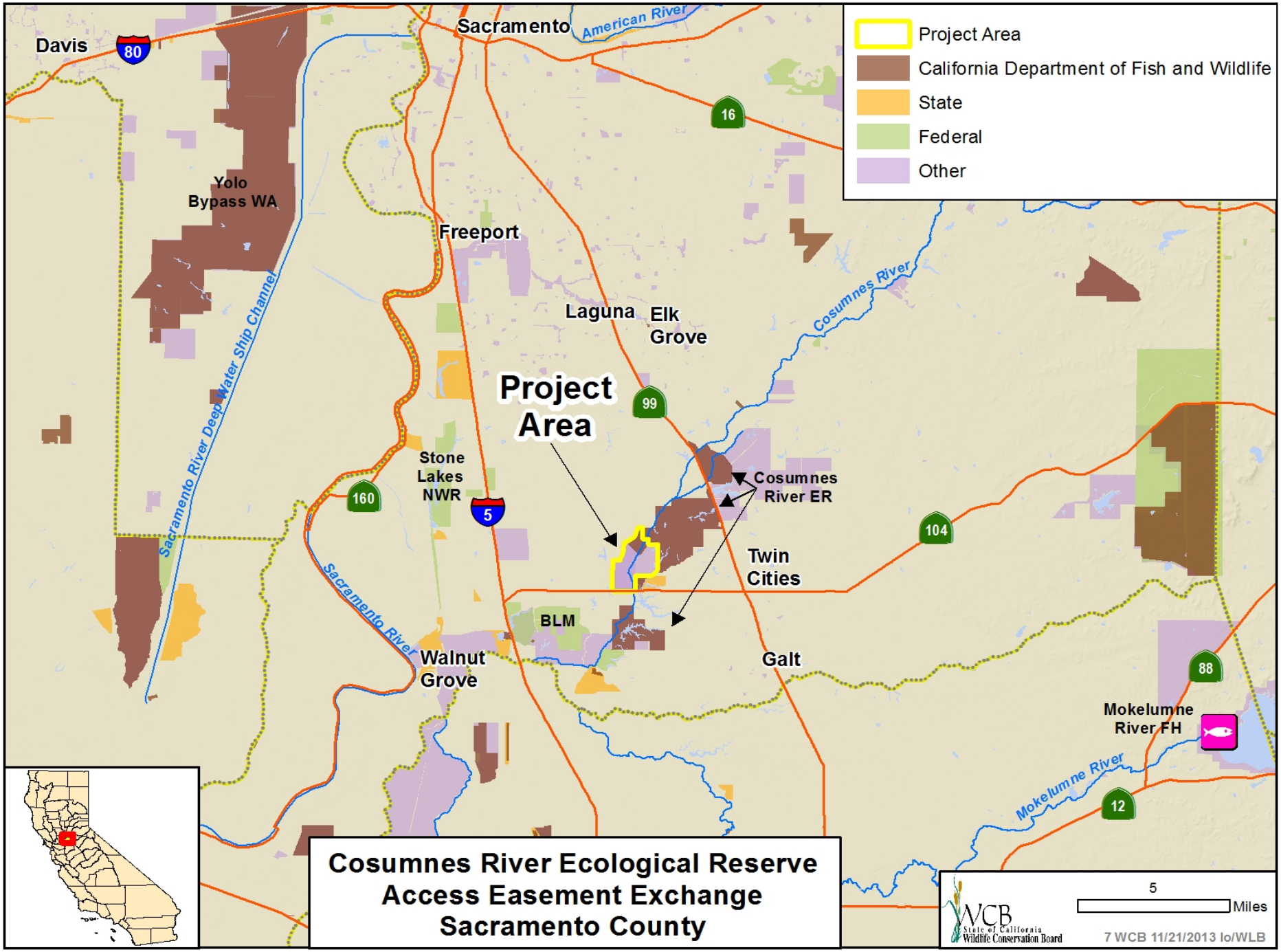
November 21, 2013
Wildlife Conservation Board Meeting
10:00 AM, State Capitol, Room 112
Sacramento, California 95814

#6. Strawberry Creek Riparian Restoration **(Pulled)**

- This proposal was withdrawn from consideration at this time


Project Area
California Department of Fish and Wildlife
State
Federal
Other
Davis
80
Sacramento
American River
16
Yolo Bypass WA
Freeport
Sacramento River Deep Water Ship Channel
Laguna
Elk Grove
Cosumnes River
Project Area
99
Stone Lakes NWR
160
5
Cosumnes River ER
104
Twin Cities
Sacramento River
BLM
Walnut Grove
Galt
88
Mokelumne River FH
Mokelumne River
12
Cosumnes River Ecological Reserve
Access Easement Exchange
Sacramento County
WCB
State of California
Wildlife Conservation Board
5
Miles
7 WCB 11/21/2013 lo/WLB

#7. Cosumnes River Ecological Reserve, Access Easement Exchange

- Representative Valley Oak

#7. Cosumnes River Ecological Reserve, Access Easement Exchange

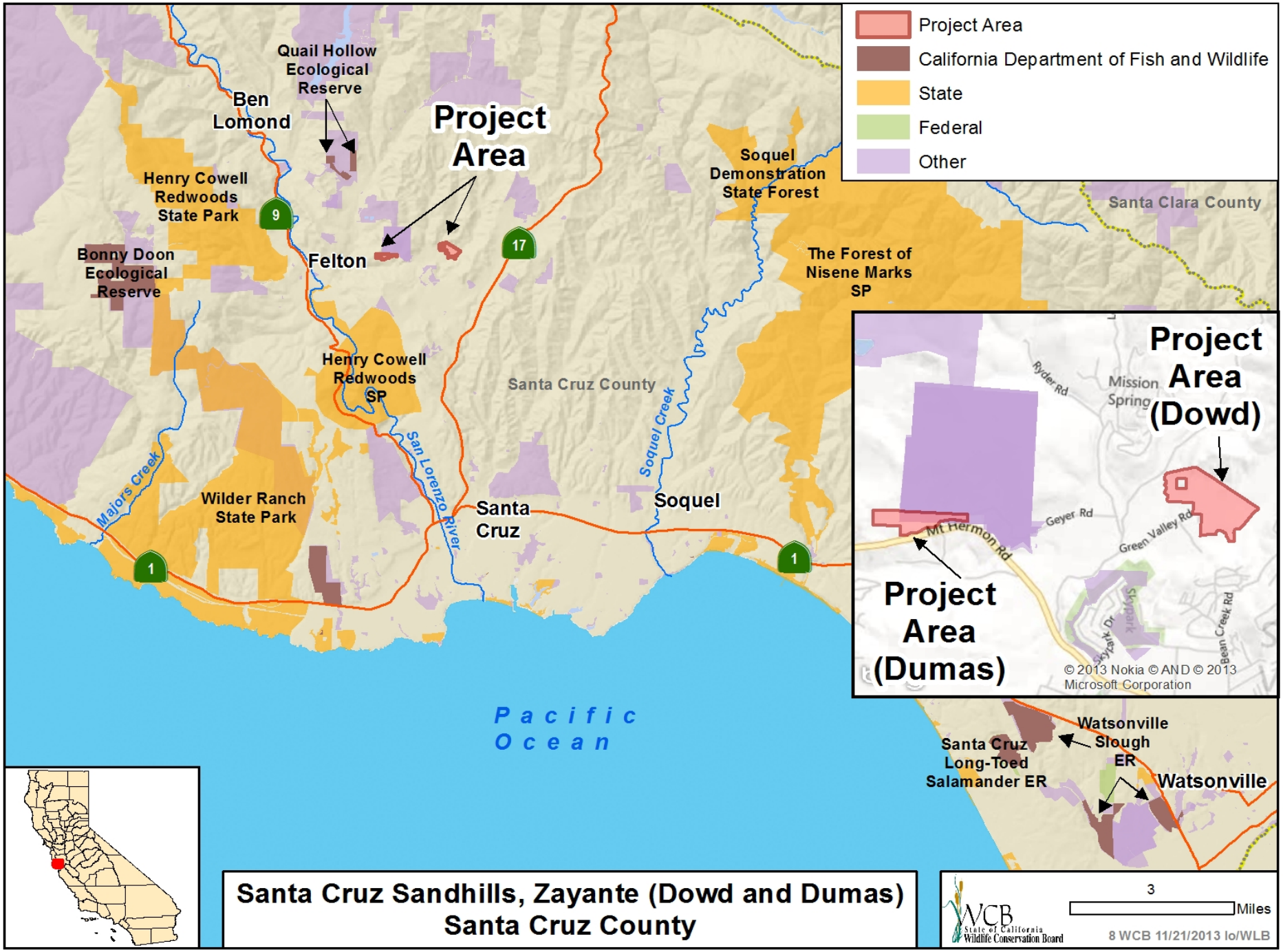
- Cosumnes River Riparian Habitat

#7. Cosumnes River Ecological Reserve, Access Easement Exchange

- Aerial of Cosumnes River Ecological Reserve

#7. Cosumnes River Ecological Reserve, Access Easement Exchange

- Example of planned levee breach


Project Area
California Department of Fish and Wildlife
State
Federal
Other
Quail Hollow Ecological Reserve
Ben Lomond
Project Area
Henry Cowell Redwoods State Park
Soquel Demonstration State Forest
Santa Clara County
Bonny Doon Ecological Reserve
Felton
The Forest of Nisene Marks SP
Henry Cowell Redwoods SP
Santa Cruz County
Majors Creek
San Lorenzo River
Soquel Creek
Wilder Ranch State Park
Santa Cruz
Soquel
Project Area (Dowd)
Project Area (Dumas)
Ryder Rd
Mission Spring
Geyer Rd
Mt Hermon Rd
Green Valley Rd
Skypark Dr
Bean Creek Rd
© 2013 Nokia © AND © 2013 Microsoft Corporation
Pacific Ocean
Watsonville Slough ER
Santa Cruz Long-Toed Salamander ER
Watsonville
Santa Cruz Sandhills, Zayante (Dowd and Dumas)
Santa Cruz County
WCB State of California Wildlife Conservation Board
3
Miles
8 WCB 11/21/2013 lo/WLB

#8. Santa Cruz Sandhills, Zayante (Dowd and Dumas)

- Dowd property

#8. Santa Cruz Sandhills, Zayante (Dowd and Dumas)

- Dumas property

#8. Santa Cruz Sandhills, Zayante (Dowd and Dumas)

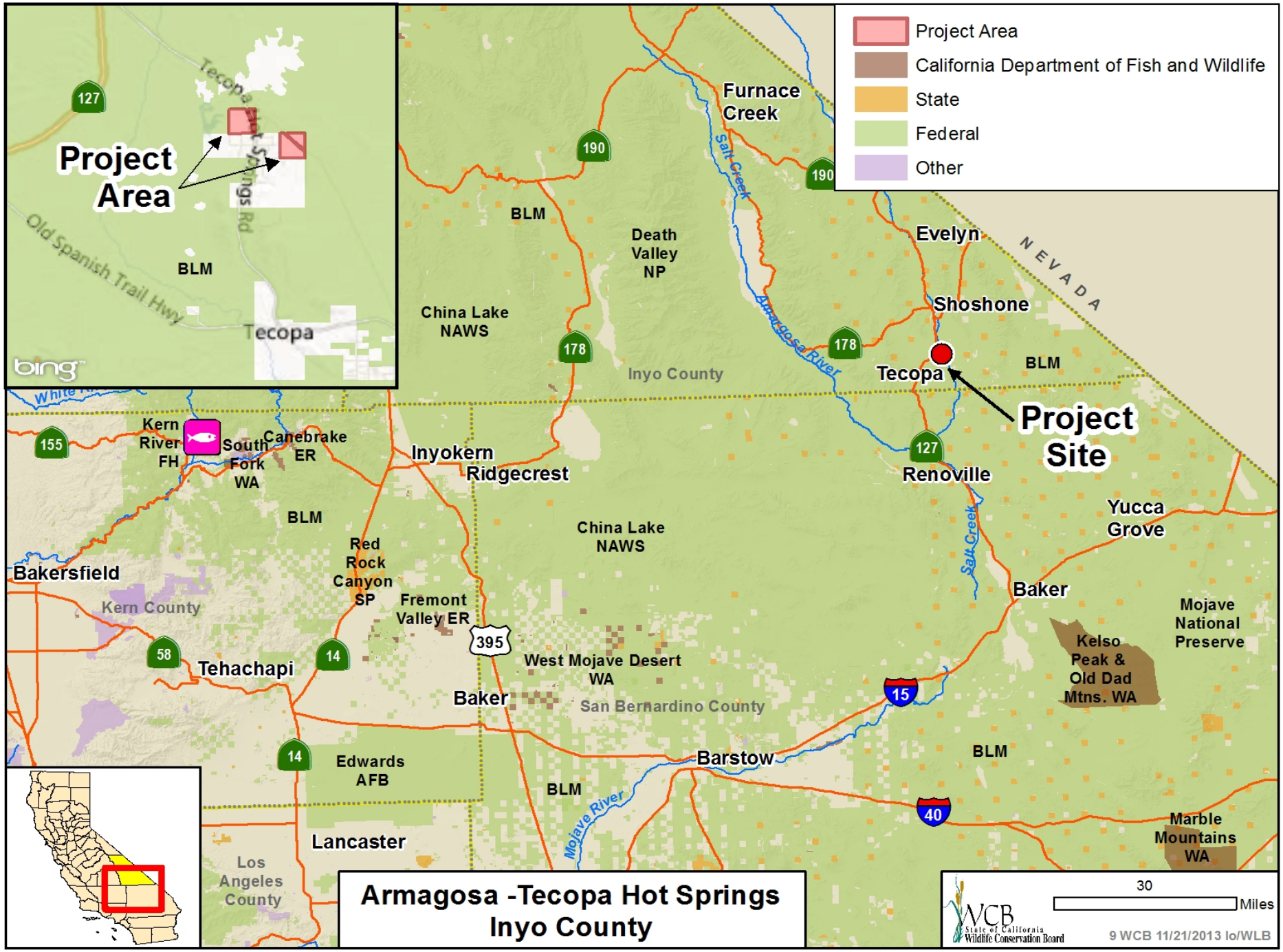
- Mount Hermon June beetle

#8. Santa Cruz Sandhills, Zayante (Dowd and Dumas)

- Dumas property

#8. Santa Cruz Sandhills, Zayante (Dowd and Dumas)

