

State of California  
The Resources Agency  
Department of Fish and Game  
WILDLIFE CONSERVATION BOARD

Minutes, Meeting of June 21, 1977

C O N T E N T S

<u>Item No.</u>	<u>Page No.</u>
1. Roll Call . . . . .	1 - 2
2. Approval of Minutes . . . . .	2
3. Status of Funds . . . . .	2
4. Liberty Ship Artificial Reefs - Status Report . . . . .	2 - 3
5. Antioch Bridge Pier, Contra Costa County . . . . .	3 - 5

WILDLIFE RESTORATION FUND PROJECTS

6. Lake Tahoe Public Access Improvements, Placer County . . .	5 - 6
7. Hogback Island Public Access, Sacramento County . . . . .	6 - 7 ✓ 2, 1988
8. Statewide Guzzler Project . . . . .	8 - 9
9. White House Pool Public Access, Marin County . . . . .	9 - 10 ✓
10. Mt. Shasta Hatchery Expansion, Siskiyou County . . . . .	10 - 11
11. Westgate Landing Public Access, San Joaquin County . . . .	11 - 13 ✓
12. Horseshoe Ranch Wildlife Area, Initial Improvements, Siskiyou County . . . . .	13 - 14

BAGLEY CONSERVATION FUND PROJECT

13. Suisun Marsh - Hill Slough Expansion, Solano County . . .	14 - 18
14. Conflict of Interest Code . . . . .	18
Program Statement . . . . .	19

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WILDLIFE CONSERVATION BOARD

Minutes, Meeting of June 21, 1977

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 6024 of the State Capitol Building, Sacramento, California, on June 21, 1977. The meeting was called to order by Chairman Berger Benson at 2:30 p.m.

1. Roll Call

<u>PRESENT:</u>	Berger Benson	Chairman
	E. C. Fullerton	Member
	Sid McCausland	Member
	Senator John F. Dunlap	Joint Interim Committee
<u>ABSENT:</u>	Senator Dennis Carpenter	Joint Interim Committee
	Senator John A. Nejedly	" " "
	Assemblyman Dan Boatwright	" " "
	Assemblyman Barry Keene	" " "
	Assemblyman Tom Suitt	" " "

STAFF

Chester M. Hart	Executive Officer
Alvin G. Rutsch	Assistant Executive Officer
John Schmidt	Land Agent
Alma Koyasako	Secretary
Bella Applebaum	Accountant

OTHERS PRESENT:

Don Dimitratos	Marin Co. Parks and Rec. Dept.
Francis C. Lindsay	Suisun Resource Conserv. Dist.
A. J. Phillips	Caltrans
E. F. VanZee	Caltrans
Kittie Stalder	Dept. of Fish & Game
Rose Takata	Dept. of Fish & Game
Connie Terry	Marin Co. Parks & Rec. Dept.
C. T. Dolan	Dept. of Fish and Game

Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

John Parrish	Dept. of Fish & Game, Reg. 3
Bruce Shindler	Tahoe City Pub. Utility Dist.
Bill Briner	" " " " "
R. W. Schulenburg	Dept. of Fish & Game
Bill Fong	Sacramento Co. Parks & Rec. Dept.
W. E. Schafer	Dept. of Fish & Game
D. F. Estey	" " "
M. J. Fruitman	San Joaquin County
Tom Bortmann	Office of Senator Ray Johnson
Jeff Blanchfield	BCDC
Pat Fulton	Office of Assemblyman Vic Fazio
Barbara Weisbart	Wildlife Conservation Board
William L. Smith	Solano Ranch Co.
Bob Bounds	City of Suisun City
Henry Glasser	Lawler Ranch
Don Lollock	Dept. of Fish & Game

2. Approval of Minutes

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. MC CAUSLAND, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE MINUTES OF THE MARCH 24, 1977, MEETING.

PASSED UNANIMOUSLY.

3. Status of Wildlife Restoration Fund

Mr. Chester Hart, the Executive Officer, reported on the Wildlife Restoration Fund status as follows:

Unallocated balance at beginning of 3/24/77 meeting . . . . .	\$915,504.33
Plus interest on surplus money, July/Dec. 1976 . . . . .	+124,522.66
Plus miscellaneous revenue, Jan. 1977 . . . . .	+ 7,060.00
Less allocations . . . . .	<u>-264,400.00</u>

Total available as of June 21, 1977, meeting . . . . . \$782,686.99

4. Liberty Ship Artificial Reefs - Status Report

Mr. Hart reported that one bid was received on June 9, 1977, for sinking two additional Liberty ships for artificial reef purposes as previously authorized by the Board. The bid was for approximately \$2,500 each to prepare and sink two ships for a total cost to the State of approximately \$5,000. The bid is considered a favorable one, and it is the intent to accept this bid. The bidder is presently attempting to secure a letter of Intent from the insurance company, one of the necessary items before award can be made. The insurance company has given verbal indication they would insure, and it will then be possible for the Department to award a contract.

One ship is scheduled for sinking for reef purposes in Orange County coastal waters near Newport Harbor, and the other near Channel Islands Harbor in Ventura County. Work on the U.S.S. Palawan which is under contract is under way in San Pedro Harbor in preparation for sinking in Santa Monica Bay. The contractor is behind schedule, but completion is anticipated in the fairly near future.

