



November 21, 2013

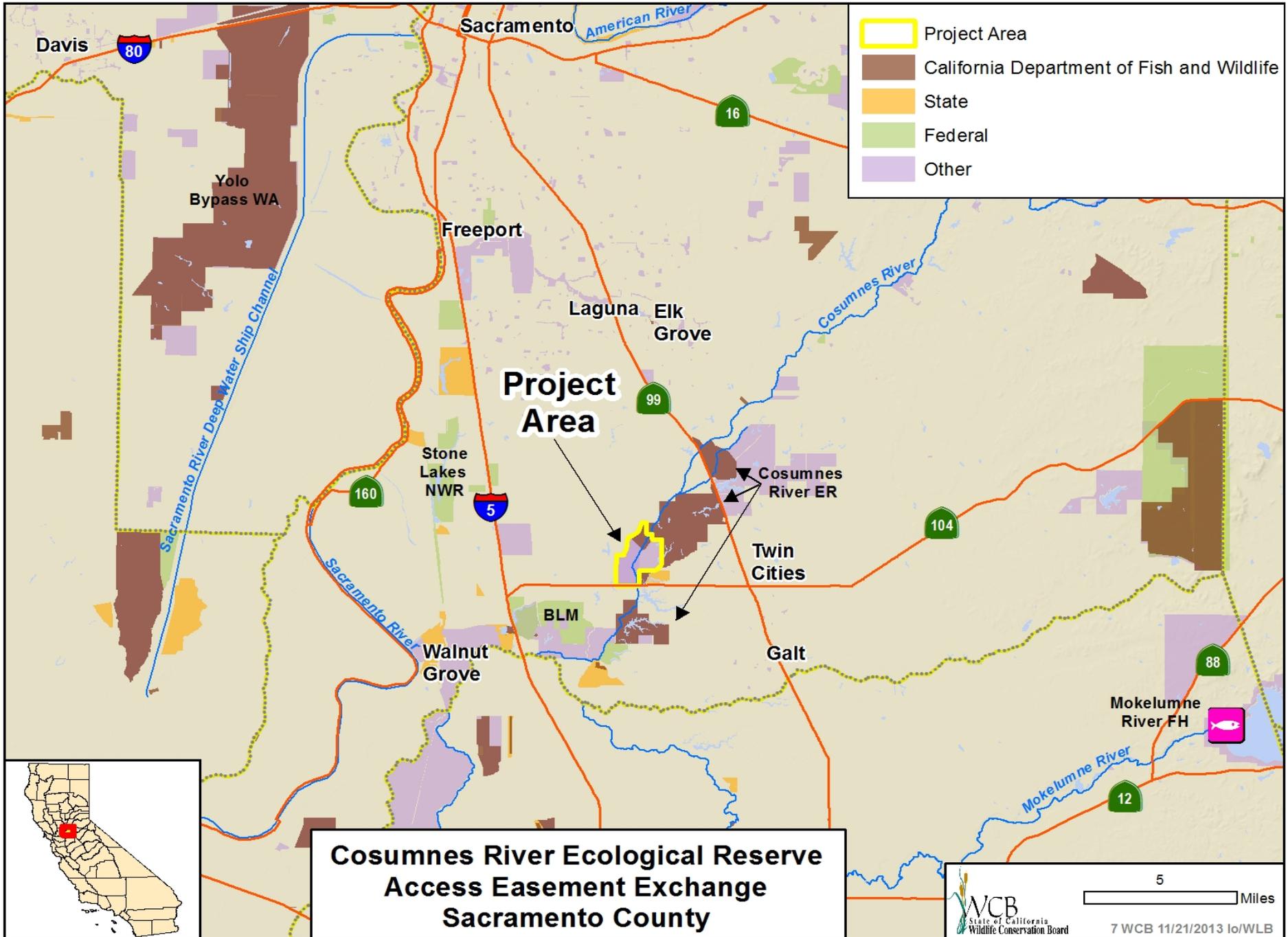
Wildlife Conservation Board Meeting

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- This proposal was withdrawn from consideration at this time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

**Cosumnes River Ecological Reserve
Access Easement Exchange
Sacramento County**

#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

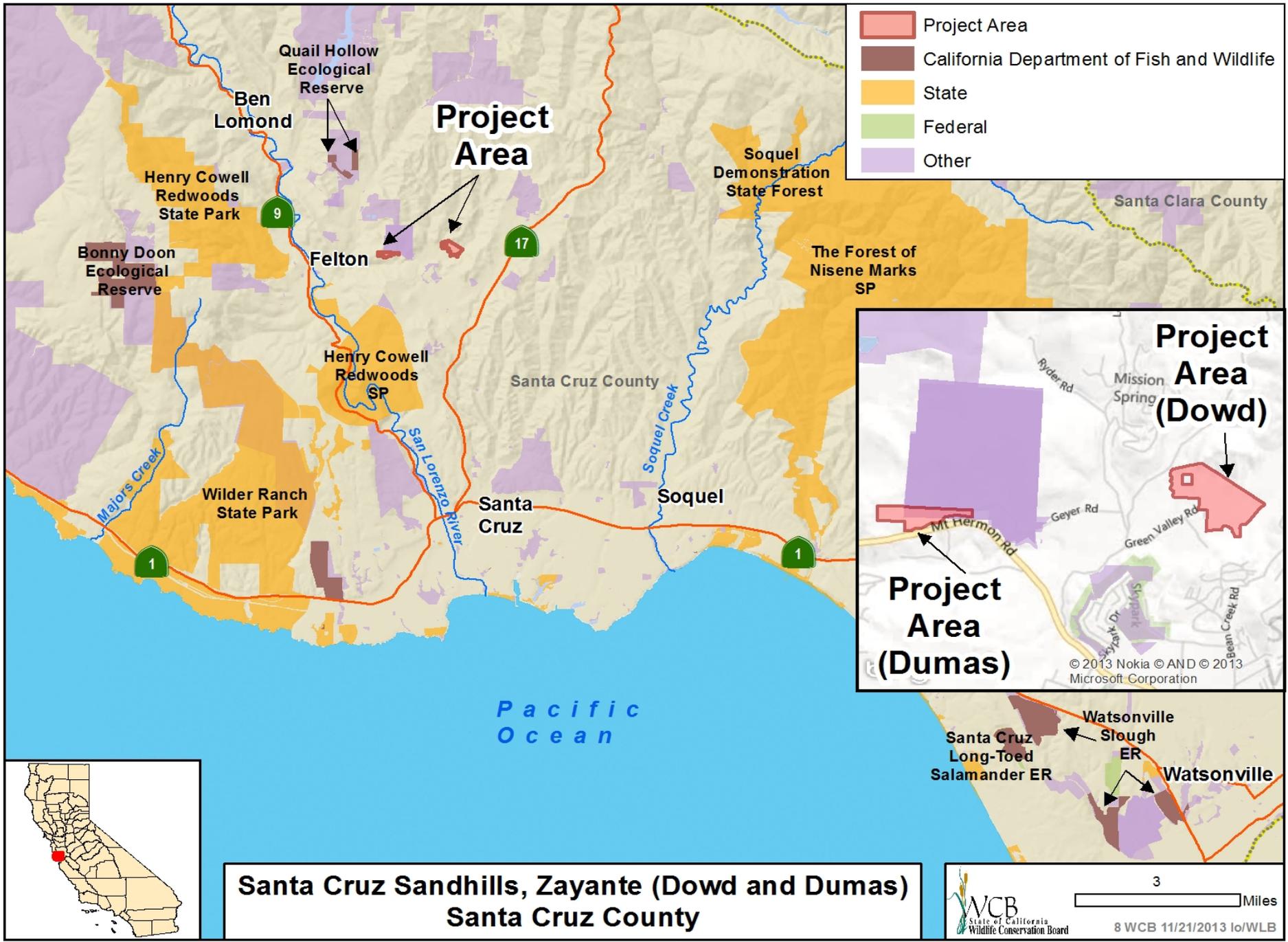


- Aerial of Cosumnes River Ecological Reserve

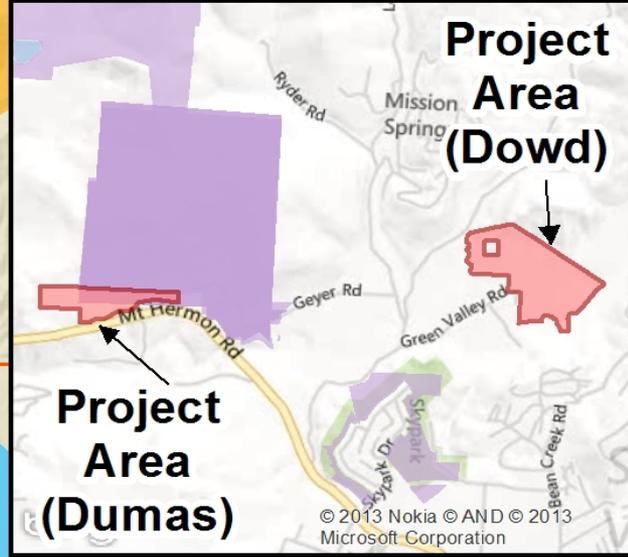
#7. Cosumnes River Ecological Reserve, Access Easement Exchange



- Example of planned levee breach



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



**Santa Cruz Sandhills, Zayante (Dowd and Dumas)
Santa Cruz County**

#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)

