

DEPARTMENT OF FISH AND GAME

WILDLIFE CONSERVATION BOARD

1807 13TH STREET, SUITE 103
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**State of California
 The Resources Agency
 Department of Fish and Game
 WILDLIFE CONSERVATION BOARD
 Minutes
 February 27, 2002**

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STATE OF CALIFORNIA-THE RESOURCES AGENCY
DAVIS, Governor
DEPARTMENT OF FISH AND GAME

GRAY

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WILDLIFE CONSERVATION BOARD

February 27, 2002

The Wildlife Conservation Board met at the State Capitol, Room 112, Sacramento, California on February 27, 2002. The meeting was called to order at 10:00 A.M. by Mr. Al Wright, Executive Director of the Wildlife Conservation Board. At this time he introduced the Board Members and attending Joint Legislative Interim Advisory Committee Members.

1.ROLL CALL

WILDLIFE CONSERVATION BOARD MEMBERS

Michael Flores, Chairman
President, Fish and Game Commission
Robert C. Hight, Member
Director, Department of Fish and Game
Annette Porini
Vice, B. Timothy Gage, Member
Director, Department of Finance

JOINT LEGISLATIVE INTERIM ADVISORY COMMITTEE

Assembly Member Hannah-Beth Jackson
Assembly Member Howard Wayne
Syrus Devers,
Vice, Senator Sheila Kuehl
Gavin Payne,
Vice, Senator Jack O'Connell
Michael Endicott,

EXECUTIVE DIRECTOR

Staff Present: Al Wright
Al Wright, Executive Director
Jim Sarro, Assistant Executive Director
Georgia Lipphardt, Assistant Executive Director
Jan Beeding, Office Technician
Pat Butcher, Office Technician
Gary Cantrell, Staff Services Analyst
Tony Chappelle, Public Land Management Specialist
Scott Clemons, Public Land Management Specialist
John Donnelly, Senior Land Agent
Linda Drake, Senior Land Agent
William Gallup, Senior Land Agent
Frank Giordano, Chief Land Agent
Dave Means, Senior Land Agent
Terri Muzik, Assistant Land Agent
Randy Nelson, Senior Land Agent
Peter Perrine, Public Land Management Specialist
Maureen Rivera, Executive Assistant
Jenny Smith, Staff Services Analyst
Debra Townsend, Senior Land Agent
Roxanne Woodward, Budget Officer

Others Present: Ron Pistoresi
Gino Petrucci
Karen Kovacs, Department of Fish and Game
Mark Andre, City of Arcata
Bruce Williams, City of Rancho Mirage
Scott Ochoa, City of Monrovia
Tom O'Neil, Shintaffer Farms
Al Bunt, Shintaffer Farms
Sam Shintaffer, Shintaffer Farms
S. Frank Shepard, Shintaffer Farms
Harriett Burgess, American Land Conservancy
Jake Messerli, California Waterfowl Association
Phil Warner, Department of Fish and Game
Lani Martin
Natalie Martin
John Carlon, Sacramento River Partners
Paul Hofmann, Department of Fish and Game
Chuck Blitz
Chuck Peck, Sierra Foothill Conservancy
Greg Kirkpatrick, American Farmland Trust
Mondy Lariz, Federation of Fly Fishers

Mary Tulanian, Lake County Land Trust
Michael Friel, Lake County Land Trust
Nancy Schaefer, The Conservation Fund
Al Jahns, American Land Conservancy
Doug Vasquez
John Vermeulu
Lauren Ward
Gaylen Freeman, Shintaffer Farms
Martin Lakey
Roberta Lyons, Lake County Land Trust
Susanne Scholz, Lake County Land Trust
Tex Ward, Conejo Recreation and Park District
Phil Culler, Shea Homes
Gary Black, Siskiyou Resource Conservation District
Jennifer Johnson, The Nature Conservancy
George McArthur
Curtis Knight, California Trout
Randy Benthin, Department of Fish and Game
Michael Feeney, Land Trust for Santa Barbara County
Frank Heintz, Santa Barbara County
Tim Wirth, Trust for Public Land
Rich Matuszak
Daniel Smith
William Loudermilk, Department of Fish and Game
Jennifer West, Geyer Associates
Tom Higgins, Office of Senator Tom Torlakson

2. ELECTION OF CHAIR

Ms. Annette Porini nominated President Michael Flores as Chairman of the Wildlife Conservation Board. Mr. Hight seconded the motion.

Motion carried.

3. FUNDING STATUS AS OF FEBRUARY 27, 2002 (INFORMATIONAL)

(a) 2001-02 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget - Minor Projects \$200,000.00

(b) 2000-01 Wildlife Restoration Fund Capital Outlay Budget

Legislation, San Francisco Baylands Restoration Program... \$25,000,000.00
Less Previous Board Allocations (50,000.00)
Unallocated Balance \$24,950,000.00

(c) 1999-00 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget - Land Acquisition \$200,000.00
Less Previous Board Allocations (2,000.00)
Unallocated Balance \$198,000.00

(d) 2001-02 Habitat Conservation Fund Capital Outlay Budget

Governor's Budget..... \$19,963,500.00
Less Previous Board Allocations (827,173.00)
Unallocated Balance \$19,136,327.00

(e) 2000-01 Habitat Conservation Fund Capital Outlay Budget

Governor's Budget..... \$20,005,000.00
Less Previous Board Allocations (16,603,609.20)
Unallocated Balance \$3,401,390.80

(f) 1999-00 Habitat Conservation Fund Capital Outlay Budget

Governor's Budget..... \$18,932,000.00
Less Previous Board Allocations (18,462,164.94)
Unallocated Balance \$469,835.06

(g) 2001-02 General Fund Capital Outlay (Local Assistance) Budget

Governor's Budget..... \$300,000.00

(h) 2000-01 General Fund Capital Outlay Budget

Governor's Budget..... \$115,000,000.00
Less Previous Board Allocations (77,663,596.00)
Unallocated Balance \$37,336,404.00

(i) 1999-00 General Fund Capital Outlay Budget

Governor's Budget..... \$33,100,000.00
Less Previous Board Allocations (29,456,341.54)
Unallocated Balance \$3,643,658.46

(j) 1999-00 Harbors and Watercraft Revolving Fund

Governor's Budget..... \$1,050,000.00
 Less Previous Board Allocations (700,000.00)
 Unallocated Balance \$350,000.00

(k) 2000-01 Safe Drinking Water, Clean Water, Watershed Protection and Flood Protection Bond Fund (River Protection Subaccount)

Governor's Budget..... \$24,000,000.00
 Less Previous Board Allocations (14,123,480.00)
 Unallocated Balance \$9,876,520.00

(l) 2000-01 Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund Capital Outlay Budget

Governor's Budget..... \$216,125,000.00
 Less Previous Board Allocations (85,914,563.00)
 Unallocated Balance \$130,210,437.00

Governor's Budget (San Joaquin River Cons. Projects)..... \$14,562,000.00
 Less Previous Board Allocations (7,090,047.00)
 Unallocated Balance \$7,471,953.00

(m) 1999-00 Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund

Continuously Appropriated [Sec. 5096.350 (a)(1), \$38,000,000.00
 (2), (4) & (7)]
 Less Previous Board Allocations (13,027,819.00)
 Unallocated Balance \$24,972,181.00

RECAP OF FUND BALANCES

Wildlife Restoration Fund (a), (b) and (c) \$25,348,000.00
 Habitat Conservation Fund (d), (e) and (f)..... \$23,007,552.86
 General Fund (g), (h) and (i)..... \$41,280,062.46
 Harbors and Watercraft Revolving Fund (j) \$350,000.00
 Safe Drinking Water, Clean Water, Watershed Protection and
 Flood Protection Bond Fund (k)..... \$9,876,520.00
 Safe Neighborhood Parks, Clean Water, Clean Air, and

Coastal Protection Bond Fund (l) and (m)..... \$162,654,571.00

RECAP OF NATURAL HERITAGE PRESERVATION TAX CREDIT ACT OF 2000

NATURAL HERITAGE PRESERVATION TAX CREDIT ACT OF 2000

Total Tax Credit Available, Chapter 113, Statutes of 2000 \$100,000,000.00
Less Previous Board Approved Tax Credit for
Donated Property (33,635,807.50
Tax Credit Available \$66,364,172.50

4. SPECIAL PROJECT PLANNING ACCOUNT (INFORMATIONAL)

The Board has historically used a special project account to provide working funds for staff evaluation (appraisals, engineering, preliminary title reports, etc.) of proposed projects. Upon Board approval of a project, all expenditures incurred and recorded in the Special Project Planning Account are transferred to the Board approved project account which reduces the Special Project Planning Account expenditures. This procedure, therefore, acts as a revolving account for the pre-project expenses.

Some appropriations now made to the Board do not include a specific budgeted planning line item appropriation necessary to begin a project without prior Board authorization. Pre-project costs are a necessary expenditure in most all capital outlay projects. The Special Project Planning Account would be used for these costs.