Mr. Hart indicated that from the original allocation of \$75,000 by WCB and the \$67,700 net realized by the State on the first ship, a total of approximately \$138,000 remained available to prepare and sink the last two ships. On the basis of an anticipated award of the new contract for approximately \$5,000, the end result would be the sinking of three ships for reef purposes with a net to the State on the order of \$60,000.

5. Antioch Bridge Fishing Pier - Preview, Contra Costa County

Mr. Hart reported that this is a preliminary proposal for conversion of the southerly portion of the existing Antioch Bridge to a public fishing pier upon completion of the new bridge now under construction. Staff has been participating in informal discussions of this concept with representatives of Caltrans, East Bay Regional Park District, and the City of Antioch at the request of Senator Nejedly.

By using existing footings for the old bridge, and adding new caps, deck, railing, etc., a fishing pier 300' - 400' long at this site can be constructed much more economically than building a totally new pier. The state-owned right-of-way under the new bridge provides sufficient space for parking, restrooms, and possibly other recreational facilities, so that the project would be free of costs for land acquisition also. WCB has previously converted old highway bridges to fishing piers at Vallejo and San Mateo at considerable cost savings.

Caltrans staff has carried out preliminary engineering studies of alternatives for fishing pier conversion, and also has indicated that Caltrans could make a project contribution comparable to their cost savings from not having to demolish and entirely remove the old bridge.

East Bay Regional Park District staff is doing preliminary planning for parking, restrooms and possibly other recreational uses of the highway or bridge right-of-way. The District staff also has indicated willingness to recommend District operation and maintenance of such a public fishing facility.

The city manager of the City of Antioch has expressed support for the concept, although it is not planned that Antioch would be a participant in the project.

Based on participation in the project by Caltrans and the District generally as outlined, WCB's role would be to obtain a lease or other long-term tenure in the fishing pier project site, and to fund the capital cost of pier conversion and related facilities such as parking and restrooms.

Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

WCB consideration of the proposal, approval in principle at this stage, and authorization for staff to proceed with more detailed planning is desirable. Caltrans must proceed in the near future with preparation of an EIR for removal of the old bridge, and can act as lead agency for the fishing pier project for CEQA requirements if this can be presented as a planned alternative to complete bridge removal.

The Department of Fish and Game has indicated the pier should provide significant fishing benefits, pointing out that there is considerable fishing from the shoreline in this area. Important species that would be caught include striped bass, catfish, and possibly sturgeon, as typical of Delta waters.

Mr. Hart indicated that representatives from the East Bay Regional Park District and Caltrans were present at the meeting to present more up-to-date information or answer questions about the proposal.

Mr. Donald Harms with the East Bay Regional Park District indicated the conceptual plans for the development on a map displayed at the meeting. The pier would be extended to about 300-400 feet to carry it out to the best depths. A parking area which would also serve as a staging area for a bike route over the Antioch Bridge, restroom and picnicking facilities and landscaping were envisioned by the District.

It was anticipated by Mr. Al Phillips of Caltrans that the expected completion of the new Antioch Bridge would be in the spring of 1979, so that work on the fishing pier would be towards the latter half of 1979. Mr. McCausland asked if conversion would have any substantial impact on the demolition cost, and Mr. Phillips indicated there would be some savings which would be contributed towards the pier conversion.

It was pointed out by Mr. Hart and confirmed by Mr. Phillips that Caltrans would be required to develop an EIR for removal of the old bridge and that approval of the fishing pier in principle by the Board would enable Caltrans to proceed with the conversion as a firm alternative to demolition. Mr. Hart also indicated that the Board has generally funded the actual pier conversion, parking and restroom facilities, and that such things as landscaping, picnicking and other ancillary features would be provided by other participants, such as the District.

In response to Mr. Fullerton's question relative to the estimated cost for the proposal, Mr. Hart indicated the only cost estimate staff has received was \$90,000 for a 286 feet long pier. Onshore development, Mr. Harms estimated, would also be in the same range, so that the total cost would be in the neighborhood of \$200,000.

Mr. Hart indicated that approval of the project in principle does not obligate the Board to any funding commitment, and that any expenditure of WCB funds for planning, etc., must await an actual allocation of funds by the Board after cost estimates have been developed.



Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

IT WAS MOVED BY MR. MC CAUSLAND, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE IN PRINCIPLE THE CONVERSION OF THE ANTIOCH HIGHWAY BRIDGE TO A PUBLIC FISHING PIER, AND STAFF AND THE DEPARTMENT IS AUTHORIZED TO PROCEED WITH PLANNING, AND TO PRESENT THE ANTIOCH FISHING PIER PROPOSAL FOR BOARD CONSIDERATION AT A FUTURE MEETING.

PASSED UNANIMOUSLY.

Mr. McCausland questioned the exclusive use of the pier for fishing and wondered if it would be possible to utilize that facility for recreational boating, possibly with the construction of temporary berthing facilities for boaters who want to tie up and come ashore. He indicated he would be interested in pursuing that type of questioning on the other proposals which appear on the agenda.

Mr. Harms responded that such facilities would complicate the project, and that it would require looking at the currents to accommodate a tie-up facility. Although they have not checked into this, he indicated the District would do this in the course of their planning. He pointed out, however, that there are 5 or 6 marinas to the east and west of the site which could be used for mooring. Mr. Fullerton believed that the cost would be increased to rebuild the end portion of the structure to take care of that type of facility and wondered how much the Board would want to sacrifice of the pier for this purpose.