- Zayante band winged grasshopper


Project Area
California Department of Fish and Wildlife
State
Federal
Other
Project Area
Tecopa
Old Spanish Trail Hwy
BLM
Tecopa Hot Springs Rd
127
bing
Furnace Creek
190
Salt Creek
BLM
Death Valley NP
Evelyn
NEVADA
China Lake NAWS
178
Amargosa River
Shoshone
Inyo County
Tecopa
BLM
Project Site
155
Kern River FH
South Fork WA
Canebrake ER
Inyokern
Ridgecrest
127
Renoville
Yucca Grove
BLM
China Lake NAWS
Red Rock Canyon SP
Fremont Valley ER
Salt Creek
Bakersfield
Kern County
Baker
Mojave National Preserve
58
14
Tehachapi
395
West Mojave Desert WA
Kelso Peak & Old Dad Mtns. WA
15
Baker
San Bernardino County
14
Edwards AFB
Barstow
BLM
BLM
Mojave River
40
Marble Mountains WA
Lancaster
Los Angeles County
Armagosa -Tecopa Hot Springs
Inyo County
30
Miles
WCB State of California Wildlife Conservation Board
9 WCB 11/21/2013 lo/WLB

#9. Amargosa – Tecopa Hot Springs

- Amargosa Vole

#9. Amargosa – Tecopa Hot Springs

- Westerly view of vole habitat

#9. Amargosa – Tecopa Hot Springs

- Easterly view of vole habitat

#9. Amargosa – Tecopa Hot Springs

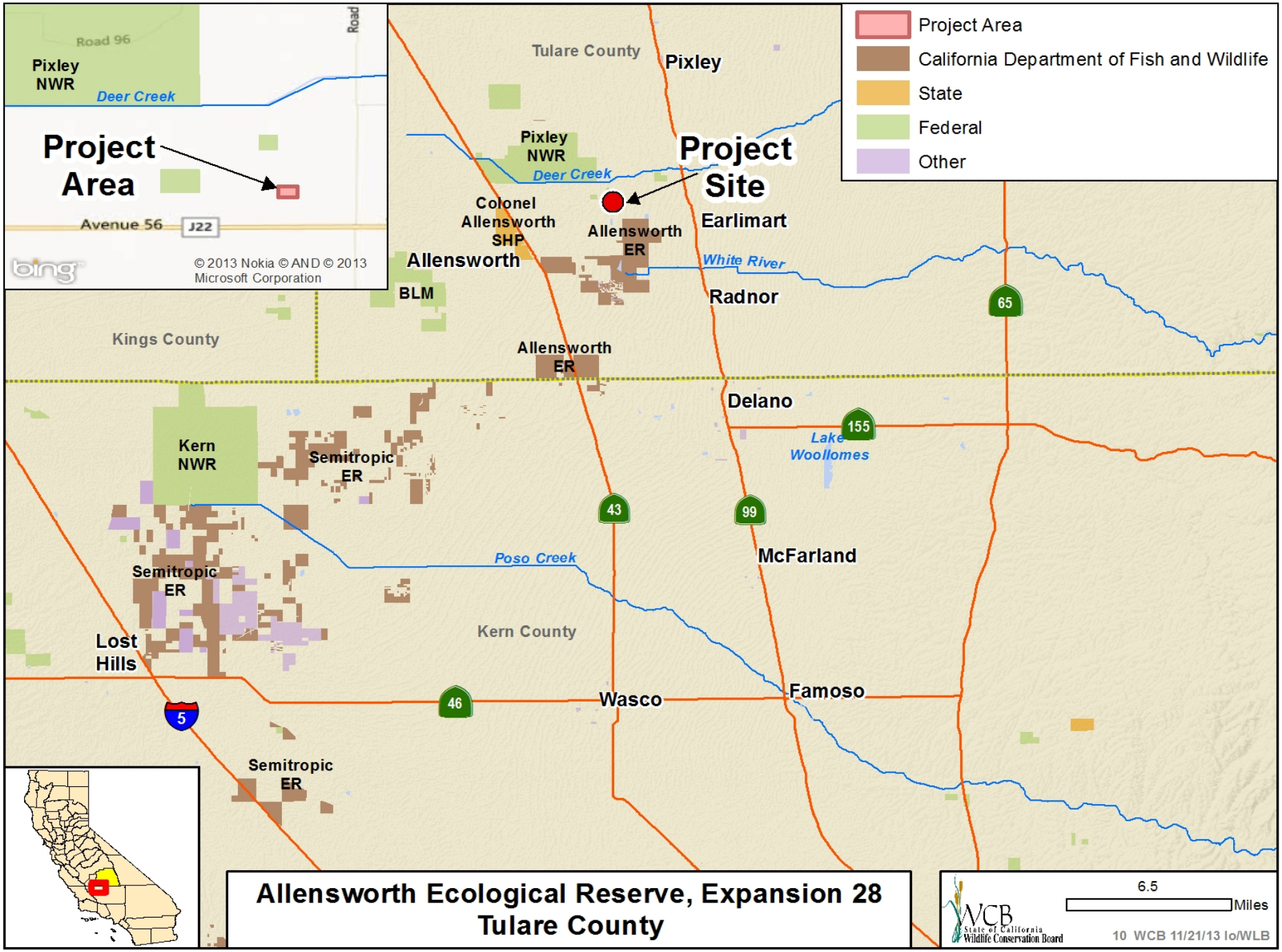
- Amargosa Niterwort

#9. Amargosa – Tecopa Hot Springs

- Southerly view of Amargosa Niterwort habitat

#9. Amargosa – Tecopa Hot Springs

- Easterly view of Amargosa Niterwort habitat



Allensworth Ecological Reserve, Expansion 28
Tulare County

#10. Allensworth Ecological Reserve, Expansion 28

- Burrowing Owl Habitat

#10. Allensworth Ecological Reserve, Expansion 28

- Tipton Kangaroo Rat

#10. Allensworth Ecological Reserve, Expansion 28

- Blunt-Nosed Leopard Lizard

#10. Allensworth Ecological Reserve, Expansion 28

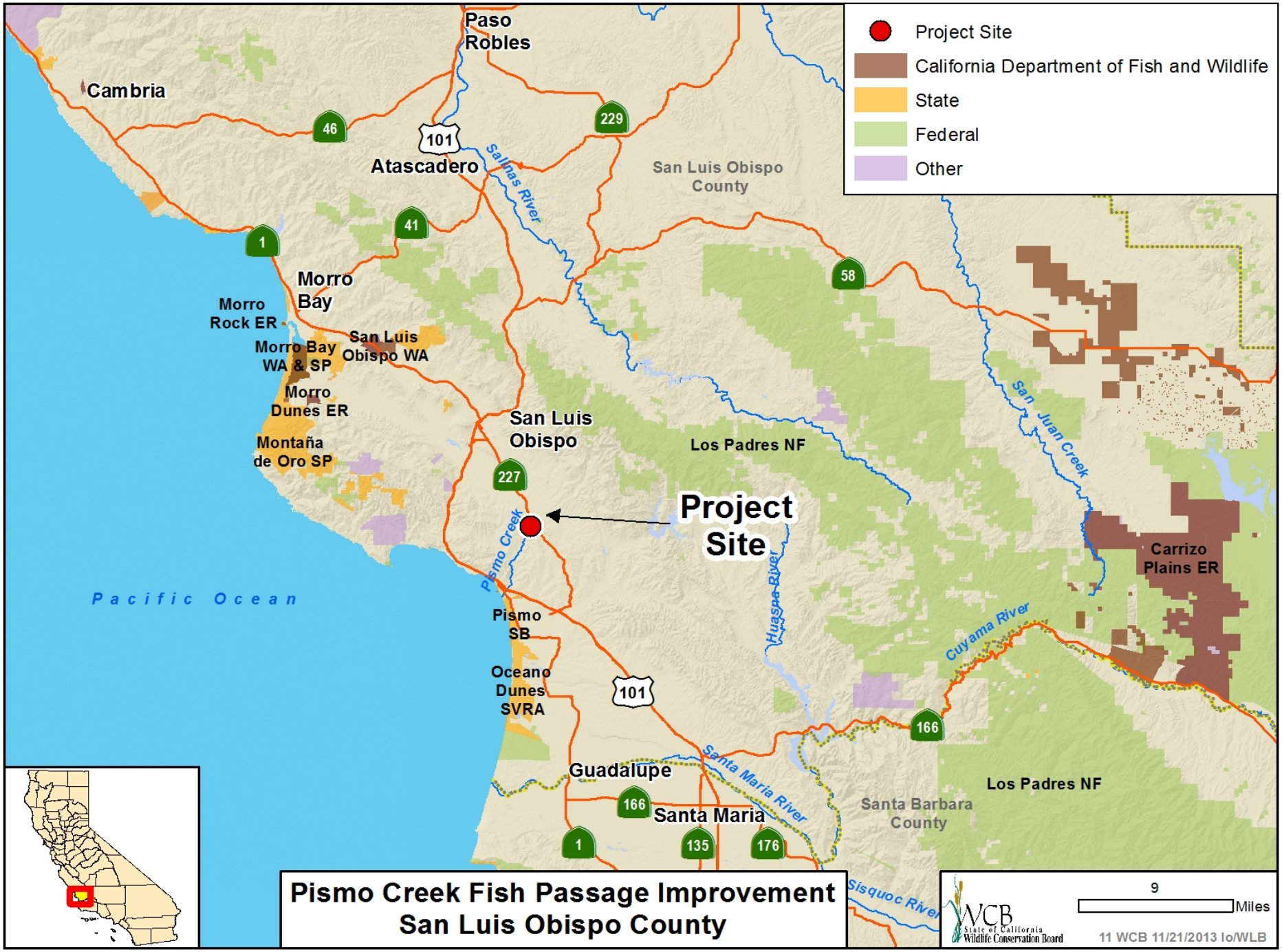
- San Joaquin kit fox

#10. Allensworth Ecological Reserve, Expansion 28

- View looking south

#10. Allensworth Ecological Reserve, Expansion 28

- View looking West


Project Site
California Department of Fish and Wildlife
State
Federal
Other
Paso Robles
Cambria
46
101
229
Atascadero
Salinas River
San Luis Obispo County
41
1
Morro Bay
Morro Rock ER
Morro Bay WA & SP
San Luis Obispo WA
Morro Dunes ER
Montaña de Oro SP
58
San Luis Obispo
Los Padres NF
227
Project Site
San Juan Creek
Carrizo Plains ER
Pismo Creek
Huasna River
Pacific Ocean
Pismo SB
Oceano Dunes SVRA
101
Cuyama River
166
Guadalupe
Santa Maria River
Santa Barbara County
Los Padres NF
166
Santa Maria
1
135
176
Sisquoc River
Pismo Creek Fish Passage Improvement
San Luis Obispo County
WCB State of California Wildlife Conservation Board
9
Miles
11 WCB 11/21/2013 lo/WLB

#11. Pismo Creek Fish Passage Improvement

- Defective fish ladder shown with debris. Fifteen foot drop from arch culvert footing to streambed elevation on left.

#11. Pismo Creek Fish Passage Improvement

- Channel immediately upstream of arch culvert

#11. Pismo Creek Fish Passage Improvement

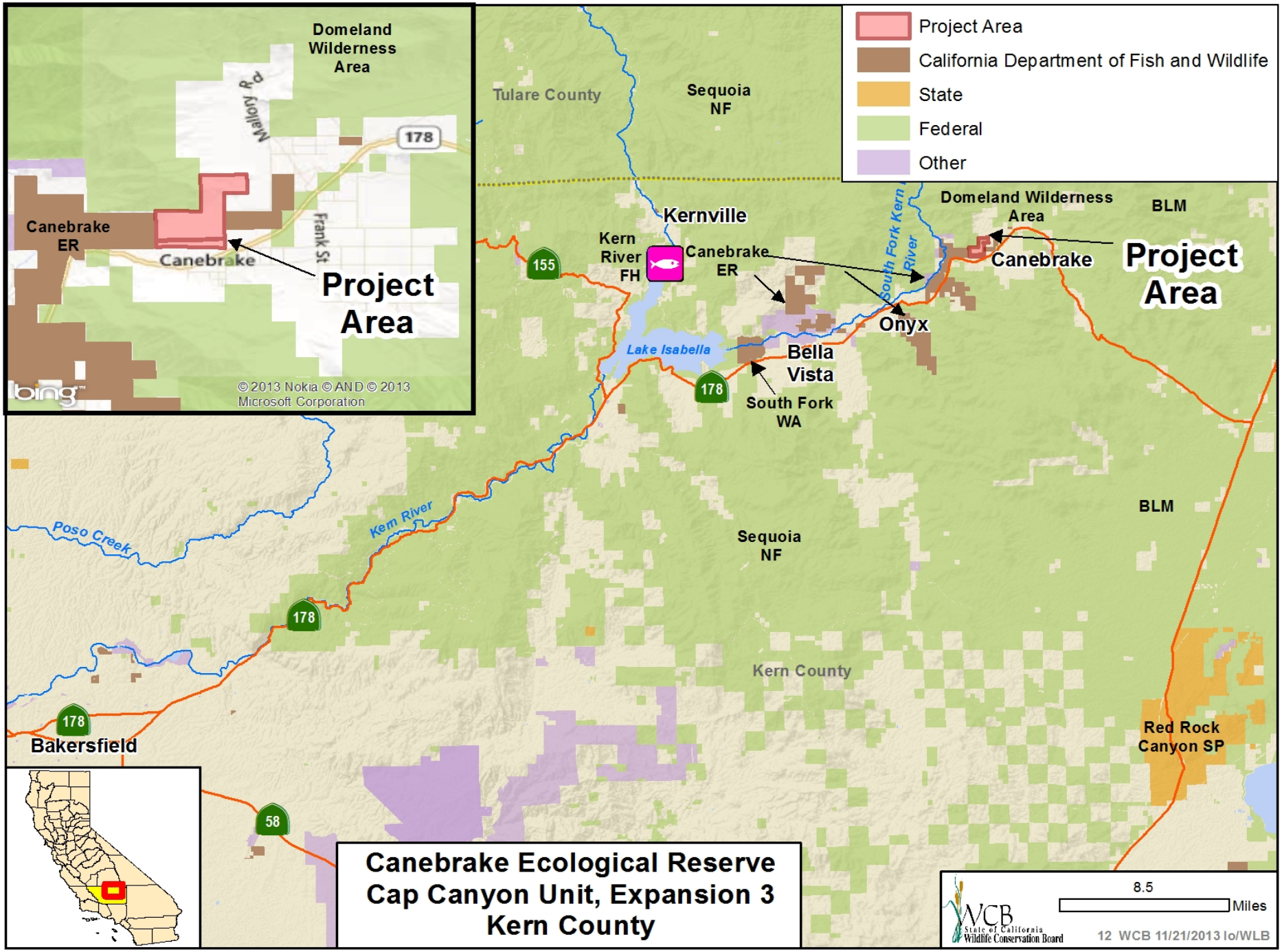
- Defective fish ladder

#11. Pismo Creek Fish Passage Improvement

- Defective fish ladder

#11. Pismo Creek Fish Passage Improvement

- Drop from culvert footing to streambed


Project Area
California Department of Fish and Wildlife
State
Federal
Other
Domeland Wilderness Area
Mallory Rd
178
Canebrake ER
Canebrake
Frank St
Project Area
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bing
Tulare County
Sequoia NF
Kernville
Kern River FH
155
Canebrake ER
South Fork Kern River
Domeland Wilderness Area
BLM
Canebrake
Project Area
Onyx
Lake Isabella
Bella Vista
178
South Fork WA
Poso Creek
Kern River
Sequoia NF
BLM
178
Kern County
178
Bakersfield
Red Rock Canyon SP
58
Canebrake Ecological Reserve
Cap Canyon Unit, Expansion 3
Kern County
8.5
Miles
WCB
State of California
Wildlife Conservation Board
12 WCB 11/21/2013 lo/WLB