The Board, at the May 6, 1986 meeting, authorized the Executive Director to use up to 1% of a budgeted appropriation to set up and maintain an appropriate planning account with the provision it would be reported to the Board as an informational item at the next meeting.

Accordingly, a planning account has been set up as follows:

Safe Neighborhood Parks, Clean Water, Clean Air and
Coastal Protection Bond Fund \$50,000.00

Mr. Wright asked if there were any questions or concerns regarding the above informational items. There were none.

5. PROPOSED CONSENT CALENDAR (ITEMS 6 - 25)

Staff recommended that the Board approve Consent Calendar items 6 through 25.

It was moved by Mr. Robert Hight that the Board approve Consent Calendar items 6 through 25, as proposed in the individual agenda explanations, including funding as noted therein.

Motion carried.

*6. CORRECTION OF MINUTES - MAY 18, 2001 MEETING

At the May 18, 2001 meeting, the Wildlife Conservation Board approved the acquisition of Expansions 15 through 19 for the San Jacinto Wildlife Area. The minutes for the May 18, 2001 meeting incorrectly identified Expansions 16 through 19 and reference to those expansions should be deleted from pages 56 and 57 of the minutes and the corrected minutes should read as follows. The total number of expansions, dollar amount and acres have not changed.

Expansion 16 \$9,227,885.00

This proposal is to consider the acquisition of 613± acres of land lying adjacent to the San Jacinto WLA on the north. The property has no improvements. The approved appraised value is \$9,194,550.00 and the owner has agreed to sell to the state for that amount. An additional \$33,335.00 will be needed for appraisal, escrow, title insurance and Department of General Services' review costs.

Expansion 17 \$589,400.00

This proposal is to consider the acquisition of 39± acres of land lying adjacent to the San Jacinto WLA on the north. The property has no improvements. The approved appraised value is \$581,400.00 and the owner has agreed to sell to the state for that amount. An additional \$8,000.00 will be needed for appraisal, escrow, title insurance and Department of General Services' review costs.

Expansion 18 \$2,440,250.00

This proposal is to consider the acquisition of 162± acres of land lying adjacent to the San Jacinto WLA on the north. The property has no improvements. The approved appraised value is \$2,426,250.00 and the owner has agreed to sell to the state for that amount. An additional \$14,000.00 will be needed for appraisal,

escrow, title insurance and Department of General Services' review costs.

Expansion 19 \$1,907,100.00

This proposal is to consider the acquisition of 126 ± acres of land lying adjacent to the San Jacinto WLA on the north. The property has no improvements. The approved appraised value is \$1,895,100.00 and the owner has agreed to sell to the state for that amount. An additional \$12,000.00 will be needed for appraisal, escrow, title insurance and Department of General Services' review costs.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight to correct the minutes of the May 18, 2001 Wildlife Conservation Board Meeting pertaining to Item 31, San Jacinto Wildlife Area, Expansions 15 through 19. The minutes for the May 18, 2001 meeting incorrectly identified Expansions 16 through 19 and reference to those expansions should be deleted from pages 56 and 57 of the minutes and the corrected minutes should read as described above.

Motion carried.

*7. APPROVAL OF MINUTES - AUGUST 30 AND NOVEMBER 28, 2001 MEETINGS

Approval of the minutes of the August 30 and November 28, 2001 Wildlife Conservation Board meetings was recommended.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the minutes of the August 30 and November 28, 2001 meetings be approved as written.

Motion carried.

*8. RECOVERY OF FUNDS

The following projects previously authorized by the Board are now completed, and some have balances of funds that can be recovered and returned to their respective funds. It was recommended that the following totals be recovered and that the projects be closed.

\$43,613.31 to the General Fund
\$29,810.00 to the Safe Neighborhood Parks, Clean Water, Clean Air
and Coastal Protection Bond Fund
\$869,314.41 to the Habitat Conservation Fund
\$0.00 to the Wildlife Restoration Fund

\$0.00 to the Harbors and Watercraft Revolving Fund
\$0.00 to the Other

GENERAL FUND

Bear Valley Conservation Area, Colusa County

Allocated	\$1,115,000.00
Expended	-1,110,000.00
Balance for Recovery	\$5,000.00

Diablo Range Conservation Area, Monterey and Fresno Counties

Allocated	\$400,000.00
Expended	-400,000.00
Balance for Recovery	\$0.00

Hamilton Branch Fishing Access, Plumas County

Allocated	\$310,000.00
Expended	-303,648.25
Balance for Recovery	\$6,351.75

Humboldt Bay Wildlife Area, Jacoby Creek/Gannon Slough Unit, Humboldt County

Allocated	\$550,000.00
Expended	-545,512.00
Balance for Recovery	\$4,488.00

Marina Coastal Dunes, (Granite Rock), Monterey County

Allocated	\$1,505,000.00
Expended	,-1,501840.00
Balance for Recovery	\$3,160.00

Moccasin Creek Hatchery Public Access (Restroom), Tuolumne County

Allocated	\$120,135.00
Expended	-119,104.44
Balance for Recovery	\$1,030.56

San Bruno Mountain, Brisbane Acres, San Mateo County

Allocated	\$1,000.00
Expended	-736.00

Balance for Recovery \$264.00

San Jacinto Wildlife Area, Exp. 12 and 13, Riverside County

Allocated \$2,630,700.00
 Expended -2,623,761.00
 Balance for Recovery \$6,939.00

San Jacinto Wildlife Area, Exp. 14, Riverside County

Allocated \$514,000.00
 Expended -514,000.00
 Balance for Recovery \$0.00

Upper Cosumnes River Basin, El Dorado County

Allocated \$590,000.00
 Expended -581,104.00
 Balance for Recovery \$8,896.00

Wetland Conservation Easement Program, Cherokee Farms, Butte County

Allocated \$210,451.00
 Expended -202,967.00
 Balance for Recovery \$7,484.00

Wetland Habitat Restoration, Upper Butte Basin Wildlife Area,
 Little Dry Creek Unit, Butte County

Allocated \$35,500.00
 Expended -35,500.00
 Balance for Recovery \$0.00

Total General Fund \$43,613.31

SAFE NEIGHBORHOOD PARKS, CLEAN WATER, CLEAN AIR AND
 COASTAL PROTECTION BOND FUND

Arroyo Hondo Preserve, Santa Barbara County

Allocated \$1,510,000.00
 Expended -1,500,736.00

Balance for Recovery \$9,264.00

Diablo Range Conservation Area, Monterey and Fresno Counties

Allocated \$1,610,000.00
Expended -1,601,104.00
Balance for Recovery \$8,896.00

Feather River Wildlife Area, Marysville Unit, Yuba County

Allocated \$18,500.00
Expended -12,790.00
Balance for Recovery \$5,710.00

Lassen Foothills, Exp. 1, (Eagle Canyon Ranch Conservation Easement),
Shasta and Tehama Counties

Allocated \$170,000.00
Expended -166,656.00
Balance for Recovery \$3,344.00

Sacramento River Conservation Area, Glenn County

Allocated \$1,372,500.00
Expended -1,369,904.00
Balance for Recovery \$2,596.00

San Jacinto Wildlife Area, Exp. 14, Riverside County

Allocated \$1,193,500.00
Expended -1,193,500.00
Balance for Recovery \$0.00

Total Safe Neighborhood Parks, Clean Water, Clean Air, and
Coastal Protection Bond Fund \$29,810.00

HABITAT CONSERVATION FUND

Allensworth Ecological Reserve, Exp. 21 and 22, Tulare County

Allocated \$4,000.00
Expended -2,472.00

Balance for Recovery	\$1,528.00
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Andrew Creek Ecological Reserve, Exp. 1, Tuolumne County

Allocated	\$4,667.00
Expended	-0.00
Balance for Recovery	\$4,667.00

Coachella Valley Ecological Reserve, Exp. 12 and 13, Riverside County

Allocated	\$1,250,000.00
Expended	-416,377.50
Balance for Recovery	\$833,622.50

Jacoby Creek Forest, Humboldt County

Allocated	\$815,000.00
Expended	-810,736.00
Balance for Recovery	\$4,264.00

Lakeside Linkages, San Diego County

Allocated	\$790,000.00
Expended	-783,510.00
Balance for Recovery	\$6,490.00

Leek Springs Valley Ecological Reserve, El Dorado County

Allocated	\$175,000.00
Expended	-165,747.00
Balance for Recovery	\$9,253.00

Wetland Conservation Easement Program, Cherokee Farms, Butte County

Allocated	\$1,266,549.00
Expended	-1,263,635.42
Balance For Recovery	\$2,913.58

Wetland Habitat Restoration (Bluebird Farms), Yuba County

Allocated	\$40,000.00
Expended	-38,421.65
Balance for Recovery	\$1,578.35

Wetland Habitat Restoration (Lakeview Farms), Placer County

Allocated	\$190,150.00
Expended	-185,152.02
Balance for Recovery	\$4,997.98

Wetland Habitat Restoration, North Pintail Slough, Kern County

Allocated	\$110,000.00
Expended	-110,000.00
Balance for Recovery	\$0.00

Total Habitat Conservation Fund \$869,314.41

WILDLIFE RESTORATION FUND

Lower Sherman Island Public Access,

Allocated	\$250,000.00
Expended	-250,000.00
Balance for Recovery	0.00

Total Wildlife Restoration Fund Recoveries \$0.00

HARBORS AND WATERCRAFT REVOLVING FUND

Lower Sherman Island Public Access, Sacramento, County

Allocated	\$200,000.00
Expended	-200,000.00
Balance for Recovery	\$0.00

OTHER

Lucky Five Ranch, San Diego County

Allocated	\$0.00
Expended	-0.00

Balance for Recovery \$0.00

At the November 2000 meeting of the Wildlife Conservation Board, the Board approved acceptance and assignment of a federal Land and Water Conservation Fund grant to the California Department of Parks and Recreation. All work is now completed. This entry is to officially close the project.

