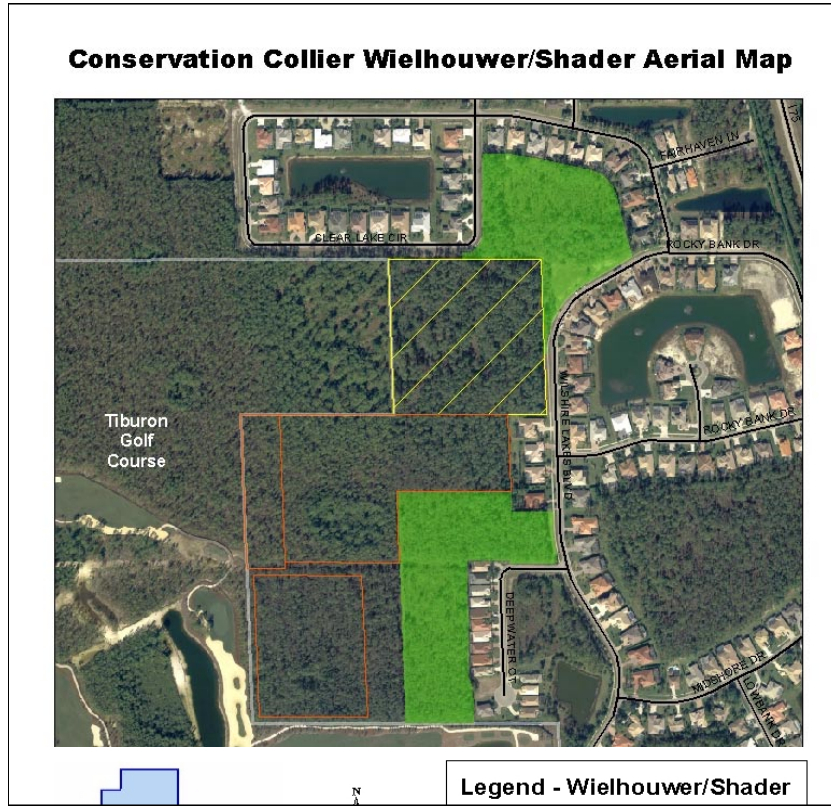
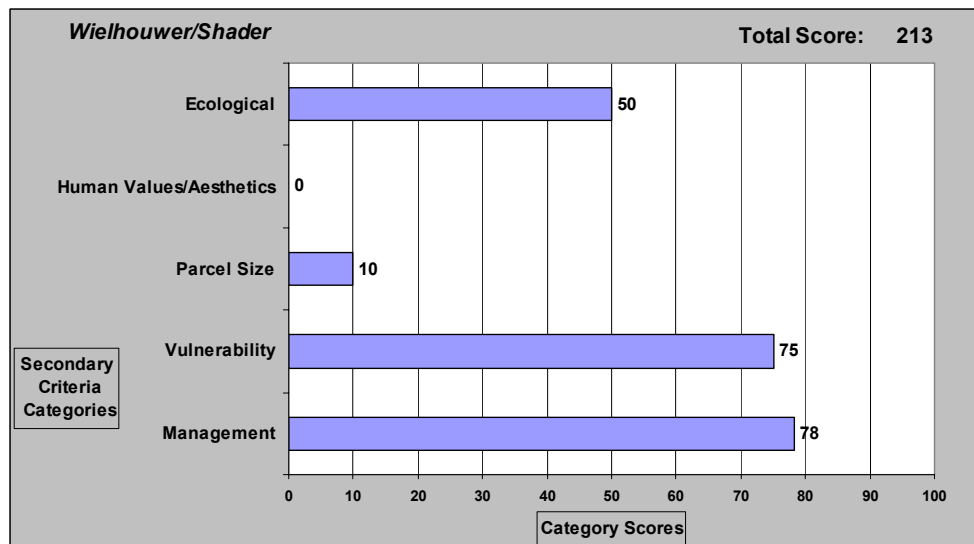


# Conservation Collier Initial Criteria Screening Report



**Property Name: Wielhouwer/Shader**  
**Folio Number: 00199480007**

**Staff Report Date: November 10, 2003**  
**CCLAAC Approval Date:**



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## I. Summary of Property Information

The purpose of this section is to provide information concerning the subject property describing its various physical characteristics and other general information.

**Table 1. Summary of Property Information**

<b>Characteristic</b>	<b>Value</b>	<b>Comments</b>
<b>Name</b>	<b>Jack Shader Daniel R. Wielhouwer</b>	<b>n/a</b>
<b>Folio Number</b>	<b>00199480007</b>	<b>n/a</b>
<b>Size</b>	<b>10 acres</b>	<b>n/a</b>
<b>Zoning Category</b>	<b>Agricultural</b>	<b>One unit per 5 acres</b>
<b>Existing structures</b>	<b>none</b>	<b>n/a</b>
<b>Adjoining properties and their Uses</b>	<b>Conservation, Zoned Agricultural (undeveloped), Urban, Roadway, Golf Course</b>	<b>N and E – Wilshire Lakes PUD developed private property, Wilshire Lakes Boulevard, Clear Lake Circle and conservation area</b>  <b>S - Conservation Collier nominated property belonging to Mary Longner; undeveloped land zoned agricultural</b>  <b>Wilshire Lakes PUD developed private property at southeast corner</b>  <b>W - Tiburon Golf Course undeveloped land that is a proposed preserve area</b>
<b>Development Plans Submitted</b>	<b>none</b>	<b>No permits or code enforcement cases were found in County computer records</b>
<b>Property Irregularities</b>	<b>Fence and berm along property boundary adjacent to Wilshire Lakes conservation area</b>  <b>Lack of physical and legal access</b>	<b>Berm may alter hydrology or may protect for pollutants, unsure</b>  <b>Wilshire Lakes Blvd., the closest logical access, is a private road</b>