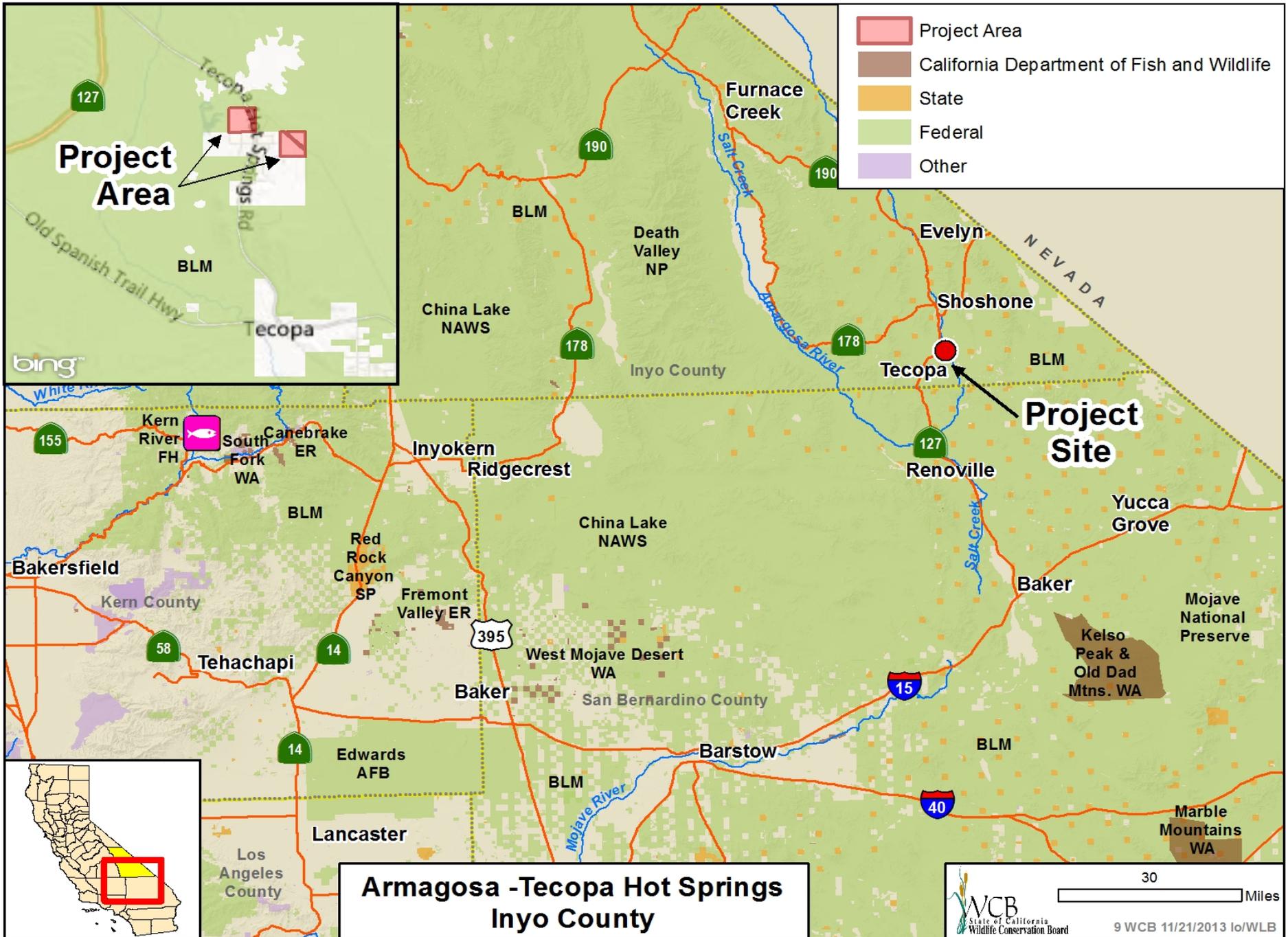


- Dumas property

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



- Zayante band winged grasshopper



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

**Armagosa -Tecopa Hot Springs
Inyo County**

#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

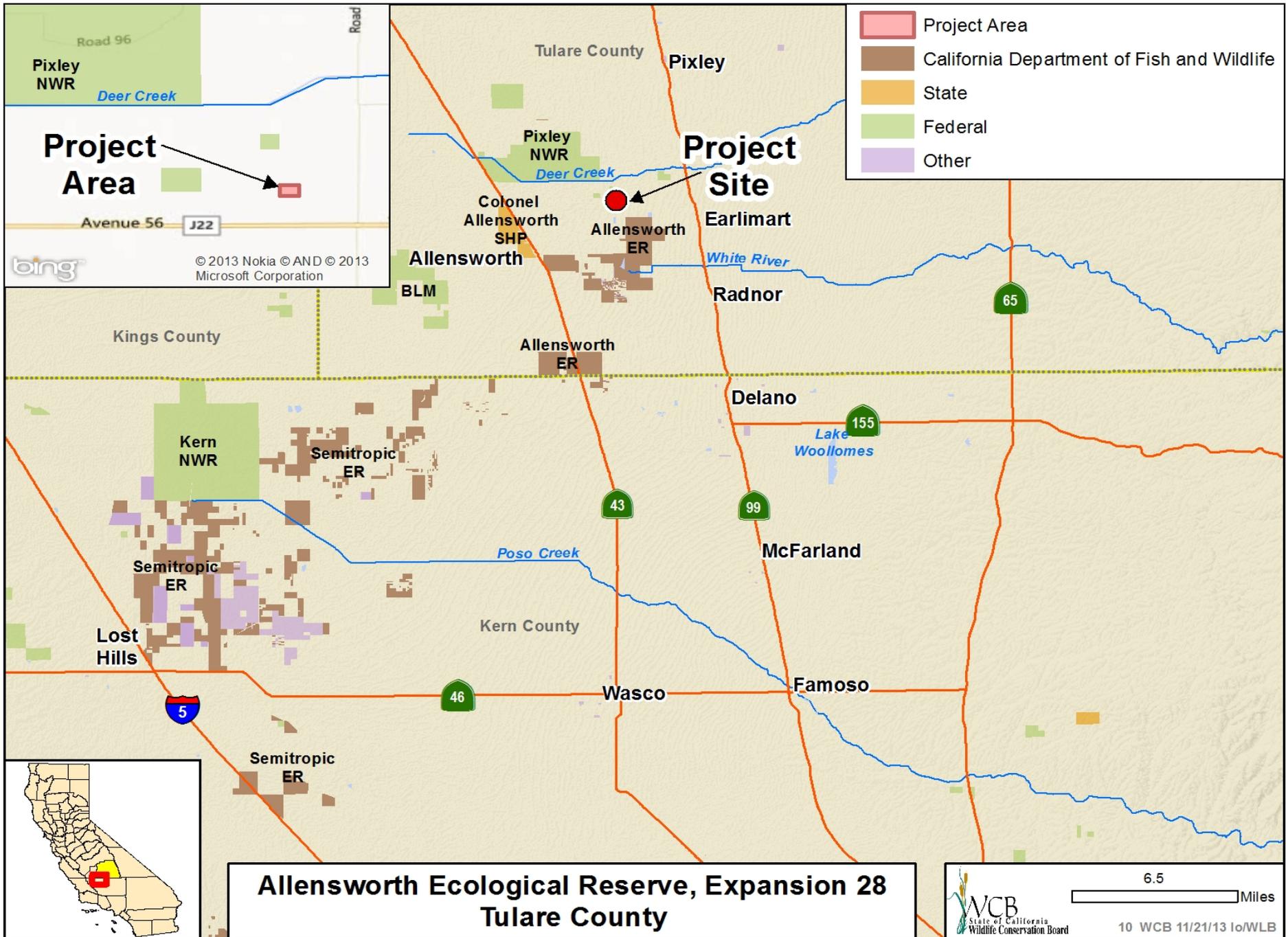


- Southerly view of Amargosa Niterwort habitat

#9. Amargosa – Tecopa Hot Springs



- Easterly view of Amargosa Niterwort habitat



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

Project Area

Road 96
Pixley NWR
Deer Creek

Avenue 56 J22

bing

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**Allensworth Ecological Reserve, Expansion 28
Tulare County**

6.5 Miles

WCB
State of California
Wildlife Conservation Board

10 WCB 11/21/13 Io/WLB

#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

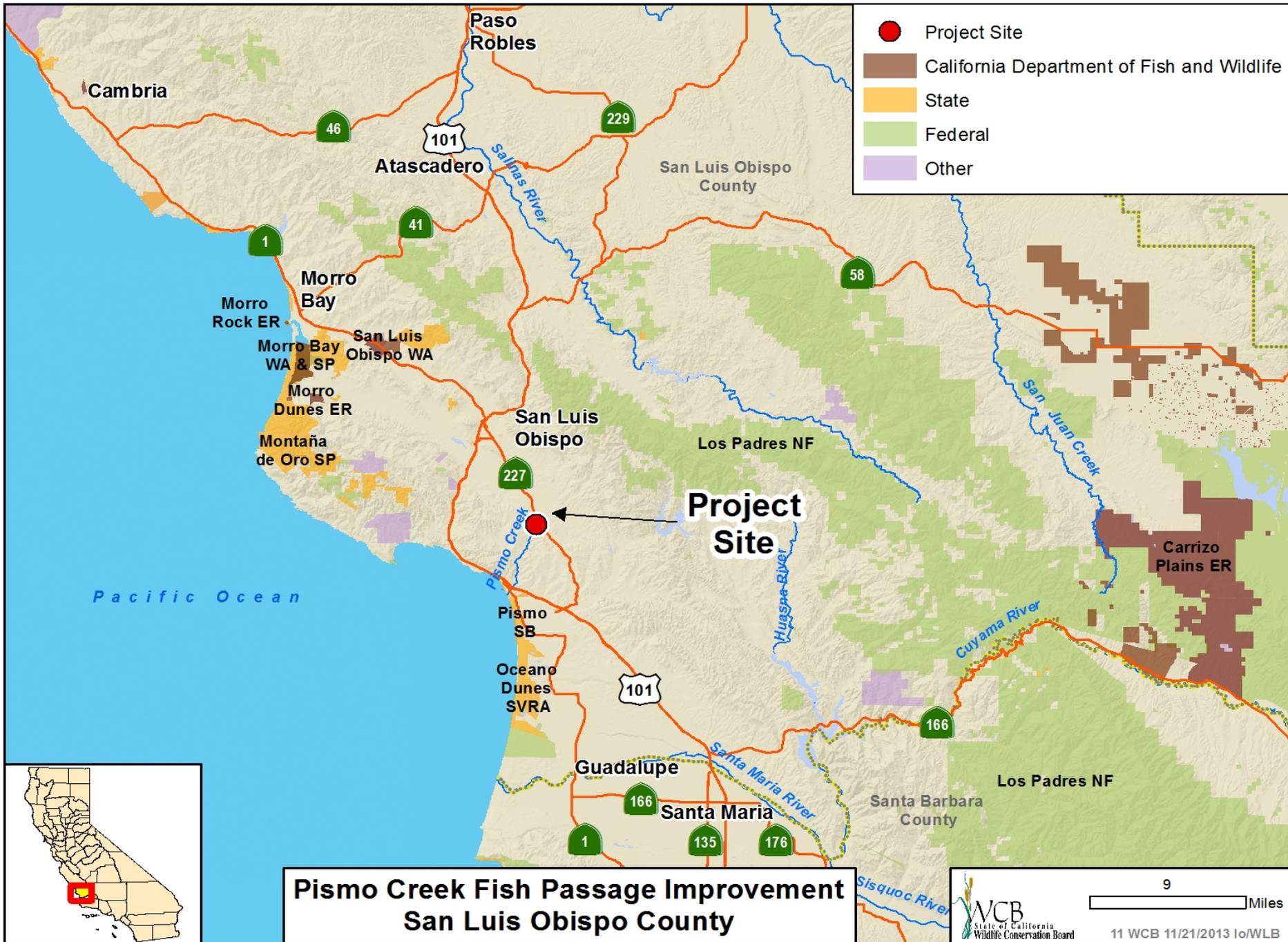


- View looking south

#10. Allensworth Ecological Reserve, Expansion 28



- View looking West



- Project Site
- California Department of Fish and Wildlife
- State
- Federal
- Other

