



AMERICAN LAND  
CONSERVANCY  
connecting land and possibility

COPY

October 28, 2008

Brandon Sanders  
Mt. Whitney Area Representative  
Sierra Nevada Conservancy  
5039 Fairgrounds Road  
Mariposa, CA 95338

**Re: Grant Agreement #G0743001: Oakvale Ranch Appraisal**

Dear Brandon,

Enclosed please find the final report for American Land Conservancy's \$7,500 grant from the Sierra Nevada Conservancy for an appraisal on the Oakvale Ranch. This letter confirms that the project, as outlined in the grant proposal (completing an appraisal), is now complete. The final payment request and supporting documentation has been mailed to the Auburn office.

American Land Conservancy again expresses its thanks to the Sierra Nevada Conservancy for its support of this project. The appraisal has allowed us to move forward with the project, which will secure a conservation easement on this 4,005-acre ranch.

Thank you again and please contact me if you have any questions or need additional information.

Sincerely,

Kerry O Toole, President  
415-912-3665  
kerry@alcnet.org

**Sierra Nevada Conservancy-Progress Report**

**Sierra Nevada Conservancy Grant Program  
Safe Drinking Water, Water Quality and Supply, Flood Control  
River and Coastal Protection Act of 2008 (Proposition 84)**

**Grantee Name:** American Land Conservancy

**Project title:** Oakvale Ranch Appraisal

**SNC Reference Number:** SNC 07109

**Submittal Date:** October 22, 2008

**Report Preparer:** Amanda Bohl

**Phone #:** (209) 304-3412

**Check one:**

**6-Month Progress Report**

**Final Report**

**6-Month Progress Reports** should reflect the previous six months. **Final Reports** should reflect the entire grant period.

*Note: Permission was received from Brandon Sanders on 10-14-08 to submit only a final report, as the work funded by this grant was nearly completed at the time the six-month report was due.*

**A. Progress Report Summary:** (Please provide a general description of work completed during this reporting period.)

During the grant period, American Land Conservancy had an appraisal completed of the 4,005-acre Oakvale Ranch in Mariposa County as part of its efforts to protect the ranch through a conservation easement.

**B. Deliverables or Outcomes completed during this Reporting Period or Milestones Achieved:** (Include specific information, such as public meetings held, agency participation, partnerships developed, or acres mapped, treated or restored.)

An appraisal was completed on the 4,005-acre Oakvale Ranch.

**C. Challenges or Opportunities Encountered:** (Please describe what has worked and what hasn't; include any solutions you initiated to resolve problems. If your project is not on schedule, please explain why here.)

The draft appraisal was completed within a few months of contracting with the appraiser. The final appraisal, however, was delayed as the American Land Conservancy (ALC) worked with the easement holder to determine the number and location of house sites. (ALC will not be holding the conservation easement. ALC is managing the land transaction). This created a small challenge to ALC as it attempted to move the project

forward without a completed appraisal. Ultimately the easement issues were resolved and the project is proceeding as planned.

**D. Unanticipated Successes Achieved:** (Please describe any additional successes beyond completing scheduled tasks or meeting scheduled milestones.)

Despite the delay in the completion of the appraisal, ALC sees the partnership developed with the easement holder as a success. The process of negotiating the terms of the easement has helped establish mutual trust between ALC and the landowner (a critical component of any land transaction work), and ALC hopes to partner with the easement holder again in the future.

**E. Compare Actual Costs to Budgeted Costs:** (Please refer to your grant agreement to list your deliverables/budget categories and budgeted costs compared to actual costs incurred during this reporting period in the table below.)

<b>PROJECT BUDGET CATEGORIES</b>	<b>Budgeted SNC Dollars</b>	<b>Actual Dollars</b>
Appraisal	\$7,500	\$7,500
<b>GRAND TOTAL</b>	<b>\$7,500</b>	<b>\$7,500</b>

**Explanation:** (if needed)

**F. Were there any other relevant materials produced under the terms of this Agreement that are not a part of the budgeted deliverables? If so, please attach copies.** (Include digital photos, maps, media coverage of project, or other work products.)

No.

**G. Next Steps:** (Work anticipated in the next 6 months, including location and timing of any scheduled events related to the project.)

ALC has applied to the Sierra Nevada Conservancy for the funds needed to acquire a conservation easement on Oakvale Ranch, and will soon submit an application to the Wildlife Conservation Board to support this acquisition as well.

## **Please Complete this Section for FINAL Report ONLY**

**Resources Leveraged:** (What kind and amount of resources – funding or in-kind – outside of the SNC were you able to leverage, and how?)

For this particular component of the project—the appraisal—ALC did not leverage any additional funds, outside of paying for the staff time required to ensure successful completion of the appraisal and ongoing negotiations with the landowner. However, ALC hopes to use SNC’s initial support as leverage when seeking funds to acquire the conservation easement.

**Capacity-Building Results and Collaboration and Cooperation with Stakeholders:** (What partnerships did you initiate or strengthen as a result of this project? How did they affect the project outcome? If applicable, how did this grant increase your organization’s capacity? What is your plan to sustain this increase?)

As a result of this project, ALC strengthened its partnership with the California Rangeland Trust (CRT) and the landowner. It would have been difficult for the landowners, ALC, or CRT to pay for the appraisal. SNC’s interest in this project—and ALC’s ability to obtain this grant—was an integral component to the continuation of this acquisition project.

### **Description of Project Accomplishments:**

#### **1. How did the Project succeed in accomplishing its intent?**

The intent of the project was to complete an appraisal of the Oakvale Ranch in Mariposa County, which was carried out successfully.

#### **2. Describe any follow-on or indirect benefits resulting from the Project.**

In addition to building a stronger relationship with CRT and the landowner, the appraisal fulfilled an essential requirement for successfully establishing a conservation easement on the ranch. It also allows ALC to begin the necessary fundraising efforts to secure this easement.

#### **3. Describe any significant experiences, unanticipated results or noteworthy events that create a “wow” factor.**

The process of completing the appraisal did not create any unanticipated results or noteworthy events, though it was critical to ensuring the project could move forward.

#### **4. Describe any Lessons Learned.**

In the future, ALC will probably allow for more time to complete the appraisal than was originally anticipated for this project. This will be especially true in the case of

conservation easements where land use issues are not resolved prior to the appraisal process.

**5. How do you intend to share the results of your work on this project?**

The specific results of the appraisal will be used throughout the project process wherever appraisal data is required (such as in grant applications). At the completion of the project, ALC will acknowledge the Sierra Nevada Conservancy for its support of the appraisal in its newsletter, on its website, and in any outreach materials developed for the public that discuss conservation of the Oakvale Ranch.

**SNC-approved Performance Measures:** (Please list each Performance Measure for your Project, as identified in your Grant Agreement, and the results/outcomes.)

This project—the appraisal of Oakvale Ranch—was part of ALC’s due diligence to assist in the purchase of a 4,005-acre conservation easement. The completion of the appraisal resulted in an acquisition grant proposal to SNC. The completed Appraisal Report meets the requirements set out in the Grant Agreement in Section B under “Special Provisions,” items 1-15.