Figure 1. Location Map

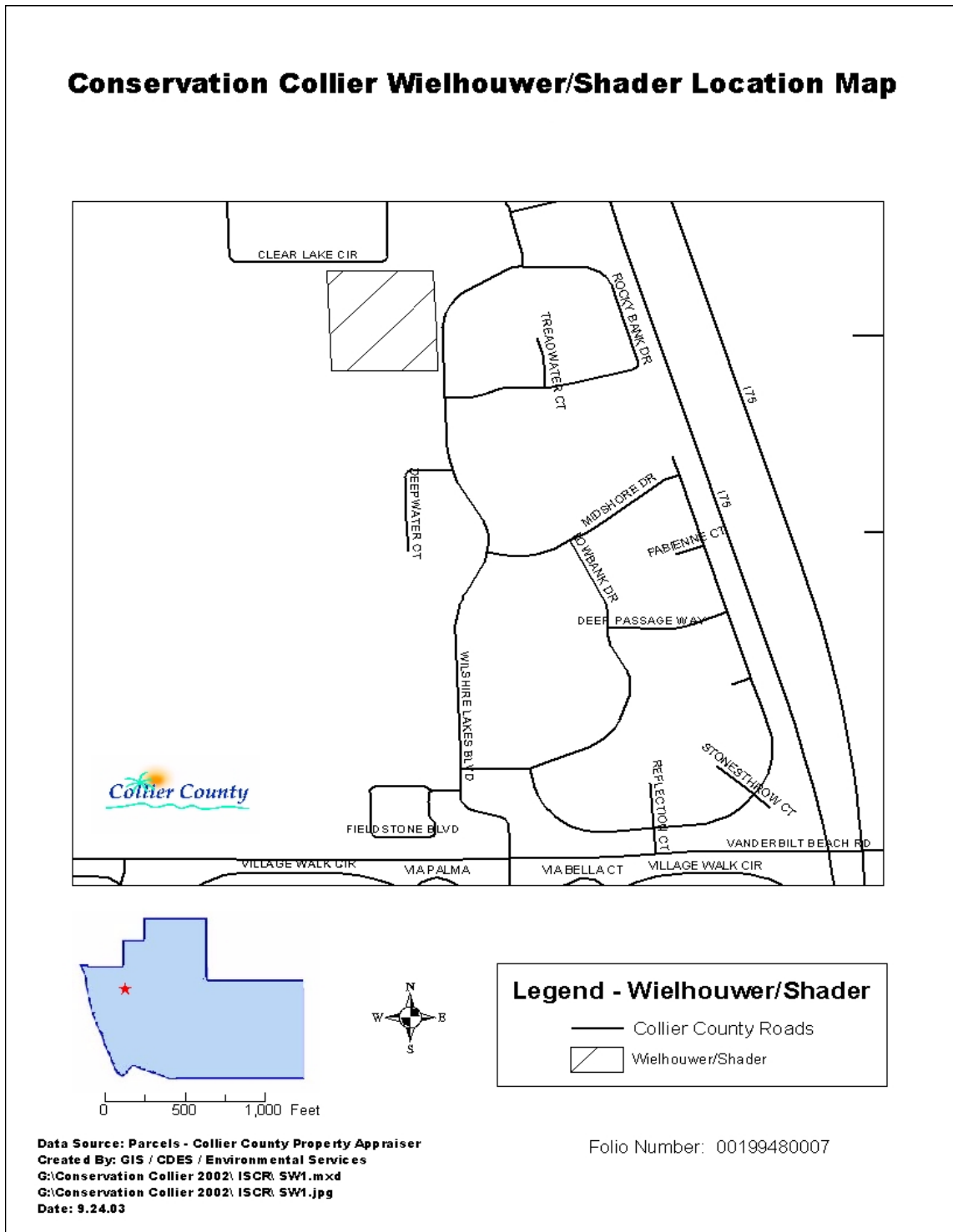


Figure 2. Aerial Map

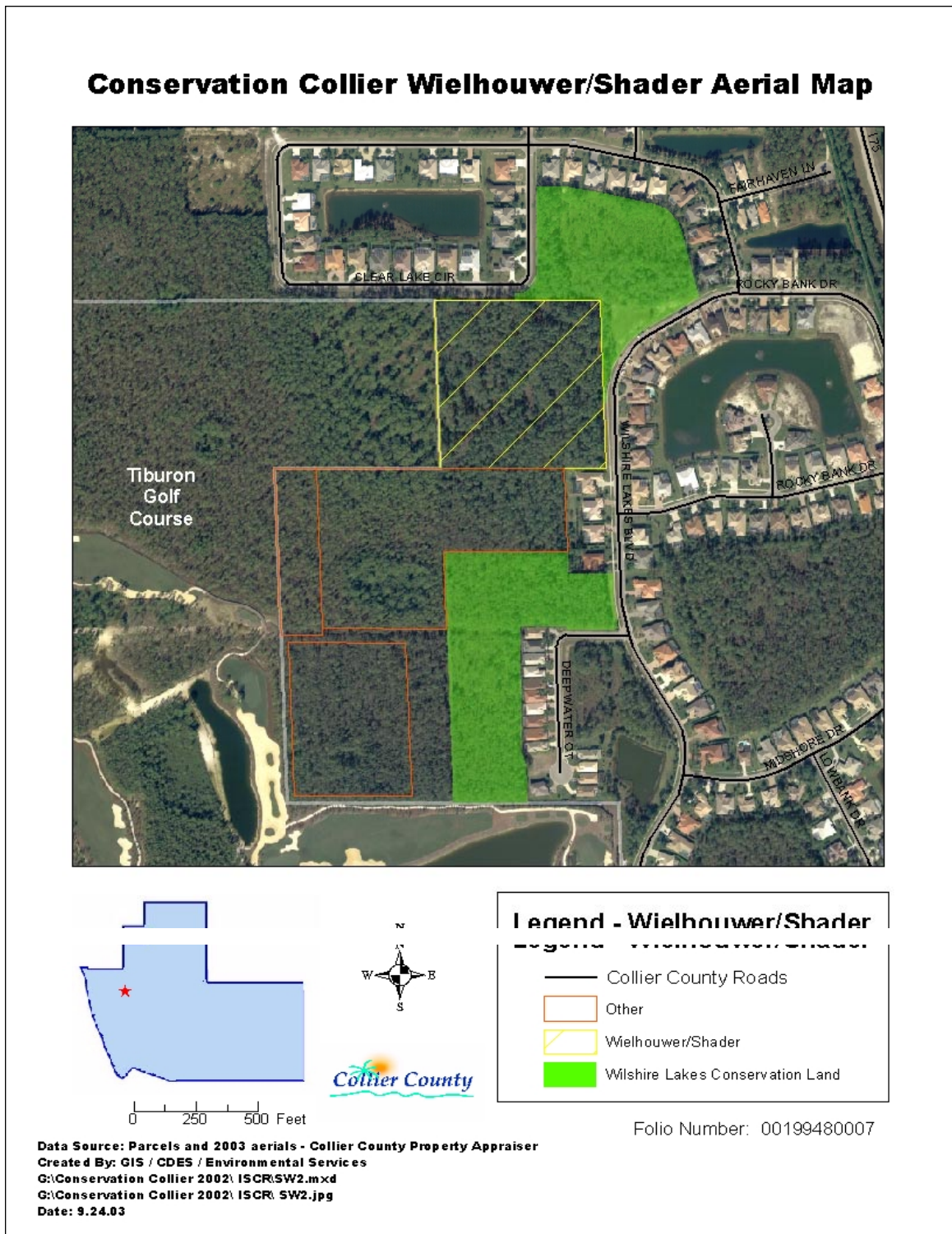


Figure 3. Surrounding Lands Aerial



**Summary of Assessed Value and Property Costs Estimates**

The interest being appraised for this estimate is fee simple for the purchase of the site, and the value of this interest is subject to the normal limiting conditions and the quality of market data. An appraisal of the parcel was estimated using three traditional approaches, cost, income capitalization and sales comparison. Each is based on the principal that an informed purchaser would pay no more for the rights in acquiring a particular real property than the cost of acquiring, without undue delay, an equally desirable one. Three properties from within 3 miles of this property were selected for comparison, each with similar site characteristics, utility availability, zoning classification and road access. No inspection was made of the property or comparables used in the report and the appraiser relied upon information provided by program staff. Conclusions are limited only by the reported assumptions and conditions that no other known or unknown adverse conditions exist. Pursuant to the Conservation Collier Purchase Policy, two appraisals will be required.

**Assessed Value: \$450,000\***

**Estimated Market Value: \*\*\$705,672 to 864,488**

\* Property Appraiser's Website

\*\* Collier County Real Estate Services Department

## II. Statement for satisfying Initial Screening Criteria, Including Biological and Hydrological Characteristics

Collier County Environmental Resources Department staff conducted a site visit on September 25, 2003.

### MEETS INITIAL SCREENING CRITERIA Yes

1. Are any of the following unique and endangered plant communities found on the property? Order of preference as follows: Ord. 2002-63, Sec. 10 (1)(a)

i. Hardwood hammocks	No
ii. Xeric oak scrub	No
iii. Coastal strand	No
iv. Native beach	No
v. Xeric pine	No
vi. High marsh (saline)	No
vii. Tidal freshwater marsh	No
viii. Other native habitats	Yes

#### Vegetative Communities:

Staff used two methods to determine native plant communities present; review of South Florida Water Management District (SFWMD) electronic databases for Department of Transportation's Florida Land Use, Cover and Forms (FLUCCS) (1994/1995) and field verification of same.

#### FLUCCS:

The electronic database identified:

- FLUCCS 6439 (Wet Prairies – with Pine)

The following native plant communities were observed:

- FLUCCS 625 (Hydric Pine Flatwoods)

A moderate slash pine (*Pinus elliotti*) canopy exists at the site. Some cypress (*Taxodium distichum*), wax myrtle (*Myrica cerifera*), myrsine (*Myrsine guianensis*), cabbage palm (*Sabal palmetto*) and holly (*Ilex sp.*) are also present. The understory consists mainly of cordgrass (*Spartina bakeri*), sawgrass (*Cladium jamaicense*), saw palmetto (*Serenoa repens*), and yellow-eyed grass (*Xyris ambigua*). Melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*) are also present. Boston fern (*Nephrolepis sp.*) and saltbush (*Baccharis halimifolia*) exist in the northeast corner of the parcel.