**Pismo Creek Fish Passage Improvement
San Luis Obispo County**

#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

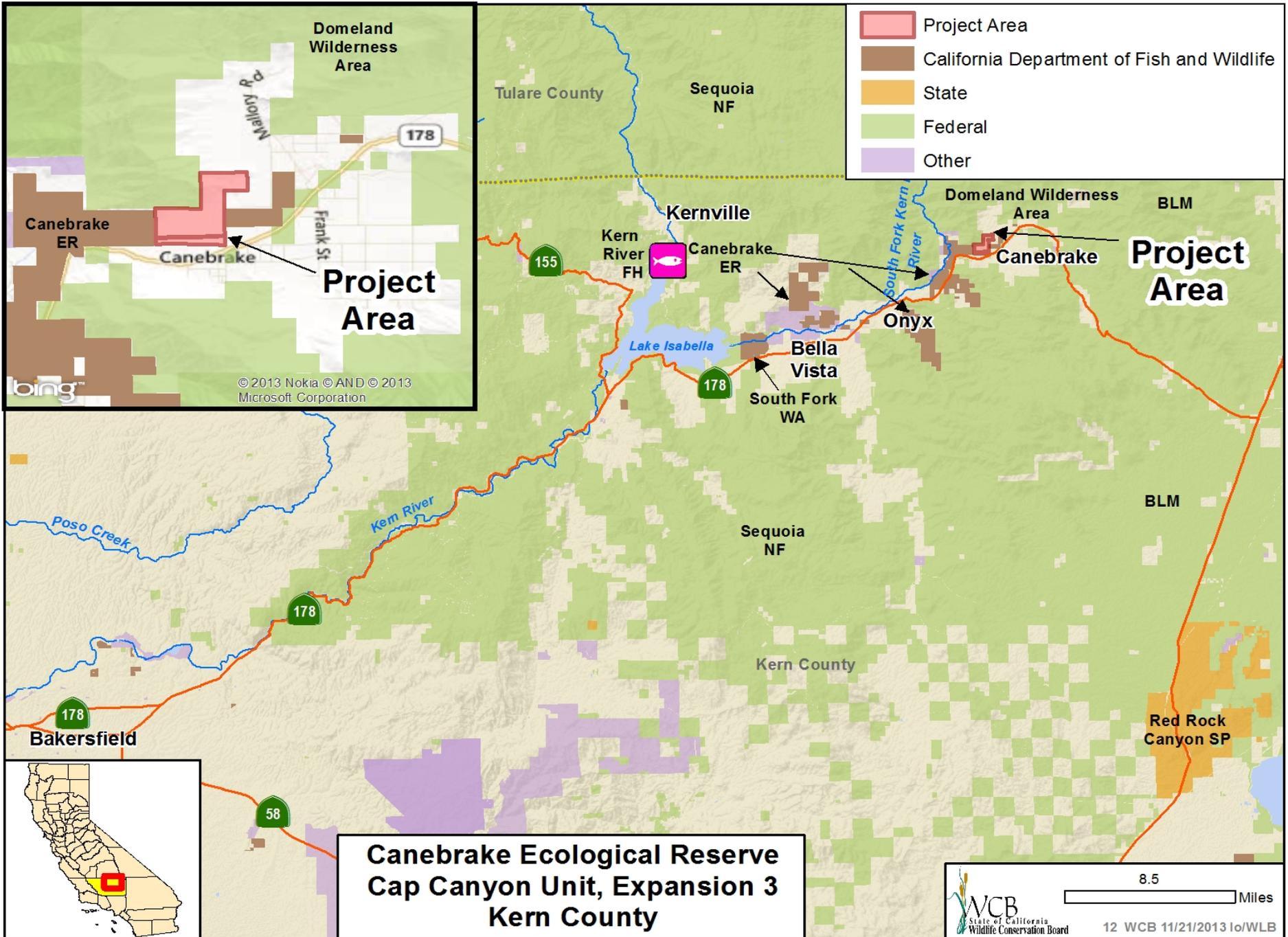


- Defective fish ladder

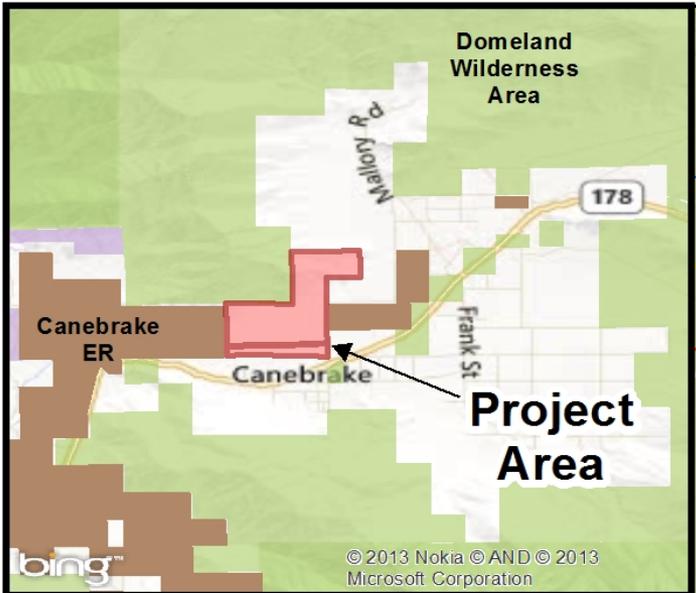
#11. Pismo Creek Fish Passage Improvement



- Drop from culvert footing to streambed



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



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Project Area

Project Area

**Canebrake Ecological Reserve
Cap Canyon Unit, Expansion 3
Kern County**

8.5 Miles

12 WCB 11/21/2013 Io/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



**Arroyo Sequit Fish Passage Improvements
Los Angeles County**

6.5 Miles

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.santamonica.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

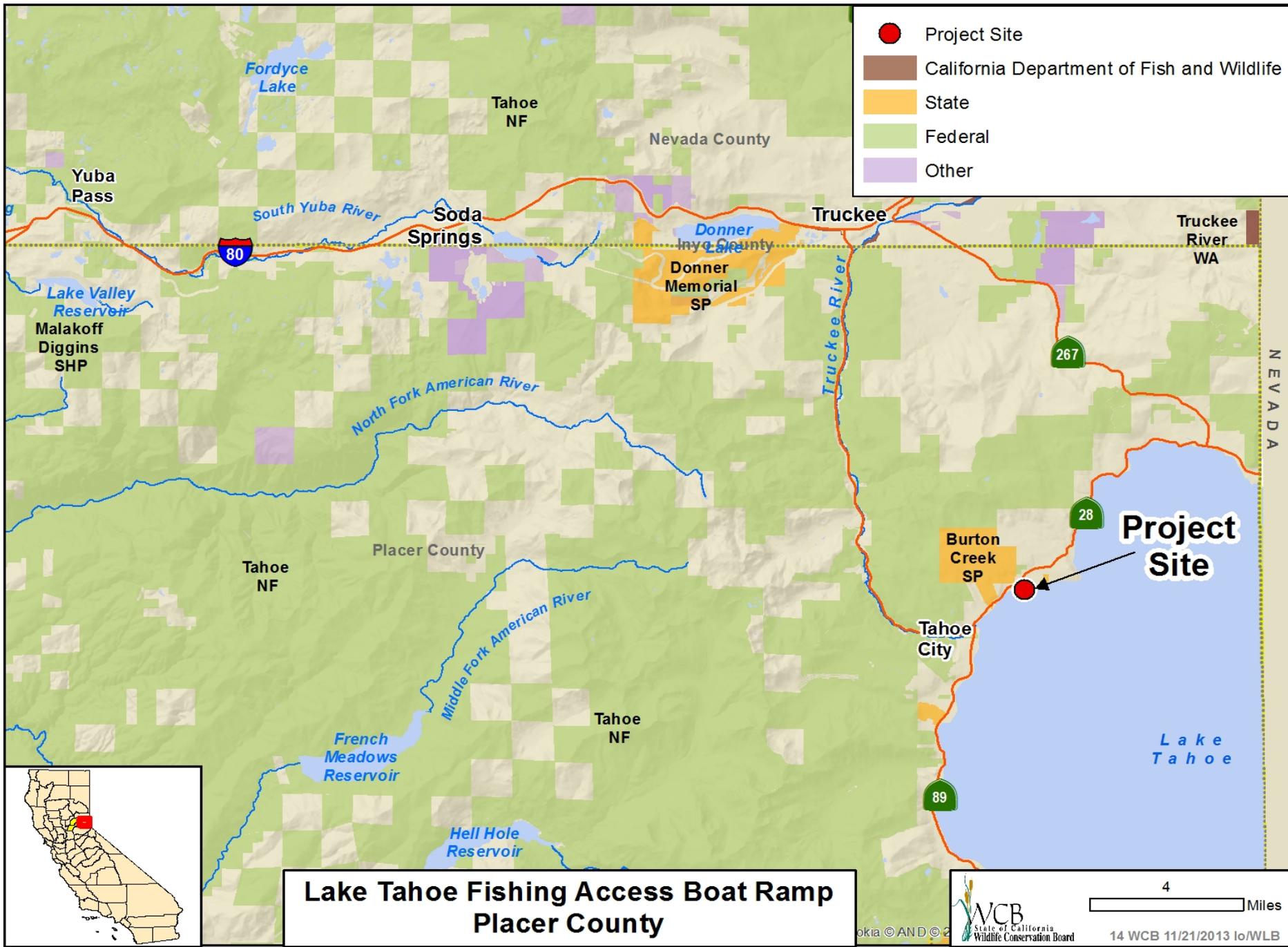


- Upper Crossing view

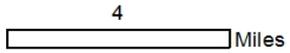
#13. Arroyo Sequit Fish Passage Improvements



- Diversion Dam



**Lake Tahoe Fishing Access Boat Ramp
Placer County**



#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

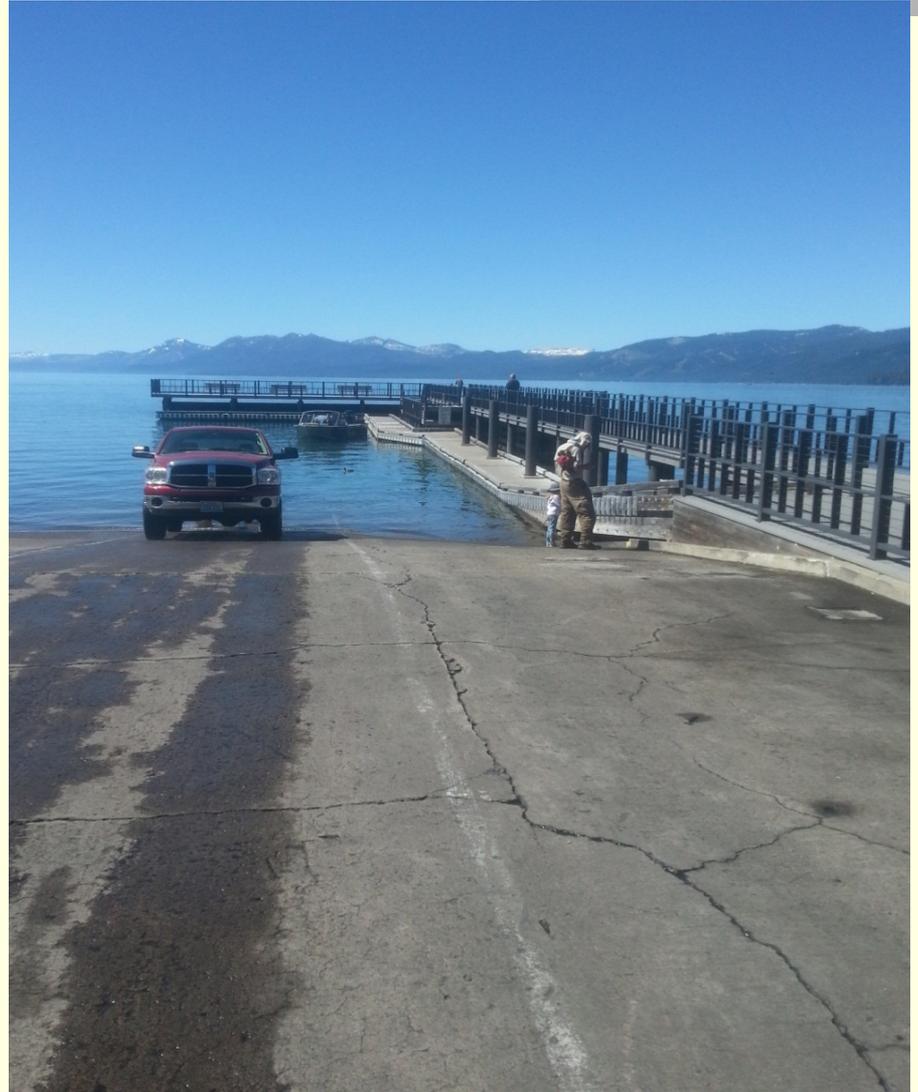
#14. Lake Tahoe Fishing Access Boat Ramp



