Attachment 1: CDFW Western Joshua Tree Land Acquisition Flowchart

*This is the typical workflow, however these steps may occur out of order in some situations

STAGE 1

Property Eligibility Preliminary review for biological suitability and title issues

Consultant locates mitigation opportunity, evaluates it using Att 1-A, and provides mitigation lands assessment scoring sheet to CDFW Region for biological suitability review

Consultant gathers Stage



CDFW Region reviews information provided by Consultant and conducts site visit. If Region agrees property meets WJT criteria (Att 1-A), gives Consultant approval to proceed.



Consultant gathers/prepares Stage 1 property documents (from Att 1-B), reviews documents for potential issues. If Consultant recommends property, they provide package and recommendations to CDFW



CDFW Region, Right of Way Agent, and **Land Surveyor** perform desk review Stage 1 documents



CDFW provides Consultant written approval or denial for "Property Eligibility." Appro val signals Stage 2 can begin



Consultant may facilitate an option agreement with willing seller as Stage 2 review begins

STAGE 2

Property Acceptance Full land package review if property

2 property documents (from Att 1-B), reviews documents for potential issues. If Consultant recommends property, found eligible by they provide package and CDFW in Stage 1 recommendations to CDFW



CDFW Region, Right of Way Agent, and Land Surveyor perform desk review of Stage 2 documents (engage legal if necessary)



Consultant facilitates any negotiations with entities involved in property acquisition or protection



CDFW provides Consultant written approval or denial for "Property Approval." Approval signals Consultant can complete property acquisition and protection

STAGE 3

Property Protection and Closing **Documentation** Closing and Recording of **Documents**

If CDFW is Third Party Beneficiary

Consultant sends the grant deed and/or conservation easement to title company for recording and completes escrow



Consultant provides CDFW with **Digital Closing Package**



Consultant requests CDFW to direct NFWF to fund long term management and CE monitoring endowments

If CDFW is CE Grantee or acquiring land in fee title, CDFW Right of Way Agent submits land package to the Wildlife Conservation Board (WCB)



WCB Reviews package and Executive Director signs certificate of acceptance. WCB sends Conservation Easement/Grant Deed to title company for recording



Title Company/Consultant provides WCB and CDFW with Digital Closing Package



Consultant requests CDFW to direct NFWF to fund long term management and CE monitoring endowments