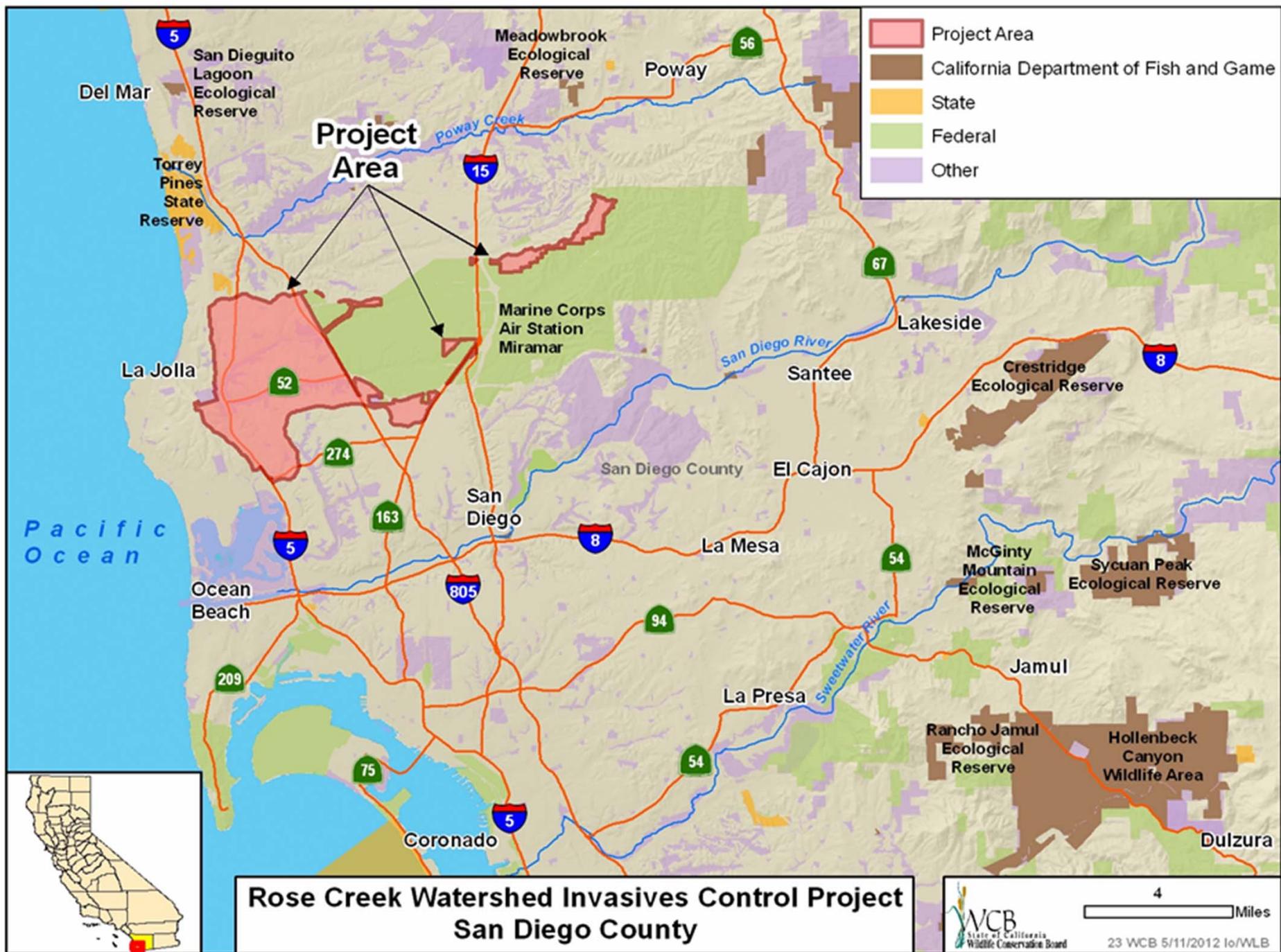


- Looking south toward Highway 10. Mt San Jacinto in distance

#*22. Upper Mission Creek/Big Morongo Canyon Conservation Area,
Expansion 5
Riverside County



- Blow-sand habitat in the Desert Hot Springs area



#*23. Rose Creek Watershed Invasives Control Project
San Diego County



- Figure 1. Arundo Forest Obliterating Riparian Vegetation along Rose Creek

#*23. Rose Creek Watershed Invasives Control Project
San Diego County

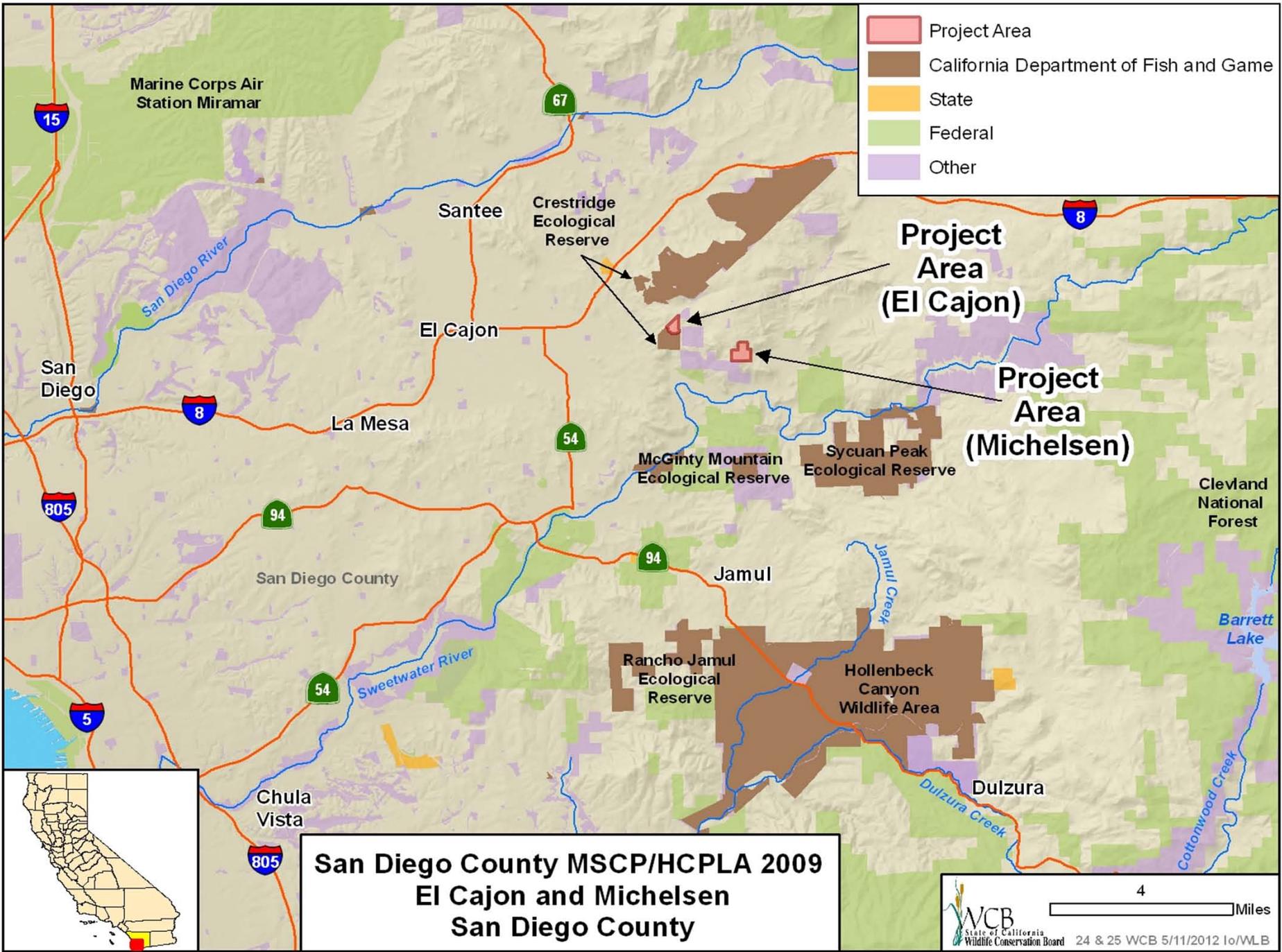


- Figure 2. Riparian Cleared of Arundo at Previously Treated Site

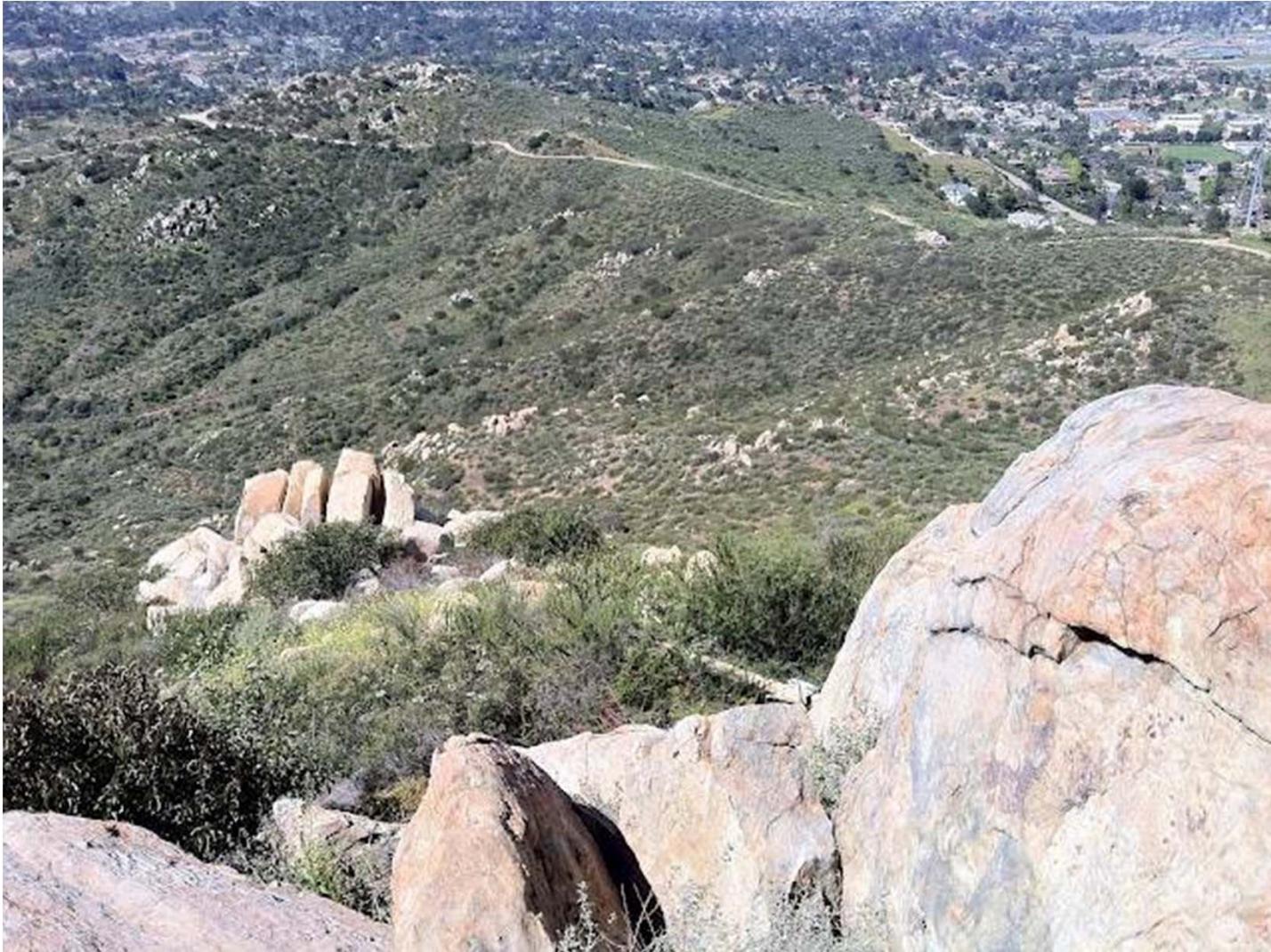
#*23. Rose Creek Watershed Invasives Control Project
San Diego County