Although he believed the District may be correct in not pursuing the idea of other uses for the Antioch pier, Mr. McCausland commented that he wanted to address the question of whether or not WCB projects were too narrowly conceived which would tend to preclude other compatible uses. Mr. Hart responded that the Wildlife Conservation Law states that all projects shall be available for all recreational purposes, and the Board has considered all compatible recreational purposes in planning the projects.

WILDLIFE RESTORATION FUND PROJECTS

6. Lake Tahoe Public Access Improvements, Placer County \$3,800.00

This proposal is for minor improvements of an emergency nature to the WCB boat launching ramp at the existing Lake Tahoe Fishing Access at Lake Forest. The current drought and lowering lake surface levels threaten to curtail the use of this facility to all but the smallest boats and trailers unless the proposed improvements are made.

It is proposed to place prefabricated steel mats on the existing lake bottom, extending the full width and out to 50 feet from the end of the existing ramp. Also proposed is a 20-foot long prefabricated boarding float which would be secured to the existing fixed pier to facilitate boat launching and retrieving on the extended ramp.

This ramp is the only public ramp on the north shore of Lake Tahoe that is still useable with the present lowered lake levels. With the minor improvements mentioned, it should continue to be useable by most trailered boats unless the drought continues and the lake recedes significantly below its natural rim level.

The Tahoe City Public Utility District which has the maintenance responsibility for this project by cooperative agreement has adopted a resolution on June 16, 1977, in support of this request and agreeing to assume the responsibility for the development, operation, and maintenance of the additional facilities.

The District also expects to dredge to deepen the lake at the end of the ramp later this summer at District cost to further improve launching conditions at the lowered lake levels. The mats will be removed and replaced by the District when the dredging is done.

The addition of the mats and float as proposed is an activity not subject to the California Environmental Quality Act. The District will obtain all necessary permits before commencing with the work.

The estimated cost of the mats and floats in place as submitted by the District to staff is \$3,800.

Mr. Hart recommended the Board approve the proposed improvement to the Lake Tahoe Access, allocate \$3,800 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned. He indicated that Mr. Bill Briner, Manager of the Tahoe City Public Utility District, and Mr. Bruce Shindler, Director of the District's Recreation Department, were present should the Board desire additional information.

Mr. McCausland questioned Mr. Briner as to whether or not the Lake Tahoe Public Fishing Access could be used by other than the fishermen, and Mr. Briner responded that the facility is used by all recreational boaters. As many water skiing boats as fishing boats go out from there, although generally at different times of the day.

IT WAS MOVED BY MR. MC CAUSLAND, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE LAKE TAHOE PUBLIC ACCESS IMPROVEMENTS, PLACER COUNTY; ALLOCATE \$3,800 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

7. Hogback Island Public Access, Sacramento County \$25,000.00

Hogback Island Public Access on Steamboat Slough in the Delta is a cooperative venture of the U.S. Corps of Engineers, the State Reclamation Board, Sacramento County, and WCB. The basic facilities were developed by the Corps and Reclamation Board in conjunction with the Sacramento River Bank

Protection Project, and include an access road, parking, and boat launching ramp, which were then turned over to WCB. In 1968, the WCB allocated funds for minor improvements to complete the project and an operation and maintenance agreement was entered into with Sacramento County.

The County is now requesting WCB to provide funds for a permanent type restroom. The usage has grown to the extent that chemical toilets are becoming inadequate. Over 10,000 people a month use the facilities during the busy May through September period. Additionally, fishing in this area is productive most of the year.

As lead agency, the County has determined the project will not have a significant effect upon the environment, is categorically exempt from CEQA regulation under Section 15103 and has filed the required Notice of Exemption. The County is also willing to extend the O&M agreement at this time or when it expires in 1988. Permits from the State Reclamation Board and the local Reclamation District are expected in the very near future.

The County has prepared a development plan and cost estimate which have been reviewed by staff. Cost is as follows:

Fill material, grading and compaction	\$ 2,500
Restroom building	15,000
Concrete pads and ramps	1,000
Septic tank	1,000
Misc. electrical and plumbing	1,000
Subtotal	\$20,500
Engineering	2,500
Contingency	2,000
TOTAL	\$25,000

This project should qualify for 50% federal reimbursement as a Land and Water Conservation Fund project.

Mr. Hart recommended the Board approve the proposed improvements to the Hogback Island project, allocate \$25,000 therefor from the Wildlife Restoration Fund and authorize staff and Department to proceed with the project substantially as planned. He announced that Mr. Bill Fong from Sacramento County was present to respond to any questions the Board may have.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. MC CAUSLAND, THAT THE WCB APPROVE THE HOGBACK ISLAND PUBLIC ACCESS IMPROVEMENTS, SACRAMENTO COUNTY; ALLOCATE \$25,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.



8. Statewide Guzzler Project

\$62,000.00

The Department of Fish and Game has proposed and recommended this project for developing additional artificial watering devices, commonly called guzzlers, for wildlife.

Much of the southern half of California lacks year-round water supplies to sustain many wildlife species, although habitat is suitable in other respects. The current drought has extended these conditions to other parts of the State. By developing methods to provide drinking water through the dry season, the range and populations of many species of small wildlife, particularly quail and chukars, have been greatly increased. These methods also have been used to improve conditions for bighorn sheep in desert areas, and to a more limited extent for deer.