- 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

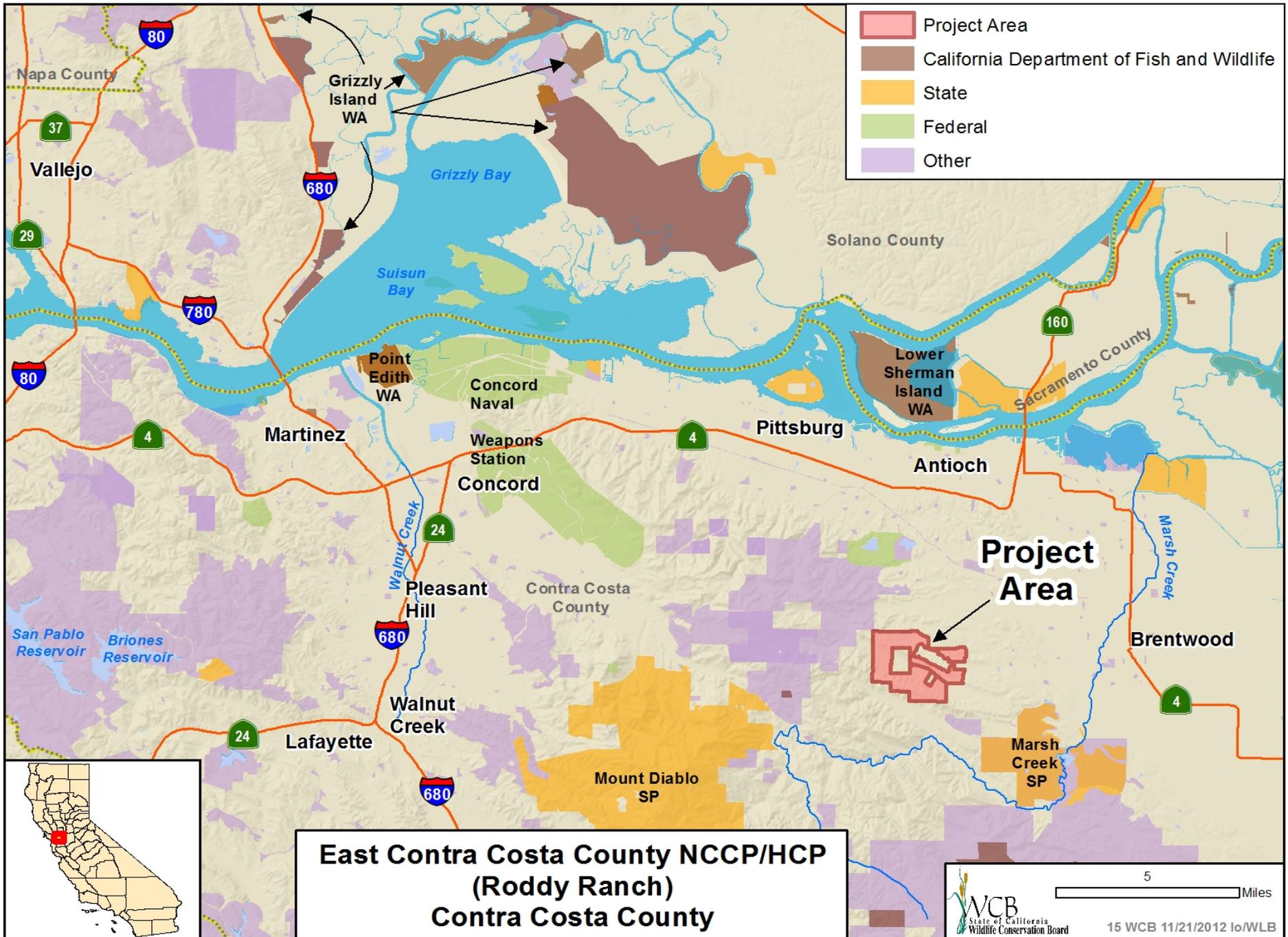


- Cracks and failing boat ramp

#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/NCCCP (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)



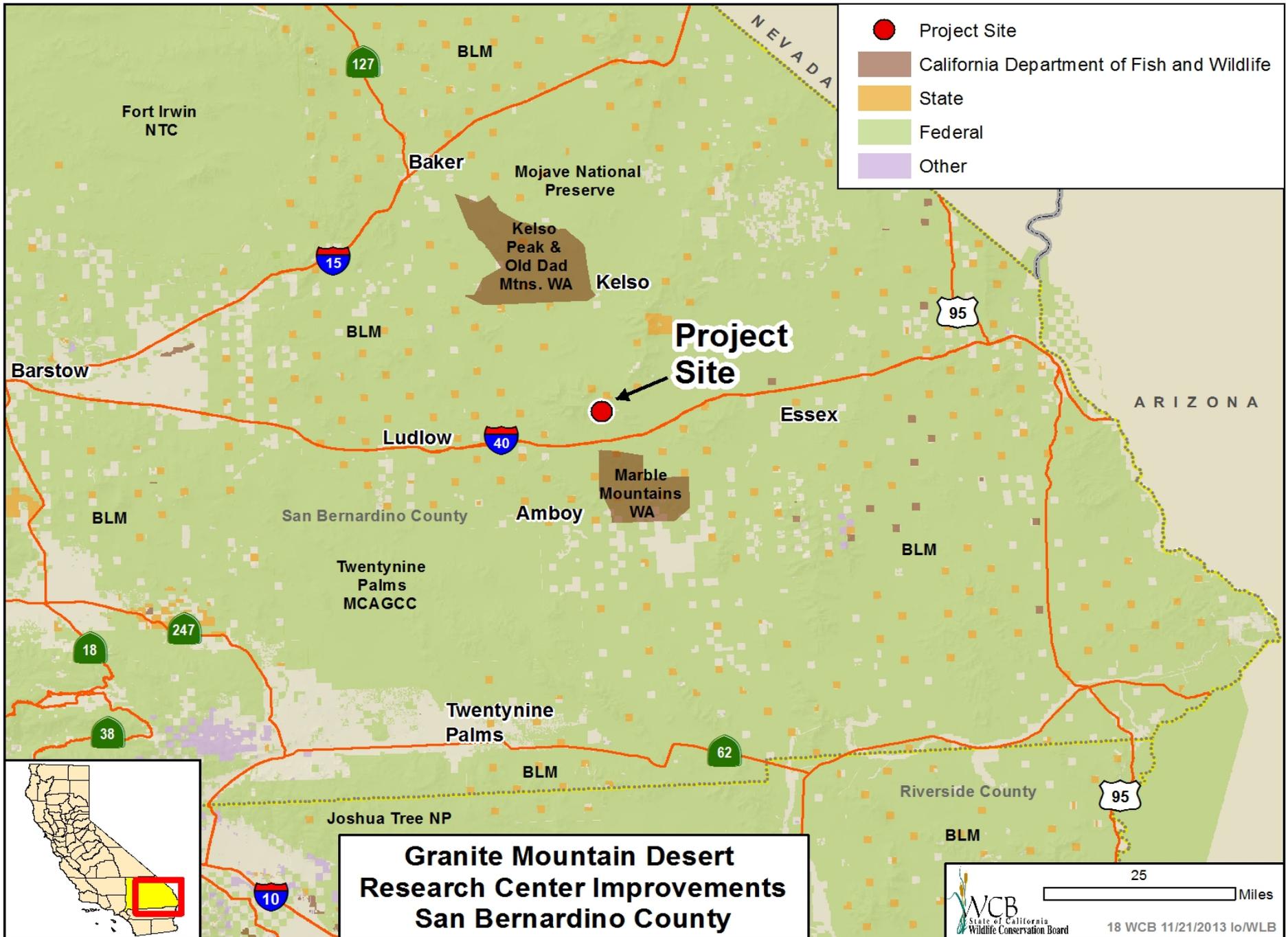
- Wetlands below pond

#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

**Granite Mountain Desert
Research Center Improvements
San Bernardino County**

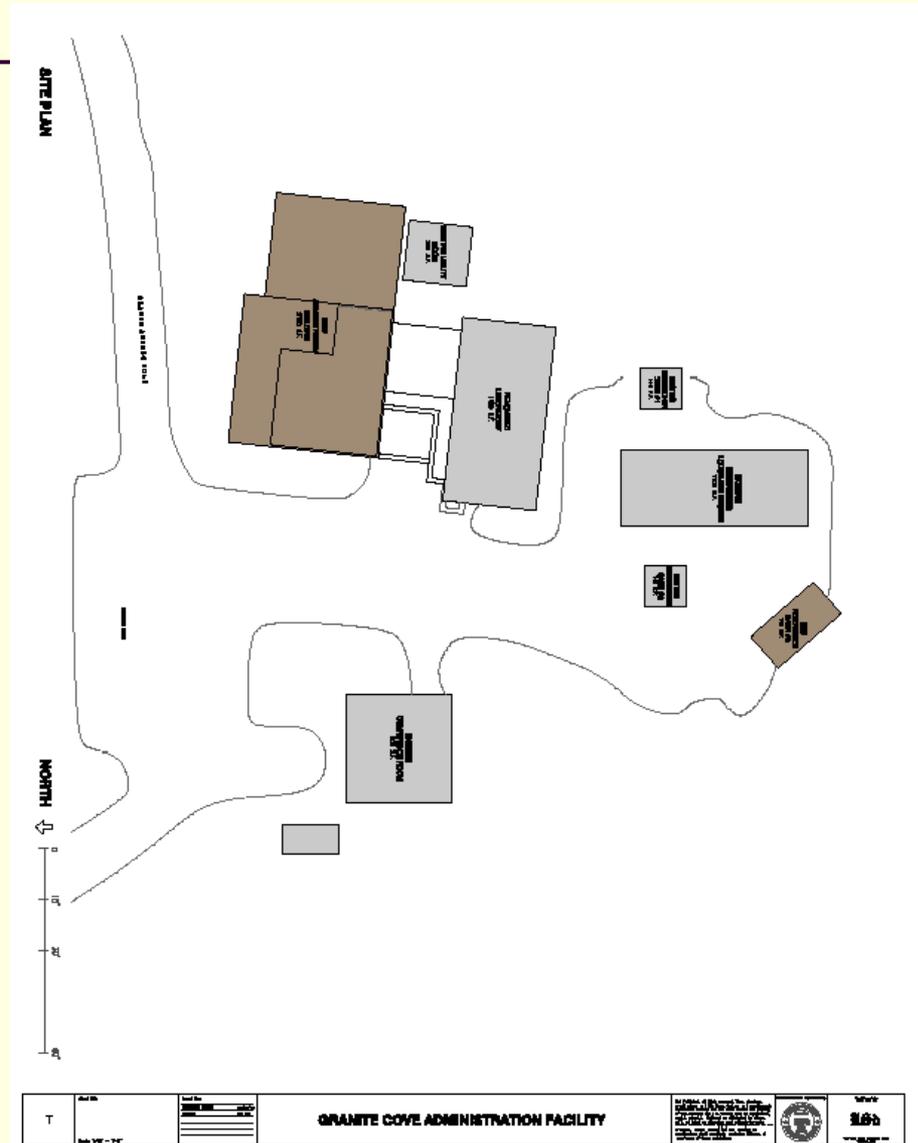
25
Miles

18 WCB 11/21/2013 lo/WLB



#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.