#12. Canebrake Ecological Reserve, Cap Canyon Unit

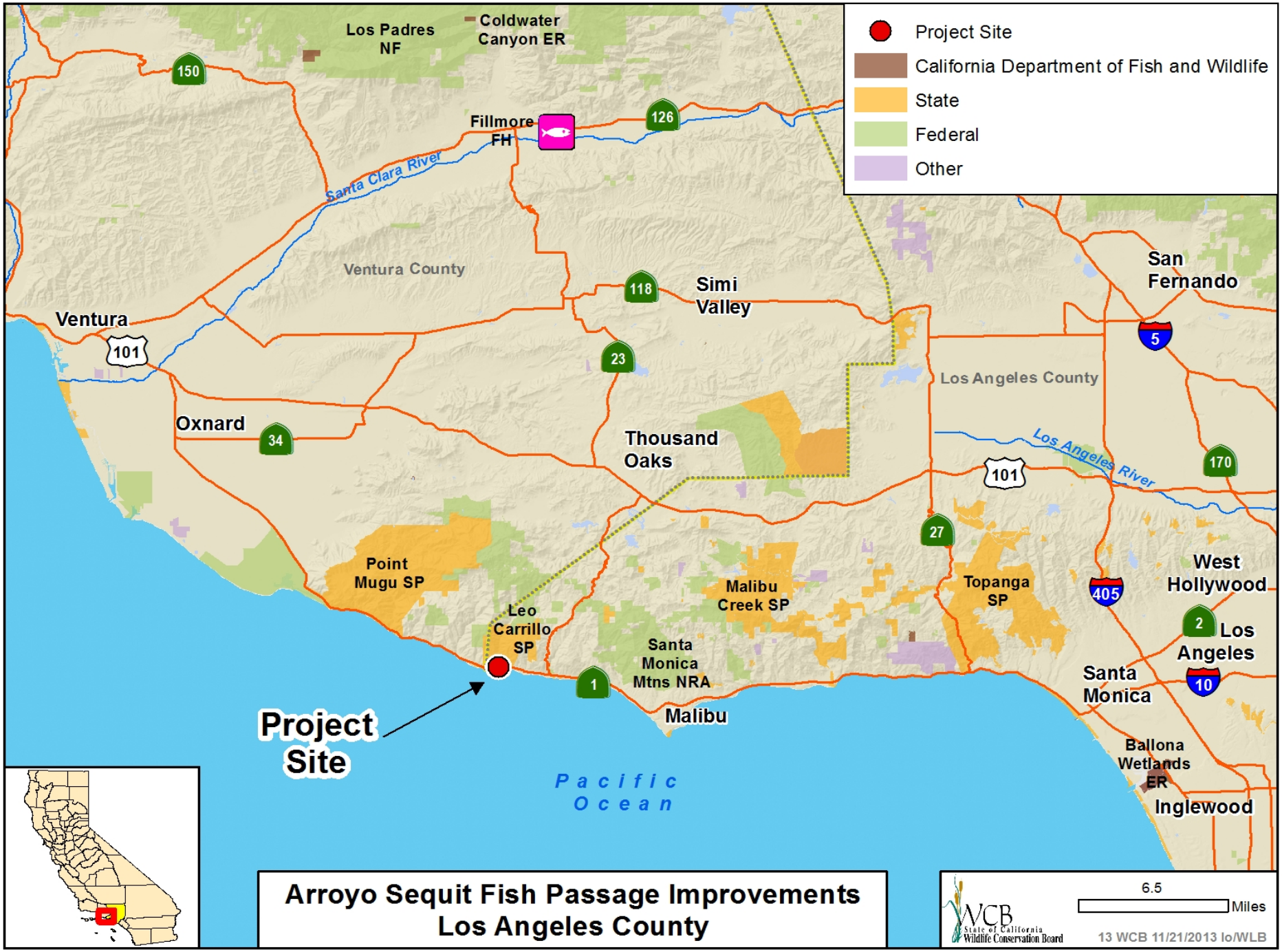
- Corridor of trees shown in background that lines Canebrake Creek

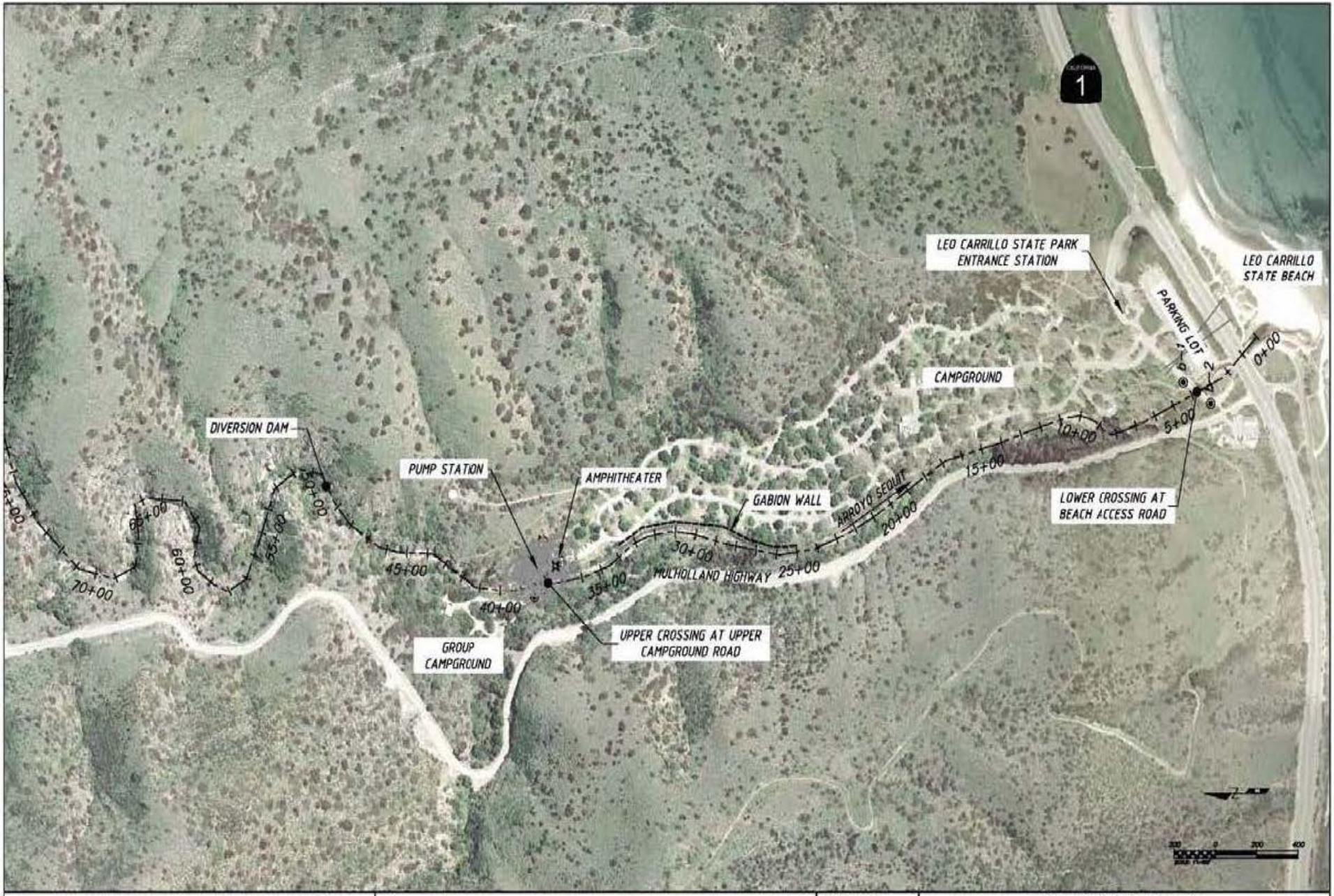
#12. Canebrake Ecological Reserve, Cap Canyon Unit

- Although the property is comprised of desert terrain, the property lies above subterranean flows, which lends itself to the more arid nature landscape

#12. Canebrake Ecological Reserve, Cap Canyon Unit

- Native American painting shown here on rock face


Project Site
California Department of Fish and Wildlife
State
Federal
Other
Los Padres NF
Coldwater Canyon ER
Fillmore FH
Santa Clara River
Ventura County
Ventura
Simi Valley
San Fernando
Los Angeles County
Oxnard
Thousand Oaks
Los Angeles River
Point Mugu SP
Leo Carrillo SP
Malibu Creek SP
Topanga SP
West Hollywood
Santa Monica Mtns NRA
Santa Monica
Malibu
Los Angeles
Ballona Wetlands ER
Inglewood
Pacific Ocean
Project Site
Arroyo Sequit Fish Passage Improvements
Los Angeles County
6.5
Miles
WCB State of California Wildlife Conservation Board
13 WCB 11/21/2013 lo/WLB



Santa Monica Bay Restoration Foundation
1 LMU Drive, Pereira Annex MS:8160
Los Angeles, California 90045
(213) 576-6645
www.santamonicabay.org

nhc northwest hydraulic consultants
80 south lake avenue, suite 800
pasadena, california 91101
phone: (626) 440-0080
fax: (626) 440-1881

Job:600018	
Rev:	
Drft: tvs	
Date: 20Feb13	

Figure 2-1. Project Location

Arroyo Sequit Steelhead and Stream Restoration Project

#13. Arroyo Sequit Fish Passage Improvements

- Lower Crossing at Beach Access Road

#13. Arroyo Sequit Fish Passage Improvements

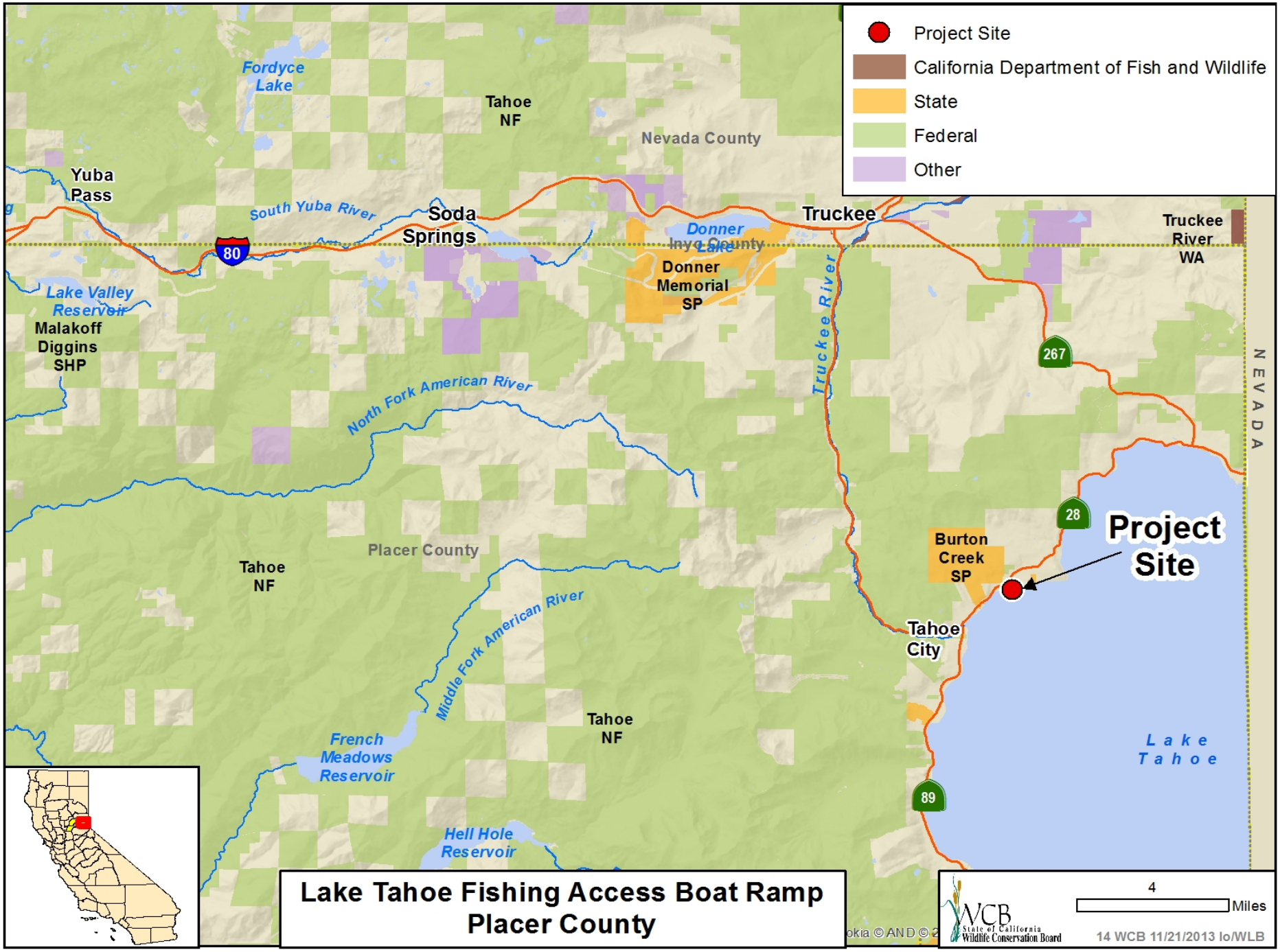
- Upper Crossing at Upper Campground Road

