

## 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: Northern California Regional Land Trust

Project title: Big Chico Creek Watershed Linkage Project

SNC Reference Number: SNC 070210      Submittal Date: 11/16/10

Report Preparer: Jamison Watts      Phone #: 530-894-7738

**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.

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

The Northern California Regional Land Trust (NCRLT) retained the appraisal services of Peter F. Brennan & Sons - Real Estate Appraisers & Consultants to conduct appraisals subject to potential conservation easements on the Mathews property (APN: 056-010-068) and Schroeder property (APN: 056-010-067) in the Big Chico Creek Watershed in Butte County, California. Appraisals were conducted August 7, 2010 with final reports provided to NCRLT on September 8, 2010. The total cost for the two appraisals was \$10,000. The SNC grant award was for \$15,000.

**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.)

Two appraisals and the corresponding reports (Mathews property & Schroeder property) taking into account potential conservation easements in the Big Chico Creek Watershed were completed on September 8, 2010. The results of the reports were as follows:

Mathews Property

Market Value, Before Encumbrance: \$640,000  
Market Value, After Encumbrance: \$448,000  
Easement Value: \$192,000

Schroeder Property

Market Value, Before Encumbrance: \$1,006,000

Market Value, After Encumbrance: \$704,000

Easement Value: \$302,000

The completed appraisals were submitted to SNC as part of conservation easement acquisition applications in September of 2010. We are waiting on the results of those grant applications, which should be known by March of 2011. Conservation easements on the subject properties will:

- Help encourage and facilitate the permanent protection of approximately 9,474 nearly contiguous acres along Big Chico Creek
- Help link the already protected 3,616-acre Bidwell Park and 4,144-acre Big Chico Creek Ecological Reserve to a protected 1,058-acre private estate upstream
- Encourage and facilitate the permanent protection of approximately 15 river miles of riverine/riparian habitat
- Protect federally listed spring-run Chinook salmon and USFWS-designated critical habitat

**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 completion of the two, above-mentioned appraisal reports has provided NCRLT with the opportunity to continue the process of conservation easement acquisition on the Mathews and Schroeder properties. The third landowner, who initially decided not to move forward with the appraisal, still may decide to sell a conservation easement on their property dependent on the success of the Mathews and Schroeder property conservation easement acquisitions.

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

While not necessarily unanticipated, upon completion of the two appraisal reports, the landowners decided to continue the process of selling a conservation easement to NCRLT. Towards that end, pertinent escrow documents have been prepared including the draft deeds of conservation easement, option agreements and escrow instructions. In September 2010, NCRLT completed and submitted a grant application to SNC for conservation easement acquisition funding on the two properties totaling \$494,000.

**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 Cost</b>
Two appraisals @ approximately \$5,000 each up to a total of \$15,000	\$15,000	\$10,000
<b>GRAND TOTAL</b>	<b>\$15,000</b>	<b>\$10,000</b>

**Explanation:** (if needed)

Originally, the grant agreement was for appraisal services on three properties, but one of the landowners decided not to go forward (though they may still proceed contingent on the success of the conservation easement acquisitions on neighboring properties). Per Grant Agreement No. G0721001.3, the projected scope and budget were changed to include only two appraisals but the amount remained at \$15,000. The actual cost for the two appraisals was \$10,000.

**F. Do you have information to report on the project-specific Performance Measures for your project?** (If so, please list the Performance Measures below and describe your progress.)

Two appraisals and the corresponding reports (Mathews property & Schroeder property) taking into account potential conservation easements in the Big Chico Creek Watershed were completed on September 8, 2010. The results of the reports were as follows:

Mathews Property

Market Value, Before Encumbrance: \$640,000  
 Market Value, After Encumbrance: \$448,000  
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Schroeder Property

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**G. 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.)

N/A.

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

Regarding the two properties subject to the appraisals, we submitted separate grant applications to SNC for conservation easement acquisitions in September of 2010. We are waiting on the results of those grant applications, which should be known by March of 2011.