Total Other Recoveries \$0.00

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board recover funds for the projects listed on pages 8 through 13 of these minutes and close the project accounts. Recovery totals include \$43,613.31 to the General Fund, \$29,810.00 to the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund; and \$869,314.41 to the Habitat Conservation Fund.

Motion carried.

- *9. SAN JACINTO WILDLIFE AREA, EXPANSION 21, \$10,000.00
RIVERSIDE COUNTY

The proposal was to consider the acquisition of 8.69± acres of private land as a cooperative project for further expansion of the Department of Fish and Game's (Department) San Jacinto Wildlife Area (WLA), in western Riverside County, and accept a private donation from the City of Jacinto to carry out the acquisition of the property. The acquisition will allow for the further protection of Mystic Lake and its associated flood plain habitat.

The project area is located in the San Jacinto Valley of southern California, approximately 18 miles southeast of downtown Riverside and just north of the community of Lakeview. To the northwest is the City of Moreno Valley, whose corporate limits reach the northern boundary of the San Jacinto Wildlife Area. Initial land acquisitions for the WLA were completed during the period of 1981 - 82 as part of a mitigation package developed to compensate for wildlife habitat losses resulting from the construction of the State Water Project. As opportunity and circumstance allowed, the Board has acquired additional properties. Since 1995, the Board has acquired 3,500 acres adjacent to or within Mystic Lake for the WLA. The western boundary of the 9,000 acre WLA is contiguous with the Lake Perris State Recreation Area, placing a total of approximately 16,500 acres under public ownership and protection. The current proposal being considered will add about 9 acres of land to the WLA within Mystic Lake.

The acquisition of the subject property is important to the wildlife area as it will place a private inholding under protection. Placement of this property in public

ownership will facilitate restoration and will reduce private ownership within the WLA. The entire subject property is within the flood plain of Mystic Lake and has been inundated from time to time over the past five years. The property is improved with one raised wooden platform of little or no value.

The upland areas and hills surrounding the lowland flood plain of Mystic Lake are dominated by Riversidian sage scrub. There are areas of intermixed patches of non-native grasslands, which are found in both the upland and alkali flat areas. There are numerous sensitive plants associated with the Mystic Lake area, including the thread-leaved brodiaea (state listed endangered and federally proposed threatened), San Jacinto saltbush (federally proposed endangered) and spreading navarretia (federally proposed threatened). The WLA and adjoining lands support 38 species of amphibians and reptiles. Mammal species are well represented and range from the desert shrew to the southern mule deer. The Stephens' kangaroo rat (state listed threatened and federally listed endangered) is a resident mammal of the WLA.

Over 240 species of birds have been recorded on or adjacent to the WLA since 1982. Twenty-two overwintering raptor species are known to utilize the San Jacinto Valley, including the osprey, ferruginous hawk, golden eagle and short-eared owl. The San Jacinto Valley consistently ranks in the top 1 to 2 percent in species diversity for the North American Christmas bird counts. Historically, the San Jacinto Valley has always been an important southern California wintering and nesting area for migratory shorebirds and waterfowl. There are three state or federally listed endangered birds sighted on the WLA and those are the Bald Eagle, Peregrine falcon and the California brown pelican.

The Department has identified the subject property as being within a Significant Natural Area and has recommended the purchase of the property, which would be incorporated into and managed as part of the existing WLA. It is anticipated that the area will offer both non-consumptive and consumptive recreational uses, as the habitat is restored, maintained and developed in conjunction with the WLA.

There are no claims of sovereign state land ownership within the property. The proposed acquisition is exempt from CEQA under Section 15313, Class 13 as an acquisition of land for wildlife conservation purposes.

The approved appraised value is \$60,000.00 and the owner has agreed to sell the property for that amount. A donation of \$60,000.00 has been made by the City of San Jacinto to carry out the acquisition. Ten thousand dollars in state funds will be needed for appraisal, escrow, title insurance fees and Department of General Services' review costs.

Staff recommended that the Board approve this acquisition as proposed; allocate \$10,000.00 from the Habitat Conservation Fund, Section 2786 (b/c), for the

associated costs; accept a donation in the amount of \$60,000.00 from the City of San Jacinto for the acquisition; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this acquisition as proposed; allocate \$10,000.00 from the Habitat Conservation Fund, Section 2786 (b/c), for the associated costs; accept a donation in the amount of \$60,000.00 from the City of San Jacinto for the acquisition; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *10. Habitat Restoration, Rancho Mirage Bighorn Sheep, \$100,000.00
Riverside County

This was a proposal to consider an allocation of a grant to the City of Rancho Mirage for a cooperative project to construct a fence to exclude federally endangered Peninsular bighorn sheep from urbanized areas near the City of Rancho Mirage (City). The portion of fence to be funded by the proposed grant will be located on City property to the south of State Highway 111 in Riverside County. The proposed grant will be used to construct the fourth and final phase of a fencing project that began in 1999, and involves the cooperative efforts and funding of many partners, including the City, U.S. Fish and Wildlife Service, Thunderbird Heights Homeowners' Association, Thunderbird Cove Homeowners' Association, Thunderbird Villas Homeowners' Association, several private citizens, the Rancho Mirage Restaurant Association, Bighorn Institute, Department of Fish and Game (DFG) and the Board.

Previous Board actions in the immediate area have involved acquisition and management of sensitive wildlife habitat at the DFG's 1280± acre Magnesia Springs Ecological Reserve and the 103,800± acre Santa Rosa Wildlife Area. These acquisitions protect substantial amounts of habitat in the range of the subject population of Peninsular bighorn sheep.

In the mid-1970's the Santa Rosa Mountain area supported approximately 500 bighorn, considered to be one of the largest populations of bighorn sheep in the State of California. At that time, it was believed that the northern Santa Rosa Mountain area behind Rancho Mirage supported over 100 sheep. In the mid-1990's the northern Santa Rosa Mountain sheep population had fallen to a record low of 21 adults. By 1997, the federal government declared the Peninsular bighorn sheep an endangered species. The Bighorn Institute has stated that the "recovery of bighorn in the northern Santa Rosa Mountains would be greatly enhanced if we could eliminate bighorn/urban interactions." The sheep living near the urbanized

areas of Rancho Mirage are exposed to many hazards, including traffic on Highway 111, swimming pools and landscaped areas containing toxic plants. The sheep frequently forage in the urbanized areas and on more than twenty occasions since January 2001, Bighorn Institute biologists were called out to the Thunderbird area to move bighorn sheep away from Highway 111.

The entire bighorn fence project will extend approximately 28,520 linear feet, or 5.4 miles, and will stand eight feet high. Gates will be installed for maintenance purposes at regular intervals along the 5.4 mile route. The Board's grant will be applied to the fourth and final section of the fence project, which will extend for approximately 6,900 linear feet. The City will manage the construction of the project, with the fourth phase to be completed in approximately 18 months, or by fall of 2003. The City will also be responsible for maintenance and inspections of the fence for a twenty-five year period.

The City has been very successful in obtaining funding for this project, with assistance from a variety of sources as mentioned above. Other contributions for the fourth phase come from the U.S. Fish and Wildlife Service's locally collected mitigation fees and from the Service's national Habitat Conservation Planning Assistance Grant Program (Section 6).