- Previously restored area of Rose Creek



#*24. San Diego County MSCP/HCPLA 2009 (El Cajon)
San Diego County



- Looking northwest from top of hill on property

#*24. San Diego County MSCP/HCPLA 2009 (El Cajon)
San Diego County

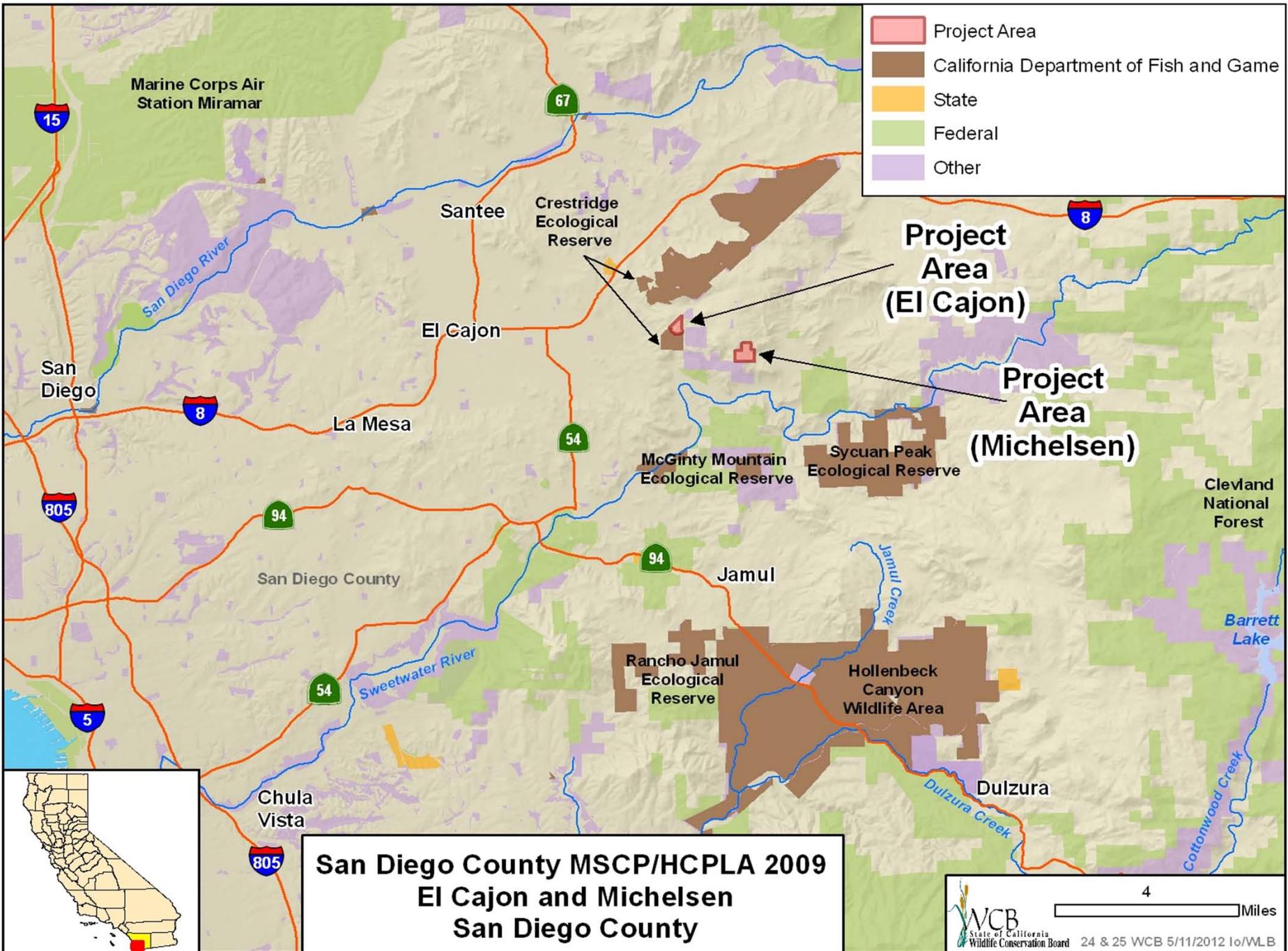


- Overview of property

#*24. San Diego County MSCP/HCPLA 2009 (El Cajon)
San Diego County



- Rock outcropping on property



#*25. San Diego County MSCP/HCPLA 2009 (Michelsen)
San Diego County



- Overview of property

#*25. San Diego County MSCP/HCPLA 2009 (Michelsen)
San Diego County



- Rolling hills on property

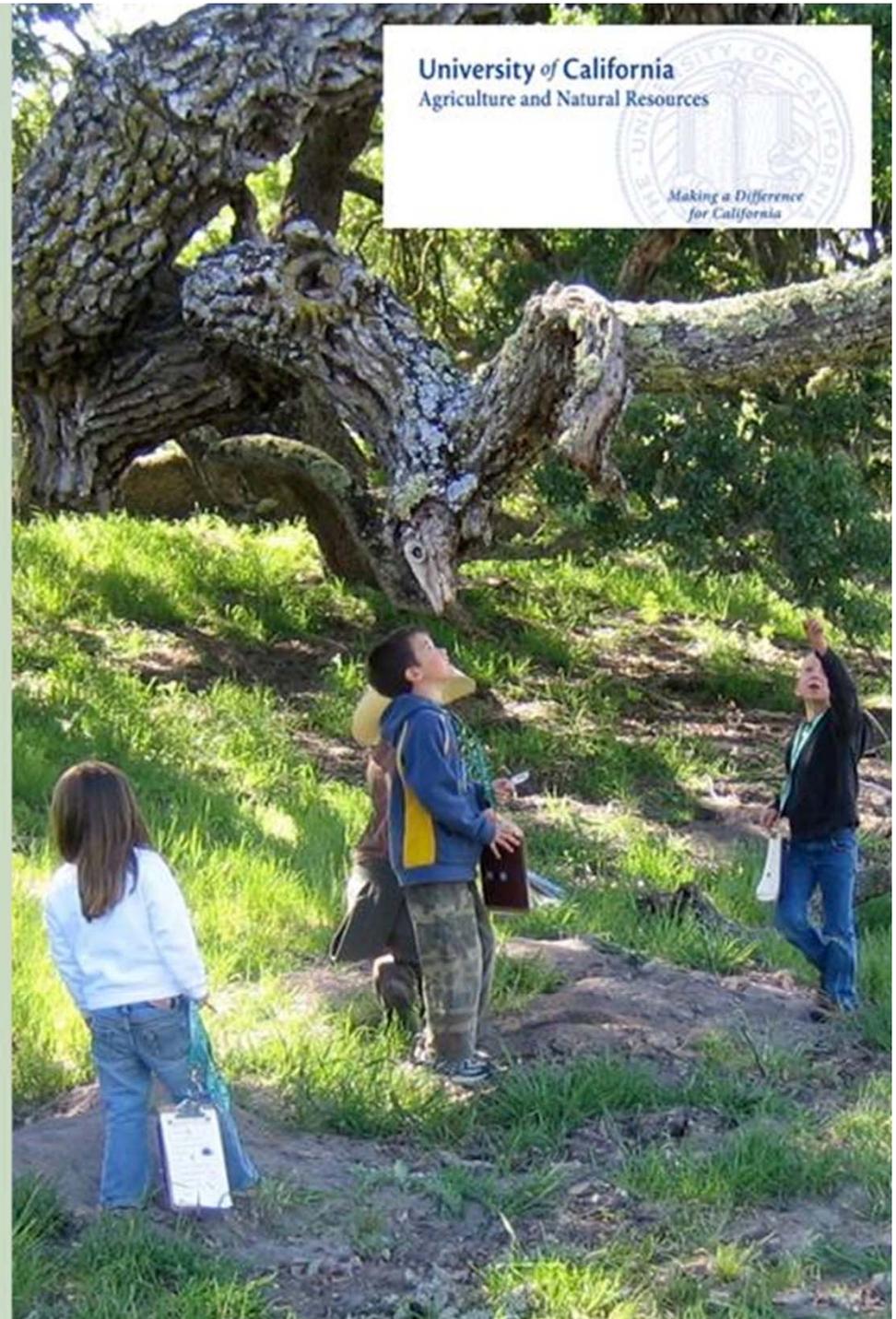


**Learning Among the Oaks at Santa Margarita Ranch
2005 - 2011 PROGRAM ACCOMPLISHMENTS**

LEARNING AMONG THE OAKS TRAIL WITH A MISSION

In 2005, with California Wildlife Conservation Board support, we set out to create a nature trail and oak education program within the context of a historic working cattle ranch.

We're pleased and honored to be with you at the May 31, 2012 meeting of the California Wildlife Conservation Board to share what we've accomplished with your support and that of many partners.