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

**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?)

The successful use of the grant award resulting in quality appraisals and reports for the Mathews and Schroeder properties strengthened the relationship between the landowners and NCRLT. Since then, they have both decided to move forward with selling conservation easements on their respective properties.

This grant increased NCRLT's capacity in the sense that other landowners in the Big Chico Creek and Little Chico Creek watersheds have become aware of SNC's involvement and interest in our region's watersheds. As a result, we were able to submit a grant application for a similar project (appraisal services for four adjacent landowners) in the Little Chico Creek Watershed of Butte County, as well as highlight the project as part of our outreach in other watersheds under the Tuscan Headwaters Project.

## **Description of Project Accomplishments:**

### **1. Most Significant Accomplishment**

Describe in one concise, well-written paragraph, the most significant accomplishment that resulted from this grant.

This grant resulted in the completion of two appraisal reports. The success of the completed reports can be seen in the landowners' desire to continue the process of selling conservation easements on their respective properties, resulting in grant applications from NCRLT to SNC in September of 2010 for acquisition funding for these easements.

### **2. WOW Factor**

If applicable, please describe anything that happened as a result of the project or during the project that is particularly impressive.

Successful completion of the two appraisals in the Big Chico Creek Watershed has made the conveyance of two adjacent conservation easements totaling 447 contiguous acres possible, which will:

- Help encourage and facilitate the permanent protection of approximately 9,474 nearly contiguous acres along Big Chico Creek
- Help link the already protected 3,616-acre Bidwell Park and 4,144-acre Big Chico Creek Ecological Reserve to a protected 1,058-acre private estate upstream
- Encourage and facilitate the permanent protection of approximately 15 river miles of riverine/riparian habitat
- Protect federally listed spring-run Chinook salmon and USFWS-designated critical habitat and several other special-status and common species.

### **3. Design and Implementation**

When considering the design and implementation of this project, what lessons did you learn that might help other grantees implement similar work?

N/A.

### **4. Indirect Impact**

Please describe any indirect benefits of the project such as information that has been developed as a result of the project is being used by several other organizations to improve decision-making, or a conservation easement funded by this grant that encouraged other landowners in the area to have conservation easements on their property.

The completion of the two, above-mentioned appraisal reports has provided NCRLT with the opportunity to continue the process of conservation easement acquisition on the Mathews and Schroeder properties. The third landowner, who initially decided not to move forward with the appraisal, still may decide to sell a conservation easement on their property dependent on the success of the Mathews and Schroeder property conservation easement acquisitions.

In addition, this grant increased NCRLT's capacity in the sense that other landowners in the Big Chico Creek and Little Chico Creek watersheds have become aware of SNC's involvement and interest in our region's watersheds. As a result, we were able to submit a grant application for a similar project (appraisal

services for four adjacent landowners) in the Little Chico Creek Watershed of Butte County, as well as highlight the project as part of our outreach in other watersheds under the Tuscan Headwaters Project.

## **5. Collaboration and Conflict Resolution**

If you worked in collaboration or cooperation with other organizations or institutions, describe those arrangements and their importance to the project. Also, describe if you encountered conflict in the project and how you dealt with it, or if there was conflict avoided as a result of the project.

Using the grant funds, NCRLT was able to hire Peter F. Brennan & Sons – Real Estate Appraisers & Consultants for their appraisal services. Their importance to the project exists in their ability to produce quality appraisal reports in a timely manner.

## **6. Capacity-Building**

SNC is interested in both the capacity of your organization, as well as local and regional capacity. Please describe the overall health of your organization including areas in need of assistance. SNC is interested in the strength and involvement of your board, significant changes to your staff, size and involvement of membership. In addition, describe how your project improved capabilities of partners, or the larger community.

This grant increased NCRLT's capacity in the sense that other landowners in the Big Chico Creek and Little Chico Creek watersheds have become aware of SNC's involvement and interest in our region's watersheds. As a result, we were able to submit a grant application for a similar project (appraisal services for four adjacent landowners) in the Little Chico Creek Watershed of Butte County, as well as highlight the project as part of our outreach in other watersheds under the Tuscan Headwaters Project.