Within the property, some upland plants – rusty lyonia (*Lyonia fruticosa*) beautyberry (*Callicarpa americana*), wild-pennyroyal (*Piloblephis rigida*), winged sumac (*Rhus copallinum*), and willow bastic (*Dipholis salicifolia*) - are present. Although the entire



property could be categorized as hydric pine flatwoods, the site does contain upland plants co-existing with wetland plants,

**Statement for satisfaction of criteria:**

Staff observations confirm that native plant communities and environmentally sensitive wetland habitat do exist on the parcel.

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2. *Does land offer significant human social values, such as equitable geographic distribution, appropriate access for nature-based recreation, and enhancement of the aesthetic setting of Collier County?* Ord. 2002-63, Sec. 10 (1)(b) *No*

**Statement for satisfaction of criteria:**

The parcel is located within the urban area but is not accessible from a public road. The closest access is from Wilshire Lakes Blvd. and Clear Lake Circle, in Wilshire Lakes, a gated community.

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3. *Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependant species habitat, and flood control?* Ord. 2002-63, Sec. 10 (1)(c) *Yes*

**Hydrological Characteristics:**

**Groundwater:**

Although no standing water was present during the site visit, the vegetation and soils on the southwest half of the property indicate wetlands.

**Aquifer Recharge Capacity:**

Aquifer recharge capacity is low in this area, from 0 to 7 inches per year.

**Soils:**

Soils data is based on the Soil Survey of Collier County Area, Florida (USDA/NRCS, 1990). Mapped soils on this parcel are Pineda Fine Sand, Limestone Substratum on the southwest half and Boca Fine sand on the northeast half. Pineda Fine Sand, Limestone Substratum is a nearly level, poorly drained soil is typically found in sloughs and drainage ways. Natural vegetation includes Slash pine, wax myrtle, and grasses. A hydric pine plant community exists on this parcel. Typically, these soils can be flooded during periods of high rainfall, but the water table is within a depth of 12 inches for 3 to 6 months of the year, and the water table can recede to a depth of more than 40 inches during dry times.

**Statement for satisfaction of criteria:**

This parcel satisfies the criteria for aquifer recharge (minimal recharge area), protection of wetland dependent species (primarily plant species with potential for protection of wetland dependent wildlife species), and potential for flood control, as the property would most likely hold water during large rainfall events.

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4. **Does the property offer significant biological values, including biodiversity, listed species habitat, connectivity, restoration potential and ecological quality?** Ord. 2002-63, Sec. 10 (1)(d)  
**Yes**

**Listed Plant Species:**

Listed plant species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Department of Agriculture, August 1997 (FDA).