University of California
Agriculture and Natural Resources

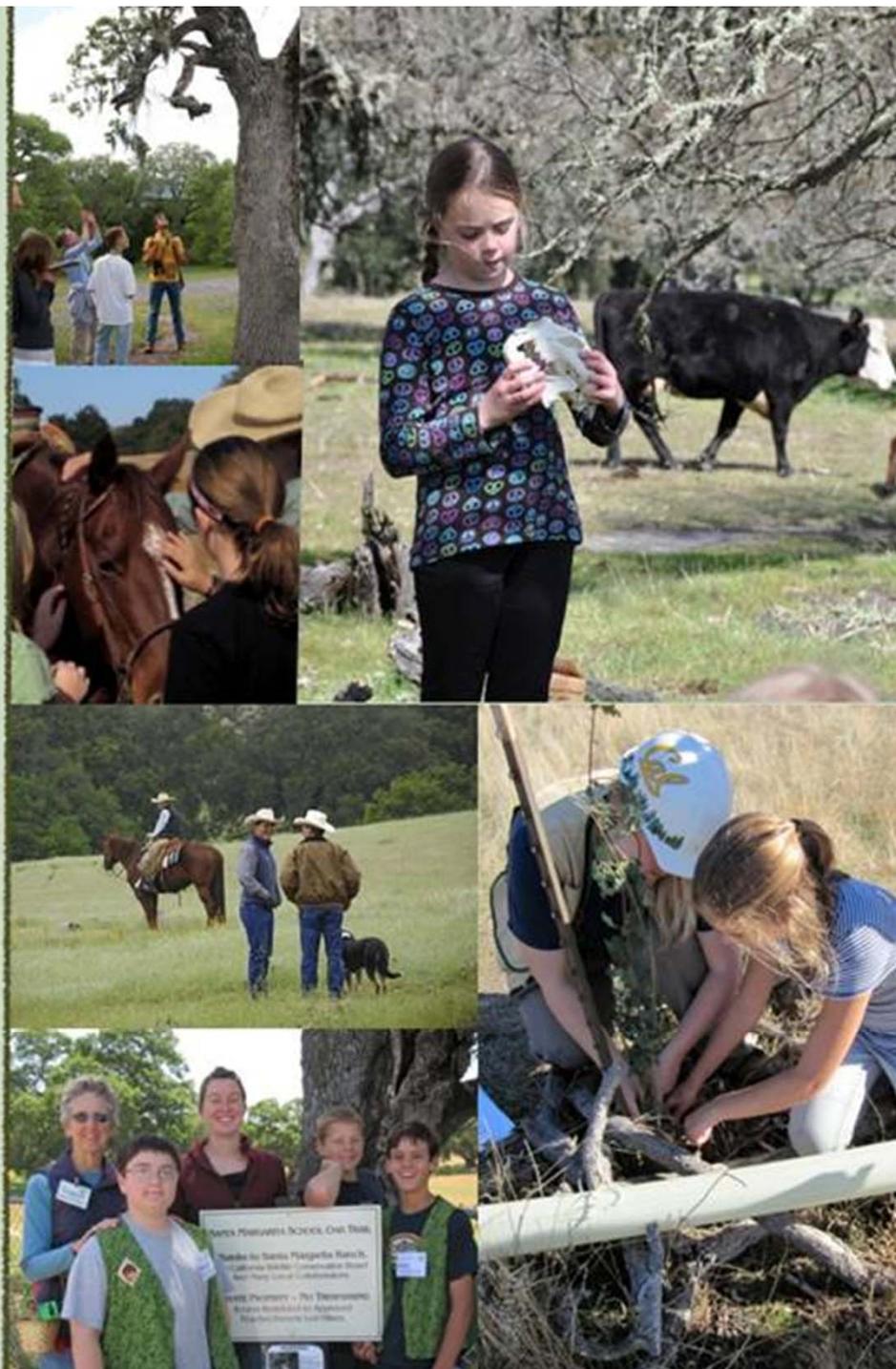


Making a Difference
for California

LEARNING AMONG THE OAKS

KEY PARTNERS

- **San Luis Obispo County University of California Cooperative Extension ~ 4-H Youth Development Program**
- **Santa Margarita Ranch owners Doug Filipponi, Rob Rossi and Karl Wittstrom**
- **The Land Conservancy of San Luis Obispo County ~ Santa Margarita Community Forestry (Chapter)**
- **The California Conservation Corps**
- **Santa Margarita School ~ Atascadero Unified School District**
- **Cal Poly State University Biological Sciences and Natural Resource Management Departments**
- **And many local agencies, non-profits and community groups who share an interest in promoting public understanding and appreciation of oak values and private land stewardship in California.**





RANCH OWNERS: Doug Filipponi, Rob Rossi and Karl Wittstrom
ACRES: 14,000 **Oak woodlands and savannas** **PRIMARY USE:** Cow-calf operation
LOCATION: Central Coast ~ One of California's most historic cattle ranches



Santa Margarita School adjoining Santa Margarita Ranch

K-6th Grade School, Special Ed and Home School (320+ students) within the Atascadero Unified School District

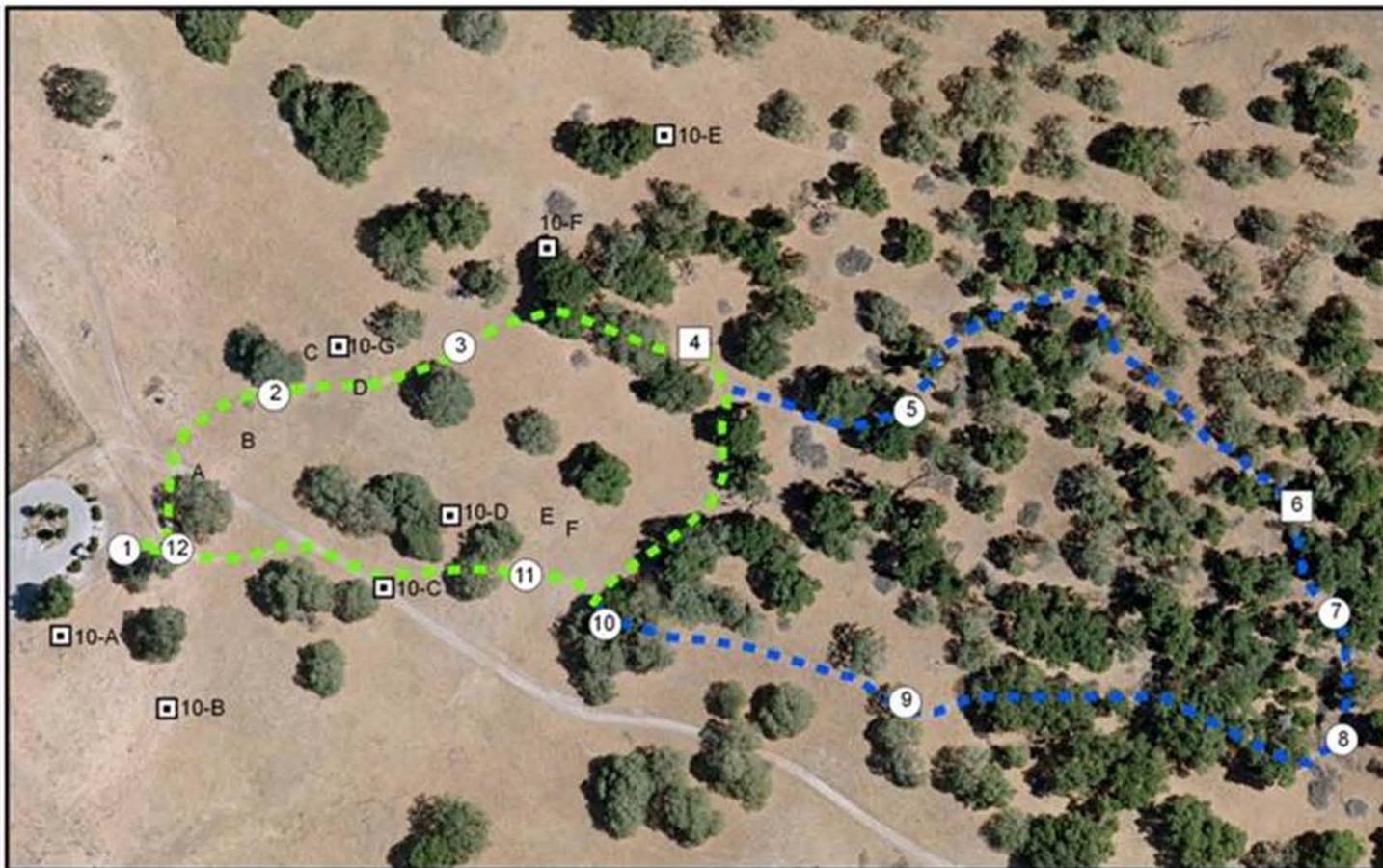


Alisa Runstrom McMullen served
as 2005-06 Trail Nature Guide/
Program Co-Director



TRAILBLAZING BEGINS ~ SPRING AND SUMMER 2005

Learning Among the Oaks Trail at Santa Margarita Ranch



Created: 5-11-2010



— K-3 Trail
— 4-6 Trail

A-F - Oak Grove



Interest Point



Interpretive Station



Nest Box

Trail established and ready for use

~ 15 acres of Santa Margarita Ranch, adjacent to Santa Margarita School





SANTA MARGARITA SCHOOL OAK TRAIL

Thanks to Santa Margarita Ranch,
The California Wildlife Conservation Board
And Many Local Collaborators.

PRIVATE PROPERTY ~ NO TRESPASSING
Access Restricted to Approved
Teacher/Docent Led Hikes.

**The California Conservation Corps ~ Los Padres Center and
many hands continue to maintain and improve the trail**



Mrs. Griffith's 2nd Grade Pilot Class - November 2005



Backdrop Blue Oak Falls - January 2006

FIRST HIKES! ~ FALL 2005



In 2011, more than 700 people - mostly school children and their families - participated in a variety of oak learning experiences covering a range of topics.



“I really enjoy the trail hikes. Each time I go, I learn something new. Although it is the same trail, it is always changing.” --- Lili, 6th grade

LEARNING AMONG THE OAKS

Building agricultural
and science literacy

Each K-6th grade has its own trail study theme, from “Let’s Go Explore!” in kindergarten to “Trail Down to Earth” in 6th grade. We have created and tested a full set of oak educational resources for each study theme.

“Excellent hands-on reinforcement of grade level Science Standards. Awesome, fun, educational, motivating...Thank you!

----1st grade teacher

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Agriculture and Natural Resources





LEARNING ABOUT WILDLIFE AMONG THE OAKS

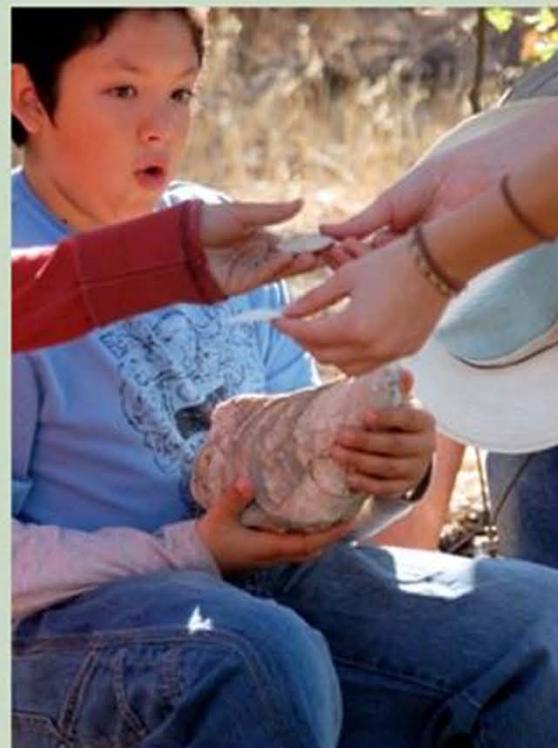
Thanks to Cal Poly Biological Sciences Department, local nonprofit Pacific Wildlife Care, and LATO Wildlife Docent Glenn Sparks

NATIVE PEOPLE AND HISTORIC USES OF OAK RESOURCES



“I really enjoyed walking and learning on the hike. I learned how important wild things were to the Chumash people who lived here long ago. I loved the acorn bread!”

--- Morgan, 4th grade



HANDS-ON THE LAND WHERE OAKS GROW

Soil conservation, watershed science, and geologic history

Thanks to USDA-Natural Resources Conservation Service Staff and to LATO Geology Docent John McCabe



Jeff and Ali McKee, SMR managers



RANCHING AND CONSERVATION OF OAK RESOURCES

Thanks to Santa Margarita Ranch owners ~ managers and the San Luis Obispo County Ag Education Committee



DISCOVERING SMALL WONDERS AMONG THE OAKS

“The children loved it. Maybe you created a spark for some to go into biology and for all to appreciate and protect their environment.”

--- 2nd grade teacher



“I especially like that we were able to touch and feel the things we found out in nature.” --- Brandon, 5th grade



FIRST SANTA MARGARITA SCHOOL OAK AMBASSADORS
April 2010 ~ Special LATO 5th Anniversary Hike



“The enthusiasm of the Oak Ambassadors was wonderful to see. They are the next generation to care for the land and we are lucky to have you teaching them to appreciate the delicate balance that exists.”

**---- Janice Fong Wolf, San Luis Obispo County Community Foundation
One of 75 people who participated in an April 2011 Oak Ambassador Guided Hike**



“Most of all, I’ve enjoyed learning how to be a trail guide and teaching others about local wildlife. The joy of teaching others is the most rewarding thing I have done.”
----- Sr. Oak Ambassador Nathan



2012 STUDENT OAK AMBASSADORS

Applications, interviews and eight weeks of training - Vests on, ready to guide hikes

LEARNING AMONG THE OAKS

Successful Spin-off Projects:

- **Mustang Nature Challenge and Library Nature Center**
- **4-H Oak Naturalists (After School Ranch Field Science Studies)**
- **Oak Ambassador Training (Pull Out Science Classes) and Special OA Guided Hikes**
- **Trail Nest Boxes and Oak Regeneration**
- **Ranch Day on the Trail (4th Grade)**
- **Wildlife Camera Project (Cal Poly)**
- **Native Grass Learning Landscape (Trail Entrance)**

Much enthusiasm, many partners and volunteers engaged in LATO!