## **7. Challenges**

Did the project face internal or external challenges? How were they addressed? Describe each challenge and any actions that you took to address it. Was there something that SNC did or could have done to assist you? Did you have to change any of your key objectives in response to conditions "on the ground"?

There were two challenges with this project: 1) one of the landowners decided to not go forward with an appraisal on his property, and 2) appraisals were delayed due to temporarily suspended bond funds. The mentioned landowner is still potentially interested contingent on the outcome of the pending acquisition funding on the two subject properties. Delays due to bond funding have turned out to be fairly inconsequential as evidenced by the landowner's interest in proceeding with granting conservation easements.

## **8. Photographs**

Grantees are strongly encouraged to submit photos, slides or digital images whenever possible. These images will be used for SNC publications such as annual reports or on the website. Please make sure you clearly identify location, activity, and your project with each submitted image. Images will be credited to the submitting organization, unless specified otherwise.

N/A.

## **9. Post Grant Plans**

What are the post-grant plans for the project if it does not conclude with the grant? Include a description of the following (if applicable): (1) Changes in operations or scope; (2) Replication or use of findings; (3) Names of other organizations you expect to involve; (4) Plans to support the project financially, and; (5) Communication plans?

NCRLT's post grant plans included submitting grant applications to SNC for conservation easement acquisition funds on both properties that received the appraisal services. This was done in September of 2010, and NCRLT will continue the process once the results of the applications are known in March of 2011.

**10. Post Grant Contact**

Who can be contacted a few years from now to follow up on the project? Please provide name and contact information.

Jamison Watts  
Northern California Regional Land Trust  
167 East 3<sup>rd</sup> Ave.  
Chico, CA 95926  
(530) 894-7738

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

1. Appraisal service for the Mathews property (APN: 056-010-068)

Mathews Property

Market Value, Before Encumbrance: \$640,000

Market Value, After Encumbrance: \$448,000

Easement Value: \$192,000

2. Appraisal service for the Schroeder property (APN: 056-010-067)

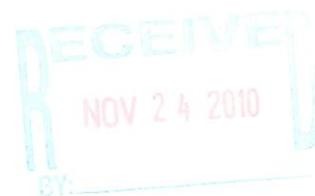
Schroeder Property

Market Value, Before Encumbrance: \$1,006,000

Market Value, After Encumbrance: \$704,000

Easement Value: \$302,000

\*\* Please note, hard copies of the appraisals were submitted to Chris Dallas in September 2010 as part of the CE acquisition grant applications.



## **Sierra Nevada Conservancy Grant Program Project Reporting Guidelines**

Progress Reports are required periodically throughout the term of the Grant Agreement (Refer to Exhibit B of the Grant Agreement). These reports will allow you and the Sierra Nevada Conservancy (SNC) to see the degree to which the project is on track and achieving your projected outcomes. Your Progress Reports will further provide the SNC with information that will help us to explain your work to the Board Members and various other audiences. Timing of Progress Reports is specified in the Project Schedule included in Exhibit A of the Grant Agreement, but generally every 6 months until completion of the project.

A Progress Reporting Form is provided to Grantees on the SNC Website. **Six-month Progress Reports** should reflect the previous 6-month period; **Final Reports** should address each question for the entire grant period – looking at the project as a whole.

The form specifies the items you will need to report on. For the Six-Month Interim Report these include, but are not limited to: *A Progress Report Summary of work completed, Deliverables or Outcomes Completed, Challenges or Opportunities Encountered, Unanticipated Successes Achieved, Actual Costs compared to Budgeted Costs, Any Additional Relevant Materials Produced, and Next Steps.*

The Final Report will include additional information, such as: *Resources Leveraged, Capacity-Building Results and Collaboration and Cooperation with Stakeholders, a Description of Project Accomplishments, and SNC Approved Performance Measures.*

Please make sure that you submit complete reports by the dates requested in your Grant Agreement.