The following listed plant species were observed:

COMMON NAME	SCIENTIFIC NAME	STATUS	
		FDA	FWS
Common wild pine	<i>Tillandsia fasciculata</i>	E	Not listed
Reflexed wild pine	<i>Tillandsia balbisiana</i>	T	Not listed
Wild coco orchid	<i>Eulophia alta</i>	T	Not listed

E=Endangered, T=Threatened

**Listed Wildlife Species:**

Listed wildlife species include those found on either the Endangered and Threatened Wildlife and Plants 50 CFR 17.11 and 17.12, December 1999 (FWS) or the Florida Fish and Wildlife Conservation Commission (FWCC) (formerly the Florida Game and Freshwater Fish Commission), August 1997 (identified on official lists as GFC).

No listed wildlife species were observed on site. The FWCC-derived species richness score ranged from 4-5 out of a possible 10, representing a moderate level of habitat for listed species. No evidence of an existing bird rookery was observed.

**Potential Listed Species:**

While determinations of what listed species may potentially use a parcel is not a part of the Conservation Collier scoring format, GFC-listed wetland dependent bird species could occur.

**Statement for satisfaction of criteria:**

These data suggest that intact native habitats are present. Restoration potential is high, in that plant communities have not been highly invaded by invasive exotic plants. The observed plant communities present have high ecological quality.

- 
5. **Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor?** Ord. 2002-63, Sec. 10 (1)(e)  
**Yes**

**Statement for satisfaction of criteria:**

Portions of this property's northern and eastern borders are adjacent to a Wilshire Lakes conservation area. Most of the southern border is adjacent to a nominated Conservation Collier property, which in turn is adjacent to a Wilshire Lakes conservation area. The Tiburon Golf Course land adjacent to the property's western border is currently undeveloped. Although this adjacent land has not yet come in for development, it is a

proposed Pelican Marsh PUD conservation area. Unless a public access easement were to be obtained for this property, there would be no public access possible between this parcel and the proposed North Naples Regional Park to the north.

<i>Is the property within the boundary of another agency's acquisition project?</i>	<b>No</b>
<i>If yes, will use of Conservation Collier funds leverage a significantly higher rank or funding priority for the parcel?</i>	<b>N/A</b>
<i>Without such funding circumstances, Conservation Collier funds shall not be available for purchase of these lands. Ord. 2002-63, Sec. 10 (1)(f)</i>	

### **III. Potential for Appropriate Use and Recommended Site Improvements**

#### **Potential Uses as Defined in Ordinance 2002-63, section 5.9:**

**Hiking:**

*Short hikes would be possible through the property, if trails were cleared and a gate was put into the fence to allow access.*

**Nature Photography:**

*The property would provide opportunities for nature photography. Adjacent land uses increase the probability of wildlife passing through the area.*

**Bird-watching:**

*Pine Warblers (Dendroica pinus) would most likely use this area seasonally. Wetland dependent bird species may be present on the property during incidences of high rainfall.*

**Kayaking/Canoeing:** *Kayaking/Canoeing would not be possible at the site.*

**Swimming:** *Swimming would not be possible at the site.*

**Hunting:** *Because of its urban location and small size, the parcel would not be suitable for hunting.*

**Fishing:** *No fish were observed.*

#### **Recommended Site Improvements:**

Removing the fence and berm along the sections of the parcel adjacent to Wilshire Lakes would improve water and wildlife flow. The berm may be altering hydrology of this parcel or protecting it from pollutants. Removing the low barbed wire fence that exists along the Tiburon Golf Course property line may also increase the movement of wildlife. The boundary could then be marked with signs.

#### **IV. Assessment of Management Needs and Costs**

Management of this property will address the costs of exotic vegetation removal and control. Fence removal will depend upon whether the Tiburon Golf Course and Wilshire Lakes will agree to the removal. Removal of the berm is highly unlikely. The following assessment addresses both the initial and recurring costs of management. These are very preliminary estimates; Ordinance 2002-63 requires a formal land management plan be developed for each property acquired by Conservation Collier.

##### **Exotic, Invasive Plants:**

Melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*) were observed on this parcel. The melaleuca is very sparse throughout most of the property. The Brazilian pepper is sparse throughout the parcel, but dense along the berm.

##### **Exotic Vegetation Removal and Control**

The initial cost of exotic removal would be relatively low. Based on cost estimates provided by a contractor who routinely contracts with the County Parks and Recreation Department for exotic removal, costs for the level of infestation (less than 25%) observed would be \$17,500 to treat exotics with herbicide in place or to cut and stack the debris onsite, and \$25,000 to cut, treat the stumps and remove the debris to a waste facility.

Costs for follow-up maintenance, done anywhere from quarterly to annually have been estimated at between \$100 and \$450 per acre, per year for a total of \$1,000-\$4,500 for 10 acres. These costs would likely decrease over time as the soil seed bank is depleted.

##### **Public Parking Facility:**

Provision of public parking on this parcel is not feasible and access through Wildlife Lakes is also not possible, as this is a gated community.

##### **Public Access Trails:**

No access.

##### **Security and General Maintenance:**

Maintenance would be problematic due to lack of access.

**Table 2. Summary of Estimated Management Needs and Costs**

<b>Management Element</b>	<b>Initial Cost</b>	<b>Annual Recurring Costs</b>	<b>Comments</b>
Exotics Control	\$17,500-\$25,000	\$1,000-\$4,500	Estimated
Parking Facility	n/a	n/a	No public access though gated community
Access Trails	t.b.d.	t.b.d.	Not feasible without access
Trash Removal	n/a	n/a	No access.
Signs	\$100 each	n/a	3' X 1.5' metal on post - uninstalled
<b>Total</b>			

**t.b.d. To be determined; cost estimates have not been finalized.**

## V. Potential for Matching Funds

The primary partnering agencies for conservation acquisitions are the Florida Communities Trust (FCT), The Florida Forever Program and the Save Our Rivers Program. The following highlights potential for partnering funds, as communicated by agency staff:

### Florida Communities Trust

Potential does exist for a grant; however, these grants are offered on a yearly cycle and are rarely coordinated with purchases to provide up-front partner funding. Application is typically made for pre-acquired sites. Each recipient is limited to a maximum of ten percent (10%) of the available bond proceeds. For the 2003 funding cycle the award limit per recipient, per cycle, was \$6.6 million. The next funding cycle closes in June of 2004. Multiple applications may be made, as long as the total amount requested does not exceed the 10% award maximum. Collier County, with a population exceeding 75,000, is required to provide a minimum match of twenty-five percent (25%) of the total for each project cost.