University of California
Agriculture and Natural Resources



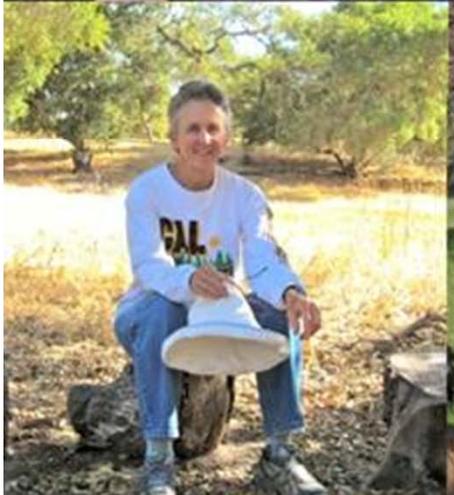


Hands-on learning





**Dedicated university interns
and volunteer docents**



LEARNING AMONG THE OAKS

2005-2011 IMPACTS AND OUTCOMES

- More than 700 people participate each year in LATO activities on the trail, in the classroom and at the annual Great AgVenture in Paso Robles.
- We've created a full collection of oak education materials, thematic hike guides, and resource trunks.
- More than 150 of Santa Margarita's 2nd -6th grade students eagerly participate in the popular monthly Nature Challenge. Everyone enjoys special nature exhibits in the school library.
- More than 25 volunteers/interns regularly contribute time and talents to various LATO projects.
- With collaborators, we've successfully launched the 4-H Oak Naturalists, an after-school field study program, as well as an ongoing wildlife camera project.

AND...





Lasting impact... "How can I become an Oak Ambassador?"

Sr. Oak Ambassador Nathan Sharon (6th Grade) and Oak Ambassador Alumni Emma John (7th Grade) and Carson Ogburn (7th Grade) are here today representing tomorrow's conservation leaders.



Thank you to the California Wildlife Conservation Board and especially Marilyn Cundiff! Your support and encouragement has made all the difference. We wish you all the best as you retire. Happy trails!

*Santa Margarita School
Mighty Mustangs*



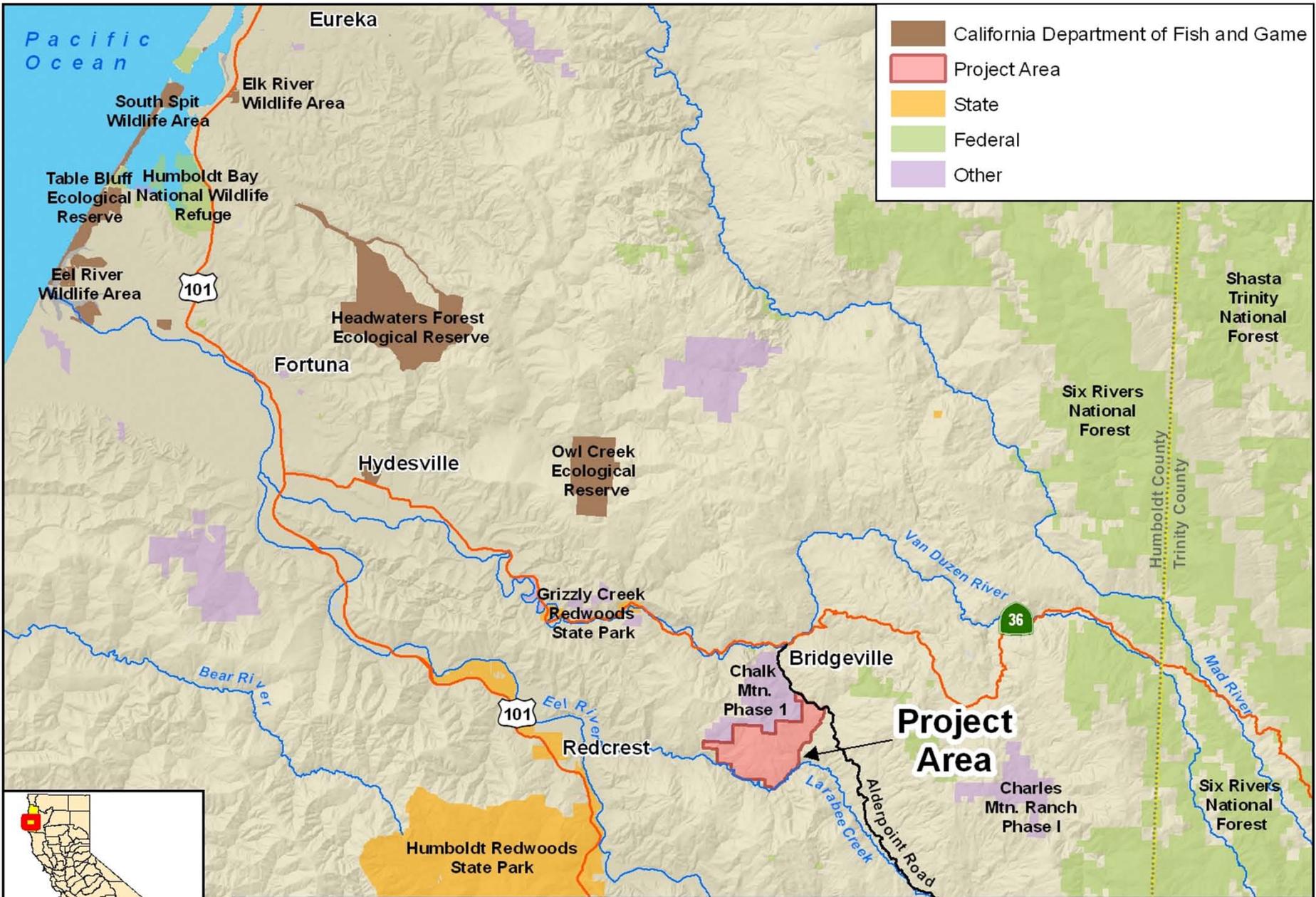
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Agriculture and Natural Resources



The Land
Conservancy
of San Luis Obispo County

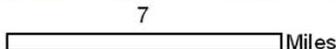


PROGRAM DIRECTORS
Bill Tietje and Beverly Gingg
University of California, Berkeley
Department of Environmental Science,
Policy and Management



**Chalk Mountain Conservation Easement - Phase II
Humboldt County**


 State of California
 Wildlife Conservation Board


 7 Miles

27 WCB 5/11/2012 Io/WLB

#27. Chalk Mountain Conservation Easement (Phase II)
Humboldt County



- Overview of Chalk Mountain

#27. Chalk Mountain Conservation Easement (Phase II)
Humboldt County



- Scenic view of the Chalk Mountain property depicting various trees on the site.

#27. Chalk Mountain Conservation Easement (Phase II)
Humboldt County

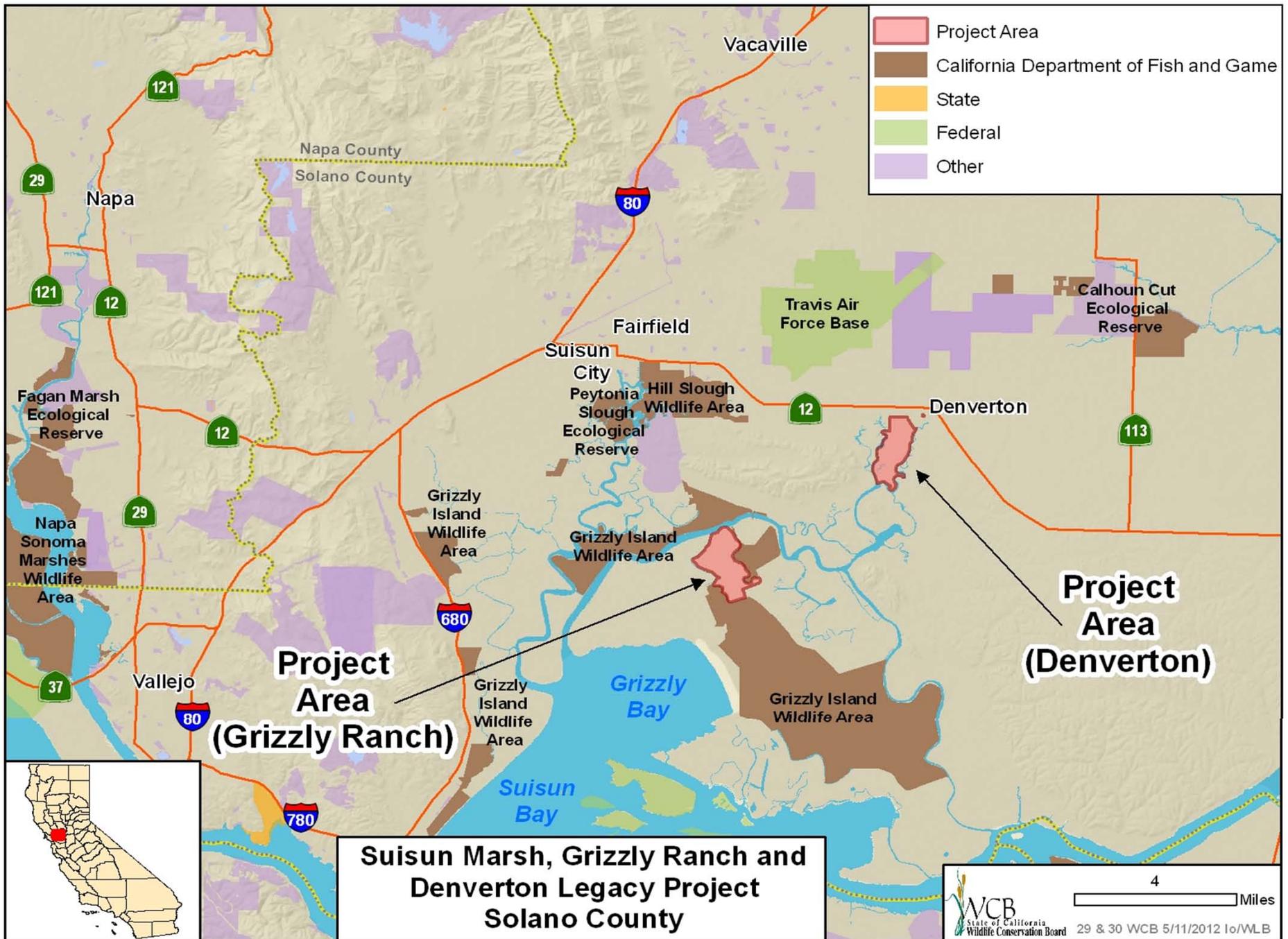


- Chalk Mountain is interspersed with grasslands and forested areas

#27. Chalk Mountain Conservation Easement (Phase II)
Humboldt County



- Property owner pictured with representatives from the State of California and Northcoast Regional Land Trust



