APPENDIX F
DESERT TORTOISE PRESERVE COMMITTEE PROPERTY ANALYSIS RECORD

PAR
Habitat Planning In Perpetuity
The Property Analysis Record

Title	SoCal Gas 269-170-06,-09,-10,-11,180-11
Dataset	CA004
ID	SC030703
Prepared by	Michael J. Connor
Date	02/24/1903

The Center for Natural Lands Management prepared this software to assist conservation planners develop the management tasks and costs of long-term stewardship. While the sources are thought to be reliable, the Center makes no representations about the accuracy of cost estimates. The date of the cost information is 2000. The operation of the program is not guaranteed by the Center. Management requirements are determined by the user. Users should consult with their own financial advisors before relying on the results of their analysis.

Property Analysis Record 2.0 (C) 1999, 2000, 2001 Center for Natural Lands
425 E. Alvarado St., Suite H, Fallbrook, CA 92028-2960

U.S.G.S.Quad 1: U.S.G.S.Quad 2:
U.S.G.S.Quad 3: U.S.G.S.Quad 4:

Management type:	Ownership
Prepared by	Michael J. Connor
Date	02/24/1903
Address	4067 Mission Inn Ave
City, State, Zip	Riverside, CA 92501
Phone	(909) 683-3872
Location/Jurisdiction	DTNA Expansion Area
County	Kern County
Acres	673.92

Project Status	Start Date	Completion	Status/Notes
Construction	/ /	/ /	
Restoration	/ /	/ /	
Stewardship	/ /	/ /	

	Owner	Proponent
Name	DTPC	
Organization	DTPC	
Address	4067 Mission Inn Ave	
City State, Zip	Riverside, CA 92501	
Phone	909 683 3872	
Fax	909 683 6949	
E-Mail address	dtpc@pacbell.net	

	Consultant #1	Consultant #2
Name	Jun Lee	
Organization	Nonprofit Counsel	
Address		
City, State, Zip		
Phone		
Fax		
E-Mail address		
Specialty		

Cost Year	0	
Date of site visit:	/ /	
Development Project		
Name		
Acres	0	
Stage of planning		
Conserved acres	0	
Mitigation Bank		
Log	No	MBCR: 0
Credit basis		
Stage of planning		

Notes

The following 5 parcels of land are covered under this agreement:

APN	Acres	Date Acquired	DTPC ID
269-170-06	156.3	9/20/02	152
269-170-09	47.04	9/20/02	153
269-170-10	159.18	9/20/02	154
269-170-11	154.41	9/20/02	155
269-180-11	156.99	11/12/02	206

Section 3 - Purposes for Preservation

Property Title: SoCal Gas 269-170-06,-09,-10,-11,180-11 Dataset: CA004 PAR ID: SC030703 03/07/2003

Purposes for Preservation	Goals and Objectives
Endangered Species	Mohave ground squirrel Desert tortoise

Section 3 - Purposes for Preservation

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Purposes for Preservation	Goals and Objectives
Endangered Species	Mohave ground squirrel Desert tortoise

Section 6 - Site Conditions

Property Title: SoCal Gas 269-170-06,-09,-10,-11,180-11 Dataset: CA004 PAR ID: SC030703 03/07/2003

Property Uses Item	Permitted/ Legal	Problem	Notes
Livestock Grazing		Medium	Illegal herding of bands of sheep through California City
Other		High	Unauthorized OHV trespass

Animal Survey Species Name				Notes (Location condition & Rec.)
- CA LISTED REPTILES				
Tortoise, Desert (Xerobates (=Gopherus) agassizi)				Found on site during 1999 WMP surveys
Status:	State: ST	Federal: FT	Global:	
- CA LISTED BIRDS				
Owl, Burrowing (Speotyto (=Athene) cunicularia)				Present in area;
Status:	State: CSC	Federal:	Global:	
Shrike, Loggerhead (Lanius ludovicianus)				Common visitor, possible resident
Status:	State: CSC	Federal:	Global:	
Thrasher, Bendire's (Toxostoma bendirei)				Observed locally in spring 2001
Status:	State: CSC	Federal:	Global:	
Thrasher, Le Conte's (Toxostoma lecontei)				Common visitor, possible resident
Status:	State: CSC	Federal:	Global:	
- CA LISTED MAMMALS				
Squirrel, Mohave Ground (Spermophilus mohaverensis)				Known from adjacent sites
Status:	State: ST	Federal:	Global:	