#13. Arroyo Sequit Fish Passage Improvements

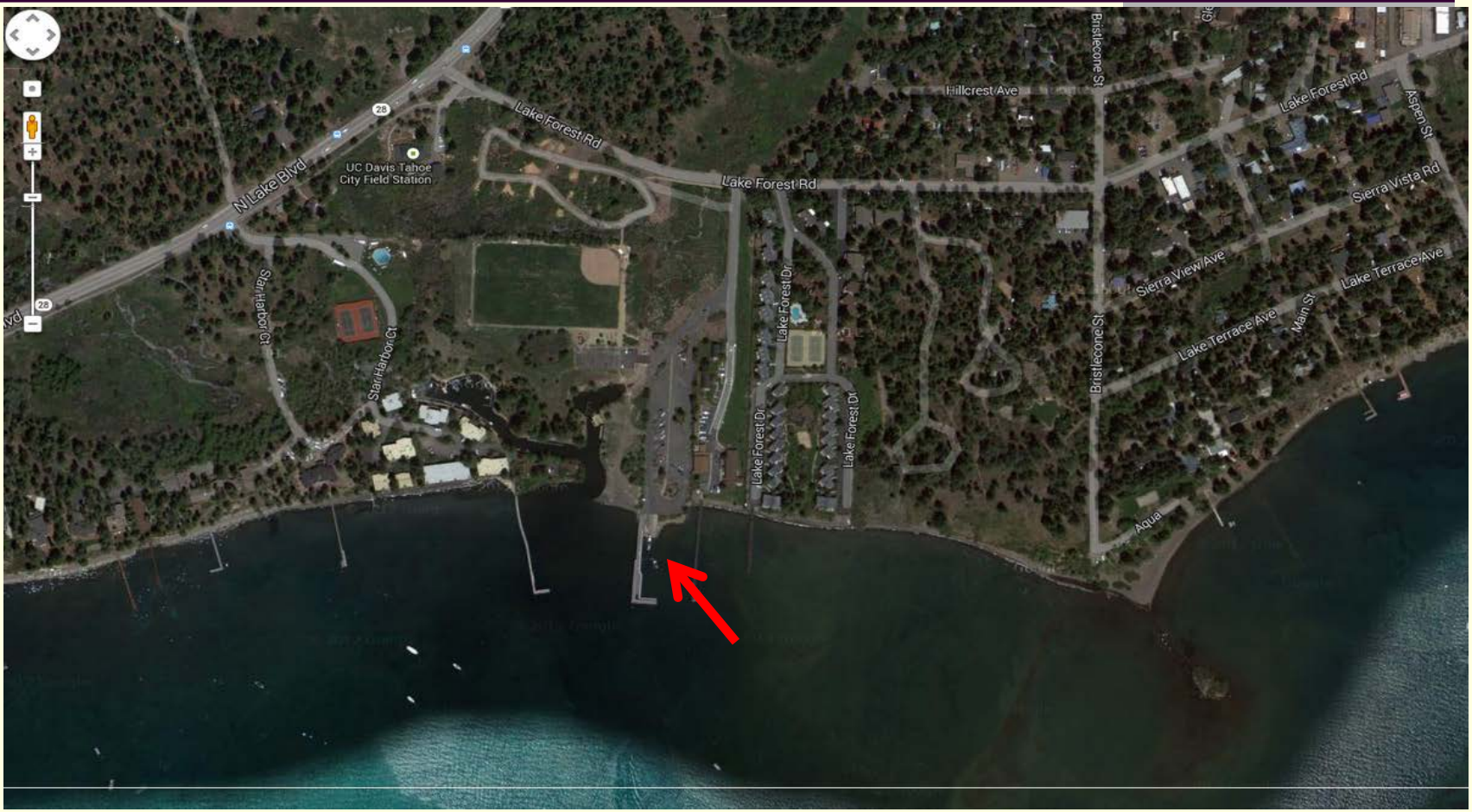
- Upper Crossing view

#13. Arroyo Sequit Fish Passage Improvements

- Diversion Dam


Project Site
California Department of Fish and Wildlife
State
Federal
Other
Fordyce Lake
Tahoe NF
Nevada County
Yuba Pass
South Yuba River
Soda Springs
80
Truckee
Donner Lake
Inyo County
Donner Memorial SP
Truckee River
Truckee River WA
Lake Valley Reservoir
Malakoff Diggins SHP
North Fork American River
267
NEVADA
28
Project Site
Burton Creek SP
Placer County
Tahoe NF
Middle Fork American River
Tahoe City
Tahoe NF
French Meadows Reservoir
Lake Tahoe
89
Hell Hole Reservoir
Lake Tahoe Fishing Access Boat Ramp
Placer County
4
Miles
WCB State of California Wildlife Conservation Board
14 WCB 11/21/2013 lo/WLB

#14. Lake Tahoe Fishing Access Boat Ramp



- Lake Tahoe Boat Ramp overview

#14. Lake Tahoe Fishing Access Boat Ramp

- Public Pier, Lake Forest Boat Ramp

#14. Lake Tahoe Fishing Access Boat Ramp

- Boat ramp: Failing areas, heavy public use

#14. Lake Tahoe Fishing Access Boat Ramp

- Boat Ramp: Cracks, unsafe for public use

#14. Lake Tahoe Fishing Access Boat Ramp

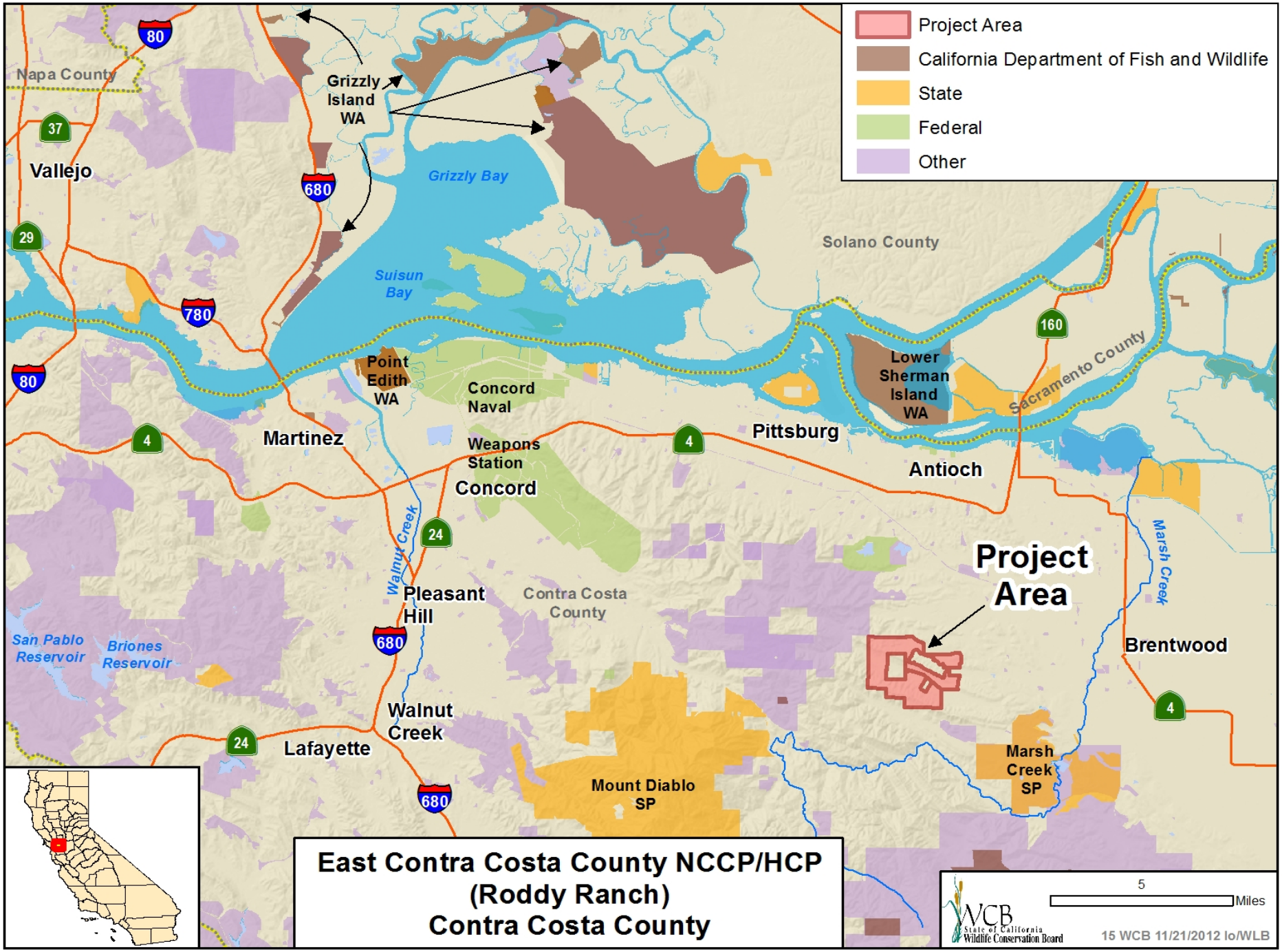
- Cracking boat ramp, right lane

#14. Lake Tahoe Fishing Access Boat Ramp

- Cracks and failing boat ramp

#14. Lake Tahoe Fishing Access Boat Ramp

- Boat Ramp: Cracks, concrete failing, unsafe for public use



East Contra Costa County NCCP/HCP (Roddy Ranch) Contra Costa County

#15. East Contra Costa County HCP/NCCP (Roddy Ranch)

- View west from within Horse Valley, Mount Diablo is visible in the distance on the right side of photo

#15. East Contra Costa County HCP/NCCP (Roddy Ranch)

- View down Deer Valley to the east (a key Wildlife movement corridor)
- Roddy Ranch home inholding shown

#15. East Contra Costa County HCP/NCCP (Roddy Ranch)

- View of Mount Diablo from Ridgeline Briones Valley visible to the left and Deer Valley to the right

#15. East Contra Costa County HCP/NCCP (Roddy Ranch)

- San Joaquin kit fox

#15. East Contra Costa County HCP/NCCP (Roddy Ranch)

- View east down Briones Valley

#15. East Contra Costa County HCP/NCCP (Roddy Ranch)

- Pond by Deer Valley Road (looking east)

#15. East Contra Costa County HCP/NCCP (Roddy Ranch)