Cost estimates for this project have been reviewed by staff, and are as follows:

Description	Estimated Cost
Phase I Fence (3,100 ft)	\$90,000.00
Phase II Fence (6,250 ft)	257,500.00
Phase IIIa Fence (7,000 ft)	287,500.00
Phase IIIb Fence (5,000 ft)	207,000.00
Phase IV Fence (6,900 ft)	300,000.00
TOTAL ESTIMATED COST	\$1,142,000.00

Proposed Funding Breakdown:

Wildlife Conservation Board (Phase IV)	\$100,000.00
City of Rancho Mirage (Phases I, II, IIIa & IIIb)	519,000.00
U.S. Fish and Wildlife Service (Phase IV)	100,000.00
Section 6 Grant (Phase IV)	100,000.00
Thunderbird Heights Homeowners' Assn. (Phase IIIa & IIIb)	187,000.00
Thunderbird Cove HOA (Phase II)	38,000.00
Thunderbird Villas HOA (Phase IIIb)	33,000.00
Private Citizens (Phase II)	55,000.00
Rancho Mirage Restaurant Assn. (Phase II)	10,000.00
TOTAL AVAILABLE FUNDING	\$1,142,000.00

The Department of Fish and Game has reviewed this proposal and recommended it for funding by the Board. The City of Rancho Mirage has approved a Negative Declaration for this project, in compliance with the provisions of the California Environmental Quality Act.

Staff recommended that the Board approve this project as proposed; authorize staff to enter into appropriate agreements necessary to accomplish this project; allocate \$100,000.00 from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund, Section 5096.350 (a)(5); and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this project as proposed; authorize staff to enter into appropriate agreements necessary to accomplish this project; allocate \$100,000.00 from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act, Section 5096.350 (a)(5); and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *11. Wetlands and Wildlife Care Center, Orange County \$600,000.00

This was a proposal to consider the allocation of a grant to the Huntington Beach Wetlands Conservancy (HBWC) for a cooperative project to construct and equip a single-story, 3,500 square foot Wildlife Education and Care Building at the HBWC's Wetlands and Wildlife Care Center of Orange County in the City of Huntington Beach.

The Wetlands and Wildlife Care Center (Care Center) sits on two acres in the City of Huntington Beach in Orange County at the intersection of Newland Street and the Pacific Coast Highway. The Care Center is part of the state-wide Oiled Wildlife Care Network and is on call 24 hours a day to respond to and care for oiled wildlife. Momentum for the creation of the Care Center was initiated in 1990 after the "American Trader" oil spill at Huntington Beach mobilized concerned citizens who wanted to be better prepared for any future spills. The Care Center is capable of handling over 400 oiled animals at one time, and while oiled wildlife is the main focus of the Center, the facility is open seven days a week to attend to other sick, injured or orphaned wildlife as well. Existing facilities on site consist of a 2,150 square foot oiled wildlife cleaning building with animal washing stations, a treatment area, caging, food preparation and storage areas. In addition, the Center has 5,000 square feet of outdoor animal enclosures and a temporary office building. Two paid staff members oversee veterinarians and 30-40 other volunteers contributing to a

nearly 75 percent release rate for the animals cared for at the Center.

In 1995, the Department of Fish and Game's Office of Spill Prevention and Response (OSPR) provided a grant to the HBWC to design, construct and equip this oiled wildlife rescue and rehabilitation facility, and provide for its operation. The Care Center began operation in 1998. As part of the grant agreement, OSPR has access to and use of the Care Center facilities and personnel for response services during oil spills through the year 2025. Services provided by the Care Center during an oil spill can include medical care and accommodations for up to 400 marine birds, wildlife monitoring, rescue, sample collection and transportation. Care Center supervisory staff are further required to attend an annual training session relative to wildlife rescue and rehabilitation approved by OSPR.

The proposed project involves construction of a Wildlife Education and Care Building with a classroom, a visitor information center and a wildlife treatment area. This new facility will increase the Care Center's capacity and efficacy at rehabilitating wildlife, training volunteers and educating the public. Currently animals needing more complex care such as x-rays or surgery must be transported off-site to a veterinary hospital for these procedures. Furthermore, nearly all the Care Center's functions, including volunteer training, now occur in a building originally intended and designed only for the treatment of oiled birds. As such, there is no air conditioning, heat or restrooms in this building. The new building will provide facilities for education and training separate from the treatment area.

Total cost estimates for this project, which have been reviewed by staff, are as follows:

Description	Estimated Cost
Architectural Plans and Permits	\$39,500.00
Building	5,500.00
Equipment (Hospital)	385,000.00
Equipment (Classroom)	50,922.00
Equipment (Miscellaneous)	11,350.00
Project Management	4,728.00
Contingencies	60,000.00
TOTAL ESTIMATED COST	\$43,000.00

The City of Huntington Beach has filed a Notice of Determination for a Negative Declaration on the project in compliance with the California Environmental Quality Act. The HBWC will obtain all necessary permits and manage the construction contract. In addition, the HBWC will be responsible for the long-term operation and

maintenance of the completed improvements.

Staff recommended that the Board approve this project as proposed; allocate \$600,000.00 from the General Fund for project costs; authorize staff to enter into the appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$600,000.00 from the General Fund for project costs; authorize staff to enter into the appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *12. Black Mountain Preserve, Fresno County \$187,000.00

This proposal was to consider the allocation of a grant to the Sierra Foothill Conservancy (Conservancy) to assist in its acquisition of 362.15± acres of land as an expansion of the Black Mountain Preserve to protect sensitive plant and wildlife species habitat and maintain existing wildlife corridors. The subject property is located approximately five miles southeast of the community of Prather and fifteen miles northeast of the City of Clovis in Fresno County.

The proposed acquisition is contiguous with and will become part of the existing Black Mountain Preserve, a 695± acre site owned and protected through a conservation easement held by the Conservancy. The Conservancy has an option to purchase the subject property along with two additional parcels currently being reviewed by the Wildlife Conservation Board, which, if purchased, would substantially increase the area of contiguous habitat protection.

The north and northeast slopes of Black Mountain, including much of the proposed acquisition, are within the Millerton Lake watershed. The Millerton Area Watershed Coalition (MAWC) is a regional partnership among the Department of Fish and Game (DFG), Department of Parks and Recreation, U.S. Bureau of Reclamation, U.S. Bureau of Land Management, private landowners and the Conservancy. The MAWC was formed to plan and implement natural resource assessment and protection in the Millerton Lake vicinity. The Conservancy owns and manages 3,000 acres within the Millerton Lake watershed that is contiguous with DFG land on Big Table Mountain. Black Mountain is 6± miles from publicly held lands adjacent to Millerton Lake and both areas share many sensitive wildlife species.

The Black Mountain area is unique in having the largest population of tree-anemone on private land. The proposed acquisition would significantly augment protection of the Black Mountain tree-anemone population, a Significant Natural

Area, by substantially increasing the number of acres of this particular species under conservation ownership. The site also supports numerous special status wildlife species including golden eagle, merlin, prairie falcon, Cooper's hawk, sharp-shinned hawk, northern harrier, Vaux's swift, yellow warbler, western mastiff bat and mountain lion. Further, the occurrence of band-tailed pigeons, California quail and wild turkeys provide the possibility of expanding opportunities under the DFG's Game Bird Heritage Program.

The Conservancy is ideally suited to assure the protection of the Black Mountain Preserve into the long-term future as well as to manage the land well through the years. The Conservancy is devoted to land/habitat preservation and has a great deal of experience in the management of adjacent properties and other similar properties in the vicinity. This experience has helped the Conservancy develop appropriate techniques for the protection of native species and the control and diminution of invasive species. The Conservancy owns and manages approximately 4,300± acres of land at this elevation with similar vegetation and topography. It holds conservation easements on another 2,000± acres. Although there will be no future management costs or commitments of DFG personnel time, the DFG will have the opportunity to conduct upland game bird hunts on the Preserve, the general public will have access to the property through the Conservancy's interpretive programs, many sensitive wildlife species will be benefitted, and a critically important population of a state threatened plant species (the tree-anemone) will receive greater protection.

The property to be purchased has been appraised at \$364,000.00, an amount approved by the Department of General Services. Staff proposes the Board make a grant in the amount of \$182,000.00, to be combined with funds provided by the Conservancy, to complete the purchase of the property. It is estimated that an additional \$5,000.00 will be needed for administrative expenses, including Department of General Services' review costs, bringing the total recommended allocation for the proposal to \$187,000.00. The project is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of land for wildlife conservation purposes and the appropriate notice will be filed upon approval by the Board.

Staff recommended the Board approve the award of a grant to the Sierra Foothill Conservancy to be applied toward its acquisition of 362.15± acres, as proposed; allocate a total of \$187,000.00 for the grant amount and project related expenses from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund (Prop.12), Section(a)(5); authorize staff to enter into appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve the award of a grant to the

Sierra Foothill Conservancy to be applied toward its acquisition of 362.15± acres, as proposed; allocate a total of \$187,000.00 for the grant amount and project related expenses from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act, Section 5096.350 (a)(5); authorize staff to enter into appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *13. Los Osos Dunes and Wetland Conservation Area, \$192,000.00
San Luis Obispo County

This proposal was to consider the allocation of a grant to The Bay Foundation to assist in a cooperatively funded project with the U.S. Fish and Wildlife Service (USFWS), the California State Resources Agency, State Coastal Conservancy, Department of Parks and Recreation (DPR), Department of Transportation, Morro Estuary Greenbelt Alliance (MEGA) the Morro Bay National Estuary Program and the Department of Fish and Game (DFG) to acquire 17.81± acres of private land, located in the community of Los Osos, in San Luis Obispo County for protection of threatened and endangered species habitat.