#29. Suisun Marsh, Denverton Legacy Project
Solano County

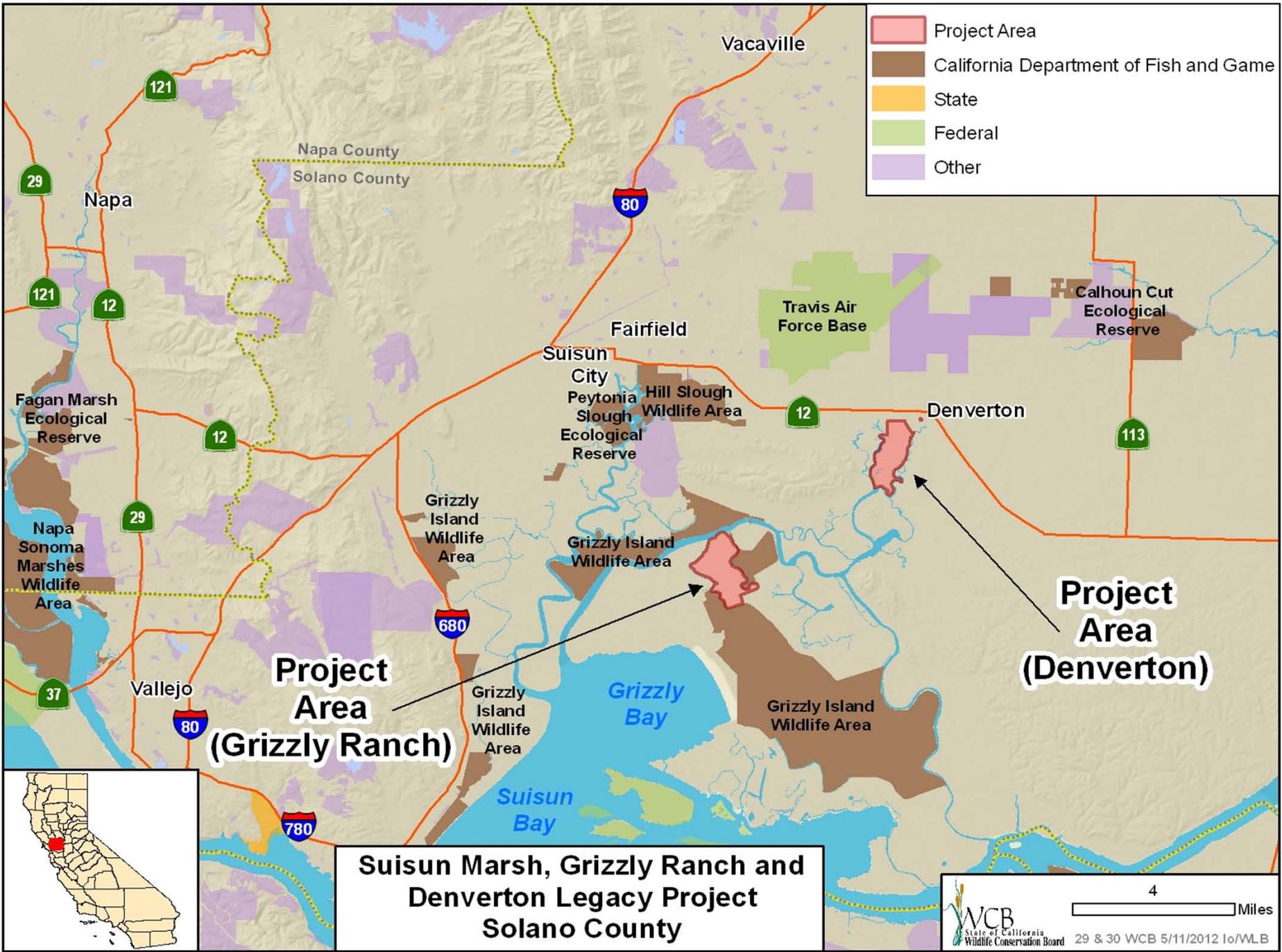


- Denverton Property – wetland area

#29. Suisun Marsh, Denverton Legacy Project
Solano County



- Denverton Slough



#30. Suisun Marsh, Grizzly Ranch Legacy Project
Solano County



- View of Grizzly Ranch – marsh area

#30. Suisun Marsh, Grizzly Ranch Legacy Project
Solano County

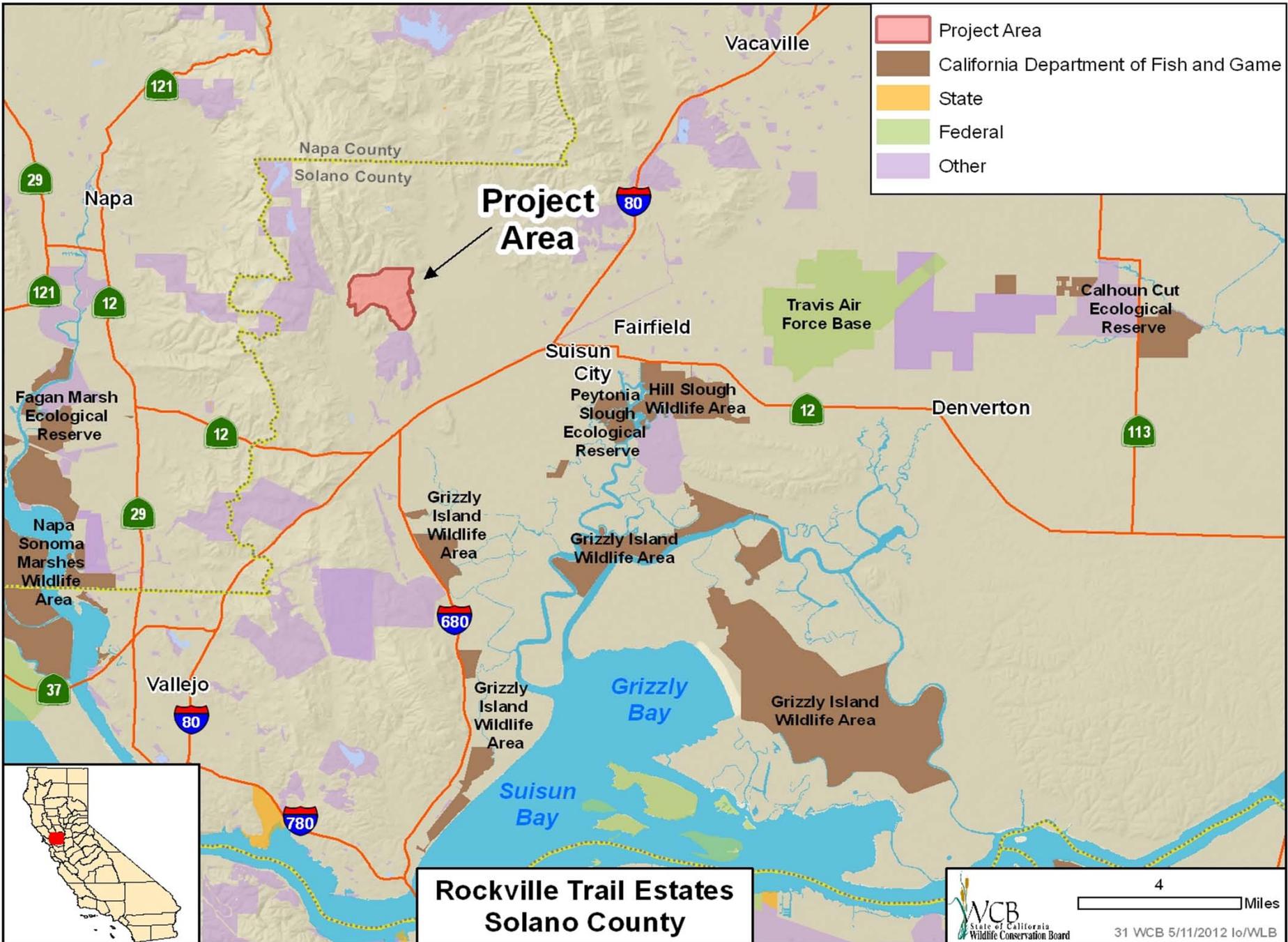


- Grizzly Ranch – Tree Slough

#30. Suisun Marsh, Grizzly Ranch Legacy Project
Solano County



- Grizzly Ranch – Island Slough



Project Area

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

**Rockville Trail Estates
Solano County**

4 Miles

WCB
 State of California
 Wildlife Conservation Board

31 WCB 5/11/2012 lo/WLB

#31. Rockville Trial Estates
Solano County



#31. Rockville Trial Estates
Solano County

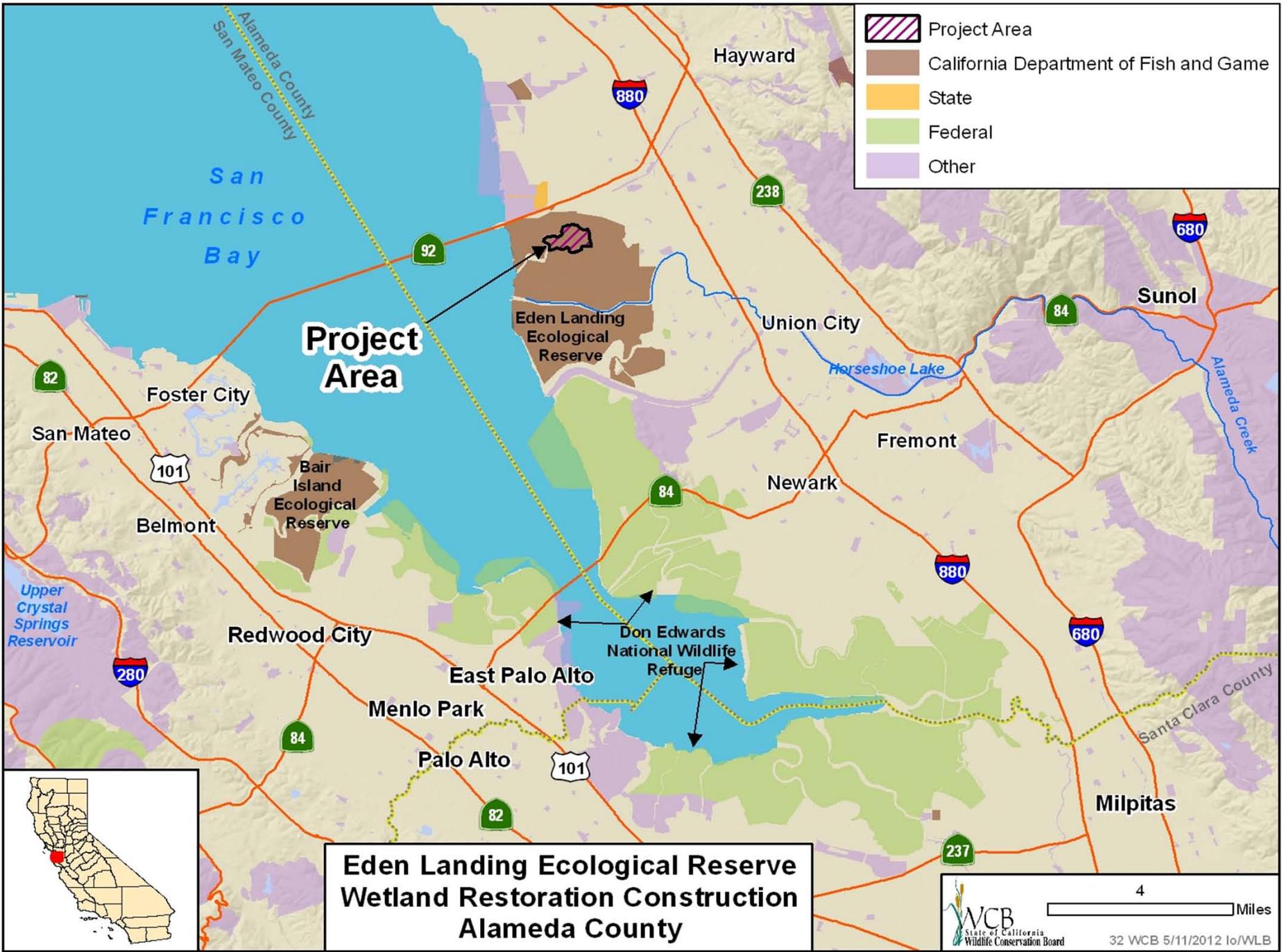


#31. Rockville Trial Estates
Solano County



#31. Rockville Trial Estates
Solano County





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