A cursory test scoring of this parcel with FCT criteria by staff gives it a score of 80 out of a possible 320 points. Staff was verbally advised that if a score is under 125, chances of it being selected for funding are not likely. Properties selected for funding in the current cycle had an average score of 140. The estimated score assumes a 60% funding match from Conservation Collier. This parcel appears to be below the minimum mark for possibility of selection for FCT post-acquisition funding.

### Florida Forever Program

Staff was verbally advised that the Florida Forever Program is concentrating on larger, more rural parcels.

### Save Our Rivers Program / South Florida Water Management District

SFWMD staff has advised that none of our current parcels is within a SFWMD project boundary and funding partnerships are unlikely unless that is the case.

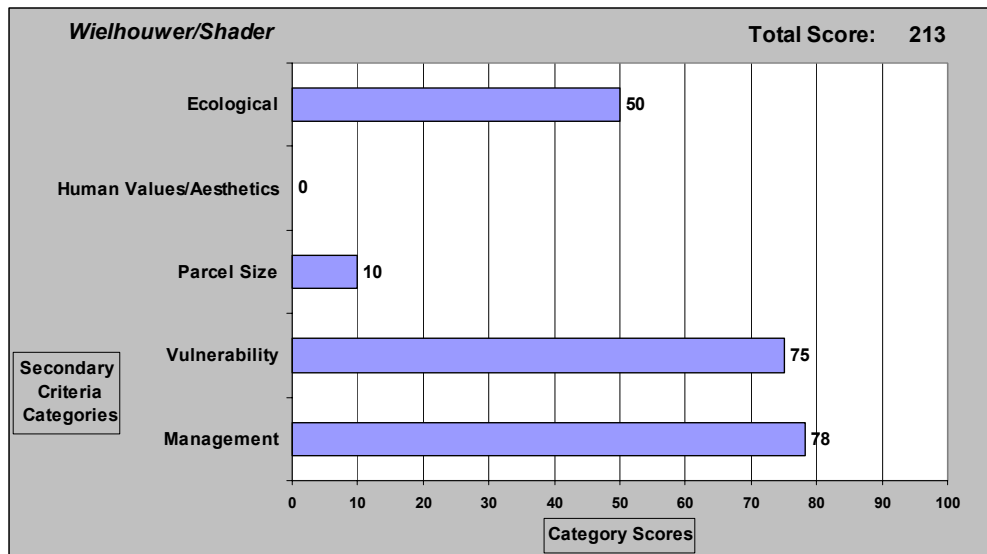
## VI. Summary of Secondary Screening Criteria

Staff has scored property on the Secondary Criteria Screening Form and attached the scoring form as Exhibit A. A total score of 213 out of a possible 500 was achieved. The chart and graph below show a breakdown of the specific components of the score.

**Table 3. Tabulation of Secondary Screening Criteria**

Property Name: <b>Wielhouwer/Shader</b>			
Target Protection Area: <b>Urban</b>			
<b>Secondary Screening Criteria</b>	<b>Possible Points</b>	<b>Scored Points</b>	<b>Percent of Possible Score</b>
Ecological	100	50	50%
Human Values/Aesthetics	100	0	0%
Parcel Size	100	10	10%
Vulnerability	100	75	75%
Management	100	78	78%
<b>Total Score:</b>	<b>500</b>	<b>213</b>	<b>43%</b>

**Figure 4. Secondary Screening Criteria Scoring**





**Ecological:** The parcel scored in the mid-range of this category. It contains only one native plant community that is not among the unique and endangered plant communities listed. Also, the parcel is not contiguous with nor does it provide buffering for a waterway or identified flowway. Despite these score lowering attributes, the parcel is contiguous to Wilshire Lakes' conservation area. Also, it does contribute minimally to aquifer recharge, has wetlands on site, and appears to be beneficial to floodplain management.

**Human Values/Aesthetics:** There is no legal or physical access established to this parcel. The present access is through a gated community over private roads.

**Parcel Size:** This score is based upon acreage, and the parcel is small (10 acres), giving a low score.

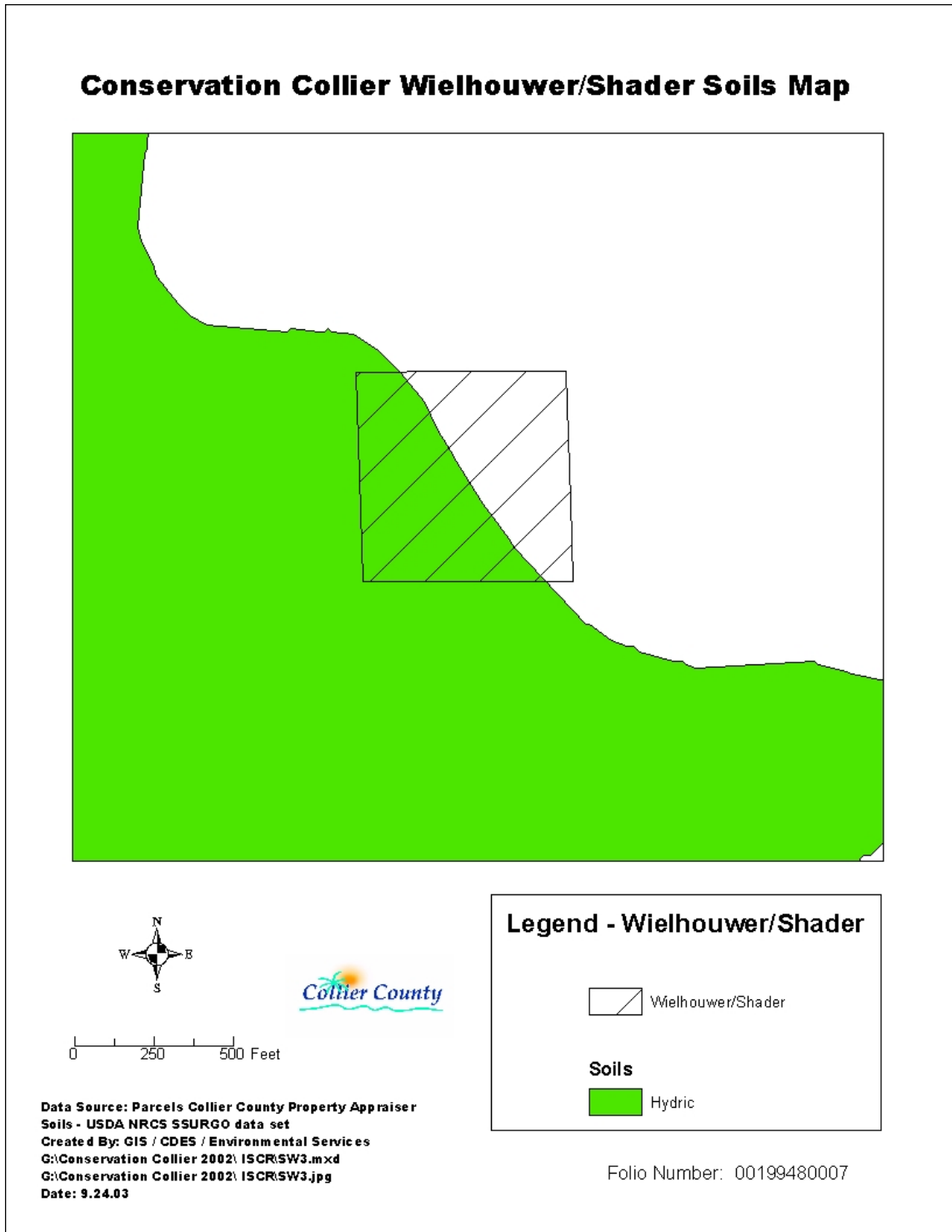
**Vulnerability:** This parcel is zoned Agricultural (1 unit per 5 acres).