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Section 8 - Initial & Capital Tasks and Costs
Property Title: SoCalGas (269-170-06,-09,-10,-11,180-11) March 7, 2003
Budget: PAR (Page 1 of 2)

Task List	Specification	Unit	# of Units	Cost/Unit	Annual Cost	Times Years	Total Cost
ACQUISITION							
Land Purchase	Acquisition cost 269-170-06	Dollars	1	$125,040.00	$125,040.00	1	$125,040.00
Land Purchase	Acquisition cost 269-170-09	Dollars	1	$37,632.00	$37,632.00	1	$37,632.00
Land Purchase	Acquisition cost 269-170-10	Dollars	1	$127,344.00	$127,344.00	1	$127,344.00
Land Purchase	Acquisition cost 269-170-11	Dollars	1	$123,528.00	$123,528.00	1	$123,528.00
Land Purchase	Acquisition cost 269-180-11	Dollars	1	$125,592.00	$125,592.00	1	$125,592.00
Escrow	Fee 269-180-11	Dollars	1	$1,409.40	$1,409.40	1	$1,409.40
Escrow	Fee 269-170-06	Dollars	1	$851.57	$851.57	1	$851.57
Escrow	Fee 269-170-09	Dollars	1	$256.29	$256.29	1	$256.29
Escrow	Fee 269-170-10	Dollars	1	$867.26	$867.26	1	$867.26
Escrow	Fee 269-170-11	Dollars	1	$841.28	$841.28	1	$841.28
Acquisition Fee	9% Acquisition Fee	Dollars	1	$42,266.70	$42,266.70	1	$42,266.70
Sub-Total							$585,626.50
SITE CONSTRUCTION/MAINT.							
Inspection	Property Inspection	L Hours	4	$45.00	$180.00	1	$180.00
Project Management	Supervise/coordinate	L Hours	10	$45.00	$450.00	1	$450.00
Boundary Survey	Survey/Staking	Item	1	$4,000.00	$4,000.00	1	$4,000.00
Fence - Installed	Pig Wire 5'	Lin Ft	30500	$1.50	$45,750.00	1	$45,750.00
Sub-Total							$50,380.00
BIOTIC SURVEYS							
Herpetologist	Field Svy & Reports	Acres	673.92	$25.00	$16,848.00	1	$16,848.00
Mammalogist	Field Svy & Reports	Acres	673.92	$25.00	$16,848.00	1	$16,848.00
Sub-Total							$33,696.00
HABITAT RESTORATION							
Exotic Plant Control	Hand Removal, Labor	L Hours	40	$15.00	$600.00	1	$600.00
Sub-Total							$600.00
PUBLIC SERVICES							
Sign, Aluminum	Aluminum 12"x12"	Item	53	$15.00	$795.00	1	$795.00
CRMP Coordination	Joint Management	L Hours	673.92	$1.00	$673.92	1	$673.92
Naturalist	Interpretive Services	L Hours	5	$28.00	$140.00	1	$140.00
Sub-Total							$1,608.92
REPORTING							
Database Managemen	Data Input	L Hours	8	$45.00	$360.00	1	$360.00
Annual Reports	Summary	L Hours	8	$45.00	$360.00	1	$360.00
Monitoring Reports	Monitoring Documentation	L Hours	8	$45.00	$360.00	1	$360.00
Sub-Total							$1,080.00
Sub-Total with Acquisition							***$672,993.42***
Sub-Total without Acquisition							***$87,364.92***

Section 8 - Initial & Capital Tasks and Costs
Property Title: SoCalGas (289-170-06,-09,-10,-11,180-11) March 7, 2003
Budget: PAR (Page 2 of 2)

Task List	Specification	Unit	# of Units	Cost/Unit	Annual Cost	Times Years	Total Cost
OFFICE MAINTENANCE							
Computer, PC Color	Laptop, Pentium	Parcel	2	$5.00	$10.00	1	$10.00
GIS ARC/INFO	GIS, PC based	Parcel	2	$5.00	$10.00	1	$10.00
USGS 7.5 Topo Maps	Topographic Map	Item	2	$4.50	$9.00	1	$9.00
Sub-Total							$29.00
FIELD EQUIPMENT							
GPS	GPS field unit	Parcel	5	$1.00	$5.00	1	$5.00
Vehicle	Mileage	Miles	500	$0.32	$160.00	1	$160.00
Cell Phone	Usage	Acres	673.92	$0.33	$222.39	1	$222.39
Sub-Total							$387.39
OPERATIONS							
Insurance	Liability/Fee	Parcel	5	$10.00	$50.00	1	$50.00
Project Accounting	Set up and maintain	L Hours	12	$30.00	$360.00	1	$360.00
Sub-Total							$410.00
Sub-Total							***$826.39***
CONTINGENCY & ADMINISTRATION							
Contingency	10% Factor						$8,819.13
Administration	9% Factor						$7,937.22
Short-Term Enhancement Total							**$194,767.68**
(Without Acquisition)							