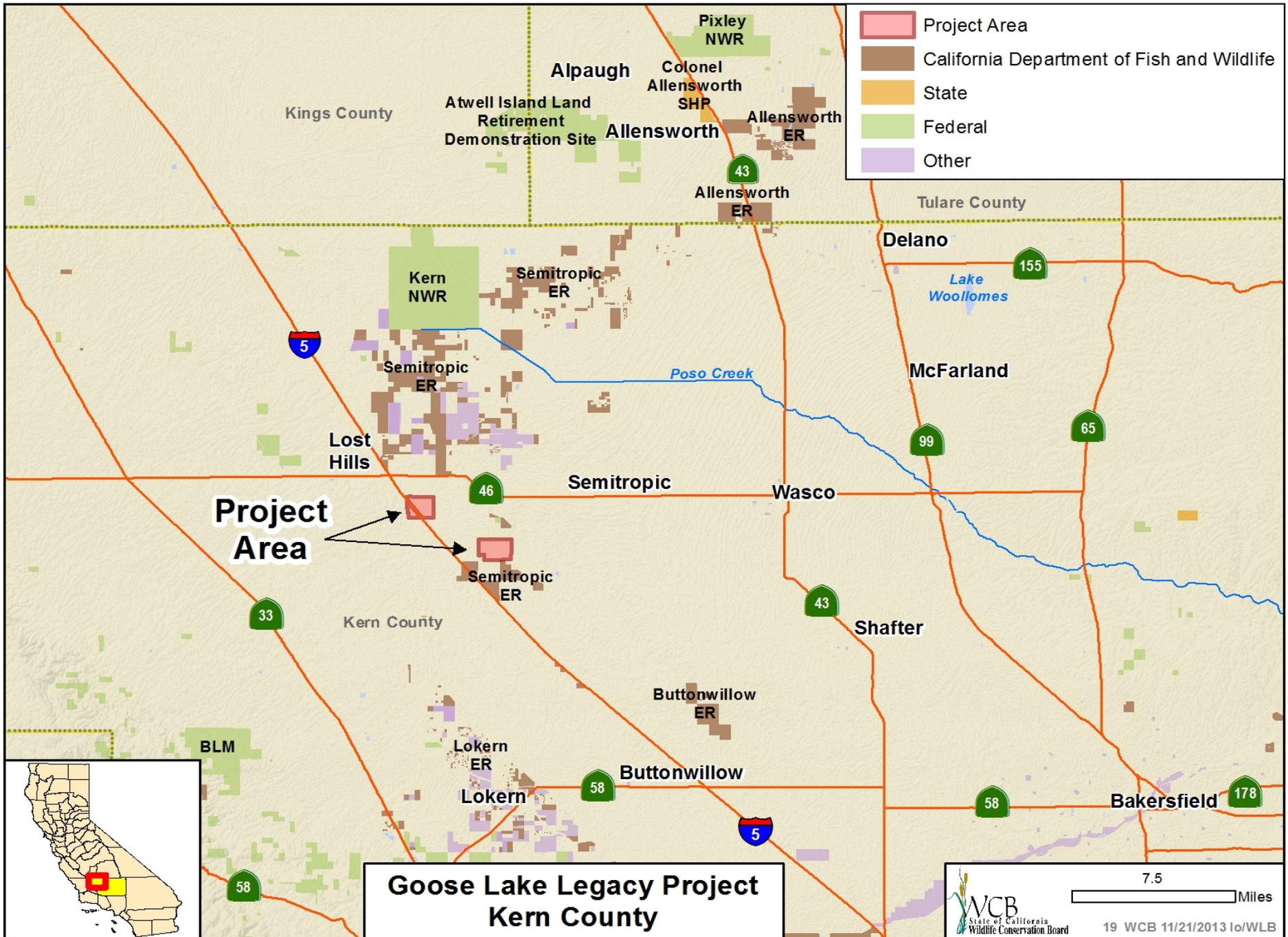
#18. Granite Mountain Desert Research Center Improvements



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

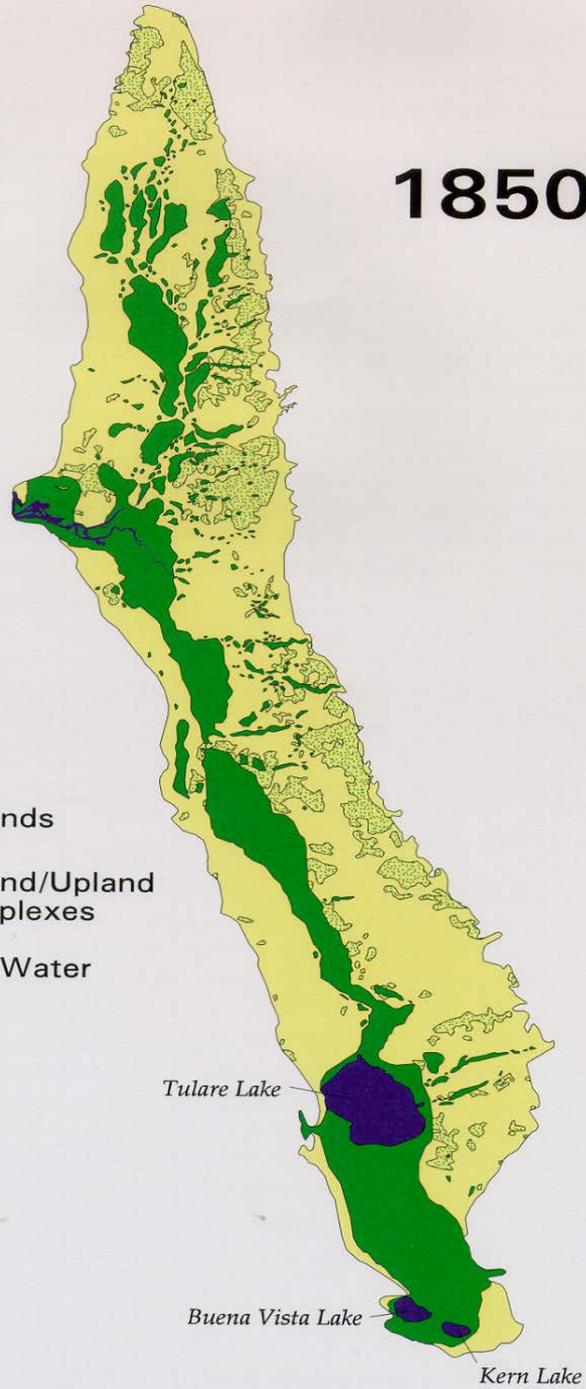
#18. Granite Mountain Desert Research Center Improvements





**Goose Lake Legacy Project
Kern County**

1850s



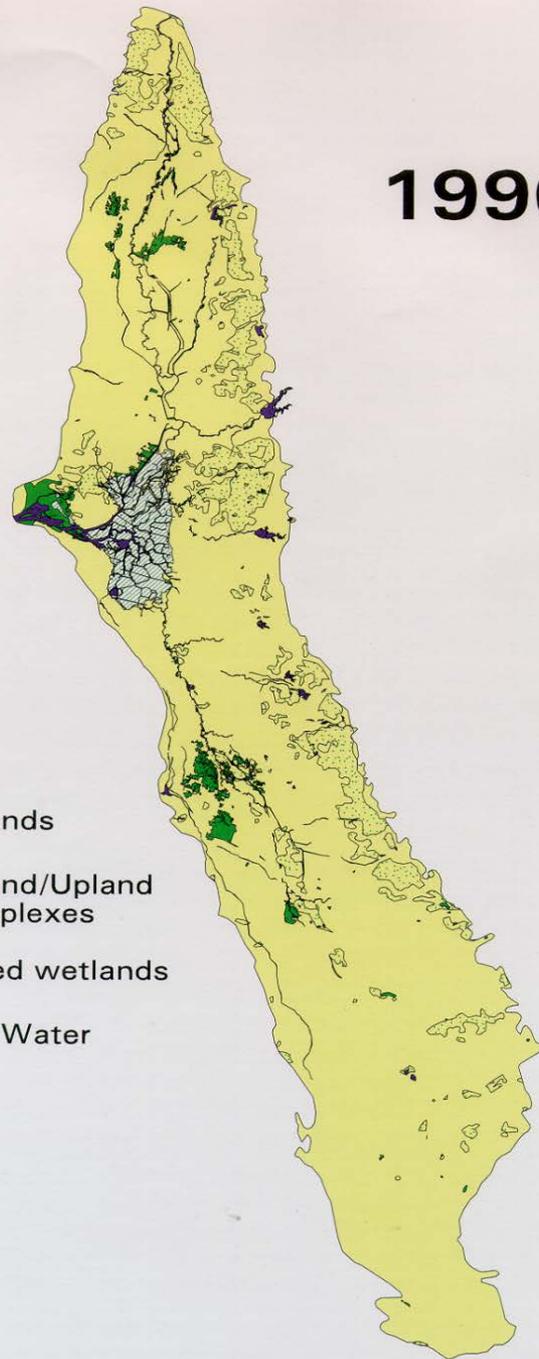
- Wetlands
- Wetland/Upland Complexes
- Open Water