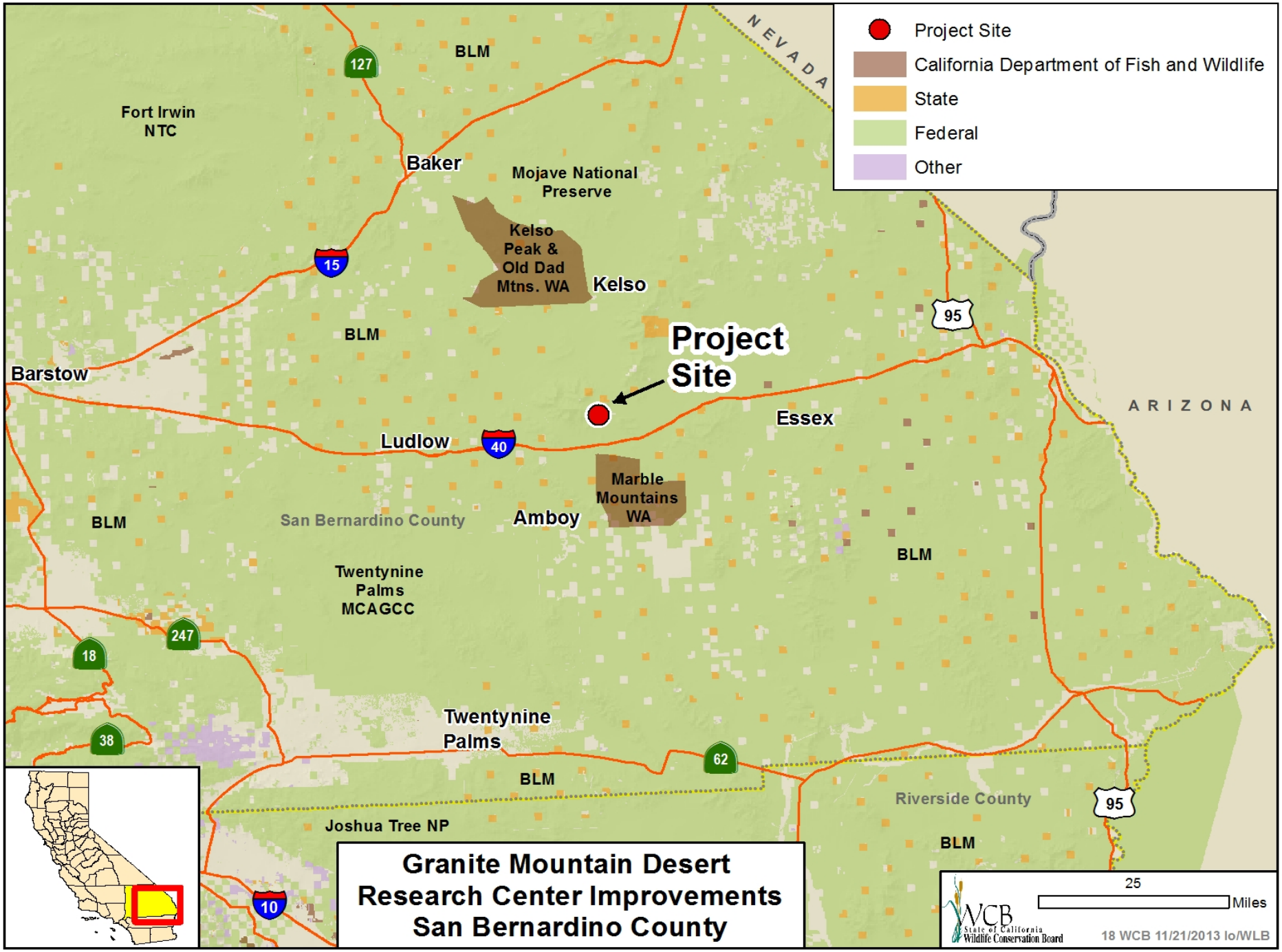
- Wetlands below pond

#16. San Joaquin River Parkway, Ball Ranch (Quarry Site) **(Pulled)**

- This proposal was withdrawn from consideration at this time

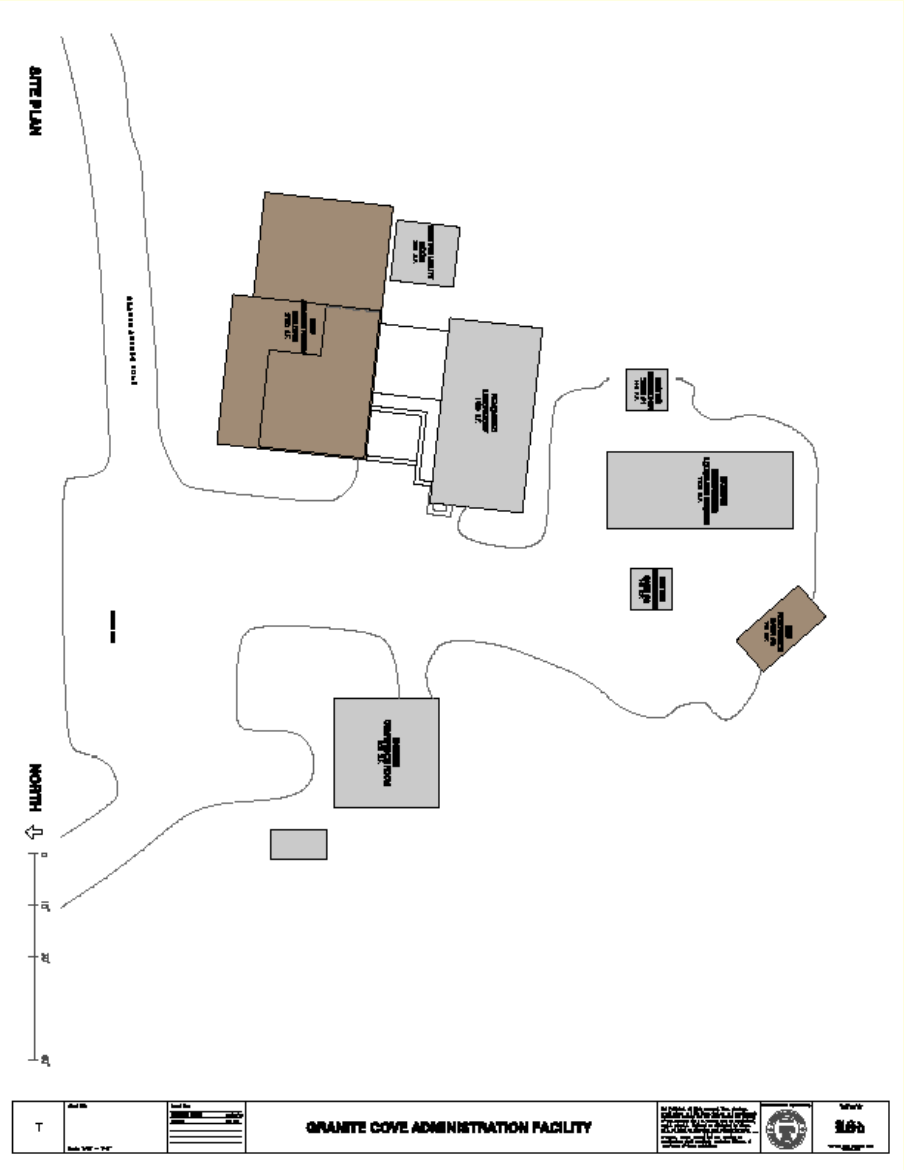
#17. Round Valley, Pine Creek Unit **(Pulled)**

- This proposal was withdrawn from consideration at this time

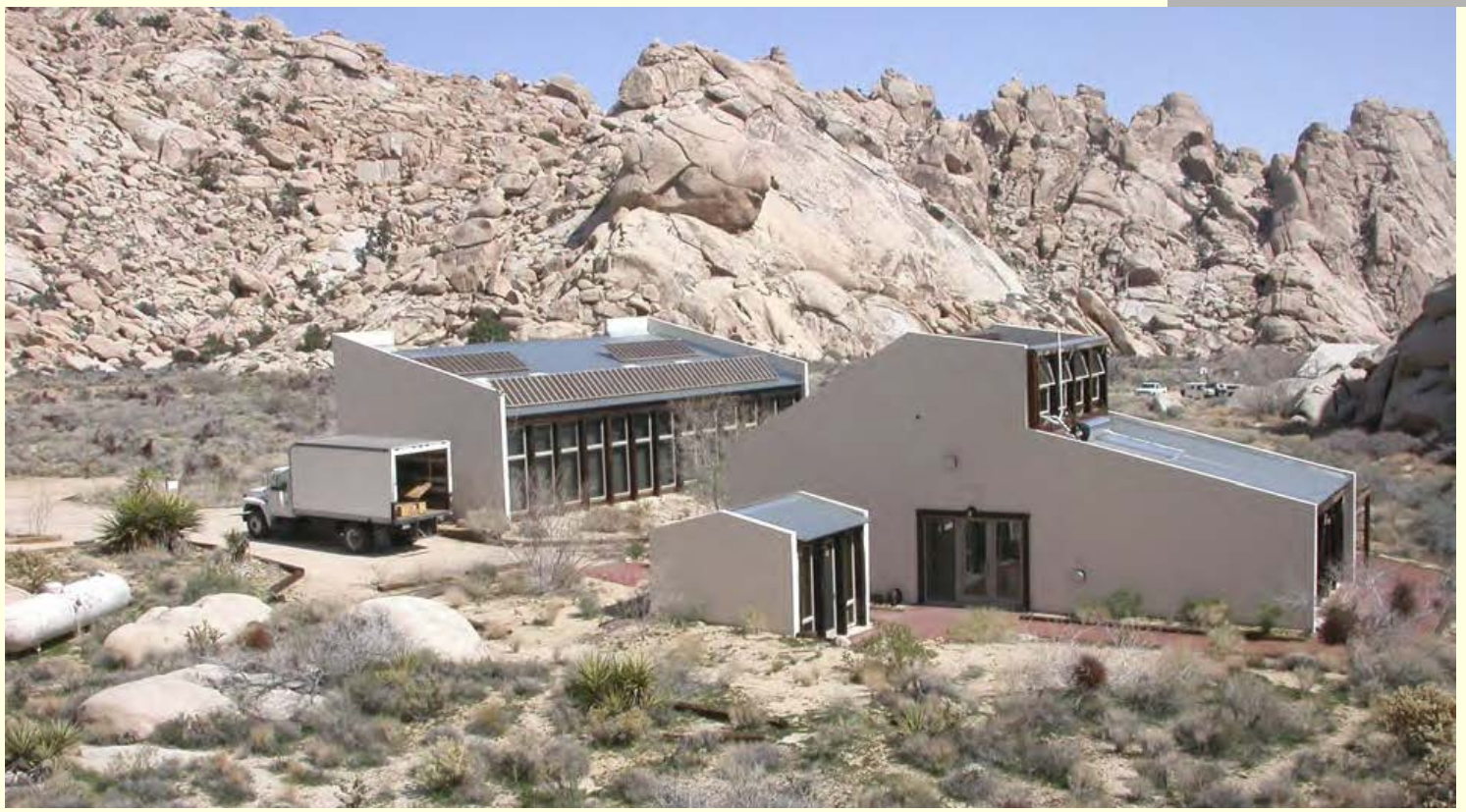

Project Site
California Department of Fish and Wildlife
State
Federal
Other
NEVADA
ARIZONA
Fort Irwin NTC
BLM
Baker
Mojave National Preserve
Kelso Peak & Old Dad Mtns. WA
Kelso
Project Site
Barstow
Ludlow
Essex
Marble Mountains WA
Amboy
San Bernardino County
Twentynine Palms MCAGCC
Twentynine Palms
Joshua Tree NP
Riverside County
127
15
40
95
247
18
38
62
10
25
Miles
WCB State of California Wildlife Conservation Board
18 WCB 11/21/2013 lo/WLB
Granite Mountain Desert Research Center Improvements
San Bernardino County

#18. Granite Mountain Desert Research Center Improvements

- New Construction
  - Admin Building
  - Researcher Housing
- Renovations
  - Water Infrastructure
  - Cyber Infrastructure
  - Laboratory
  - Directors Residence



#18. Granite Mountain Desert Research Center Improvements



- Allanson Center Laboratory (left) will connect to the new 2,100 square feet Administrative Building

#18. Granite Mountain Desert Research Center Improvements

- New Administrative Building Site

#18. Granite Mountain Desert Research Center Improvements

- New Researcher Housing will provide lodging for four visiting researchers.

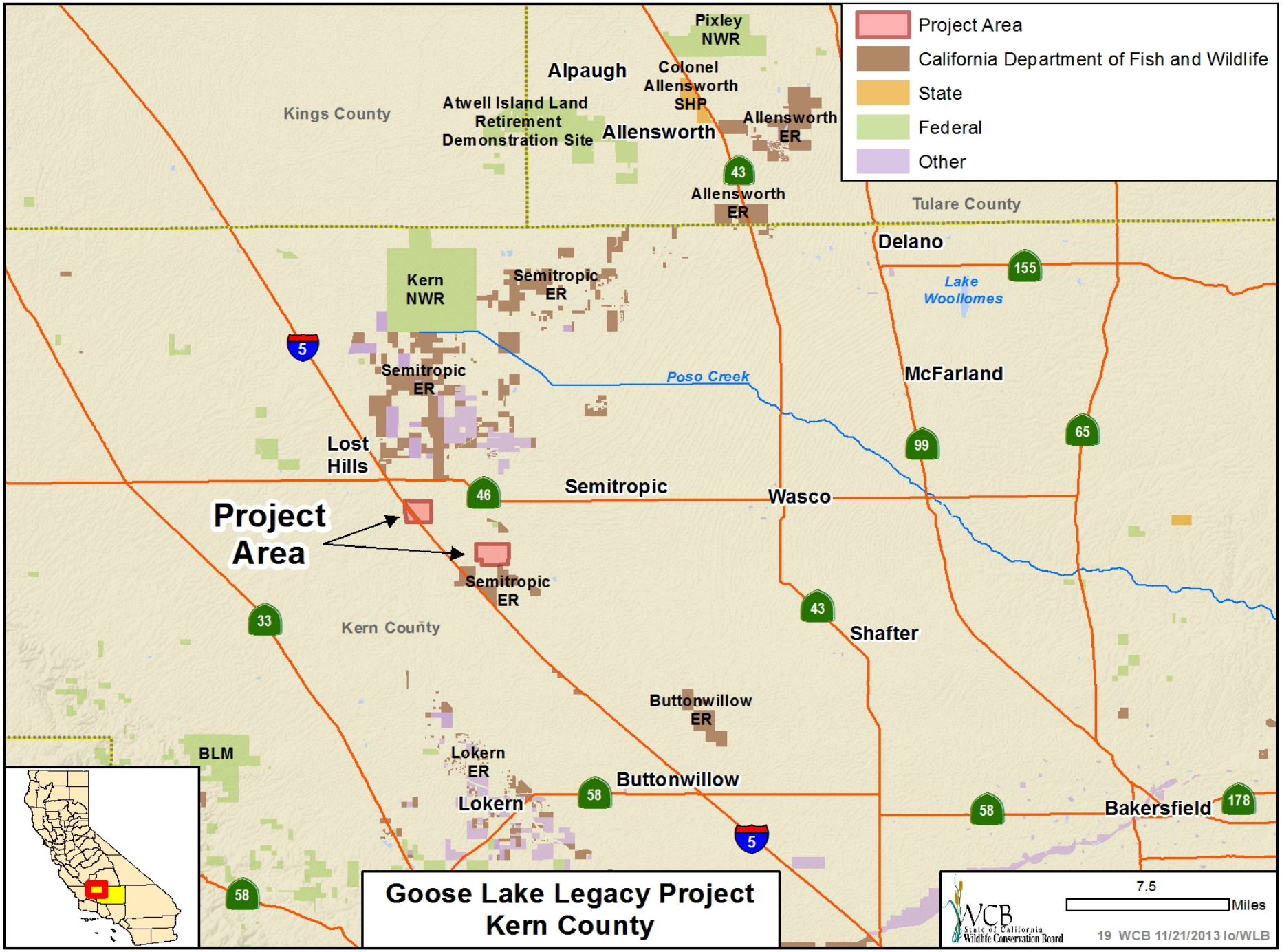
#18. Granite Mountain Desert Research Center Improvements

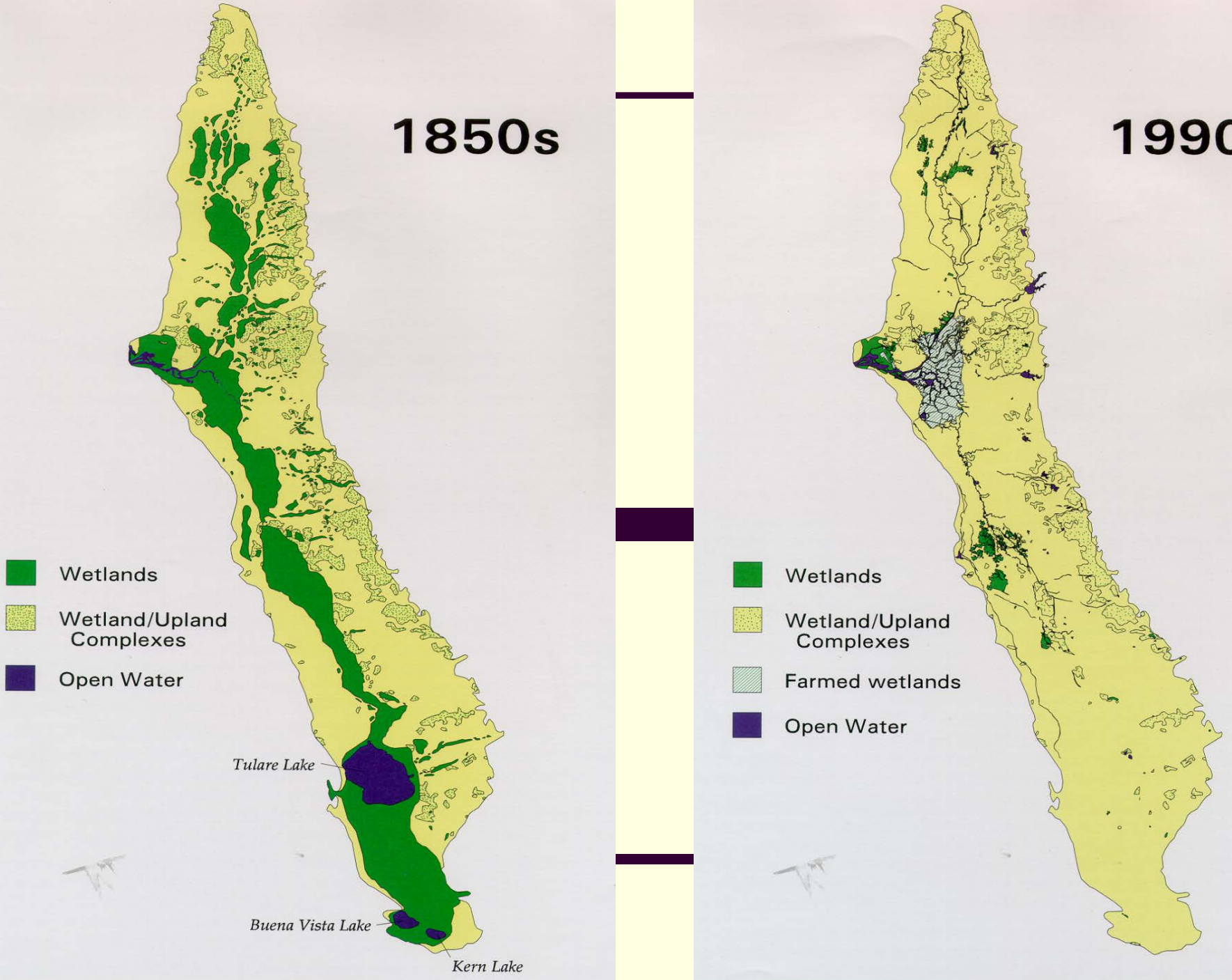
- Existing Laboratory will be renovated.