Experimental work by the Department of Fish and Game 30 years or more ago developed a watering device used for small wildlife species. This essentially is a small, surfaced apron to collect rain water, sized according to local rainfall, which is directed into an underground tank for storage.

A ramp enables small wildlife to walk into the tank to the water level to drink. The units are fenced to prevent damage from livestock.

The WCB approved a major project of this type in 1949, from which some \$397,000 was expended for guzzler installations primarily south of the Tehachapi Mountains. In 1962, the Board allocated an additional \$36,000 primarily for purchase of fiberglass tanks and lids. These WCB projects, supplemented by federal Pittman-Robertson funds available to the Department, have enabled approximately 2,100 guzzlers to be installed primarily in central and southern California areas.

The project now proposed by the Department includes materials and seasonal labor for installing approximately 70 units, which are the estimated needs for replacement of some of the original units, which are nearly 30 years old, as well as new installations over the next five years.

Cost estimates are as follows:

Fiberglass guzzler units, complete with lid, ramp, and tank; 900 gal. capacity	\$29,400
Apron materials	1,260
Fencing materials	12,756
Seasonal labor for installations	15,000
Contingency	<u>3,584</u>

TOTAL \$62,000

The Department of Fish and Game will supervise installations of these watering devices on public lands throughout the State and will also maintain the units after installation.

Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

Mr. Hart recommended the Board approve the project as proposed, allocate \$62,000 therefor from the Wildlife Restoration Fund, and authorize staff and Department to proceed substantially as planned. He noted that the Shasta-Cascade Wonderland Association has written a letter in support of this project.

Mr. McCausland asked whether there have been any problems of disease as a result of water laying in pools all summer, and Mr. Fullerton indicated that there have been none. The pools are underground and are completely covered and have worked successfully as a water supply for a long time.

IT WAS MOVED BY MR. MC CAUSLAND, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE STATEWIDE GUZZLER PROJECT AS PROPOSED; ALLOCATE \$62,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE THE STAFF AND DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

The Chairman introduced Senator John Dunlap who had just joined the meeting.

9. White House Pool Public Access, Marin County \$54,000.00

Mr. Hart pointed out on a map the 482 acres of Tomales Bay land acquired by the Board in 1973, mostly tidal marsh, that included a 13 acre parcel fronting on Lagunitas (Papermill) Creek, known as White House Pool.

In 1975, an additional 11.5 acres were acquired in the immediate vicinity but on the opposite side of the stream. This parcel provides convenient fishing access from the town of Point Reyes Station.

Prior to State acquisition, the owner allowed fishing and the use has increased since that date. The Department of Fish and Game has long endorsed the development of public access facilities at this site, pointing out that Lagunitas Creek is the most important salmon-steelhead stream in Marin County. The California inland record silver salmon, in fact, was caught in this stream.

Plans and a cost estimate for development have been prepared by the Marin County Park Department. Staff has reviewed and found these acceptable. As lead agency, the County has determined this work will have no significant impact upon the environment, is exempt from CEQA requirements, and has filed the necessary Notice of Exemption with the County Clerk. The County would also handle all the construction details under contract with the State and will enter into a long term agreement for operation and maintenance of the area, free of charge to the public. The estimated cost, for which federal Land and Water Conservation Fund reimbursement will be requested, is as follows:

Site preparation and parking area	\$13,080
Fishing benches, foot bridge, restroom screen	19,440
Fencing, gates, vehicle barrier, pathway	10,440
Erosion control and habitat plantings	2,640
Drainage and trash receptacles	1,300
Subtotal	\$46,900

Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

	Subtotal	\$46,900
Engineering		2,400
Contingencies and signs		<u>4,700</u>
	TOTAL	\$54,000

Mr. Hart recommended that the Board approve the project, allocate \$54,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed with the project substantially as planned.

Chairman Benson asked the Marin County representative Don Dimitratos if there was anything else he wished to add to the presentation. Mr. Dimitratos believed the executive officer had covered the proposal thoroughly.

Mr. McCausland understood that this project would be used 99% by the fishing public, but that since there was no necessity to specify it as a public "fishing" access and so that the Board would be viewed as a less provincial body, he suggested the deletion of the reference to "fishing" access in the title as indicated by staff.

IT WAS MOVED BY MR. MC CAUSLAND, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE WHITE HOUSE POOL PUBLIC ACCESS, MARIN COUNTY; ALLOCATE \$54,000 FROM THE WILDLIFE RESTORATION FUND FOR ITS CONSTRUCTION; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

The desirability of a Board policy with regard to deletion of the word "fishing" access in projects of the Board was discussed. It was the consensus that acquisitions or developments of the Board are not exclusive for the fishing public and that they are for multi-purpose recreational use. Where hunting is permitted, all uses may not be compatible and these areas would be designated as such.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. MC CAUSLAND, THAT THE WILDLIFE CONSERVATION BOARD ADOPT THE POLICY WITH REGARD TO NAMING FUTURE ACQUISITION AND DEVELOPMENT PROJECTS OF THE BOARD AS "PUBLIC" ACCESS TO INDICATE THEIR MULTI-USE PURPOSE.

PASSED UNANIMOUSLY.