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

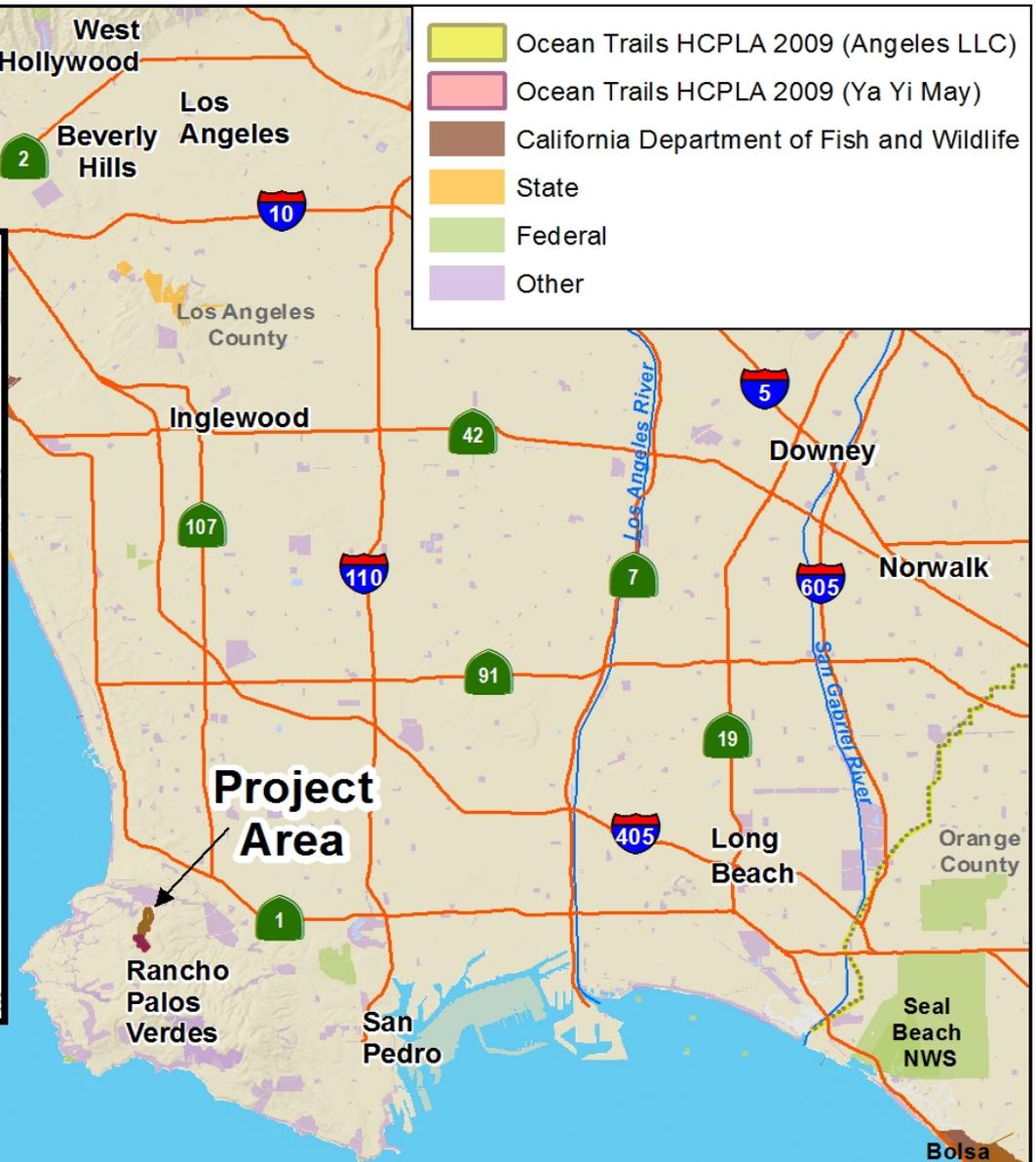
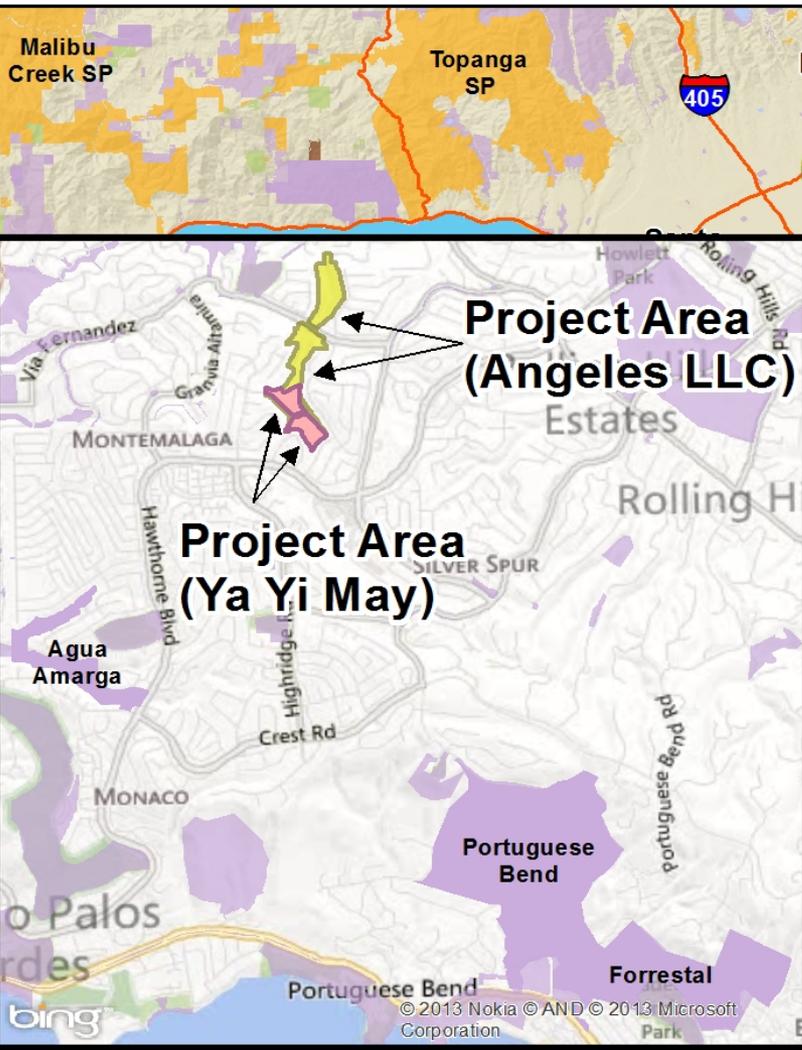
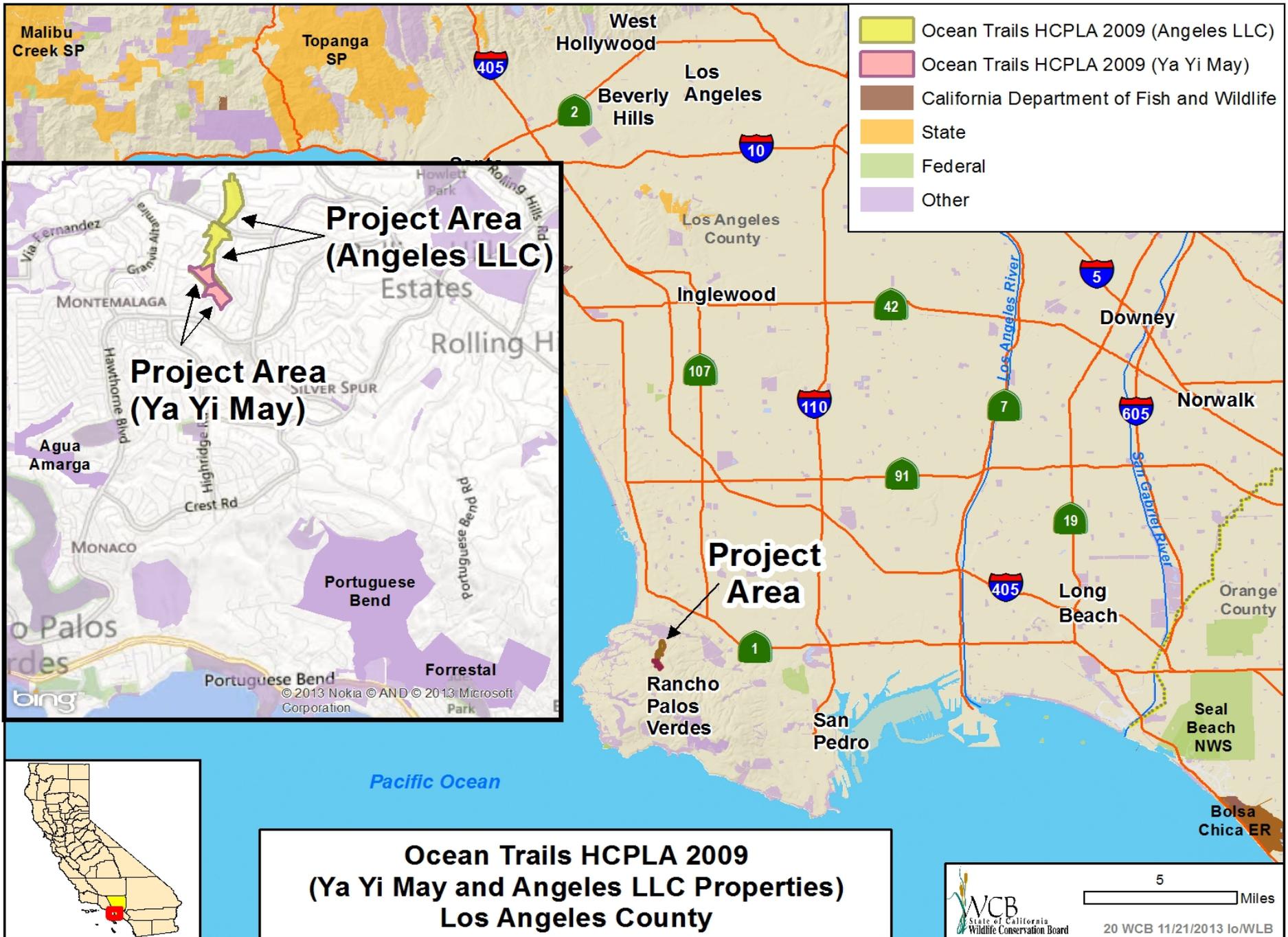


- Goose Lake Area

#19. Goose Lake Legacy Project



- Houchin property without water



**Ocean Trails HCPLA 2009
(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)

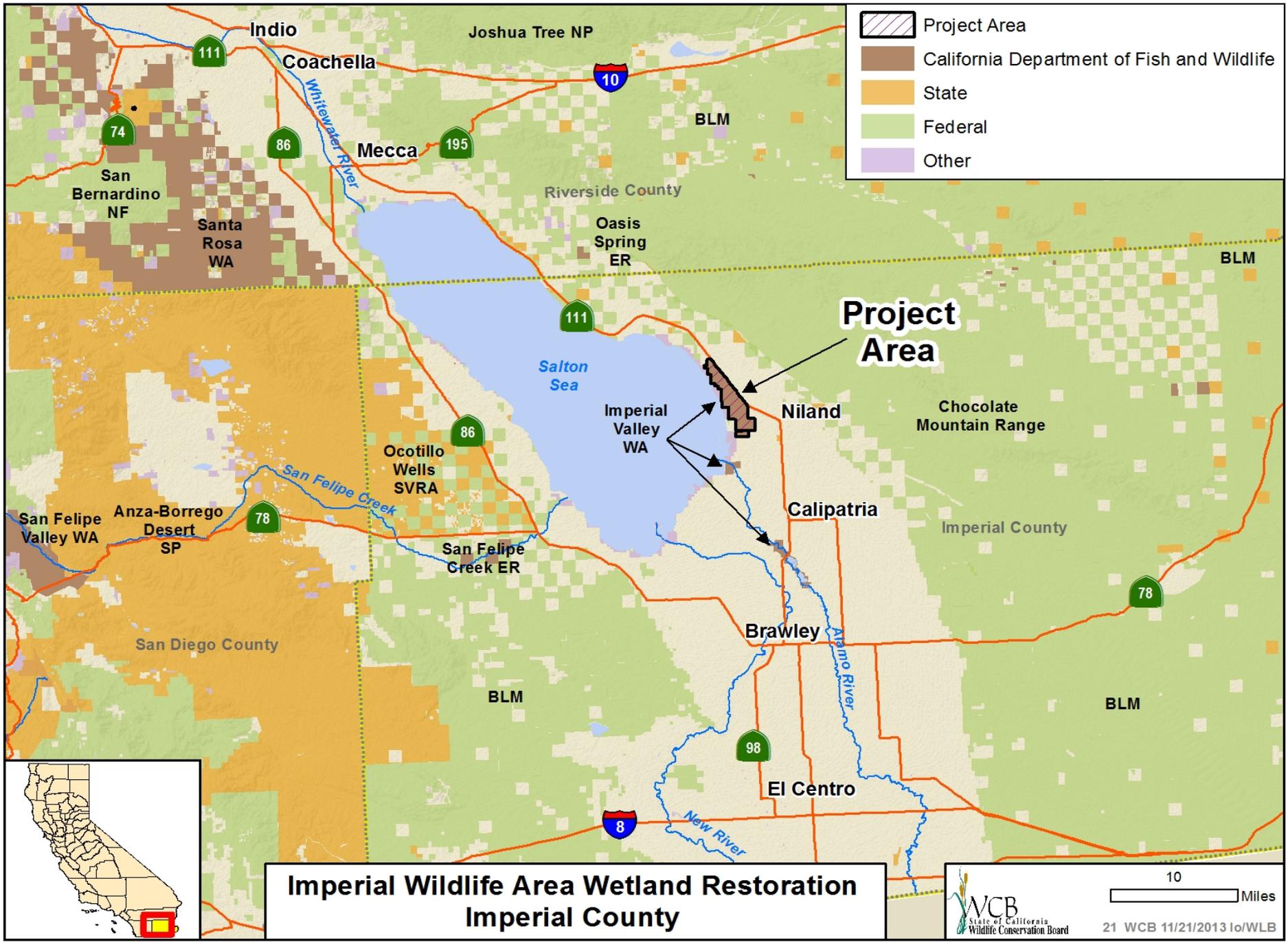


- North view of Angeles LLC property

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



- Malaga Canyon (Ya Yi May)