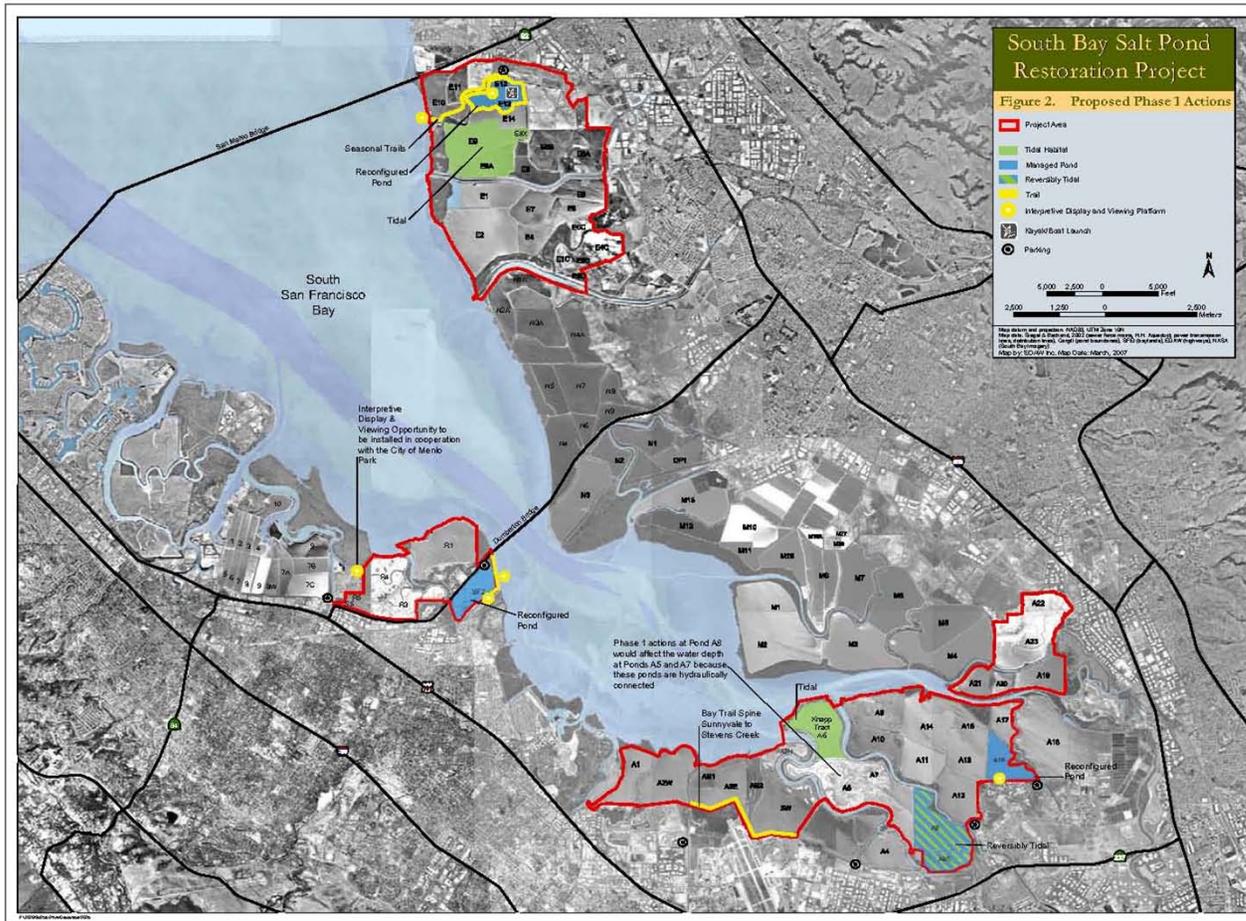
Project Area

**Eden Landing Ecological Reserve
Wetland Restoration Construction
Alameda County**

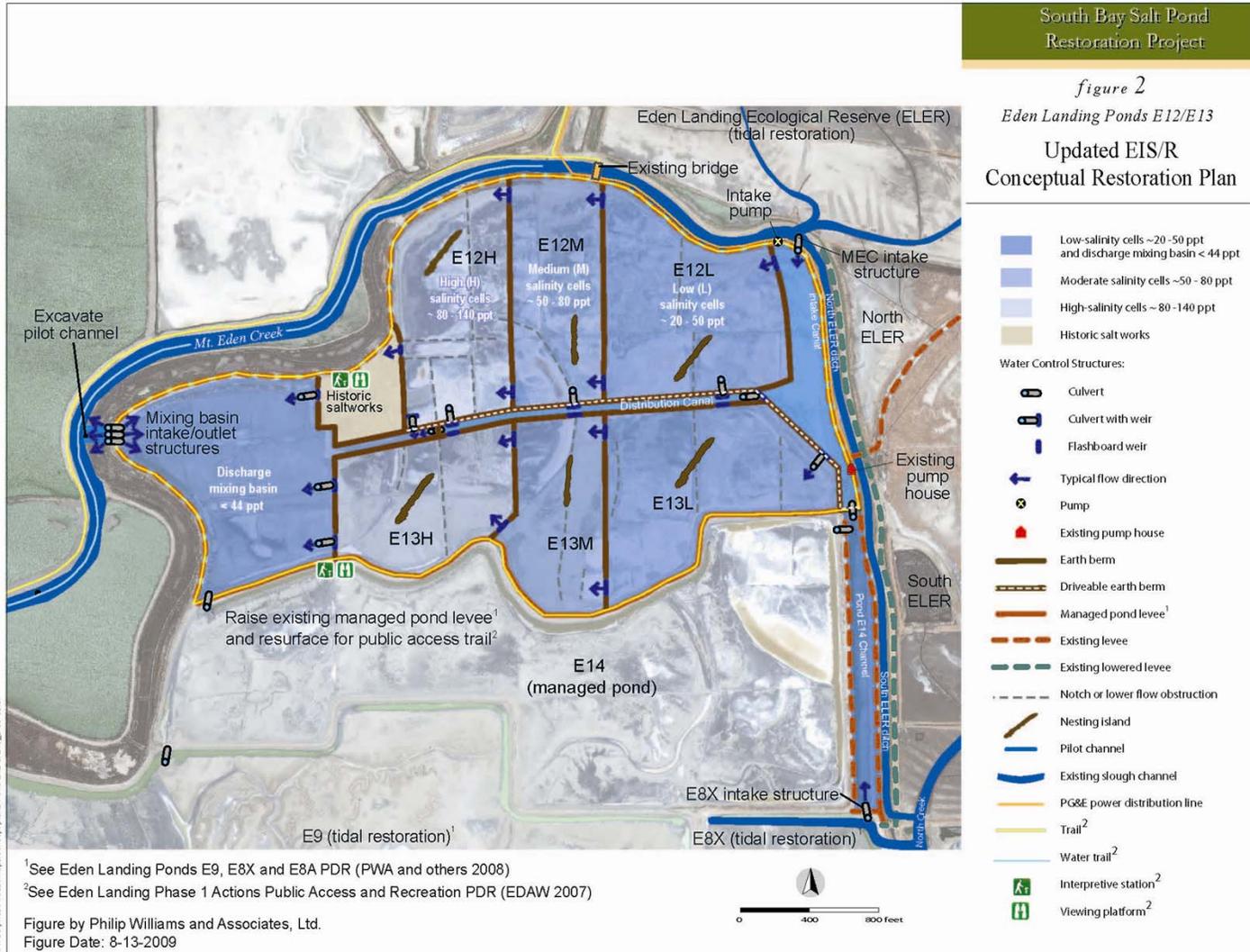

4 Miles
State of California Wildlife Conservation Board
32 WCB 5/11/2012 Io/WLB



#32. Eden Landing Ecological Reserve Wetland Restoration Construction Alameda County



#32. Eden Landing Ecological Reserve Wetland Restoration Construction Alameda County



#32. Eden Landing Ecological Reserve Wetland
Restoration Construction
Alameda County



Pond 12 looking east

#32. Eden Landing Ecological Reserve Wetland
Restoration Construction
Alameda County



- Historic Archimedes Screws
- Photo courtesy Ducks Unlimited, Inc.

#32. Eden Landing Ecological Reserve Wetland
Restoration Construction
Alameda County



- Historic Salt Works (WCB file photo)

#32. Eden Landing Ecological Reserve Wetland
Restoration Construction
Alameda County

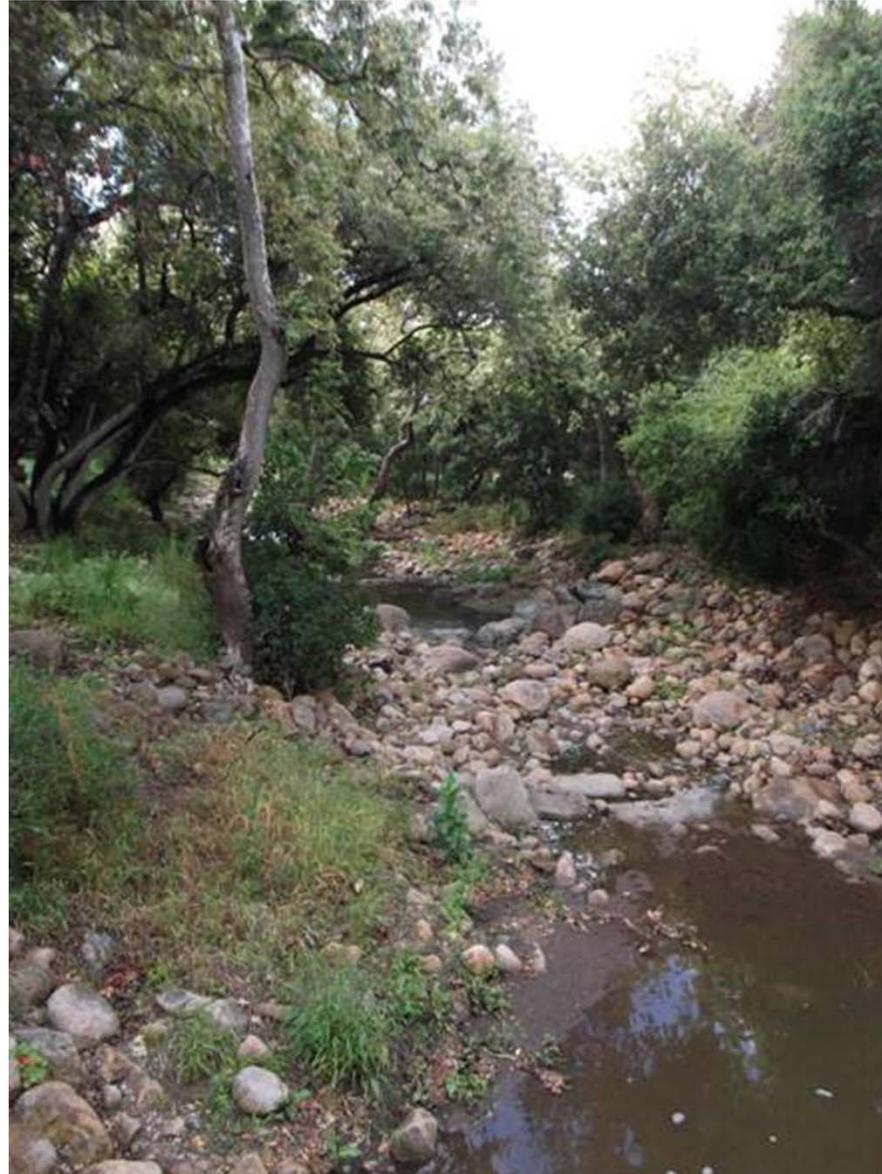


- Managed former salt evaporation ponds can be remarkably productive, biologically (WCB file photo)