**Management:** The parcel scored high in this category. Only a minimum amount of management would be needed at this site. Treatment of invasive exotic vegetation is necessary, and some hydrological changes are needed. Cuts in the berm – if possible – around portions of the property would improve water flow to and from Wilshire Lakes' conservation area, however, this may introduce an additional run-off pollutant load.

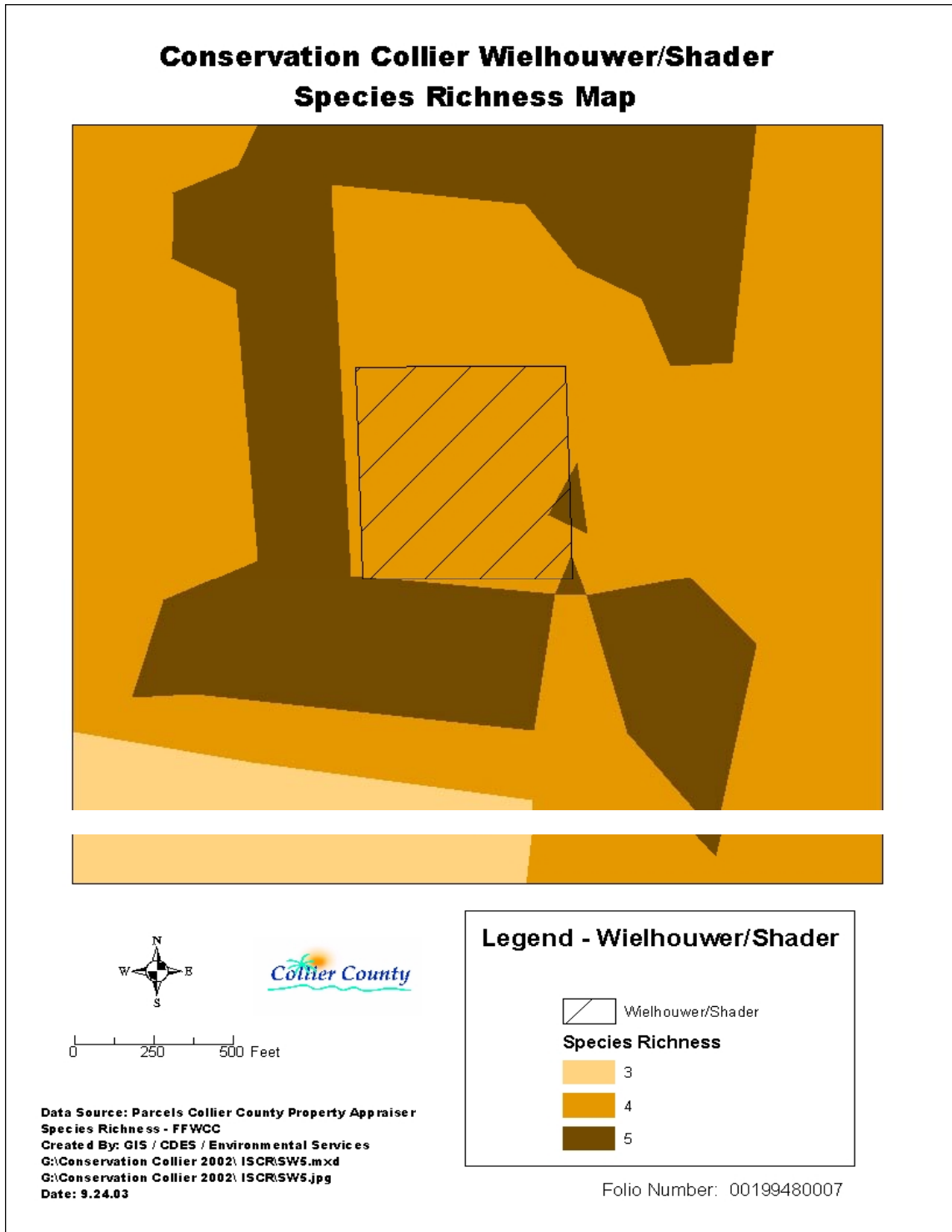
### Exhibit A. FLUCCs Map



### Exhibit B. Soils Map

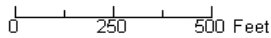
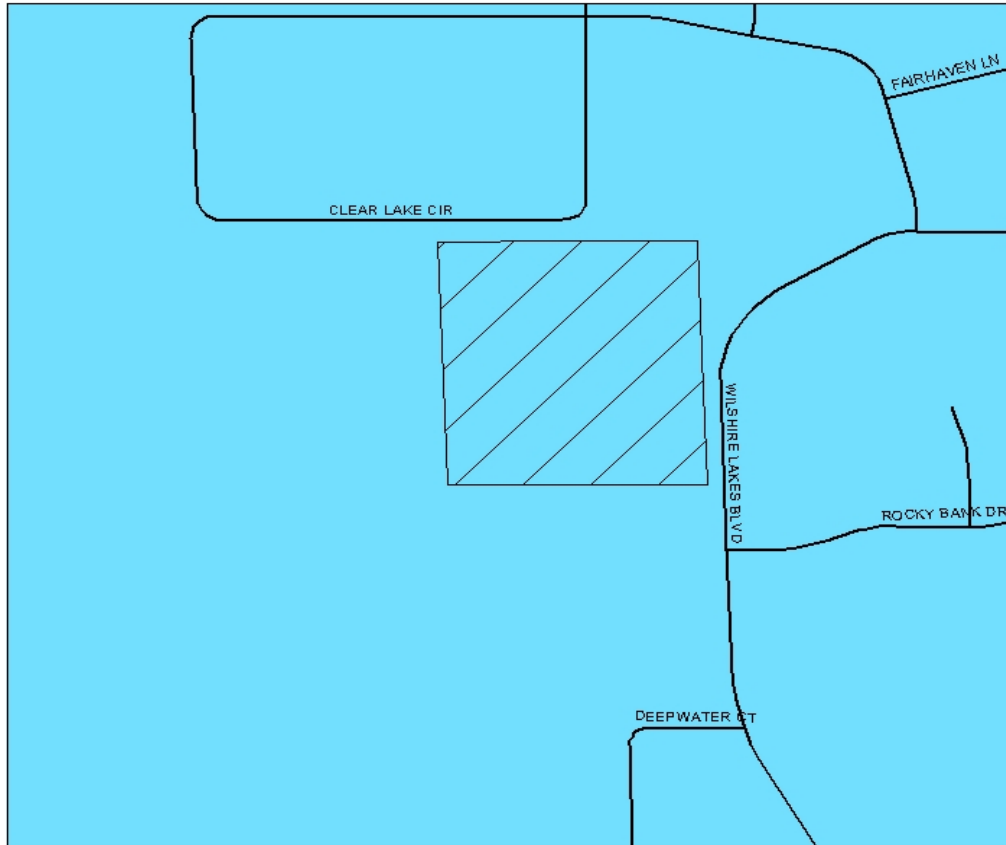


### Exhibit C. Species Richness Map



### Exhibit D. Wellfield Protection and Aquifer Recharge Map

#### Conservation Collier Wielhouwer/Shader Wellfield Protection Zones and Aquifer Recharge Map



#### Legend - Wielhouwer/Shader

- Collier County Roads
- Wielhouwer/Shader
- Wellfield Protection Zones
- Aquifer Recharge "0 to < 7"

Data Source: Parcels Collier County Property Appraiser  
Lower Tamiami Aquifer Recharge - SFWMD Pub. #327  
Created By: GIS / CDES / Environmental Services  
G:\Conservation Collier 2002\ISCR\SW6.mxd  
G:\Conservation Collier 2002\ISCR\SW6.jpg  
Date: 9.24.03

Folio Number: 00199480007

**Exhibit E. Completed and Scored Secondary Criteria Screening Form**

Property Name: <i>Wielhouwer/Shader</i>		Folio Numbers: <i>00199480007</i>	
Geographical Distribution (Target Protection Area): <i>Urban</i>			
<b>1. Confirmation of Initial Screening Criteria (Ecological)</b>			
<b>1.A Unique and Endangered Plant Communities</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>Select the highest Score:</i>			
1. Tropical Hardwood Hammock	90		
2. Xeric Oak Scrub	80		
3. Coastal Strand	70		
4. Native Beach	60		
5. Xeric Pine	50		
6. Riverine Oak	40		
7. High Marsh (Saline)	30		
8. Tidal Freshwater Marsh	20		
9. Other Native Habitats	10	10	625-Hydric Pine Flatwoods
10. Add additional 5 points for each additional listed plant community found on the parcel	5 each		
11. Add 5 additional points if plant community represents a unique feature, such as maturity of vegetation, outstanding example of plant community, etc.	5		
<b>1.A. Total</b>	<b>100</b>	<b>10</b>	
<b>1.B Significance for Water Resources</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>1. Aquifer Recharge (Select the Highest Score)</i>			
a. Parcel is within a wellfield protection zone	100		
b. Parcel is not in a wellfield protection zone but will contribute to aquifer recharge	50		
c. Parcel would contribute minimally to aquifer recharge location	25	25	0" to 7" annually