Over the past several years, the Partners for the Conservation of the Los Osos Coastal Dunes, represented by federal, state and local government agencies, non-profit organizations and local landowners, facilitated and led by MEGA, met and through consensus developed the "Baywood and Los Osos Conservation Plan" (January 1999). This was later supplemented in August 2001 by the "Los Osos Coastal Dunes Conservation Plan," collectively referred to as the Plan, that addresses the preservation of remaining coastal dune and wetland habitat in the Los Osos area. The Plan identifies parcels for acquisition from willing sellers for establishment of habitat and greenbelt corridors. The DFG has provided its support and endorsement of the Plan.

The main habitat corridor specified in the Plan begins at the Morro Bay State Park located on the northeast side of Morro Bay and runs south along Los Osos Creek to the Los Osos State Preserve, then heads west toward the coast connecting with the Montana De Oro State Park. Within this corridor are a number of recent acquisitions. Of note are the Elfin Forest Preserve (30± acres), the Powell I property (15± acres), the Morro Bay Dunes (AKA the Powell II property), presented to the WCB on November 28, 2001 for approval of a grant to DPR (40± acres), the Bayview Ecological Preserve, approved for purchase by the WCB August 10, 2001 (205± acres), and the DFG Morro Dunes Ecological Reserve (50± acres), abutting the Montana De Oro State Park.

In addition to the corridor, the Plan identifies a number of properties along the shore

of Morro Bay, abutting DFG's Morro Bay Wildlife Area and lying between Morro Bay State Park and Montana De Oro State Park. Recent acquisitions include the Sweet Springs Preserve (26+ acres). The subject property is located within this area of the Plan.

The types of habitats found within the Plan area include coastal dune scrub, maritime chaparral, riparian, floodplain and fresh and saltwater wetland areas. These areas are home to an array of state and federally listed plant and animal species, including the Morro shoulderband snail, Morro Bay kangaroo rat, California red-legged frog, Morro blue butterfly, black legless lizard, Perigrin falcon, Sora rail, steelhead trout, California seablite, Morro manzanita, salt marsh bird's beak and Indian Knob mountain balm. Additionally, the USFWS has prepared a recovery plan for the Morro shoulderband snail, designating all existing dune habitat around Los Osos as critical to the survival of the species.

The subject property is located along the shore of Morro Bay, abutting the DFG's Morro Bay Wildlife Area on the north and the Montana De Oro State Park on the west. It has been designated a high priority parcel by DFG in a letter of support provided to the WCB. The property contains coastal dune scrub and wetland areas. In addition to important habitat values, the property has noted scenic values, with the bluffs providing a view looking north over Morro Bay. The property also has paved public access and can provide public access links to both the Morro Bay Wildlife Area and the Montana De Oro State Park.

The threat of development to the property is real and present. The property's current zoning allows for residential development. This, combined with its paved access and scenic values, makes it a prime candidate for future development. Surrounding uses include a golf course and residential development.

The fair market value of the property, as approved by the Department of General Services, is \$1,850,000.00. The Bay Foundation has an agreement with the owner to purchase the property for \$1,700,000.00, with the owner donating \$150,000.00 in land value toward the purchase price. The Wildlife Conservation Board's contribution to the purchase price would be \$190,000.00. An additional \$2,000.00 is requested for administrative costs, bringing the total allocation to \$192,000.00. The remaining \$1,660,000.00 will be funded through a combination of grants and contributions from other sources.

The breakdown of the funding sources is as follows:

Wildlife Conservation Board	\$190,000.00	
Coastal Wetland Conservation Program (USFWS)		550,000.00
State Coastal Conservancy (Habitat Conservation Fund)	185,000.00	

Caltrans EEMP	425,000.00
Morro Bay National Estuary Program	250,000.00
Coastal Resources Grant	100,000.00
Donation (property owner)	150,000.00
TOTAL AVAILABLE FUNDING	\$1,850,000.00

The terms and condition of the proposed grant provide that staff review and approve all documents pertaining to the Grantee's acquisition, including any appraisals, preliminary title reports, agreements for purchase and sale, escrow instructions and the instruments of conveyance prior to disbursement of funds. Staff recommended the Board approve the award of the grant as proposed; allocate \$192,000.00 from the Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal and Protection Bond Act (Prop. 12), Section 5096.350 (a) (5), to cover the grant amount and to pay for project expenses; authorize staff to enter into appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve the award of the grant as proposed; allocate \$192,000.00 from the Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal and Protection Bond Act, Section 5096.350 (a) (5), to cover the grant amount and to pay for project expenses; authorize staff to enter into appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *14. Wetland Habitat Restoration, North Grasslands \$40,000.00
(Lone Tree Ranch), Merced County

This proposal was to consider the allocation of a grant to the California Waterfowl Association (CWA) for a cooperative project to enhance approximately 215 acres of seasonal wetlands. The partners in this proposal include the CWA, the landowner and the Board. The project is located on private land approximately three miles east of the City of Gustine and adjacent to the Kesterson National Wildlife Refuge. The Department of Fish and Game's North Grasslands Wildlife Area is approximately two miles north of the subject property.

The North Grasslands is a unique area in California in that it consists of large contiguous tracts of public and privately-owned lands, all of which are managed to provide wildlife benefits. This area is especially critical in winter when millions of migrating waterfowl and shorebirds fly to California from northern breeding areas to these remnant wetlands. The Central Valley Habitat Joint Venture's (CVHJV)

Implementation Plan calls for the enhancement of nearly 300,000 acres of waterfowl wetland habitats on public and private lands. This project will assist the CVHJV in attaining that goal.

The property has been managed for decades to provide high quality wetlands. Over the years, channels have become choked with vegetation and drainage of the area has become more difficult. Without proper drainage, the problems have worsened and now large portions of the area are monocultures of undesirable weeds that provide little or no wildlife benefit. In addition, existing structures are not functioning properly and are in need of replacement. The project includes construction of swales and levee improvements to provide habitat diversity in areas that currently are rarely used by waterfowl or other wetland dependent species. New structures will also be installed to deliver water more efficiently to an additional 154 acres of existing wetlands to improve the management capabilities of the area.

Cost estimates for this project, which have been reviewed by staff, are as follows:

Description	Estimated Cost
Site preparation and earthmoving	\$20,610.00
Water control structures	19,010.00
Grantee project design and management	7,000.00
Contingencies	3,640.00
TOTAL ESTIMATED COST	\$50,260.00

Proposed Funding Breakdown:	
Wildlife Conservation Board	\$40,000.00
Landowner (Cash)	10,260.00
TOTAL AVAILABLE FUNDING	\$50,260.00

The Department of Fish Game has reviewed this proposal and recommends it for funding by the Board. This project is exempt from CEQA under Section 15304, as a minor alteration of land to benefit wildlife and a notice of exemption will be filed upon Board approval. The landowner has agreed to manage and maintain the property for twenty-five years, pursuant to the terms and conditions of the Habitat Management Plan of the Grant Agreement. If at any time during the life of the project, the landowners are unable to manage and maintain the project improvements, they will refund to the State of California an amortized amount of funds based on the number of years left on the project life.

Staff recommended the Board approve this project as proposed; allocate \$40,000.00 from the Habitat Conservation Fund, Section 2786 (d); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$40,000.00 from the Habitat Conservation Fund, Section 2786 (d); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *15. San Bruno Mountain, Brisbane Acres, Expansion 1, \$1,000.00
San Mateo County

This proposal was to facilitate funding in the amount of \$234,500.00 pursuant to a cooperative agreement between the U.S. Fish and Wildlife Service (USFWS) and the City of Brisbane (City), for the City's acquisition of 7± acres located on San Bruno Mountain. As proposed, the Board will serve as the state agency applicant for the federal funds and provide oversight in the City's purchase.

The subject property consists of six lots located in various locations in the Brisbane Acres tract on San Bruno Mountain, which lies just south of the city limits of San Francisco, along the San Francisco Bay. Two of the lots are situated in the southeast portion of Brisbane Acres below the main ridgeline. Three lots are located in the western portion of Brisbane Acres in upper Costanos Canyon, adjacent to San Bruno Mountain County Park. The other lot is situated in the central portion of Brisbane Acres near the city water tank and adjacent to property previously acquired by the City.

The property to be acquired falls within the San Bruno Mountain Habitat Conservation Plan (HCP). This Plan was the nation's first habitat conservation plan. Brisbane Acres is a 154- acre area within the HCP and consists of over 100 single parcels of land owned by numerous individuals. Several of these parcels support habitat for the mission blue and callippe silverspot butterflies and have been identified by the Department of Fish and Game (DFG) and the City as important for protection. Upon the City's purchase of the subject property, the City will assume full management responsibility.