#33. Mission Creek Fish Passage Project Santa Barbara County

- Mission Creek Upstream
Natural Area



#33. Mission Creek Fish Passage Project
Santa Barbara County

Channelized area of project site



#33. Mission Creek Fish Passage Project
Santa Barbara County



- Improved upper section of Mission Creek

#33. Mission Creek Fish Passage Project
Santa Barbara County

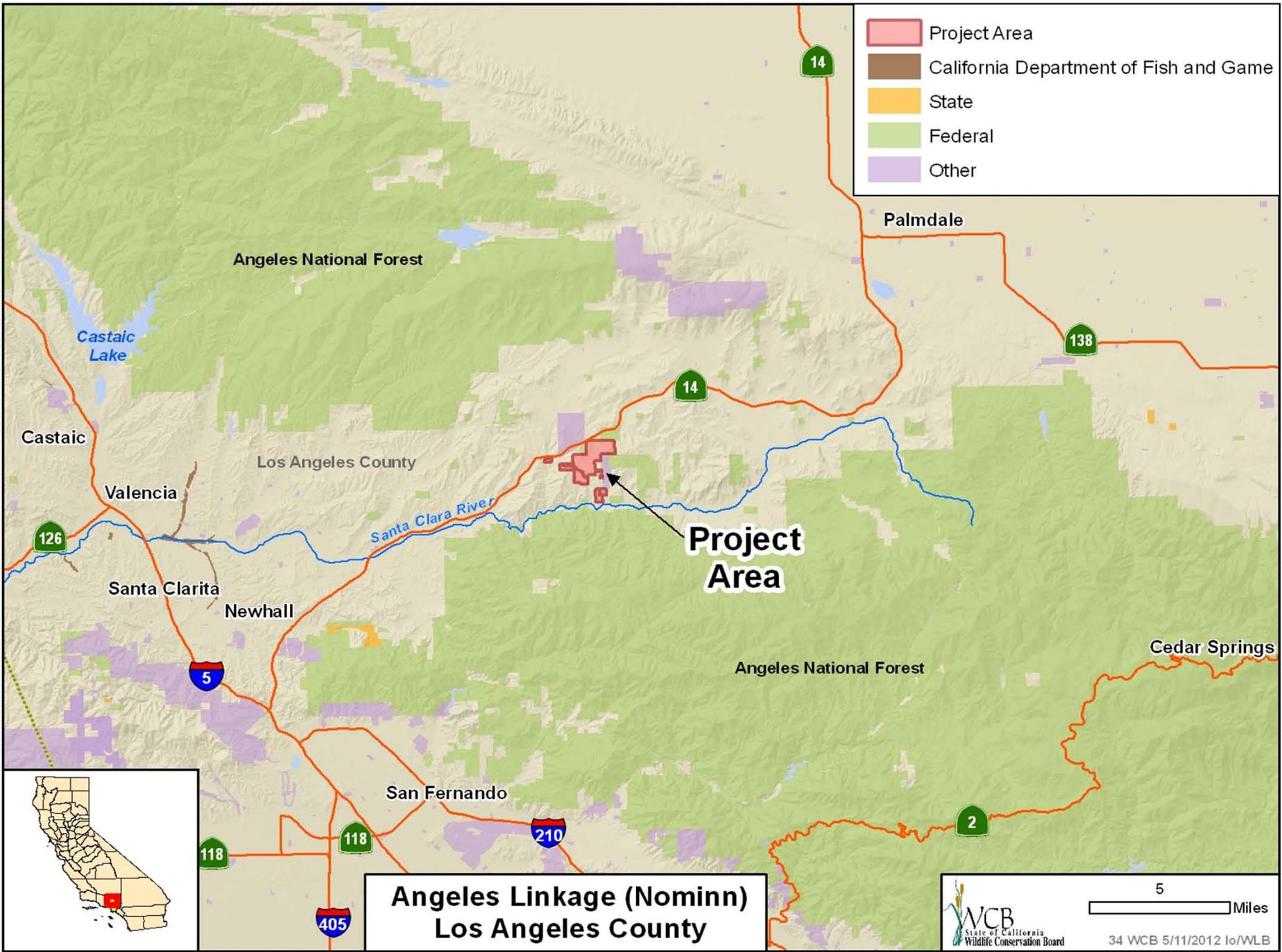


- Transition weirs between channel and natural creek habitats

#33. Mission Creek Fish Passage Project
Santa Barbara County

- Upper project site





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

**Angeles Linkage (Nominn)
Los Angeles County**


5 Miles
State of California
Wildlife Conservation Board
34 WCB 5/11/2012 lo/WLB

#34. Angeles Linkage (Nominn)
Los Angeles County



- Looking southwest from near the center of the property

#34. Angeles Linkage (Nominn)
Los Angeles County



- Looking north

#34. Angeles Linkage (Nominn)
Los Angeles County



- Looking north toward SR14

#34. Angeles Linkage (Nominn)
Los Angeles County

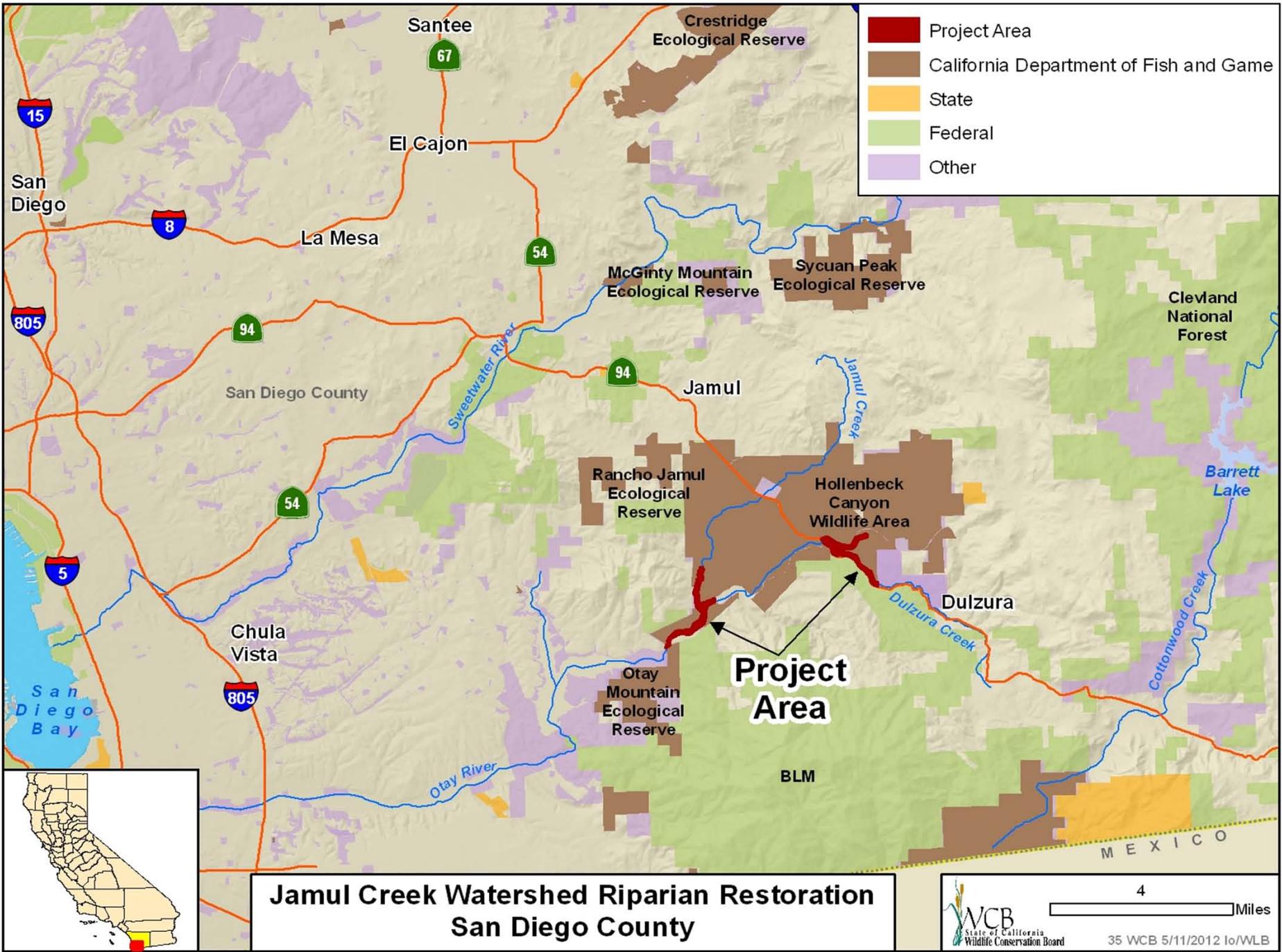


- Looking south from SR14

#34. Angeles Linkage (Nominn)
Los Angeles County



- Looking northwest along Briggs Road



**Jamul Creek Watershed Riparian Restoration
San Diego County**


 State of California
 Wildlife Conservation Board
 35 WCB 5/11/2012 lo/WLB

4 Miles

#35. Jamul Creek Watershed Riparian Restoration
San Diego County



- Historic Brick Kiln at Jamul Creek Ecological Reserve

#35. Jamul Creek Watershed Riparian Restoration
San Diego County

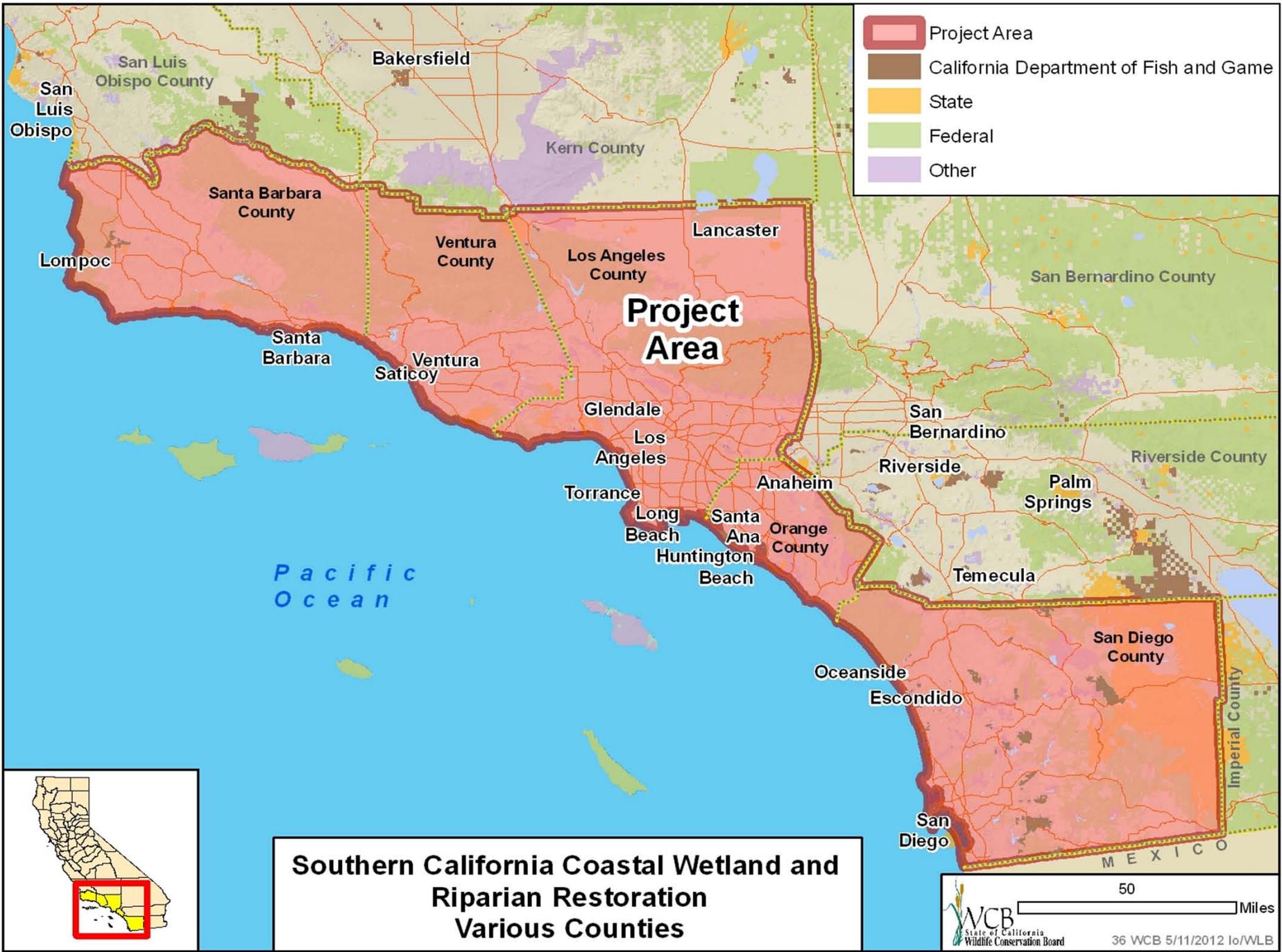


- Invasive Arundo at Dulzura Creek Restoration Site, DFG Hollenbeck Wildlife Area