#18. Granite Mountain Desert Research Center Improvements

- Built during the 1940’s, renovations and rodent proofing the residence is required

#18. Granite Mountain Desert Research Center Improvements


Project Area
California Department of Fish and Wildlife
State
Federal
Other
Pixley NWR
Alpaugh
Colonel Allensworth SHP
Allensworth ER
Atwell Island Land Retirement Demonstration Site
Allensworth
Kings County
43
Allensworth ER
Tulare County
Delano
155
Lake Woollomes
Kern NWR
Semitropic ER
5
Semitropic ER
Poso Creek
McFarland
99
65
Lost Hills
46
Semitropic
Wasco
Project Area
Semitropic ER
43
33
Kern County
Shafter
Buttonwillow ER
BLM
Lokern ER
Buttonwillow
58
Lokern
58
Bakersfield
178
5
58
Goose Lake Legacy Project
Kern County
7.5
Miles
WCB State of California Wildlife Conservation Board
19 WCB 11/21/2013 lo/WLB


1850s
Wetlands
Wetland/Upland Complexes
Open Water
Tulare Lake
Buena Vista Lake
Kern Lake
1990s
Wetlands
Wetland/Upland Complexes
Farmed wetlands
Open Water

#19. Goose Lake Legacy Project

- Houchin Property Wetlands and Waterfowl

#19. Goose Lake Legacy Project

- Houchin Property Perennial Upland Vegetation

#19. Goose Lake Legacy Project

- Goose Lake area

#19. Goose Lake Legacy Project

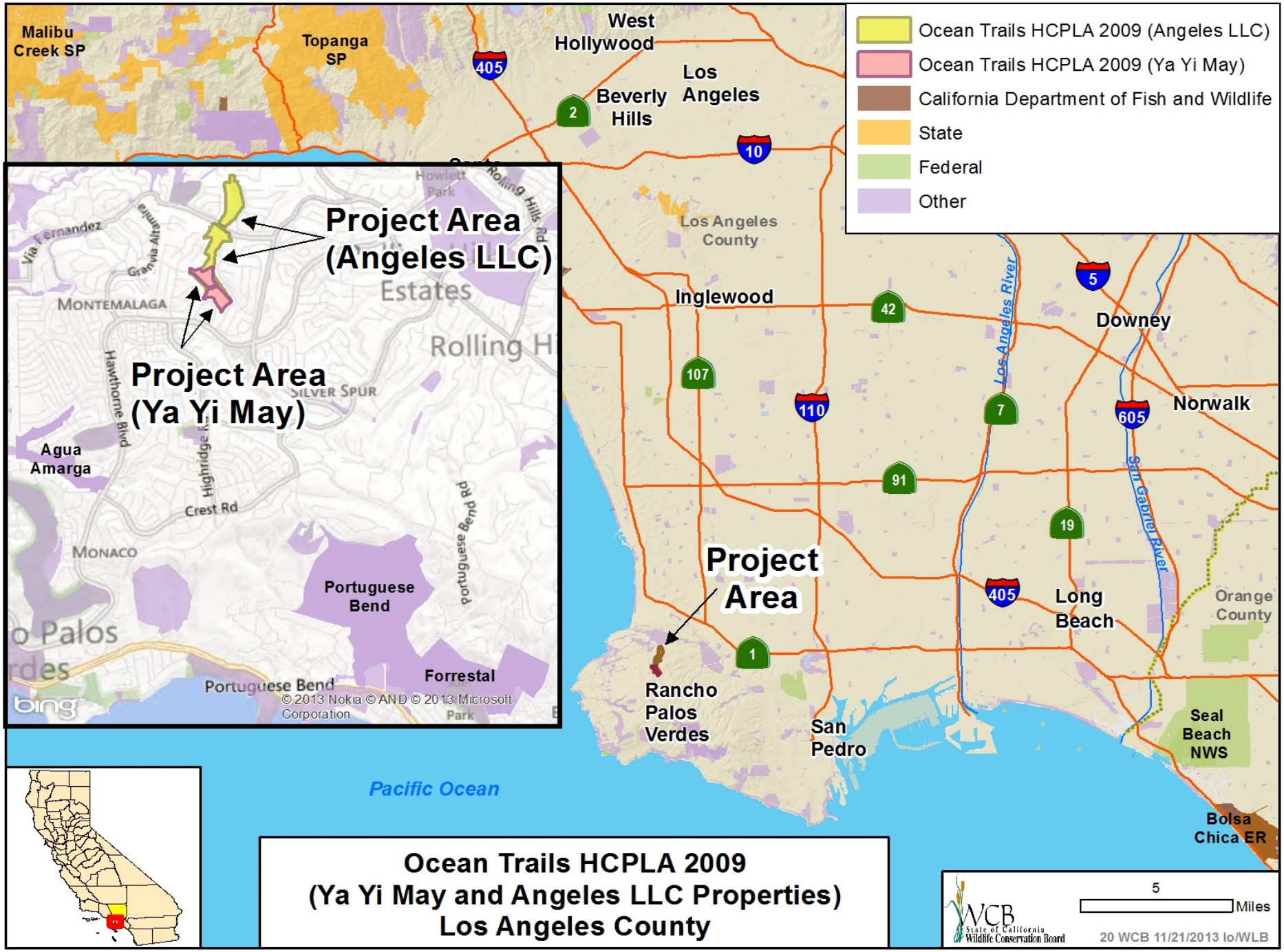
- Goose Lake Area

#19. Goose Lake Legacy Project

- Goose Lake Area

#19. Goose Lake Legacy Project

- Houchin property without water


Ocean Trails HCPLA 2009 (Angeles LLC)
Ocean Trails HCPLA 2009 (Ya Yi May)
California Department of Fish and Wildlife
State
Federal
Other
Malibu Creek SP
Topanga SP
West Hollywood
Los Angeles
Beverly Hills
Los Angeles County
Inglewood
Downey
Norwalk
Long Beach
Orange County
Seal Beach NWS
Bolsa Chica ER
San Pedro
Rancho Palos Verdes
Project Area
Pacific Ocean
Los Angeles River
San Gabriel River
405
2
10
42
5
107
110
7
605
91
19
1
Project Area (Angeles LLC)
Project Area (Ya Yi May)
Estates
Rolling Hi
Montemalaga
Silver Spur
Agua Amarga
Monaco
Portuguese Bend
Forrestal
Portuguese Bend
Crest Rd
Hawthorne Blvd
Highridge Rd
Portuguese Bend Rd
Rolling Hills Rd
Howlett Park
Via Fernandez
Granvia Altamira
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bing
Ocean Trails HCPLA 2009
(Ya Yi May and Angeles LLC Properties)
Los Angeles County
WCB State of California Wildlife Conservation Board
5
Miles
20 WCB 11/21/2013 lo/WLB

#20. Ocean Trails HCPLA 2009 (Ya Yi May and Angeles LLC Properties)

- Angeles LLC property, looking south

#20. Ocean Trails HCPLA 2009 (Ya Yi May and Angeles LLC Properties)

- Angeles LLC property, looking north

#20. Ocean Trails HCPLA 2009 (Ya Yi May and Angeles LLC Properties)

- Palos Verdes Blue Butterfly

#20. Ocean Trails HCPLA 2009 (Ya Yi May and Angeles LLC Properties)

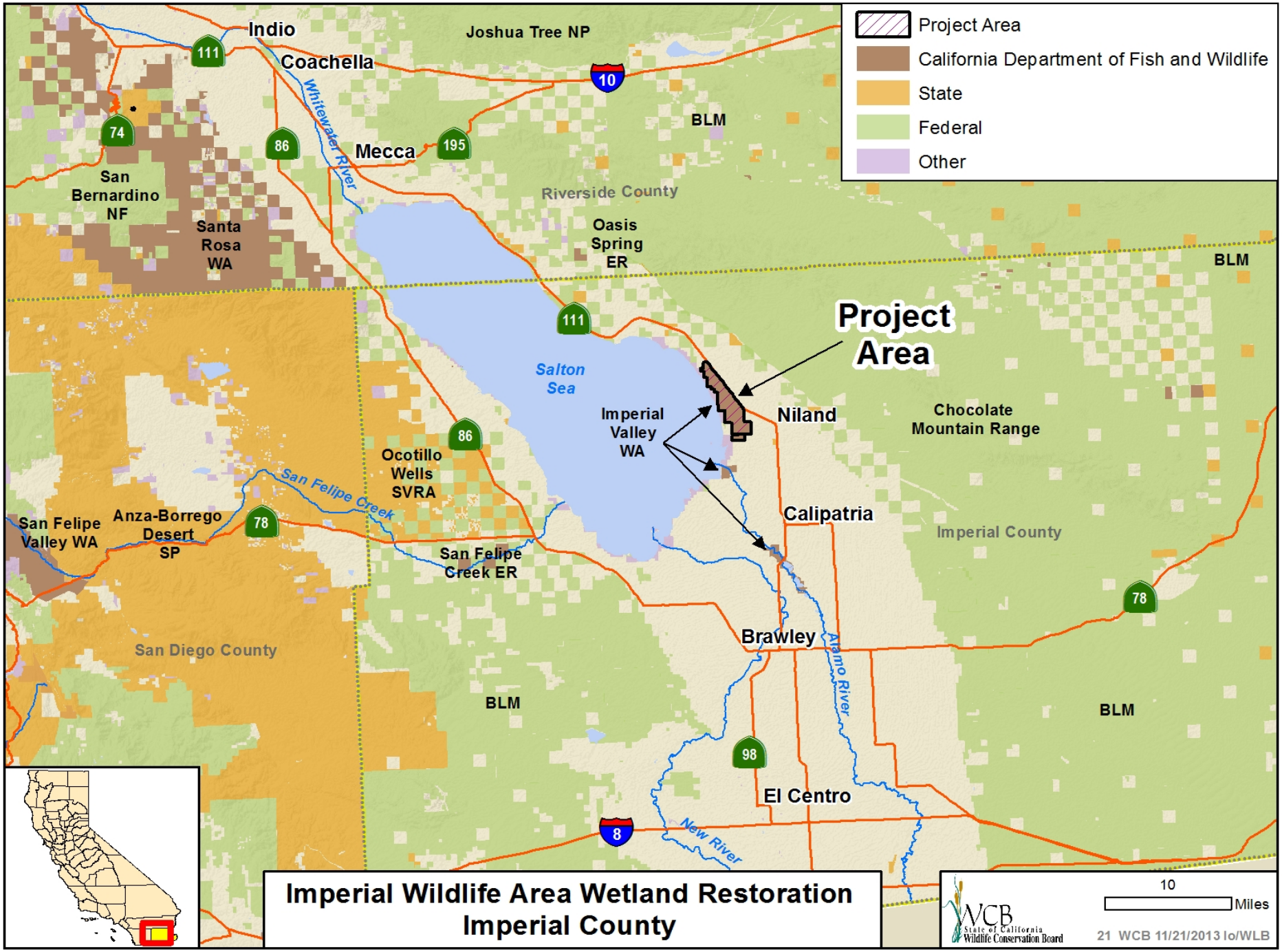
- Trail on the Ya Yi May property

#20. Ocean Trails HCPLA 2009 (Ya Yi May and Angeles LLC Properties)

- North view of Angeles LLC property

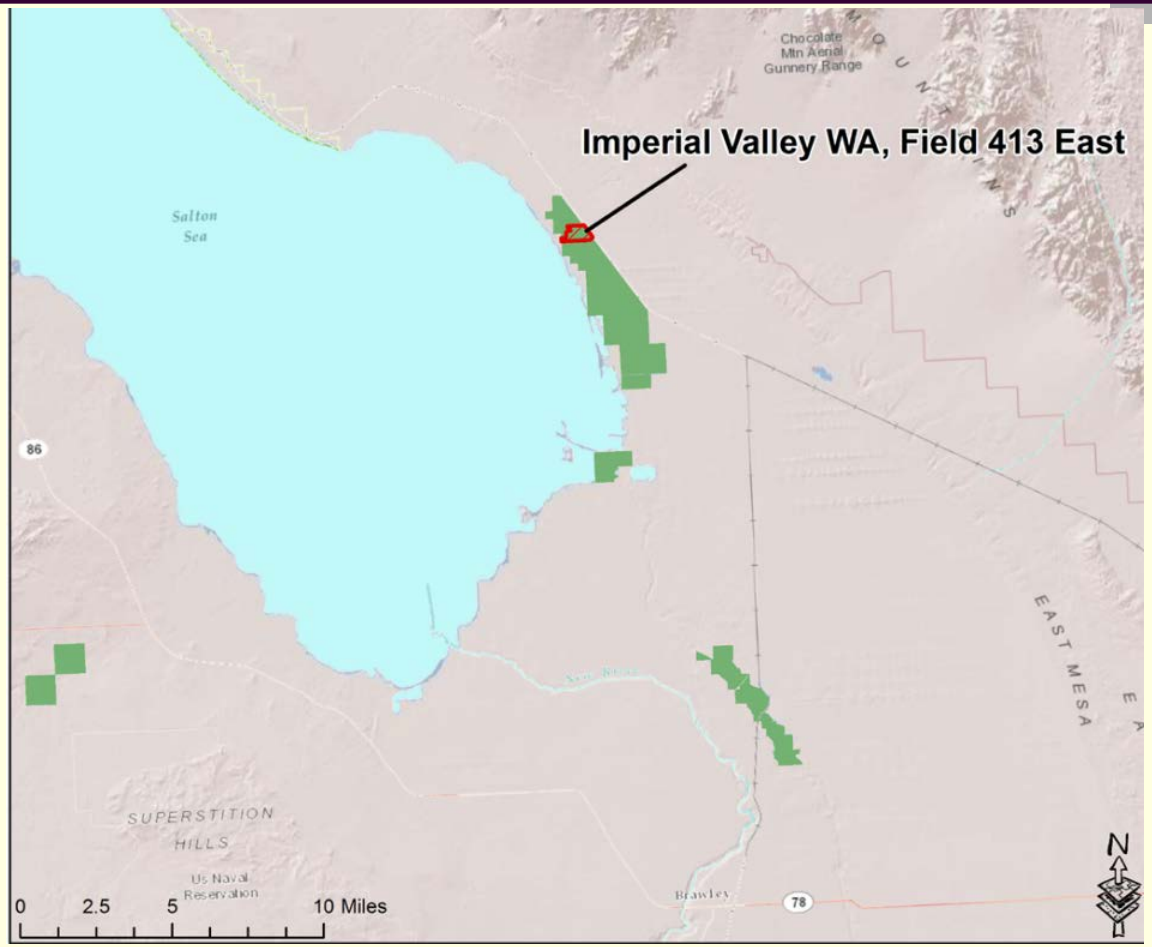
#20. Ocean Trails HCPLA 2009 (Ya Yi May and Angeles LLC Properties)