	Project Area
	California Department of Fish and Wildlife
	State
	Federal
	Other

Project Area

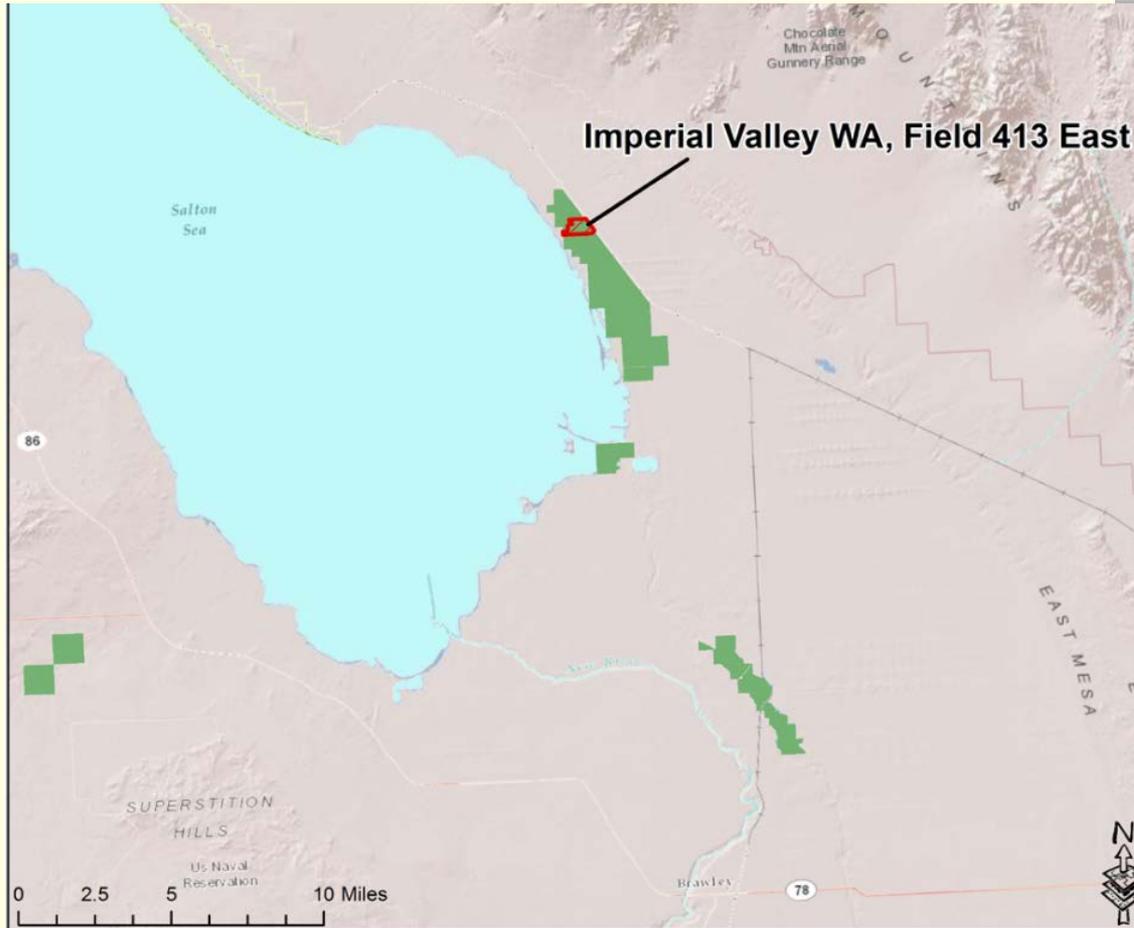
**Imperial Wildlife Area Wetland Restoration
Imperial County**



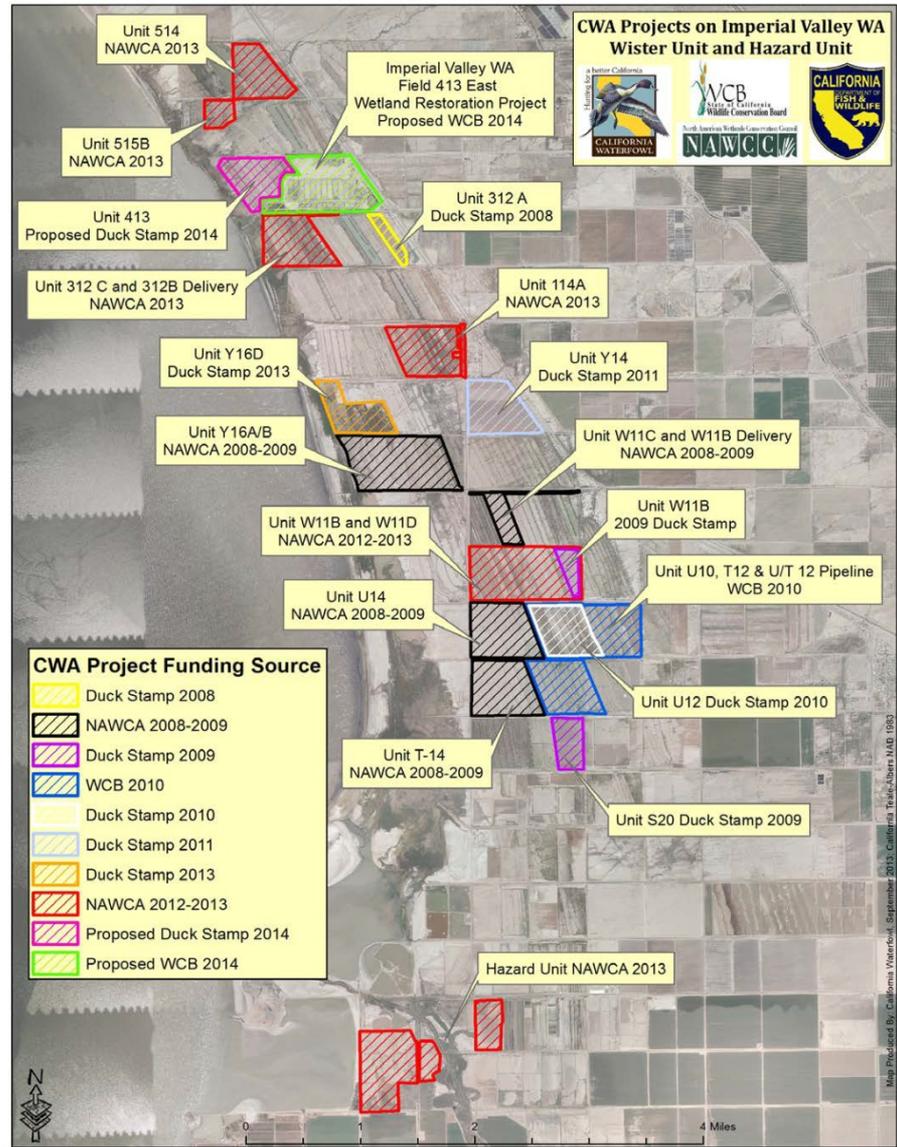
10 Miles

21 WCB 11/21/2013 Io/WLB

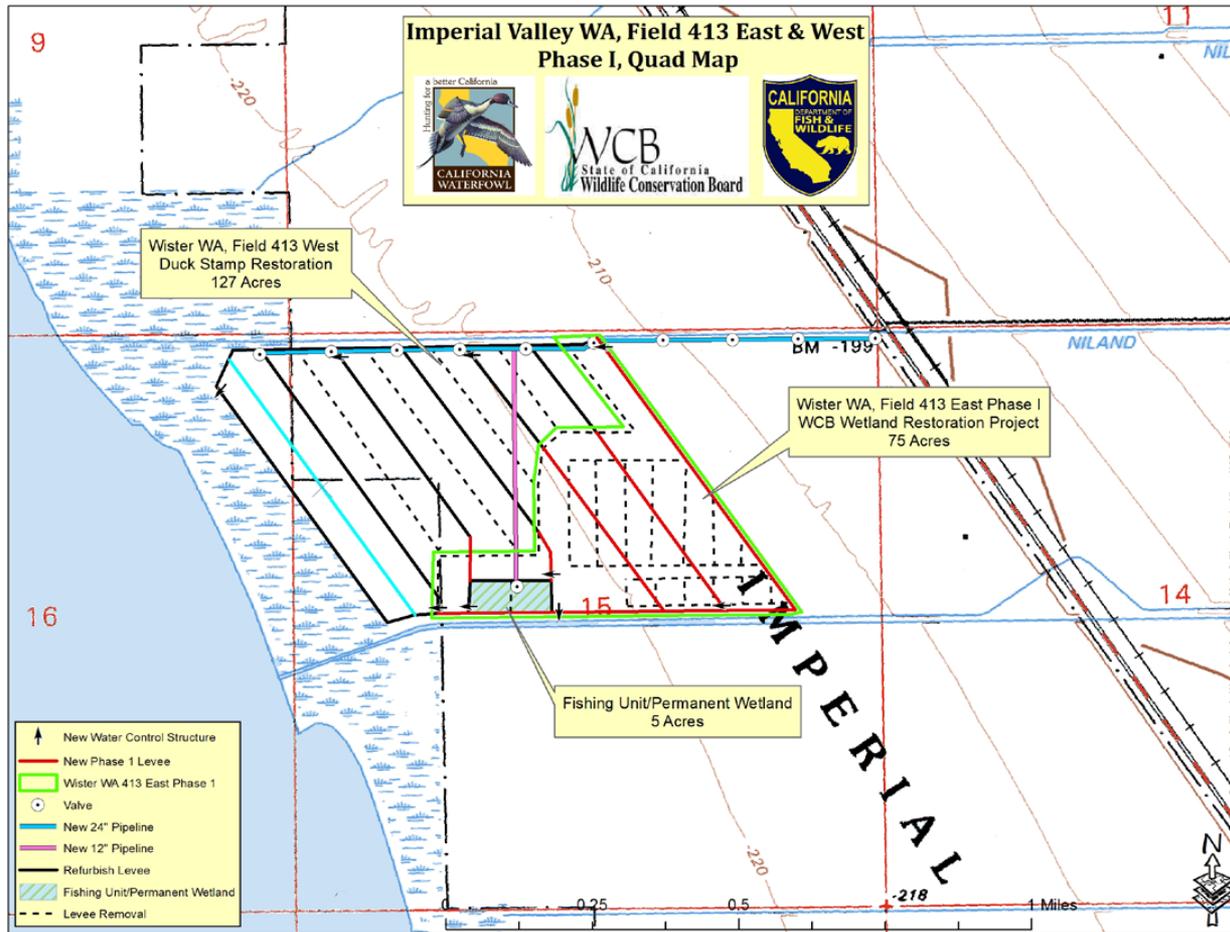
#21. Imperial Valley Wildlife Area Wetland Restoration