10. Mt. Shasta Hatchery Expansion, Siskiyou County \$21,000.00

This proposal is to acquire approximately 5.9 acres of undeveloped land contiguous to the eastern and the southeastern boundaries of the Mt. Shasta Hatchery, which is located about 1/2 mile southwest of the City of Mt. Shasta in Siskiyou County.

The WCB generally has funded modernization and expansion of the Department of Fish and Game fish hatchery system over the last 30 years. This has

Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

included rehabilitation of the entire Mt. Shasta Hatchery in the 1950's at a cost of approximately \$312,000. Recently completed was a modernization and enlargement of the broodstock facilities at a cost of \$327,940 in 1970 Bond Act funds appropriated to WCB.

In order to comply with waste discharge requirements of the California Regional Water Quality Control Board (Central Valley Region) it is necessary that settling ponds be constructed for partial treatment of the water discharge from the fish rearing ponds at this hatchery. These settling ponds must be of sufficient size to insure retention of this discharge for a minimum of one hour. However, it is not possible to construct such facilities on the existing hatchery site without incurring the additional costs of a pumping operation and the increased energy consumption that would go with it. The proposed acquisition will provide the land required and, because of its location downslope from the hatchery, will provide gravity water flow. Acquisition of this site was proposed by the Department of Fish and Game. The Department will assume the responsibility for development and management.

Staff has obtained an option to acquire this 5.9<sup>±</sup> acres at the appraised fair market value of \$16,904. It is planned that this area be acquired in fee, with an alternative that 0.1<sup>±</sup> acres may be acquired as an easement for drainage purposes.

The proposed acquisition falls within Class 4 of Categorical Exemptions from CEQA requirements.

Mr. Hart recommended that the Board approve this acquisition of approximately 5.9<sup>±</sup> acres as proposed, allocate \$21,000 for the purchase and related costs from the Wildlife Restoration Fund and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE MT. SHASTA HATCHERY EXPANSION, SISKIYOU COUNTY; ALLOCATE \$21,000 FROM THE WILDLIFE RESTORATION FUND FOR ACQUISITION OF LANDS THEREFOR; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

11. Westgate Landing Public Access, San Joaquin County \$50,150.00  
Change in scope - Funding augmentation

Sportsmen in the Lodi-Stockton area have expressed interest in development of fishing access to the South Fork Mokelumne River in the Terminous area since the late 1950's. After many years of joint WCB and County surveys and trying to acquire property, the San Joaquin County Parks Department in 1969 was finally able to obtain 26 acres at Westgate Landing, just north of Highway 12.



Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

Upon presentation of an acceptable development plan, the WCB allocated \$90,500 in development funds for Westgate Landing Public Access on July 29, 1971. The concept at the time was for both bank and boat fishing, with a boat launching ramp as a project facility. The immediate and adjacent waterways get heavy fishing use due to the excellent population of striped bass, catfish, and black bass.

Because of concern over levee stability, the previous development project was delayed. Subsequent soil testing revealed a potential hazard in developing a ramp for car and trailer traffic over the levee, so the County has revised plans to exclude the boat launching ramp. The emphasis will be on bank fishing with provision for carrying car-top boats over the levee to launch. It is expected that many people will hand launch small fishing boats here because of the excellent fishing and lack of nearby launching facilities.

The County as lead agency has processed an EIR in compliance with CEQA regulations. The Notice of Determination has been submitted to the County Clerk. The County has also submitted a revised development plan and cost estimate, both of which have been reviewed by staff and found to be adequate. The County will bid the job, supervise construction and operate the area for free access to public fishing for a 25-year period after development. Proprietary interest will be satisfied by a free lease of the project development area to WCB, as well as an easement for bank fishing purposes along the riverfront of the remaining County property. The County will also construct an access road to the site, plant shade trees and provide picnic facilities at their cost.

The estimated costs being considerably higher than the original, even with the scope reduced, reflect the increase in construction costs in the six years since original project authorization, as well as increased recognition of difficult site conditions for construction. It is anticipated that one-half of the project costs will be reimbursed to the Board under the federal Land and Water Conservation Fund program.

Cost estimates are:

Parking lot and walkway	\$17,500
Fencing, gates and drainage	6,750
Erosion controls and rock slope protection	13,500
Restroom and electrical system	37,000
Water system	20,000
Floating dock	22,000
Subtotal	\$116,750
Engineering	11,700
Contingencies and signs	12,200
Total est. cost	\$140,650

Mr. Hart recommended that the Board, with consideration of the EIR, approve the project as revised in scope, allocate an additional \$50,150 from the Wildlife Restoration Fund to augment the previous allocation, and authorize staff and the Department to proceed with the project substantially as planned.



IT WAS MOVED BY MR. MC CAUSLAND, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE EIR, APPROVE THE CHANGE OF SCOPE FOR THE WESTGATE LANDING PUBLIC ACCESS, SAN JOAQUIN COUNTY; ALLOCATE AN ADDITIONAL \$50,150 FROM THE WILDLIFE RESTORATION FUND TO AUGMENT THE PREVIOUS ALLOCATION FOR CONSTRUCTION THEREOF; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Mr. Morris Fruitman from San Joaquin County thanked the Board for approval of the project.