The appraised fair market value of the subject property, as approved by the Department of General Services and accepted by the USFWS, is \$390,000.00. The City has entered into an agreement with the property owners to acquire the subject property at the sales price of \$350,000.00. Pursuant to the cooperative agreement, the USFWS will contribute \$234,500.00 towards the purchase of the property, and the City will provide the balance of \$115,500.00. The WCB will

allocate \$1,000.00 for miscellaneous administrative expenses. The terms and conditions of the proposed cooperative agreement provide that staff will review for approval the appraisals and all proposed title and transfer documents prior to disbursement of funds directly into escrow.

Staff recommended that the Board accept the \$234,500.00 grant from the U.S. Fish and Wildlife Service for deposit directly into the City's escrow account for the purchase of the subject property, as proposed; allocate \$1,000.00 from the General Fund for related project expenses; authorize staff to enter into appropriate agreements as necessary to accomplish this project, and authorize staff of the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board accept the \$234,500.00 grant from the U.S. Fish and Wildlife Service for deposit directly into the City's escrow account for the purchase of the subject property, as proposed; allocate \$1,000.00 from the General Fund for related project expenses; authorize staff to enter into appropriate agreements as necessary to accomplish this project, and authorize staff of the Department of Fish and Game to proceed substantially as planned.

Motion carried.

*16. Wetland Habitat Restoration (Wallace Ranch), Yolo County \$50,000.00

This proposal was to consider the allocation of a grant to the California Waterfowl Association (CWA) for a cooperative project to restore approximately 221 acres of seasonal wetlands, 15 acres of brood ponds, 100 acres of uplands and 30 acres of riparian habitat. The partners in this proposal include the U.S. Natural Resources Conservation Service (NRCS), the U.S. Fish and Wildlife Service, the CWA, the landowner and the Wildlife Conservation Board (WCB). The project is located approximately three miles east of the City of Dunnigan on privately owned land.

The site was recently enrolled in the NRCS Wetland Reserve Program (WRP) and protected with a perpetual federal conservation easement. The WRP is a voluntary program offering landowners the opportunity to protect, restore and enhance wetlands on their property. The NRCS provides technical and financial support to help landowners with their wetland restoration efforts. Typically, these lands are marginal farmland, often areas that regularly flood. The WCB and NRCS have a long and cooperative history together. These partnerships have protected and restored thousands of acres in the Central Valley and throughout California. Wallace Ranch is a prime example of this cooperation, with the NRCS providing funds for its long-term protection and the WCB working with the landowner to restore the wetlands.

The project site has been farmed for rice for many years and is located adjacent to Ridge Cut Slough. This north-south oriented channel is in the southern end of the Colusa Basin, and provides drainage when the Basin is flooded. As such, this property is often under water, resulting in farmland that is considered marginal at best. This same flood regime, however, provides a unique opportunity to provide extremely valuable wetland and riparian habitat. Ridge Cut Slough at this location already supports mature riparian habitat, but these forests are quite narrow, as the fields adjacent to the riparian forest were leveled to produce rice and other grains.

The proposed project will convert approximately 366 acres of rice and other cropland to 221 acres of seasonal wetlands, 15 acres of brood ponds, 100 acres of uplands, and 30 acres of riparian habitat. Levees will be constructed by excavating swales and potholes, which will provide habitat diversity. Two upland areas will be planted with native perennial grasses to provide nesting cover for mallards, pheasants and other ground nesting birds. Finally, a strip of land adjacent to Ridge Cut Slough approximately 100 feet wide will be encouraged to return to riparian habitat by utilizing flood control and irrigation methods, essentially tripling the amount of existing habitat on the property.

These habitat improvements should provide for a broad range of wildlife species. Mixtures of riparian, open shallow water, permanent marsh and seasonal wetlands will provide ideal habitat for many species of waterfowl, including mallards and American widgeon. The surrounding rice lands, when flooded in the winter, provide foraging habitat for many thousands of waterfowl, and this project will provide additional food and refuge for these birds. Shorebirds, such as greater yellowlegs and long-billed dowitchers, will benefit from the shallow water and mudflats created by the project. Riparian dependent species that will benefit from such a project include yellow-breasted chats, black headed grosbeaks and ringtailed cats.

Cost estimates for this project, which have been reviewed by staff, are as follows:

Description	Estimated Cost
Site preparation and earthmoving	\$103,447.00
Water control structures	13,000.00
Tule plantings	6,000.00
Native grassland establishment	48,450.00
Project sign	500.00
Grantee project design and management	21,500.00
Contingency	12,855.00
TOTAL ESTIMATED COST	\$205,752.00

Proposed Funding Breakdown:

Wildlife Conservation Board	\$50,000.00	
Natural Resources Conservation Service		82,903.00
U.S. Fish and Wildlife Service	30,000.00	
Landowner	42,849.00	
TOTAL AVAILABLE FUNDING	\$205,752.00	

The Department of Fish Game (DFG) has reviewed this proposal and recommends it for funding by the Board. This project is exempt from CEQA under Section 15304, as it is a minor alteration of land for the benefit of wildlife. A notice of exemption will be filed upon approval by the Board. The landowner has agreed to manage and maintain the property for twenty-five years, pursuant to the terms and conditions of the Habitat Management Plan of the Grant Agreement. The management plan was developed by the DFG and their personnel will monitor the project and provide technical assistance. If at any time during the life of the project, the landowners are unable to manage and maintain the project improvements, they will refund to the State of California an amortized amount of funds based on the number of years left on the project life.

Staff recommended that the Board approve this project as proposed; allocate \$50,000.00 from the Habitat Conservation Fund, Section 2786 (d), for project costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$50,000.00 from the Habitat Conservation Fund, Section 2786 (d), for project costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *17. Clarksburg Public Access Improvements, Yolo County \$158,270.00

This was a proposal to consider a cooperative project with the County of Yolo (County) to improve the existing Clarksburg Public Access area located on Department of Fish and Game-owned land on the west side of the Sacramento River approximately five miles south of the City of Clarksburg. Planned improvements include upgrading the existing boat ramp, resurfacing the parking lot,

bank stabilization, riparian tree planting and the installation of bollard fencing and a portable barrier-free restroom.

The Sacramento River supports a wide array of sportfisheries including salmon, sturgeon, bass and catfish. Anglers of all ages and abilities flock to this area to bank fish, boat fish, and otherwise enjoy the myriad of outdoor sporting opportunities here. The California Department of Parks and Recreation prepared a Sacramento-San Joaquin Delta Recreation Survey in 1997, which included the Sacramento River below Sacramento. That report identified a need for more public access facilities on the Sacramento River and Sacramento/San Joaquin Delta. As a result of this shortage of public access sites, existing facilities like Clarksburg Public Access, are getting heavy use and need to be maintained for optimum functionality and safety. Yolo County has reported an estimated 23,000 user days on the site in 2000. The nearest site providing public angling and boating access to the Sacramento River is approximately 10 miles upstream at Garcia Bend Park. The Clarksburg Public Access site was purchased and developed with funds allocated by the Wildlife Conservation Board (Board) in 1957 to provide fishing and boating access to the Sacramento River. This four-acre parcel on the water side of the levee was improved with a boat ramp, a gravel parking area and two portable restrooms. At that time, the County agreed to operate and maintain the site pursuant to a Cooperative Agreement with the state that expires in 2003. In 1981 the Board allocated funding for improvements to the parking area, which included grading, paving and striping. The access roads from the highway were also reconstructed, and barriers and curbs were installed to keep vehicles off of unsurfaced areas.

Currently, the forty-three year-old access area is showing obvious signs of age and deep deposits of silt on the ramp make boat launches difficult during low water situations. Vehicles are forced to drive on the muddy substrate well into the river in order to reach sufficiently deep water in which to launch. The proposed project will widen, elevate, and extend the existing single-lane boat ramp, which should make it less susceptible to siltation and will enable boaters to access deeper water when launching. The 20 year old parking lot at the site is in need of repair with numerous potholes, cracks and faded striping making it less than amenable to users. The original portable restrooms were removed some time ago, upon exceeding their useful life. Two new portable restrooms will be installed and rip rap will be placed along the bank to stabilize two eroding areas that threaten the parking lot. In addition, riparian trees of valley oak and cottonwood will be planted and bollard fencing will be installed to keep vehicles away from the bank. The County has agreed to extend the operation and maintenance agreement for twenty-five years and is also contributing one portable restroom and four picnic tables for the site.