#35. Jamul Creek Watershed Riparian Restoration
San Diego County



- Dulzura Creek Restoration Site



#36. So. CA Coastal Wetland and Riparian Restoration Various Counties



- Volunteers planting native plants

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



- Environmental education a component of grant program

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



- Volunteers pull invasive species out prior to planting natives

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



- Projects bring community together

#36. So. CA Coastal Wetland and Riparian Restoration Various Counties



- Science and people working together to restore wetlands

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



- Propagating native plants for restoration projects

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



- Projects involve university students

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



- and youth groups too

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



- Kids learn about applying science techniques

#36. So. CA Coastal Wetland and Riparian Restoration
Various Counties



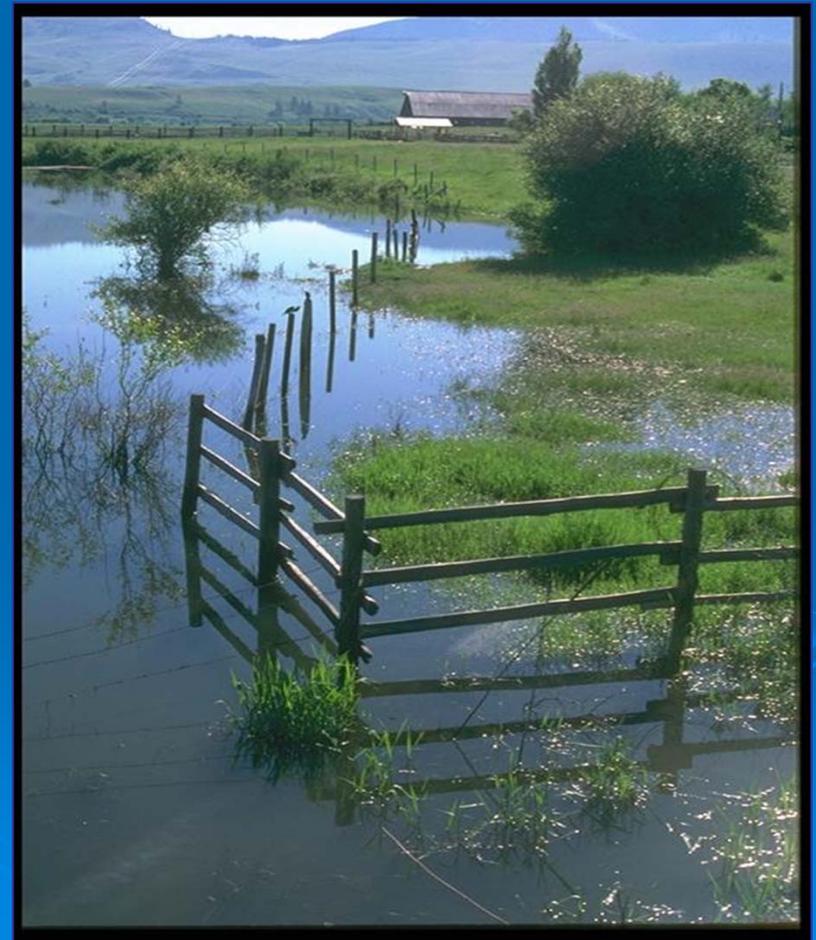
- Projects take place adjacent to communities

A scenic landscape photograph of a wide river valley. In the foreground, a large, dark green evergreen tree stands on the left. The middle ground shows a wide, light blue river flowing through a valley with green hills and mountains in the background. The sky is blue with scattered white clouds. The text "APPRAISALS AND DISCLOSURE OF APPRAISAL INFORMATION" is overlaid in the center in a bold, black, sans-serif font.

**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
- California Council Land Trusts
- Mendocino Redwood Company
- Sierra Pacific Industries
- Independent appraisers
- The Nature Conservancy
- The Conservation Fund
- Trust For Public Land
- Pacific Forest Trust
- Resources Law Group
- California Rangeland Trust



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 Appraisals

Federal
Oregon
Washington
Massachusetts
Georgia
Utah
Texas



➤ Release Appraisals New Mexico

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 appraisal online

OPTION 2: Post DGS review online

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

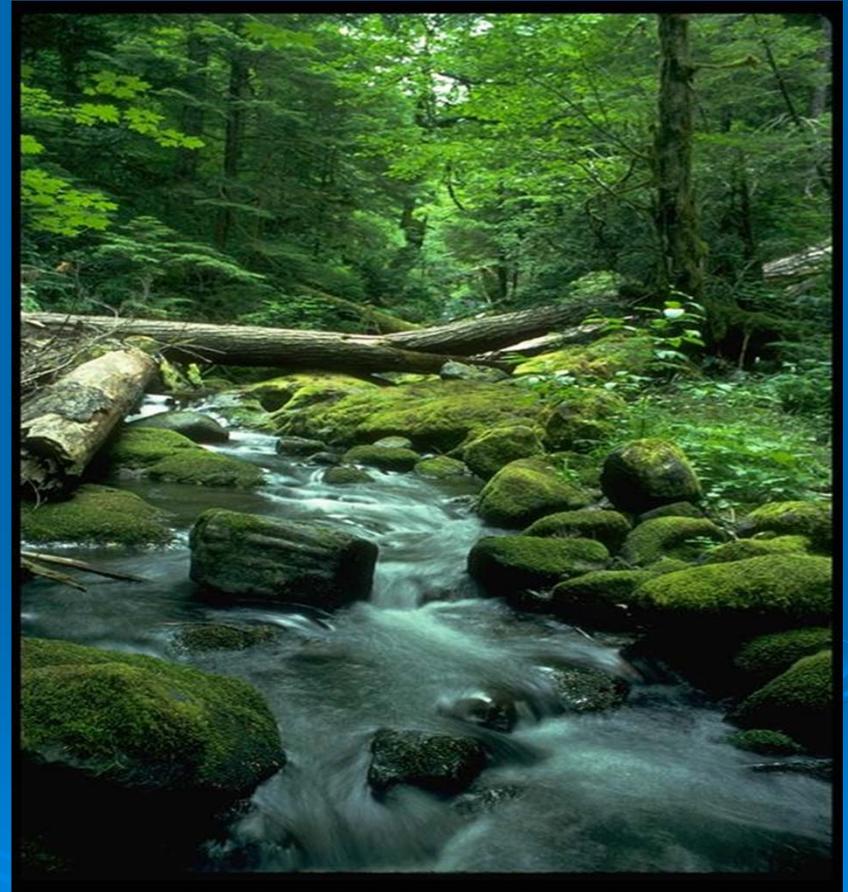
OPTION 4: Obtain independent appraisal, if appropriate, independent review of projects 5,000 acres/\$5 million or more. Post review online

OPTION 5: Maintain status quo

PROPOSED POLICY ≥ 5,000 ACRES OR ≥ \$5 MILLION

WCB STAFF WILL

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



EXEMPTION TO BOARD POLICY

- At least one state entity held public mtg. & approved funds
- At least one state entity approved more funding than WCB
- WCB proposes to allocate less than \$5M in State funds
- Appraisal approved by DGS \leq six months before WCB mtg.
- 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

REVIEW 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) -- i.e., familiarity with property, regional real estate market, geographic area, analytic method & appraisal process

APPRAISAL REVIEW REPORT REQUIREMENTS

- Comply with STD 3 USPAP
- Comply with WCB staff instructions
- Complete narrative report
- Summary of appraisal
- Results of a field review



APPRAISAL REVIEW REPORT REQUIREMENTS, CON'T.

- Results of a verification & analysis of market data
- An opinion as to the appropriateness & thoroughness of market & other data analysis
- May include the results of a field inspection of comparable sales



APPRAISAL REVIEW REPORT REQUIREMENTS, CON'T.

- Description of the standards used to prepare appraisal
- An opinion as to whether or not appraisal meets USPAP & applicable State standards
- An opinion as to the quality of entire appraisal & reasonableness of the conclusion of value



PUBLIC DISCLOSURE ≥ 5,000 ACRES OR ≥ \$5 MILLION

- Appraisal review report will be made available for public review no less than 30-days in advance of WCB meeting
- Appraisal review reports will **ONLY** be posted for appraisals that are approved by DGS

COMPARISON OF CURRENT LAW & POLICY

<u>REQUIREMENT</u>	<u>LAW</u>	<u>POLICY</u>
➤ Retain Appraiser	X	X
➤ \$25 million State funds	X	X
➤ \$5 million State funds	--	X
➤ 5,000 acres	--	X
➤ Appraiser licensed	X	X
➤ Desk review allowed	X	no
➤ Field & comp review	--	X
➤ Confirm data accuracy	--	X

COMPARISON OF CURRENT LAW & POLICY, CON'T.

<u>REQUIREMENT</u>	<u>LAW</u>	<u>POLICY</u>
➤ Narrative report format	--	X
➤ Checklist report format	X	no
➤ Summarize appraisal	X	X
➤ Describe standards	X	X
➤ State basis of land value	X	X
➤ Comply USPAP STD 3	--	X
➤ State conclusion of HBU	--	X
➤ Adequate analysis of any special interest values (leases, H2o, timber, minerals, etc.)?	--	X

COMPARISON OF CURRENT LAW & POLICY, CON'T

REQUIRED OPINIONS

LAW

POLICY

- Compliance with USPAP? X
- Compliance with DGS & State Standards? --
- Complete & adequate appraisal? --
- Reasonable analysis & conclusions? --
- Adequacy of researched data/analysis? --
- Appropriate, reasonable & credible appraisal? --

X

X

--

X

--

X

--

X

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X

--

X

SUMMARY ACQUISITION DATA

AUG. 2000 – FEB. 2012

Year	Total Projects	Acres ≥ 5,000	Projects ≥ \$5.0 million (> 5,000 ac)
2000 - 2006	427	29	52 (14)
2007 - 2012	271	13	21 (9)
Total:	698	42	73 (23)

42 Acquisition Projects Met 5,000 Acre Policy & Accounted For:

- 621,531 acres or 60.4% of total acres
- \$691 million project cost or 24.5% of the total project cost dollars
- \$350 million of WCB allocation or 23.1% of the total WCB dollar allocation

73 Acquisition Projects Met \$5M Policy & Accounted For:

- 432,547 acres or 42% of total acres
 - \$1.572 billion project cost or 55.6% of the total project cost dollars
 - \$997 million of WCB allocation or 65.3% of the total WCB allocation
- 

SUMMARY ACQUISITION DATA

AUG. 2000 – FEB. 2012

➤ Fee Acquisitions

- 77%  500 acres or less (416 projects)
- 12%  500 - 1,500 acres (65 projects)
- 8%  1,500 - 5,000 acres (46 projects)
- 3%  5,000 acres or more (18 projects)

➤ Conservation Easement Acquisitions

- 61%  9 - 2,000 acres (95 projects)
- 22%  2,000 - 5,000 acres (34 projects)
- 17%  5,000 acres or more (24 projects)

BENEFITS OF POLICY

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

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

➤ **ADDITIONAL DISCLOSURE/TRANSPARENCY WILL MAINTAIN PUBLIC TRUST & CONFIDENCE**

QUESTIONS ?