12. Horseshoe Ranch Wildlife Area - Initial Improvements, Siskiyou Co. \$15,000.00

The 5,000 acre Horseshoe Ranch Wildlife Area, just acquired with funds allocated by the Board at its December 1, 1976, meeting and intermingled BLM lands will be open to public hunting later this year for the first time, under the management of the Department of Fish and Game. It is expected that public use of the area, particularly during the coming deer season, will necessitate some minor improvements for access as well as for control of vehicles on the property to prevent resource damage.

The Department does not have available finances for these measures and has requested that WCB funds be allocated for this purpose as follows:

Improvements to access road and parking;	\$12,000
grade & cinder road and parking, install	
culverts	
Install heavy duty gates	1,000
Repair other existing gates	500
Materials for repair of perimeter fence	<u>1,500</u>

TOTAL \$15,000

The BLM will provide labor for repair of the perimeter fence and also will conduct an archeological survey of the access road and parking area to ensure protection of any values of this type that may exist.

A plan for further development and management of the area is now being prepared by the Department and BLM. Additional studies and investigations of the probable impacts of such development, including a survey of possible historical, cultural, or archeological values of the site will be made. The proposed temporary work will help to protect the existing structures and any areas that may have potential historical value until the more permanent improvements can be made.

Mr. Hart noted that the Shasta-Cascade Wonderland Association has written in support of the project. He recommended the Board approve this work on the Horseshoe Ranch Wildlife Area, allocate \$15,000 from the Wildlife Restoration Fund for this purpose, and authorize staff and the Department to proceed substantially as planned.

Mr. Fullerton advised that the Department is now negotiating with the CCC to carry out a project on this area as an example of what might be done with a piece of existing land to develop it into a real wildlife area. Roads would be minimal and development would be more in the nature of enhancement of wildlife habitat.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. MC CAUSLAND, THAT THE WILDLIFE CONSERVATION BOARD APPROVE INITIAL IMPROVEMENTS AT HORSESHOE RANCH WILDLIFE AREA, SISKIYOU COUNTY; ALLOCATE \$15,000 FROM THE WILDLIFE RESTORATION FUND FOR SUCH PURPOSES; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

#### BAGLEY CONSERVATION FUND PROJECT

#### 13. Suisun Marsh - Hill Slough Expansion, Solano County (\$2,993,500)

This proposal is to acquire approximately 754<sup>±</sup> acres in the Suisun Marsh area as recommended by the Department of Fish and Game and by S.F. Bay Conservation and Development Commission in its recent Suisun Marsh Protection Plan. Most of the parcel is in the primary management zone, with the remainder in the secondary management zone, of the BCDC plan. This parcel would expand northerly a previous acquisition, approved by the Board at its October 8, 1976, meeting and subsequently acquired, which contains approximately 685 acres.

The area proposed for acquisition is located east of the City of Suisun City and is bounded to the north by State Highway 12 and to the south by the State property noted above. Approximately 218<sup>±</sup> acres at the west end of the property were recently annexed to the City of Suisun City. The remaining 536<sup>±</sup> acres are located within Solano County.

This parcel is located generally northerly of, but contiguous to, the marsh boundary as established in the Suisun Marsh Preservation Act of 1974. However, a large portion of the parcel was originally marsh that has been converted to salt grass pasture for livestock grazing by installing various levees to prevent tidal flooding. It is improved with a single family residence and garage located near Highway 12, in addition to livestock fencing. Grizzly Island Road, extending from Highway 12 to the marsh interior cuts through the parcel at the city-county line. McCoy Creek nearly bisects the property, east of Grizzly Island Road.

The area has existing and potential wildlife habitat values which can be increased by some marsh restoration, development, and restrictions on grazing. Portions of the property can be readily restored to tidal marsh or converted to managed marsh by using existing water control structures. In addition to the increase in habitat value by doing some restoration, the public will gain additional recreation area for bird watching, photography, and general nature observation opportunities.

Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

Purchase of fee title is proposed. This is necessary to realize the potential of the property for marsh restoration and management, as well as for public access and recreational use.

It is presently planned that the area will be managed by the Department of Fish and Game, with future development to be planned by the Department.

The proposed acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements.

Mr. McCausland stated that BCDC has held extensive hearings to set the appropriate boundary lines for the protection zone which in part was north of Highway 12, and it was rolled back to south of Highway 12 in legislation introduced by Assemblyman Fazio. He believed it was a significant and important acquisition which he would like to urge the Board to proceed with. However, he advised that all Board members had received a letter from Chairman Boatwright of the Assembly Ways and Means Committee, requesting the Board defer action on this proposal until such time as there has been a meeting between Assemblyman Fazio and the City of Suisun. Realizing that these negotiations could go on for months, Mr. McCausland recommended the Board go on record as being in favor of the acquisition, allocating the necessary funds therefor, but instructing staff to defer actual closure until after the meeting to which Assemblyman Boatwright refers.

Senator Dunlap agreed that this is a worthwhile acquisition and entirely consistent with protection of the marsh. His inclination was for the Board to eventually approve the purchase. However, in view of the legislative process that is taking place through Assemblyman Fazio's bill and the request of Assemblyman Boatwright, he believed it incumbent upon the Board to extend them the courtesy of deferring acquisition.