- Malaga Canyon (Ya Yi May)

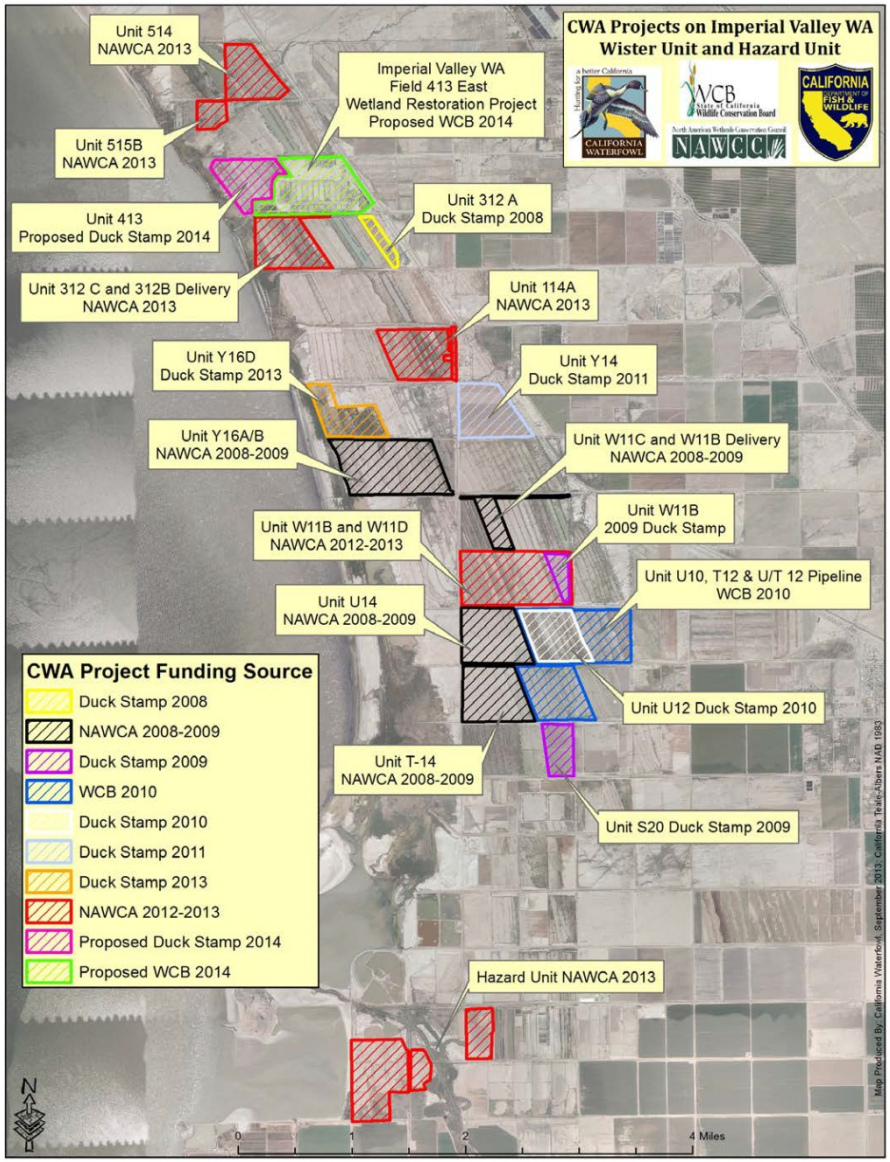


Imperial Wildlife Area Wetland Restoration
Imperial County

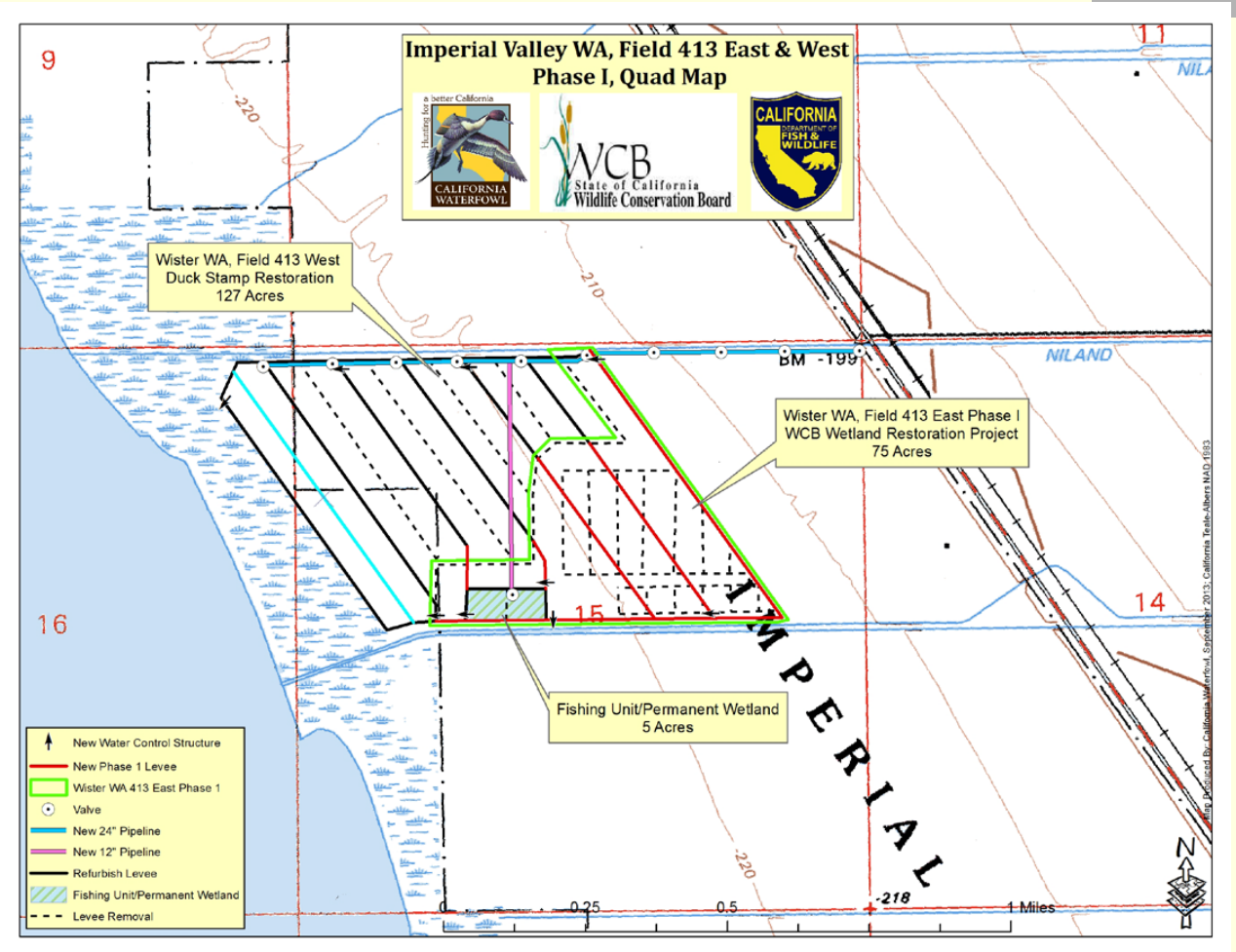
#21. Imperial Wildlife Area Wetland Restoration



#21. Imperial Wildlife Area Wetland Restoration



#21. Imperial Wildlife Area Wetland Restoration



#21. Imperial Wildlife Area Wetland Restoration

- This project will remove dilapidated buildings on site

#21. Imperial Wildlife Area Wetland Restoration

- Interior dilapidated building

#21. Imperial Wildlife Area Wetland Restoration

- Project will remove remnant fish farm infrastructure

#21. Imperial Wildlife Area Wetland Restoration

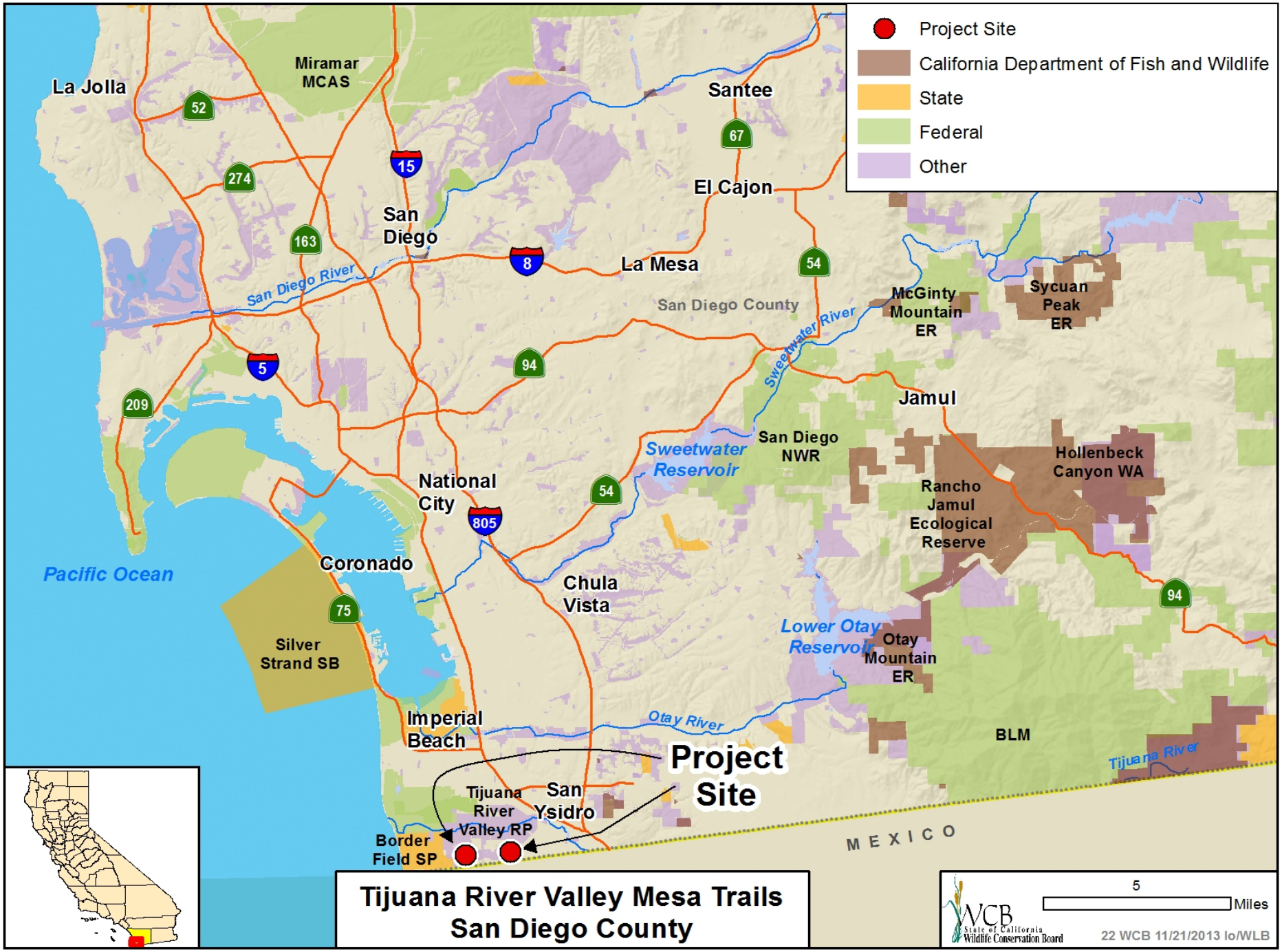
- One of 40 fish rearing ponds to be reworked as a seasonal wetland