#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

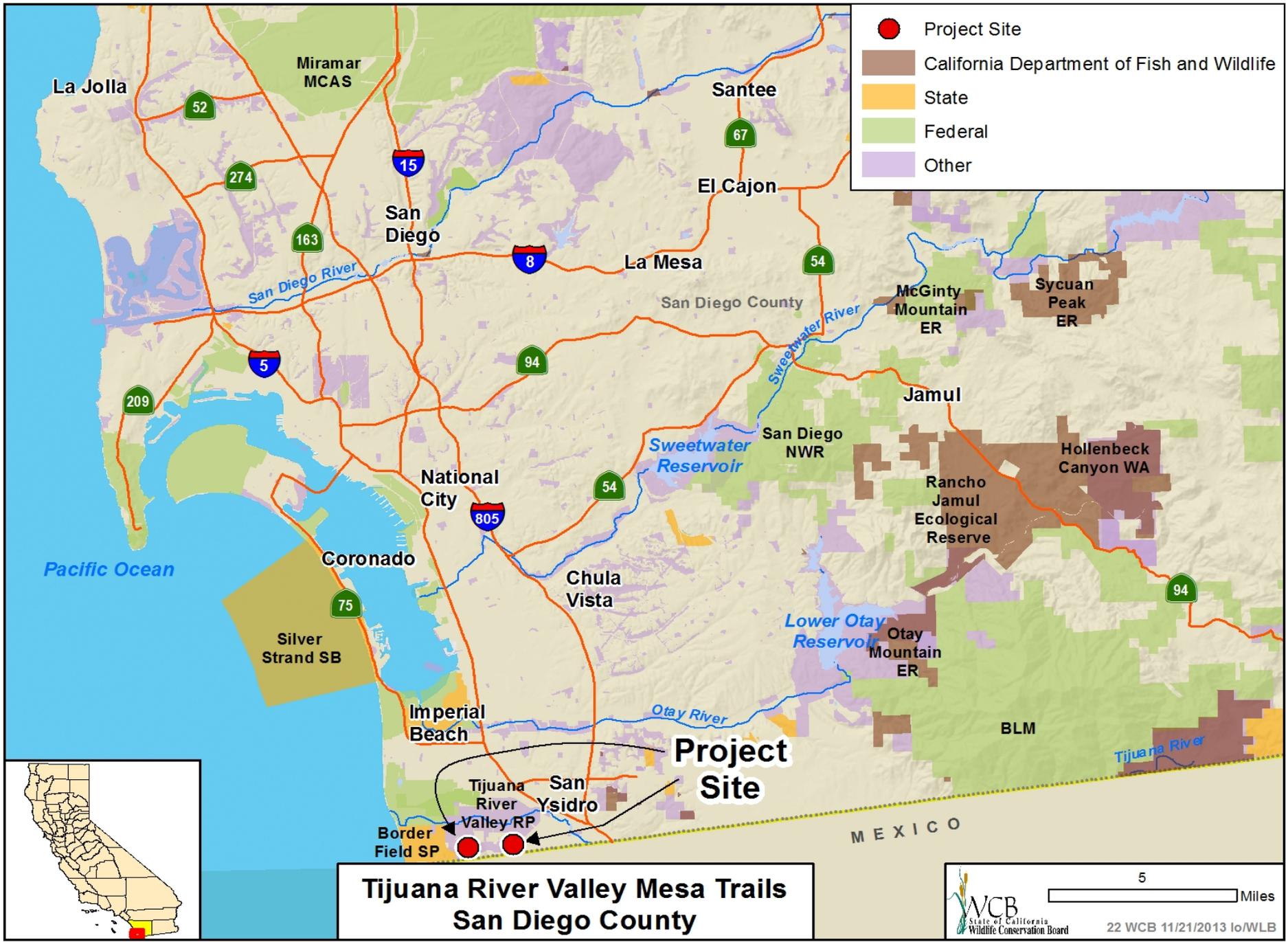


- Project objective

#21. Imperial Wildlife Area Wetland Restoration



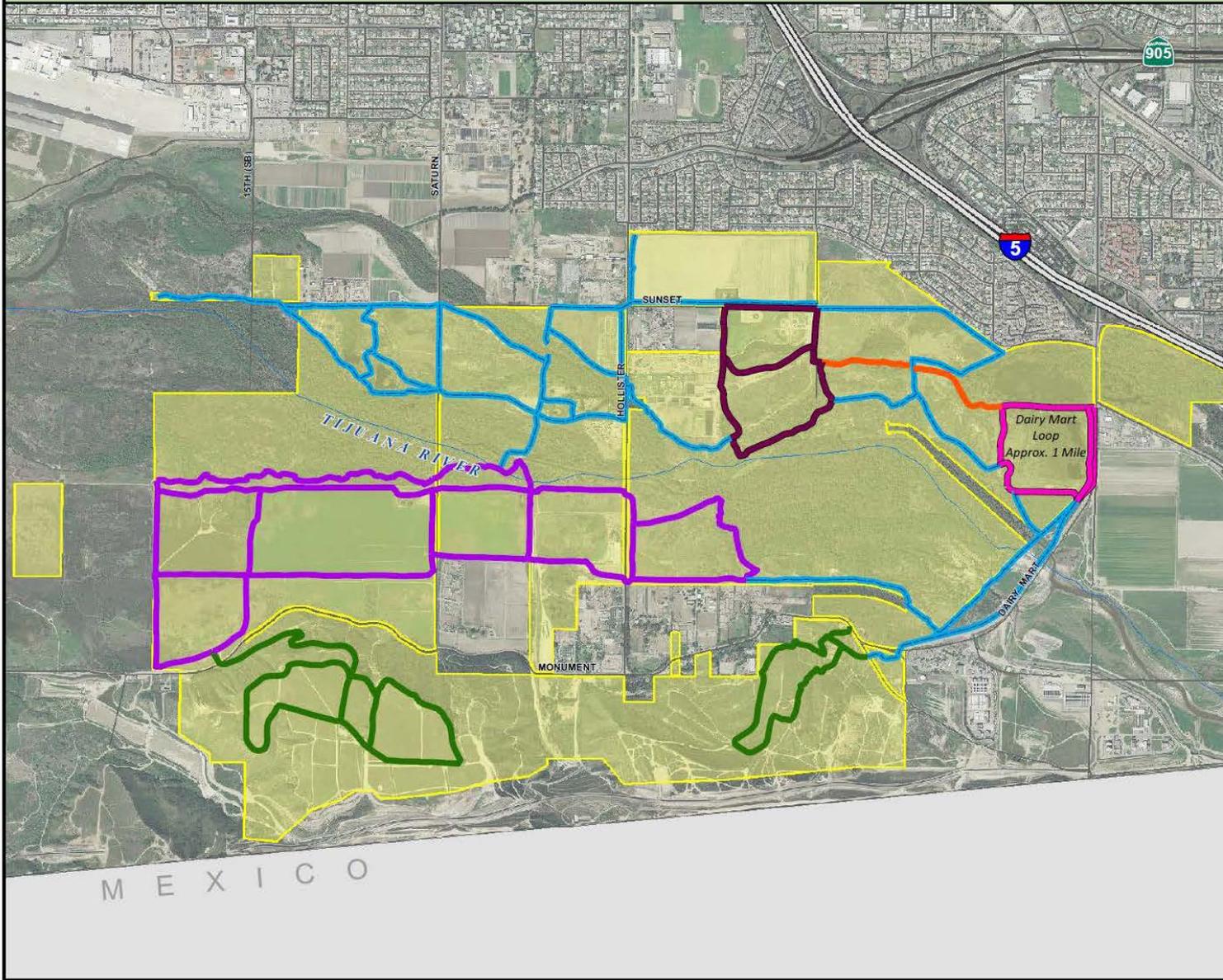
- Restored Imperial WA wetland unit



- Project Site
- California Department of Fish and Wildlife
- State
- Federal
- Other

**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



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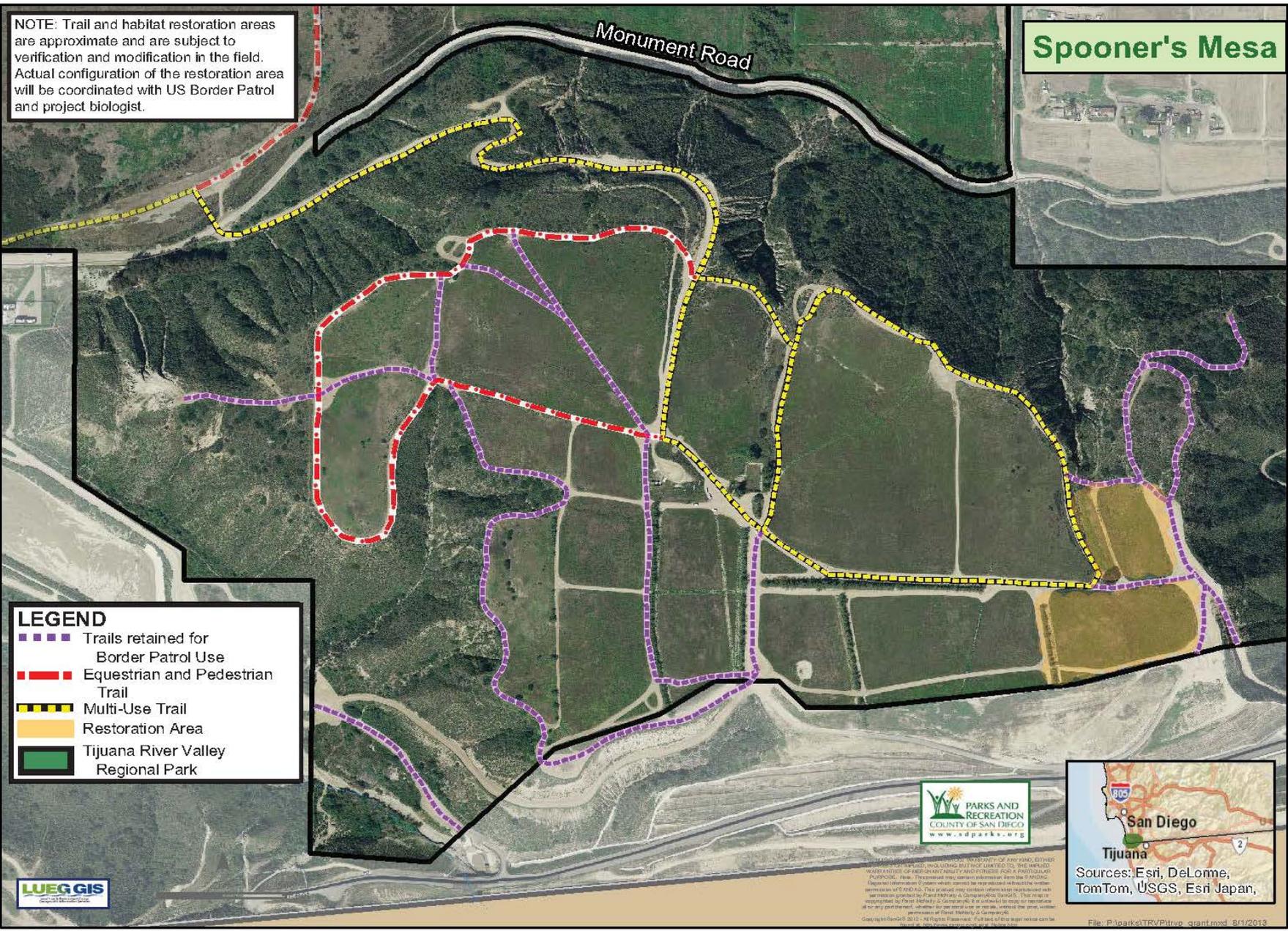
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NOTE: Trail and habitat restoration areas are approximate and are subject to verification and modification in the field. Actual configuration of the restoration area will be coordinated with US Border Patrol and project biologist.

Spoooner's Mesa



LEGEND

- - - Trails retained for Border Patrol Use
- - - - - - Equestrian and Pedestrian Trail
- Multi-Use Trail
- Restoration Area
- Tijuana River Valley Regional Park



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#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)



Bushnell

061°F



07-14-2013 09:27:32

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

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



Bushnell

068°F



08-03-2012 15:17:47

- 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 5096.501¹), 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 Program²).~~

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 appraiser³ in good standing pursuant to the Real Estate Appraisers' Licensing and Certification Law⁴ who does not have a financial interest in the property being appraised and is qualified to appraise the specific property⁵; 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 review⁸ 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

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)