Mr. Hart explained that phased purchase, suggested as a possible alternative by staff, might be desirable not only from the standpoint of the owners for tax purposes, but also from the standpoint of securing sufficient matching funds from the federal government for this purchase. There is not sufficient federal funds remaining in this year's allotment to cover 50% of the entire cost of the acquisition. A property acquisition agreement is yet to be negotiated with the owner which may indicate phased acquisition, and to enable the Board to secure sufficient matching federal funds, it was felt desirable to permit phased purchase.

Mr. Bob Bounds, City Administrator for Suisun City, stated that the reason for the request of Assemblyman Boatwright to defer action at this time was due to the fact that they had not had a response from their Assemblyman (Fazio) after a meeting they had had with him a month ago. He did not believe it would take months and months to deal with the situation as was indicated -- they simply want one or two meetings. The City feels strongly that this property is not needed for the 89,000 acre marsh and will not destroy the marsh if it were developed. There has been talk that storm drain waters out of this property would cause hazards to the marsh, yet in Fairfield 300 acres was recently annexed, and there was no concern expressed about the storm waters moving into the marsh through the same channel.

Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

They have questioned from time to time why all the property is being purchased around the marsh with apparently no public use planned, so they are wondering for whom the marsh is being protected. The City Council has strongly gone on record as being opposed to protecting the marsh only for those people who own property there to hunt ducks. If the State is going to open up some public access, more than there is now, this, they feel, would be a much better way to try to help the public get over the fact that the State is spending money to protect the marsh. He pointed out the number of people waiting in line to get to Grizzly Island to hunt on the public lands. The problem the City Council has in accepting the fact that this 700 acres is needed so badly is the fact that Ken Hoffman has offered 2,000 acres in the marsh itself for \$500 an acre. Mr. Bounds asked if this would not be a good way to use money to provide public access to some of the marsh.

He further explained there is available sewer and water facilities on the north side, sized properly for the property. Utilities are prepared and development could take place with the limited density to hold down any damage to the marsh and could be done in such a way as to be enhancing to the marsh.

Senator Dunlap indicated that he must report back to the Senate floor but that before he does he wanted to comment that this acquisition does have his individual support. He did not feel we could compare the acquisition of interior marsh lands with the lands in question. He believed it was far more important to acquire this property because of the restrictions that would be necessary for use of the lands in the interior. He also wanted to go on record as endorsing the staff proposal.

In response to some of the questions raised by Mr. Bounds, Mr. Fullerton stated he would call on Department of Fish and Game staff for a brief presentation of intended development and use of the area in question.

Mr. Don Lollock then introduced John Parrish, Wildlife Management Supervisor for Region 3, who has developed a preliminary management plan for the area. Mr. Parrish noted that questions have been raised as to why there was need for additional land acquisition in Suisun Marsh. Both the fish and wildlife element and the BCDC plan for Suisun Marsh recognized the need for the Lawler property, and it was included in the marsh protective zone because any development with resulting erosion or compaction on the area to the north would tend to affect the diversity, use, and wildlife values in that entire area which extends across the whole northern edge of the marsh. The second basic reason for acquiring the Lawler property south of Highway 12 relates to the need to provide some fairly intensive outdoor wildlife oriented recreational use. He noted that Suisun Marsh planning and legislation recognized two basic premises: first, that private ownership (duck clubs) and other compatible uses serve an essential role in providing habitat; and the second premise is that the resource belongs to the public and there is need to make them available for the public to enjoy. The Department is providing this second need at Joice Island and Grizzly Island which areas accommodate a reasonable amount of non-hunting use such as fishing, sightseeing, birding, educational use, etc., but the demand for this type of use is growing. There is a definite need to provide much more of



Minutes of Meeting, Wildlife Conservation Board  
June 21, 1977

this type of use. In planning for this need, it was decided it could best be done on the edge of the marsh to avoid bringing large numbers of people into the fragile interior which would increase problems of maintenance as well as resource protection. The Hill Slough area appeared to be the most appropriate because it is readily accessible to the main highway and communities.

Development envisioned for the area would call for conversion of some of the existing grazing areas into marsh, thereby increasing the wetland habitat. This area also serves as a holding basin for rainfall runoff while the tide is high. He indicated that suburbanization south of Highway 12 therefore could not be accomplished without some expensive flood control work.

He pointed out the conceptual plan which would include an interpretive center, one-way loop road where people could get onto the area for bird watching, fishing, etc., some low areas for ponding by means of levees and water control structures making it attractive to waterfowl and cultivation of barley on higher ground for ducks, geese, and pheasants.

Mr. Bill Smith, a rancher in Potrero Hills who stated he represented 20 other ranchers in the northeast of the secondary management zone, asked what valuations were to be placed on the 754 acres and how much of the \$4 million would be used for the acquisition.

Mr. Hart advised that an appraisal approved by the Department of General Services places the value at \$2,973,500. It would take about another \$20,000 for acquisition costs, appraisal, surveys, relocation costs, etc., so that the total amount needed to acquire the property would be approximately \$2,993,500. Funds for purchase are available from the Bagley Conservation Fund and the 1974 Bond Act monies available to the WCB. He indicated, however, that the purchase also should be eligible for federal matching funds under the Land and Water Conservation Fund program. The total cost for this property and other acquisitions authorized by WCB in the Suisun Marsh would run slightly over \$4 million.

In response to Mr. McCausland's question about comparable sales for establishing fair market value, it was brought out that these ran from \$4,000 to \$7,000 per acre -- this property has been appraised at approximately \$4,000 per acre.