Cost estimates for this proposal, which have been developed by the County and reviewed by staff, are as follows:

<u>Description</u>	WCB	County	TOTAL
Engineering and Design	\$21,000.00		\$21,000.00
Mobilization	2,000.00		2,000.00
Excavation	9,000.00		9,000.00
Boat ramp	36,000.00		36,000.00
Aggregate Base	5,400.00		5,400.00
Rip-rap	4,800.00		4,800.00
Asphalt Overlay (includes striping)	37,500.00		37,500.00
Portable Restrooms	2,000.00	\$2,000.00	4,000.00
Bollard Fencing	10,000.00		10,000.00
Riparian Tree planting	1,800.00		1,800.00
Picnic Tables (4) and sign	500.00	1,200.00	1,700.00
Construction Engineering and Inspection	14,000.00		14,000.00
Contingencies	14,000.00		14,000.00
TOTAL ESTIMATED COST	\$158,000.00	\$3,200.00	\$161,200.00

Proposed Funding Breakdown:

Wildlife Conservation Board	\$158,000.00
County of Yolo	\$3,200.00
TOTAL AVAILABLE FUNDING	\$161,200.00

The County will obtain all necessary permits and complete the appropriate environmental document pursuant to the requirements of California Environmental Quality Act.

Staff recommended that the Board approve this project as proposed; allocate \$100,000.00 from the Harbors and Watercraft Revolving Fund and \$58,270.00 from the General Fund for project costs and General Services' review costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$100,000.00 from the Harbors and Watercraft Revolving Fund and \$58,270.00 from the General Fund for project costs and General Services' review costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *18. Daugherty Hill Wildlife Area, Expansion 10, Yuba County \$610,000.00

This proposal was to consider the acquisition of 223.31± acres of privately-owned land as an addition to the Department of Fish and Game's Daugherty Hill Wildlife Area (previously known as Collins Lake Wildlife Area) for the protection of deer winter range, bald eagle winter range and mountain lion and upland game habitat. The subject property is located approximately 18 miles northeast of Marysville and 4 miles east of the town of Browns Valley. It is accessible from Scott Forbes Road. In eight previous Wildlife Conservation Board (WCB) meetings between 1989 and 2001, the WCB approved the acquisition of a total of 7,769± acres in both fee and easement for the wildlife area. If approved, the acquisition of this property will enhance wildlife habitat protection while increasing opportunities for public recreation.

Deer herd composition counts have been conducted on the adjacent wildlife area where it is common to count more than 150 deer in a two-hour evening count. The natural plant communities found on the property can be described as a mixture of montane manzanita chaparral and blue oak woodlands, with buckbrush being the dominant shrub species, one that is heavily browsed by deer. Redbud, coffeeberry and manzanita are also commonly found in the area. This mixture of plant cover provides excellent habitat for wild turkey, California valley quail, band-tailed pigeon, mourning dove, various species of rabbit and numerous non-game species. Hunting, as well as nonconsumptive uses, are consistent with the current wildlife area management plan. Management of the property would be undertaken by the Department of Fish and Game as a part of the existing wildlife area at minimal additional cost. The majority of the subject parcel is bounded on the north, east and south by property owned by the University of California, which uses its property for

scientific research.

The owner has agreed to sell the property to the state for its approved appraised value of \$600,000.00. In addition to the \$600,000.00 purchase price, an estimated \$10,000.00 will be needed for escrow and title fees, Department of General Services' fees and other related real estate costs.

The acquisition is exempt from the California Environmental Quality Act under Section 15313 as an acquisition of land for wildlife conservation purposes and a Notice of Exemption will be filed upon WCB approval.

Staff recommended that the Board approve this project as proposed; allocate \$610,000.00 to cover the purchase price, appraisal, title and escrow costs, and General Services' costs, from the Habitat Conservation Fund, Section 2786 (a); authorize staff to enter into the appropriate agreements necessary to complete this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$610,000.00 to cover the purchase price, appraisal, title and escrow costs, and General Services' costs, from the Habitat Conservation Fund, Section 2786 (a); authorize staff to enter into the appropriate agreements necessary to complete this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *19. Lake Tahoe Public Access (Parking Lot), Placer County \$484,135.00

This proposal was to consider a cooperative project with the Tahoe City Public Utilities District (TCPUD) and the Department of Fish and Game (Department) for the reconstruction of the parking lot and the installation of lighting, landscaping, signs, water quality improvements and other amenities at the Lake Tahoe Public Access facility. The project is located on Department-owned property at Lake Tahoe, approximately one mile east of Tahoe City.

This public access was first developed with Board funding in 1961, with the construction of a 36-foot wide concrete boat ramp, an adjacent pier, a parking area, restroom and access road. The access area is operated and maintained by the TCPUD under an existing cooperative agreement with the Board that expires on January 1, 2018. The access area has been a very popular destination for the boating public, and by the early 1990's much of the facility was in need of repair or replacement. In 1994 and 2001, the Board provided funds for the replacement of the existing pier with a pier/wave attenuation structure and the construction of

boarding floats, shoreline protection, pier lighting and landscaping. Work began on the improvements in 2001 and, with the removal of the existing pier and the construction of boarding floats, were completed in the spring of 2001. The construction of the pier/wave attenuation structure and shoreline protection is currently under construction and nearly complete.

The proposed project will reconstruct the existing parking lot, which is badly deteriorated. In addition, lighting will be installed and drainage will be upgraded to more effectively move water off the site and to protect the water quality in the lake. Further improvements include the construction of informational panels and a new entrance kiosk, as well as installation of landscaping and an irrigation system.

Cost estimates for this project, which have been reviewed by staff, are as follows:

Description	Estimated Cost
Mobilization	\$17,000.00
Site preparation	8,000.00
Parking lot base	93,000.00
Asphalt concrete	80,600.00
Lighting	30,000.00
Drainage	75,165.00
Landscaping and irrigation	18,000.00
Signage and striping	8,000.00
Utility trenching	18,000.00
Miscellaneous	16,000.00
Engineering, design and management	75,800.00
Contingency	44,435.00
TOTAL ESTIMATED COST	\$484,000.00

In addition to the costs listed above, an additional \$135.00 will be required for Department of General Services' review costs, bringing the allocation necessary for the Board's portion of the project to \$484,135.00. Staff has applied for a reimbursement grant from the Federal Sport Fish Restoration Act program and, if approved, will provide the Board with a 75 percent reimbursement of all project costs.

The Department of Fish Game has reviewed this proposal and recommends it for funding by the Board. A Negative Declaration has been prepared, circulated and filed for this project and all permits have been obtained. The TCPUD has agreed to manage and maintain the property for twenty-five years, pursuant to the terms and conditions of the Operating Agreement.

Staff recommended that the Board authorize the receipt of federal reimbursements from The Sport Fish Restoration Fund; approve this project as proposed; allocate

\$484,135.00 from the General Fund; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board authorize the receipt of federal reimbursements from the Sport Fish Restoration Fund; approve this project as proposed; allocate \$484,135.00 from the General Fund; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *20. Thomes Creek Ecological Reserve, Expansion 1, Tehama County \$23,000.00

This proposal was to consider the acquisition of 7.5± acres of privately-owned land as an expansion of the Department of Fish and Game's (DFG) Thomes Creek Ecological Reserve (TCER) to improve and provide year round public access. The subject property is located adjacent to the Reserve's westerly boundary, located in central Tehama County, approximately 5 miles northwest of the town of Corning. The TCER may be accessed from Interstate 5 (I-5) at the Gyle Road exit.

The primary purpose of the acquisition is to provide public year-round access to TCER without the disturbance of the vernal pool plant community and the sensitive plants and animals which occur there. The proposed acquisition would also allow for the development of observation areas, public access and off-site parking.

The TCER was acquired by Pacific Gas Transmission-Pacific Gas and Electric Company (PGT-PG&E) and transferred to the DFG as a partial mitigation for vernal pool destruction during the construction of PGT - PG&E's pipeline expansion project. The DFG took title and management responsibility for the property in February of 1995. The vernal pools contained within the TCER support populations of wintering waterfowl and shore birds and may support sensitive species such as western spadefoot and vernal pool fairy shrimp. Summer conditions provide breeding and foraging habitat for other sensitive wildlife species such as prairie falcons, black-shouldered kites, burrowing owls and American badger.

The grantor has agreed to sell the property for the approved appraised value of \$17,500.00. An additional \$5,500.00 is estimated to be needed for title and escrow costs and Department of General Services' appraisal review costs, bringing the total allocation necessary for this proposal to \$23,000.00.

The proposed acquisition is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of land for wildlife conservation purposes and appropriate Notices of Exemption will be filed upon Board approval of this project.

Staff recommended that the Board approve this project as proposed; allocate \$23,000.00 for the acquisition and related administrative expenses from the Wildlife Restoration Fund (1999/00 FY); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$23,000.00 for the acquisition and related administrative expenses from the Wildlife Restoration Fund; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

- *21. Sacramento Valley Refuge (Change in Scope), Glenn County \$ -0-

This proposal was to consider a change in scope for a previously authorized Transportation Enhancement Act (TEA) grant assignment to the U.S. Fish and Wildlife Service (USFWS), approved by the Board at its May 18, 2001 meeting. The original proposal was to allow acceptance of grant funds for placement directly into escrow to effect acquisition of 36± acres of land by the USFWS as an expansion to the Sacramento National Wildlife Refuge. This proposal was to expand authorization to include accepting title to and, immediately thereafter, transferring title to the USFWS for the purposes of complying with federal requirements.