Section 9 - Ongoing Tasks and Costs
Property Title: SoCalGas 269-170-06,-09,-10,-11,180-11) March 7, 2003
Budget: PAR (Page 1 of 1

Task List	Specification	Unit	# of Units	Cost/Unit	Annual Cost	Divide Years	Total Cost
SITE OVERSIGHT							
Project Management	Supervise/coordinate	L Hours	10	$45.00	$450.00	1	$450.00
Subtotal							$450.00
BIOTIC SURVEYS							
Herpetologist	Field survey & reports	Acres	673.92	$25.00	$16,848.00	4	$4,212.00
Mammalogist	Field survey & reports	Acres	673.92	$25.00	$16,848.00	4	$4,212.00
Subtotal							$8,424.00
HABITAT RESTORATION							
Exotic Plant Control	Hand Removal, labor	L Hours	40	$15.00	$600.00	1	$600.00
Subtotal							$600.00
PUBLIC SERVICES							
Sign, Aluminum	Aluminum 12"x12"	Item	53	$15.00	$795.00	5	$159.00
CRMP Coordination	Joint Management	L Hours	673.92	$1.00	$673.92	1	$673.92
Naturalist	Interpretive services	L Hours	5	$28.00	$140.00	1	$140.00
Subtotal							$972.92
REPORTING							
Database Management	Data Input	L Hours	8	$45.00	$360.00	1	$360.00
Annual Reports	Summary of Reports	L Hours	8	$45.00	$360.00	1	$360.00
Monitoring Reports	Monitoring Documentation	L Hours	8	$45.00	$360.00	1	$360.00
Subtotal							$1,080.00
OFFICE MAINTENANCE							
Computer, PC Color	Laptop, Pentium	Parcel	2	$5.00	$10.00	4	$2.50
GIS ARC/INFO	GIS PC based	Parcel	5	$5.00	$25.00	5	$5.00
USGS 7.5 Topo Maps	Topographic Map	Item	2	$4.50	$9.00	5	$1.80
Subtotal							$9.30
FIELD EQUIPMENT							
GPS Unit	GPS Unit	Parcel	5	$1.00	$5.00	5	$1.00
Vehicle	Mileage	Miles	500	$0.32	$160.00	1	$160.00
Cellular Phone	Usage	Acres	673.92	$0.33	$222.39	5	$44.48
Subtotal							$205.48
OPERATIONS							
Insurance	Liability/Fee	Parcel	5	$10.00	$50.00	1	$50.00
Project Accounting	Set up and maintain	L Hours	12	$30.00	$360.00	1	$360.00
Subtotal							$410.00
Sub-Total							$11,178.78
CONTINGENCY & ADMINISTRATION							
Contingency	10% Factor						$1,117.88
Administration	9% Factor						$1,006.09
Annual Ongoing Tasks and Costs Total							**$13,302.75**

Section 10 - Financial Summary
Property Title: SoCalGas (269-170-06,-09,-10,-11,180-11)
Budget: PAR (Page 1 of 1)

March 7, 2003

	Cost	Per Acre
INITIAL FINANCIAL REQUIREMENTS		
Acquisition Costs	$585,628.50	$868.99
Short-Term Enhancement	$104,767.66	$155.46
Subtotal - Initial Requirements	$690,396.16	$1,024.45
ANNUAL ONGOING FINANCIAL REQUIREMENTS		
Ongoing Costs	$11,178.78	$16.59
Ongoing Contingency	$1,117.88	$1.66
Ongoing Administration	$1,006.09	$1.49
Subtotal - Ongoing Costs	$13,302.75	$19.74
ENDOWMENT REQUIREMENTS FOR ONGOING STEWARDSHIP		
Endowment @ 5% Interest	$266,055.00	$394.79
TOTAL CONTRIBUTION	$969,753.91	$1,438.97