Mr. Henry Glasser, representing the owner of the property in question, stated he would like to go on record that they have considered very seriously the potential uses of the property and have listened to Suisun City's case, and briefly to the Department's presentation today, and feel that arguments weigh in favor of development. He stated they feel if things come out right, legislation would exclude this property from Suisun Marsh protection.

Mr. Fullerton asked what would happen if the legislation did not exclude the property. Would it not devalue the property? Mr. Glasser responded that if you look at the value of the property without the possibility of legislation including it in the Suisun Marsh protection zone, there is



value there. If the legislation takes the most valuable function of that property, it would leave the property virtually worthless. He declared that if the legislation passes, it would certainly be in the best interest of the landowner to sell to the State. He stated he has listened to the arguments as to the benefits of this area to the marsh but did not feel they were convincing and that it appeared to be to the benefit of Suisun City and the County.

Mr. Glasser stated it would be no worse financially for his client to sell to the State than to wait two to four years and ultimately sell the property for development, so that it gets down to a question of what they think is right. The values would come out about the same. He felt that if a very strong convincing argument could be presented to them for State purchase, it would be better for his client to accept the State's offer.

IT WAS MOVED BY MR. MC CAUSLAND, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD RESERVE \$2,993,500 FROM THE SPECIAL SUISUN MARSH APPROPRIATION AND, IF NECESSARY, 1974 BOND ACT FUNDS AVAILABLE FOR ACQUISITION AND RELATED COSTS OF THE SUISUN MARSH-HILL SLOUGH EXPANSION, SOLANO COUNTY, AS PROPOSED, INCLUDING PHASED PURCHASE, IF DESIRABLE, WITH THE UNDERSTANDING THAT STAFF AND THE DEPARTMENT WILL NOT PROCEED WITH THE ACQUISITION UNTIL SO DIRECTED BY THE BOARD WHEN A FINAL DETERMINATION IS MADE AT A LATER DATE.

PASSED UNANIMOUSLY.

14. Conflict of Interest Code

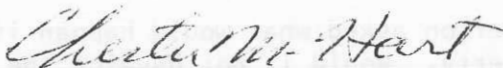
Mr. Hart advised that the Conflict of Interest Code which had been supplied to the Board members has been approved by the Fair Political Practices Commission. The staff has been advised by the Office of Administrative Hearings that each political entity involved, such as the WCB, should have a representative sign it as adopting it.

IT WAS REGULARLY MOVED AND SECONDED THAT THE CONFLICT OF INTEREST CODE AS APPROVED BY THE FAIR POLITICAL PRACTICES COMMISSION IS HEREBY ADOPTED BY THE WILDLIFE CONSERVATION BOARD, AND THE EXECUTIVE OFFICER IS HEREBY AUTHORIZED TO SIGN IT ON BEHALF OF THE WCB.

PASSED UNANIMOUSLY.

There being no further business, the meeting was adjourned at 3:57 p.m.

Respectfully submitted,



Chester M. Hart  
Executive Officer

### PROGRAM STATEMENT

At the close of the meeting on June 21, 1977, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$38,796,086.26. This total includes \$5,670,306.09 reimbursed by the Federal Government under the Accelerated Public Works Program completed in 1966, the Land and Water Conservation Fund Program, the Anadromous Fish Act Program, and the Pittman-Robertson Program.

The statement includes projects completed under the 1964 State Beach, Park, Recreational and Historical Facilities Bond Act. Projects funded under the 1970 Recreation and Fish and Wildlife Enhancement Bond Fund, the Bagley Conservation Fund, and the 1974 State Beach, Park, Recreational and Historical Facilities Bond Act will be included in this statement after completion of these programs.

a.	Fish Hatchery and Stocking Projects . . . . .	\$10,272,304.24
b.	Fish Habitat Development and Improvement Projects . . . . .	4,091,596.79
	1. Reservoir Construction or Improvement . . . . .	\$2,225,619.19
	2. Stream Clearance and Improvement . . . . .	243,013.03
	3. Stream Flow Maintenance Dams . . . . .	439,503.32
	4. Marine Habitat . . . . .	345,779.36
	5. Fish Screens, Ladders and Weir Projects . . . . .	837,681.89
c.	Fishing Access Projects . . . . .	11,983,427.15
	1. Coastal and Bay Access . . . . .	1,173,477.56
	2. River and Aqueduct Access . . . . .	3,424,657.20
	3. Lake and Reservoir Access . . . . .	2,821,553.25
	4. Piers . . . . .	4,563,739.14
d.	Game Farm Projects . . . . .	146,894.49
e.	Game Habitat Development and Improvement Projects . . . . .	11,369,504.47
	1. Wildlife Areas . . . . .	10,869,055.35
	2. Miscellaneous Game Habitat Development . . . . .	500,449.12
f.	Hunting Access . . . . .	472,436.81
g.	Miscellaneous Projects . . . . .	401,422.31
s.	Special Project Allocations . . . . .	58,500.00
	Total Allocated to Projects . . . . .	\$38,796,086.26

### STATUS OF FUNDS Wildlife Restoration Fund

Unallocated balance at beginning of 6/21/77 meeting . . . . .	\$782,686.99
Less allocations . . . . .	- 230,950.00
Unallocated balance after 6/21/77 meeting . . . . .	\$551,736.99