#21. Imperial Wildlife Area Wetland Restoration

- Project objective

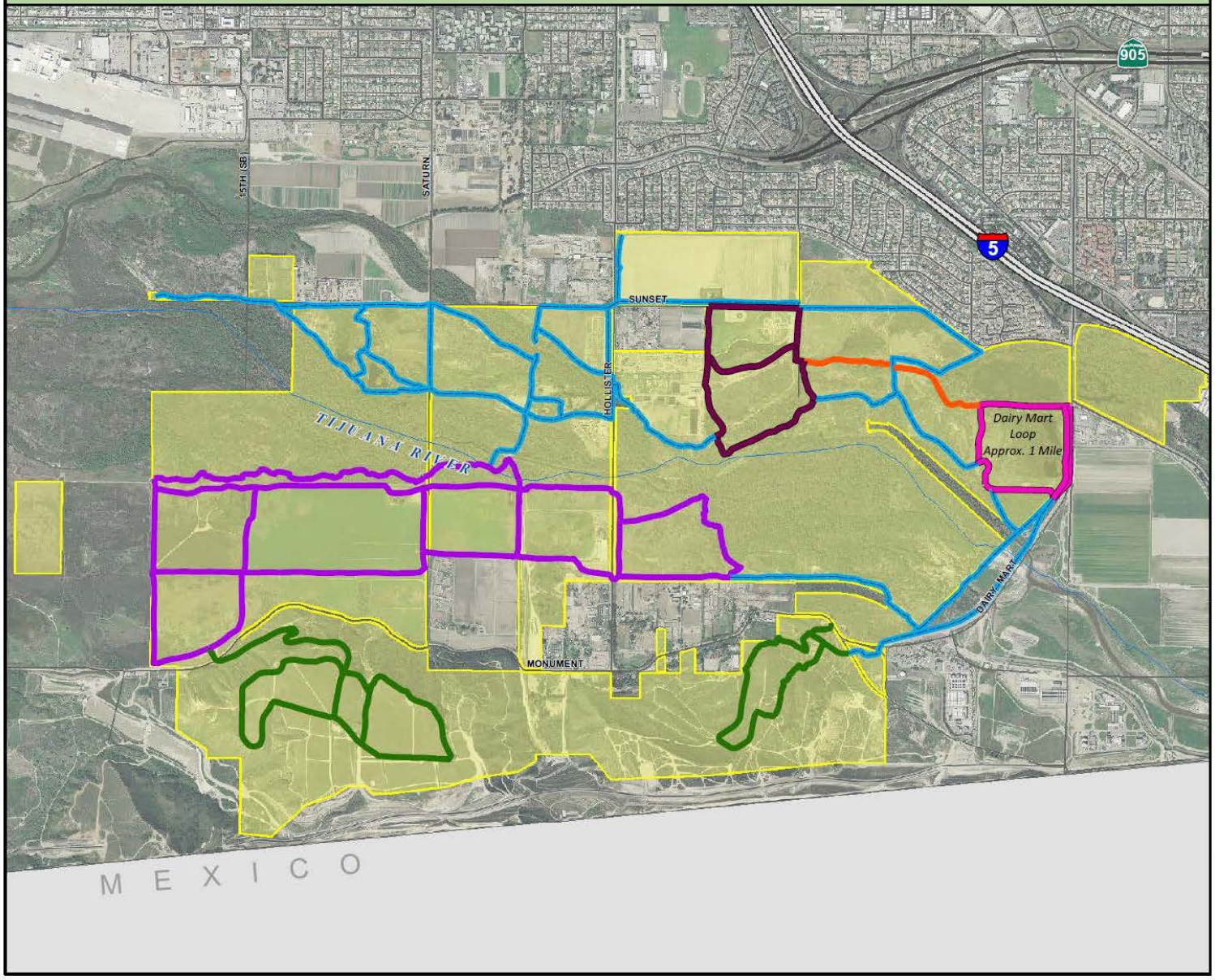
#21. Imperial Wildlife Area Wetland Restoration

- Restored Imperial WA wetland unit



Tijuana River Valley Mesa Trails
San Diego County

Tijuana River Valley Regional Park



Legend

- Interpretive Trail Loop (Under Construction)
- North East Trail Connection (Under Construction)
- Dairy Mart Loop Trail (Completed)
- South West Trails (Pending Construction)
- **Mesa Trails** (Proposed)
- Settlement Trails (Under Construction)
- Park Area

N

1,200 600 0 1,200

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PARKS AND RECREATION COUNTY OF SAN DIEGO

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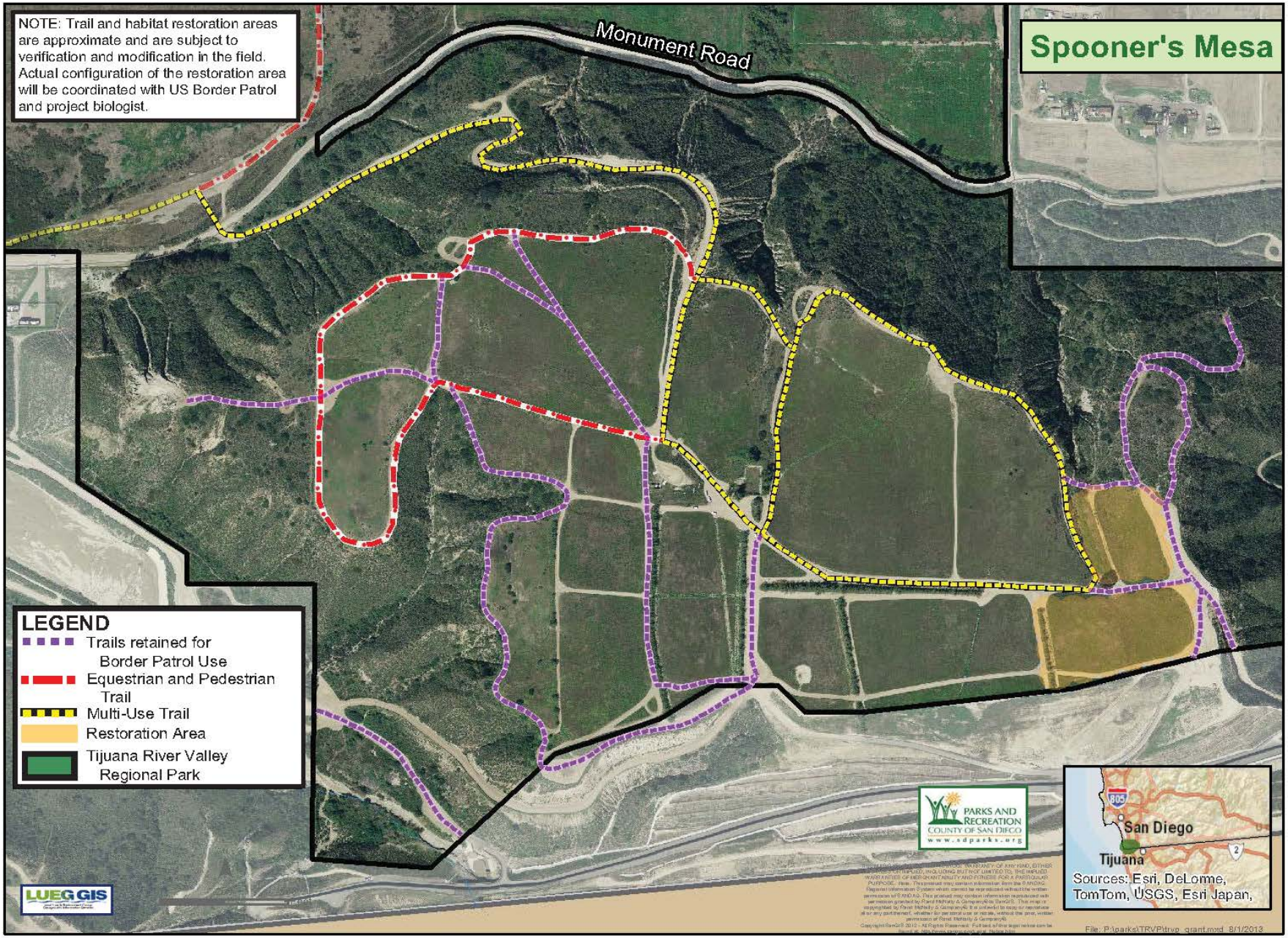
NOTE: Trail and habitat restoration areas are approximate and are subject to verification and modification in the field. Actual configuration of the restoration area will be coordinated with US Border Patrol and project biologist.
Monument Road
Spooner's Mesa
LEGEND
Trails retained for Border Patrol Use
Equestrian and Pedestrian Trail
Multi-Use Trail
Restoration Area
Tijuana River Valley Regional Park
PARKS AND RECREATION
COUNTY OF SAN DIEGO
www.sdparks.org
LUEG GIS
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San Diego
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Sources: Esri, DeLorme, TomTom, USGS, Esri Japan,
File: P:\parks\TRVP\trvp_grant.mxd 8/1/2013

#22. Tijuana River Valley Mesa Trails

- View of the Pacific Ocean, National Estuary, and Border Field State Park from Project Site (Spooner's Mesa) looking northwest

#22. Tijuana River Valley Mesa Trails

- View of the Tijuana River Valley from Project Site (Spooner's Mesa) looking northeast

#22. Tijuana River Valley Mesa Trails

- Example of unauthorized trail use, area to be restored

#22. Tijuana River Valley Mesa Trails

- Trails to be rehabilitated and restored

#22. Tijuana River Valley Mesa Trails

- Spooner's Mesa Restoration

#22. Tijuana River Valley Mesa Trails

- Monument Mesa

Star Creek Ranch
(November 29, 2012 Agenda, Item 24)

7-14-2013, the Black Canyon camera recorded Star Creek mountain lion with her kitten.

Star Creek Ranch
(November 29, 2012 Agenda, Item 24)

- 8-3-2012, Star Creek Ranch mountain lions

WILDLIFE CONSERVATION BOARD
APPRAISAL REVIEW AND DISCLOSURE POLICY
(AMENDED MARCH 2013)
(AMENDED NOVEMBER 2013)

The Wildlife Conservation Board (WCB) is authorized by statute to acquire, and make grants for the acquisition of, interests in real property to preserve and protect fish and wildlife and provide suitable recreation throughout the State. The purchase price for the real property must not exceed fair market value as established by an approved appraisal.

To ensure public confidence in amounts paid and procedures used for the acquisition of real property, while also ensuring that transactions can proceed efficiently and expeditiously, before approving an acquisition project where an agency proposes to spend more than $25 million of State funds WCB must also have the appraisal reviewed by a qualified independent appraiser and make the independent review report available to the public.

Chapter 394, Statutes of 2012 (SB 1266) extends the independent appraisal review requirement to any acquisition for which one or more agencies propose to spend more than $15 million of State funds and makes other changes to existing law, all of which became effective on January 1, 2013.

To continue to ensure public trust and confidence in the WCB acquisition process, provide additional transparency in the purchase of real property, and conform to the requirements of SB 1266, independent review and disclosure of appraisal information as provided for in the following policy is deemed appropriate.

It is the policy of the Wildlife Conservation Board that:

For proposed projects involving a "Substantial Acquisition" (as defined below) or a "major acquisition" of "conservation lands" (as defined in Public Resources Code section 5096.501[1]), an independent appraisal of the fair market value of the property or interest to be acquired must be completed and,

1. ~~WCB staff shall contract for an independent appraisal of the fair market value of the property or interest to be acquired (unless the project is a proposed grant under the California Rangeland, Grazing Land and Grassland Protection Program[2]).~~

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[1] As of January 1, 2013, a "*Major acquisition*" is defined in Public Resources Code section 5096.501 (c) as an acquisition for which one or more agencies propose to spend more than fifteen million dollars ($15,000,000.00) of state funds. "*Conservation lands*" is defined in Public Resources Code section 5096.501 (b) as any land or interest therein to be acquired by an acquisition agency, or that is owned by the state. ("*Acquisition agency*" is defined in Public Resources Code section 5096.501 (a) as the Wildlife Conservation Board, the Department of Parks and Recreation, or a state conservancy.)

[2] ~~Under Public Resources Code section 10338 (b) each application for a grant under the California Rangeland, Grazing Land and Grassland Protection Program must include "an independent and impartial appraisal prepared by a real estate appraiser who is licensed pursuant to the Real Estate Appraisers' Licensing and Certification Law (Part 3 (commencing with Section 11300) of Division 4 of the Business and Professions Code)."~~

1. The appraisal must:

   (a) be prepared by a licensed appraiser[3] in good standing pursuant to the Real Estate Appraisers' Licensing and Certification Law[4] who does not have a financial interest in the property being appraised and is qualified to appraise the specific property[5]; and

   (b) Conform to the Uniform Standards of Professional Appraisal Practice (USPAP); the Department of General Services ("DGS") regulations in California Code of Regulations, Title 2, Section 1880; and any other applicable State laws and policies including, without limitation, any applicable requirements of Chapter 1.695 (beginning with Section 5096.500) of Division 5 of the Public Resources Code (together, "Applicable Requirements").

   For purposes of this policy, "Substantial Acquisition" means the grant or use of State bond funds to acquire an interest in real property for which the WCB proposes to allocate five million dollars ($5,000,000.00) or more of State funds.

2. WCB staff shall contract for an independent technical review ("independent review") of the appraisal for each Substantial Acquisition and major acquisition of conservation lands unless, in the opinion of staff, the appraisal fails to meet Applicable Requirements. The independent review must be performed by a qualified independent appraiser who is licensed pursuant to the Real Estate Appraisers' Licensing and Certification Law,[6] did not conduct the appraisal under review and has no financial interest in the proposed project.[7]

   The independent review must include a field review[8] and meet the requirements of Standard 3 of USPAP and written instructions issued by staff.

   The written instructions shall call for an independent review consistent with this policy that includes the reviewer's opinions about the quality of the entire appraisal report under review (without the reviewer's own opinion of value), the reasonableness of the fair market value conclusion and whether or not the appraisal conforms to Applicable Requirements, all of which must be provided in a written narrative report. The narrative review report shall contain at least the information and opinions in Appendix A to this policy, including a summary of the appraisal, a statement of the basis on which the value of the land was established, the conclusion of highest and best use, a description

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[3] Fish and Game Code section 1348.2
[4] Public Resources Code section 5096.517(b)
[5] Public Resources Code Section 5096.510 (b)(3) and (c)
[6] Public Resources Code section 5096.512 (a)(2)
[7] Public Resources Code section 5096.512 (a)(1)
[8] A "field review" must include a field inspection of the subject property (and, if improved, an inspection of the exterior and interior of the improvements) as well as independent verification and analysis of the appropriateness and completeness of market and other data. Such verification and analysis may also require field inspection of properties used as comparable sales.

of the standards used to prepare the appraisal, and a determination of whether or not the appraisal meets the relevant standards established under USPAP.[9]

3. WCB staff shall provide the independent review report to the DGS during its review and evaluation of the appraisal for any Substantial Acquisition or major acquisition of conservation lands that staff anticipates recommending to the WCB for approval. If DGS approves the appraisal and staff will be recommending the proposed project to the WCB for approval, then not less than 30 days in advance of the WCB holding a public hearing to consider such recommendation, staff shall post the independent review report on the WCB website (www.wcb.ca.gov). The independent review report may omit any proprietary information provided by or on behalf of the seller or that is otherwise exempt from public disclosure pursuant to the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1 of the Government Code).

4. This policy is intended to provide additional appraisal review and public disclosure of appraisal information for 6 – 10 percent of the total number of acquisition projects approved by WCB, representing 40 – 50 percent of the acquisition funding allocated by WCB. If implementation of this policy does not meet these goals, subject to approval of the Board, the Executive Director may recommend changes to assist in achieving these policy goals.

   WCB staff shall report to the WCB on the effectiveness of the appraisal review process after this policy has been in effect for at least 12 months, but no longer than 18 months. At a minimum, the report shall include data such as the number of projects impacted by the policy represented as a percentage of WCB acquisition projects approved during the 12 – 18 month time period and the WCB dollar allocations impacted by the policy represented as a percentage of the total dollars allocated by the Board during the 12 – 18 month time period.

   The report shall also include a cost benefit analysis of the policy and include at a minimum, such information as the cost associated with implementing the policy, any impact the policy has had on staff workload necessary to complete a project, any impact the policy has had on the appraisal industry and availability of WCB to commission appraisers and independent reviewers and any indicators of public satisfaction or dissatisfaction with the nature of the appraisal reviews.

[9] Public Resources Code section 5096.512 (b)