	0		
<i>2. Water Quality (Select the Highest Score)</i>			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	100		
b. Parcel is contiguous with and provides buffering for a creek, river, lake or other surface water body	75		
c. Parcel is contiguous with and provides buffering for an identified flowway	50		
d. Wetlands exist on site	25	25	
e. Acquisition of parcel will not provide opportunities for water quality enhancement	0		
<i>3. Strategic to Floodplain Management (Calculate for a and b; score c if applicable)</i>			
a. Depressional soils	80		(Prorate site based on area of Slough or Depressional Soils)
b. Slough Soils	40	20	Southwest half of property is Pineda Fine Sand with Limestone Substratum (slough soil); Northeast half of the property is Boca Fine Sand (non-hydric)
c. Parcel has known history of flooding and is likely to provide onsite water attenuation	20	20	During large rainfall events
Subtotal	300	90	
<b>1.B Total</b>	<b>100</b>	<b>30</b>	Obtained by dividing the subtotal by 3.
<b>1.C Resource Ecological/Biological Value</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
<i>1. Biodiversity (Select the Highest Score for a, b and c)</i>			
a. The parcel has 5 or more FLUCCS native plant communities	75		
b. The parcel has 3 or 4 FLUCCS native plant communities	50		
c. The parcel has 2 or less FLUCCS native plant communities	25	25	625-Hydric Pine Flatwoods
d. Score an additional 25 points if any habitats are on site which indicated potential higher diversity: Examples include FLUCCS 426, 427, 421, 436 - Upland and xeric forests. Describe.	25		
<i>2. Listed species</i>			
a. Listed wildlife species are observed on the parcel	80		<i>If this is scored, then b. Species Richness is not scored.</i>
b. Species Richness score ranging from 10 to 70	70	34	<i>Score is prorated from 10 to 70 based on the FFWCC Species Richness map. Species Richness Score of 4</i>
c. Rookery found on the parcel	10		
d. Listed plant species observed on parcel - add additional 20	20	20	<i>Tillandsia fasciculata, Tillandsia balbisiana, Wild cocoa orchid (Eulophia alta)</i>
<i>3. Restoration Potential</i>			
a. Parcel can be restored to high ecological function with minimal alteration	100	100	
b. Parcel can be restored to high ecological function but will require moderate work, including but not limited to removal of exotics and alterations in topography.	50		
c. Parcel will require major alterations to be restored to high ecological function.	10		
Subtotal	300	179	
<b>1.C Total</b>	<b>100</b>	<b>60</b>	Divide the subtotal by 3

## Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

1.D Protection and Enhancement of Current Conservation Lands	Possible points	Scored points	Comments
1. Proximity and Connectivity			
a. Property immediately contiguous with conservation land or conservation easement.	100	100	Wilshire Lakes Conservation Area
b. Property not immediately contiguous, parcels in between it and the conservation land are undeveloped.	50		
c. Property not immediately contiguous, parcels in-between it and conservation land are developed	0		
d. If not contiguous and developed, add 20 points if an intact ecological link exists between the parcel and nearest conservation land	20		
<b>1.D Total</b>	<b>100</b>	<b>100</b>	
<b>1. Ecological Total Score</b>	<b>100</b>	<b>50</b>	<i>Sum of 1A, 1B, 1C, 1D then divided by 4</i>
<b>2. Human Values/Aesthetics</b>			
<b>2.A Human Social Values/Aesthetics</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Access ( <i>Select the Highest Score</i> )			
a. Parcel has access from a paved road	100		
b. Parcel has access from an unpaved road	75		
c. Parcel has seasonal access only or unimproved access easement	50		
d. Parcel does not have physical or legal access	0	0	no access
2. Recreational Potential ( <i>Select the Highest Score</i> )			
a. Parcel offers multiple opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, nature photography, bird watching, kayaking, canoeing, swimming, hunting (based on size?) and fishing.	100		
b. Parcel offers only land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.	75		
c. Parcel offers limited opportunities for natural-resource based recreation beyond simply accessing and walking on it	50		
d. Parcel does not offer opportunities for natural-resource based recreation	0	0	no access
3. Enhancement of Aesthetic Setting			
a. Percent of perimeter that can be seen by public. Score based on percentage of frontage of parcel on public thoroughfare	80	0	<i>Score between 0 and 80 based on the percentage of the parcel perimeter that can be seen by the public from a public thoroughfare. 40% of the property can be seen by the public</i>
b. Add up to 20 points if the site contains outstanding aesthetic characteristic(s), such as but not limited to water view, mature trees, native flowering plants, or archeological site	20		<i>Provide a description and photo documentation of the outstanding characteristic</i>
Subtotal	300	0	
<b>2. Human Social Values/Aesthetics Total Score</b>	<b>100</b>	<b>-</b>	<i>Obtained by dividing the subtotal by 3.</i>
<b>3. Parcel Size</b>			
<b>3.A Size Evaluation</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Equal to or Greater than 100 acres	100		
2. Equal to or less than 99 acres	99	10	
<b>3. Parcel Size Total Score</b>	<b>100</b>	<b>10</b>	
<b>4. Vulnerability to Development/Destruction</b>			
<b>4.A Zoning/Land Use Designation</b>	<b>Possible points</b>	<b>Scored points</b>	<b>Comments</b>
1. Zoning allows for high density Single Family, Multifamily, co	100		
2. Zoning allows for density of no greater than 1 unit per 5 acres	75	75	Agricultural
3. Zoning allows for density of no greater than 1 unit per 40 acres	25		
4. Zoning favors stewardship or conservation	0		
5. If parcel has ST overlay, remove 20 points	-20		
<b>4. Vulnerability Total Score</b>	<b>100</b>	<b>75</b>	



## Exhibit E. Completed and Scored Secondary Criteria Screening Form (Continued)

5. Feasibility and Costs of Management			
5.A Hydrologic Management Needs	Possible points	Scored points	Comments
1. No hydrologic changes are necessary to sustain qualities of site in perpetuity	100		
2. Minimal hydrologic changes are required to restore function, such a a cut in an existing berm	75	75	Berm and fence exist along the property bordering Wilshire Lakes
3. Moderate hydrologic changes are required to restore function, such as removal of existing berms or minor re-grading that require use of machinery	50		
4. Significant hydrologic changes are required to restore function, such as re-grading of substantial portions of the site, placement of a berm, removal of a road bed, culvert or the elevation of the water table by installing a physical structure	0		
<b>5.A Total</b>	<b>100</b>	<b>75</b>	
5.B Exotics Management Needs	Possible points	Scored points	Comments
1. Exotic Plant Coverage			
a. No exotic plants present	100		
b. Exotic plants constitute less than 25% of plant cover	80	80	
c. Exotic plants constitute between 25% and 50% of plant cover	60		
d. Exotic plants constitute between 50% and 75% of plant cover	40		
e. Exotic plants constitute more than 75% of plant cover	20		
and maintenance effort and management will be needed (e.g., heavy infestation by air potato or downy rosemarytle)	-20		
g. Adjacent lands contain substantial seed source and exotic removal is not presently required	-20		
<b>5.B Total</b>	<b>100</b>	<b>80</b>	
5.C Land Manageability	Possible points	Scored points	Comments
1. Parcel requires minimal maintenance and management, examples: cypress slough, parcel requiring prescribed fire where fuel loads are low and neighbor conflicts unlikely	80	80	
2. Parcel requires moderate maintenance and management, examples: parcel contains trails, parcel requires prescribed fire and circumstances do not favor burning	60		
3. Parcel requires substantial maintenance and management, examples: parcel contains structures that must be maintained, parcel requires management using machinery or chemical means which will be difficult or expensive to accomplish	40		
4. Add 20 points if the maintenance by another entity is likely	20		
5. Subtract 10 points if chronic dumping or trespass issues exist	-10		
<b>5.C Total</b>	<b>100</b>	<b>80</b>	
<b>5. Feasibility and Management Total Score</b>	<b>100</b>	<b>78</b>	<i>Sum of 5A, 5B, 5C, then divided by 3</i>
<b>Total Score</b>	<b>500</b>	<b>213</b>	

## **Exhibit F. Photographs**

**Photo 1. Northern boundary looking south**



**Photo 2. Eastern boundary bordering Wilshire Lakes Boulevard**



**Photo 3. Boston Fern (*Nephrolepis* sp.) and Salt bush (*Baccharis halimifolia*) in northeast corner of property**



**Photo 4. Center of property**



**Photo 5. Yellow-eyed grass (*Xyris ambigua*) and saw palmetto (*Serenoa repens*)**



**Photo 6. Northeast corner fence**



**Photo 7. Southern portion of property**



**Photo 8. Eastern boundary looking west**