The 36± acres of land are currently owned by The Nature Conservancy (TNC) who wish to sell the property to the USFWS. To help finance this transaction, WCB on behalf of TNC and the USFWS, applied and received approval for \$111,000.00 in TEA grant funds. The fair market value of the property, as approved by the Department of General Services, is \$125,000.00. TNC is donating the remaining \$14,000.00 as a condition of meeting the TEA grant, non-government participation requirements. It was intended that WCB would have the TEA funds deposited into escrow and the property would be transferred directly from TNC to the USFWS.

Subsequent to WCB approval May 18, 2001, the USFWS has requested the WCB first accept title to the property and then donate the property to the USFWS, in order to comply with federal requirements as they relate to this type of transaction and the

application of TEA grant funding.

Staff recommended the Board approve the change in scope allowing the state to accept title to the 36± acre parcel, and immediately transfer title of the property to the USFWS, as proposed; and authorize staff to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve the change in scope allowing the state to accept title to the 36± acre parcel, and immediately transfer title of the property to the USFWS, as proposed; and authorize staff to proceed substantially as planned.

Motion carried.

- *22. Big River Conservation Area (Augmentation), Mendocino County \$1,005,500.00

This proposal was to consider the allocation of funds for the augmentation of a previously approved Grant (approved August 30, 2001 as agenda Item 53) to assist the Mendocino Land Trust (MLT) in a cooperative project with the State Coastal Conservancy (SCC), State Departments of Parks and Recreation (DPR), Forestry and Fire Protection (CDF) and Fish and Game (DFG), the Wildlife Conservation Board (WCB) and other participants to acquire 7,337± acres of land for fisheries and wildlife habitat protection and enhancement, and to improve public access to the Big River estuary. The Big River Conservation Area lies roughly 130 miles north of San Francisco on the Pacific Coast near the town of Mendocino. It adjoins the Mendocino Headlands State Park near the mouth of Big River at State Highway 1.

Due in part to economic conditions, some public and private funding has not reached the levels expected. Therefore, in order to complete this transaction, the WCB and the SCC were asked to help by providing funds to augment previously approved grants. The SCC recently approved an additional \$2,000,000.00 augmentation to be applied to the remainder of the purchase price. In addition to the previously approved \$5,000,000.00 General Fund Challenge Grant provided by the WCB, an additional \$1,000,000.00 is being requested, bringing WCB's funding participation in the project to \$6,000,000.00.

Additional funding partners for the Big River Conservation Area and their respective amounts are as follows:

The State Coastal Conservancy (SCC)	\$7,000,000.00
Wildlife Conservation Board (WCB)	6,000,000.00
Department of Parks And Recreation (DPR)	3,000,000.00
Department of Transportation (Cal-Trans)	1,000,000.00

US Fish and Wildlife Service (USFWS)	1,000,000.00
National Fish and Wildlife Foundation (NFWF)	200,000.00
Save-the Redwoods League	1,000,000.00
Other Private Funds Committed	6,433,000.00
TOTAL OF PROJECT FUNDS	
RAISED TO DATE	\$25,633,000.00

Staff recommended the Board approve the allocation of an additional \$1,000,000.00 from the Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal Protection Bond Act (Proposition 12) Section 5096.350 (a)(5) for deposit to the Mendocino Land Trust's escrow for public purchase of the 7,337-acre Big River property, to be available for deposit if the property is acquired for the price of \$26,400,000.00 or less; allocate \$5,500.00 to cover the administrative and related costs; authorize and staff and the Department to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve the allocation of an additional \$1,000,000.00 from the Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal Protection Bond Act, Section 5096.350 (a)(5) for deposit to the Mendocino Land Trust's escrow for public purchase of the 7,337-acre Big River property, to be available for deposit if the property is acquired for the price of \$26,400,000.00 or less; allocate \$5,500.00 from the Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal Protection Bond Act, Section 5096.350 (a)(5) to cover the administrative and related costs; authorize and staff and the Department to proceed substantially as planned.

Motion carried.

- *23. Humboldt Bay Wildlife Area, Jacoby Creek/Gannon Slough Unit, \$463,000.00
Expansions 3 and 4, Humboldt County

This proposal was to consider the allocation of two separate grants to the Jacoby Creek Land Trust and the City of Arcata to assist in a cooperative project with the Department of Fish and Game (DFG) for the purchase of a total of 74± acres of land, for the protection and enhancement of riparian habitat within the Jacoby Creek drainage area, south of Arcata in Humboldt County.

The primary purpose of these proposed grants is to protect and allow for the potential restoration of the Jacoby Creek corridor and the various other small creeks that flow into Jacoby Creek. Jacoby Creek is part of the larger Humboldt Bay ecosystem that provides wetland habitat for fish, waterfowl, wading birds, shorebirds, passerine, raptors and other water associated wildlife. The Jacoby Creek/Gannon Slough area properties are adjacent to the U.S. Fish and Wildlife Service's Humboldt Bay Wildlife Refuge and the southeast boundary of the City of

Arcata Marsh and Wildlife Sanctuary. The McDaniel Slough Unit of the DFG's Humboldt Bay Wildlife Area is immediately west of the Wildlife Sanctuary. The Jacoby Creek Land Trust currently has approximately 30 acres of conservation easements in the area and holds fee title to approximately 60 acres of land along the Jacoby Creek. The City of Arcata has a number of transactions in the vicinity that are pending.

Most of the lower Jacoby Creek area was originally part of Humboldt Bay's extensive intertidal salt marsh and mud flats prior to the construction of the Northwestern Railroad line adjacent to the bay and later State Highway 101. Construction of the railroad and highway, as well as timber harvest in the upper watershed and conversion of the riparian areas to agricultural uses in the lower watershed, have all impacted Jacoby Creek. Installation of tide gates to stop saltwater intrusion on the land and other types of construction has degraded habitat for fish and other aquatic organisms. Tidal restoration and freshwater wetland enhancement in this area will benefit a variety of wildlife. In addition, restoration and enhancement on Jacoby Creek and the other creeks should benefit listed and sensitive species including the northern red-legged frog, the foothill yellow-legged frog, coastal cutthroat trout, coho salmon, steelhead and the tidewater goby. Some coastal cutthroat trout, pacific giant salamander, California slender salamander and northern red-legged frog populations still exist in the area.

Management of the property will be assumed by the grant recipients in cooperation with the DFG. Management activities will include providing maintenance and protection of the species of concern. Therefore, consistent with long-range planning purposes, staff of the Board presents the following two grant proposals for the Board's consideration.

Humboldt Bay Wildlife Area, Jacoby Creek/Gannon Slough Unit, Expansion 3	\$223,000.00
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This was a proposal to consider a grant to the Jacoby Creek Land Trust to assist in its acquisition of 25± acres of land, located approximately 1.5 miles southeasterly of the Arcata city limits. This property is generally flat with a gentle slope downward to the south to Jacoby Creek. Jacoby Creek forms the southerly boundary of the subject property. There are two proposed homesites located on this property. There are no improvements on the property, with the exception of perimeter fencing.

The owner has agreed to sell the property for the approved appraised value of \$215,000.00. The Jacoby Creek Land Trust will fund the related closing, escrow and title insurance costs. The proposed grant to the Jacoby Creek Land Trust would be for \$215,000.00. An additional \$8,000.00 would be needed for the appraisal and Department of General Services' appraisal review and related costs, for a total of \$223,000.00.

Humboldt Bay Wildlife Area, Jacoby Creek/Gannon Slough Unit Expansion 4 \$240,000.00

This was a proposal to consider a grant to the City of Arcata to assist in its acquisition of 49± acres of land, located approximately .5 miles south of the downtown area of the City of Arcata. There are no improvements on the property, with the exception of perimeter fencing. The property is generally flat with a gentle slope south and west toward Humboldt Bay. Fickle Hill Creek and Campbell Creek flow through the subject property to Jacoby Creek. The owner has agreed to sell the property for the approved appraised value of \$235,000.00. The City of Arcata will fund the related closing, escrow and title insurance costs. The proposed grant to the City would be in the amount of \$235,000.00. An additional \$5,000.00 would be needed for the Department of General Services' appraisal review and related costs for a total of \$240,000.00.

The Department of Fish and Game has recommended the acquisition of these properties through grant assistance. There are no claims of sovereign state land ownership over any of the property. The terms and conditions of the proposed grant provide that staff review and approve all documents pertaining to the Grantee's acquisition, including any appraisals, preliminary title reports, agreements for purchase and sale, escrow instructions and the instruments of conveyance prior to disbursement of funds.

Staff recommended that the Board approve the grants for the acquisition of the subject properties as proposed; allocate a total of \$463,000.00 from the Habitat Conservation Fund, Section 2786 (b/c); to cover the grants and related project costs; authorize staff to enter appropriate agreements necessary to carry out this project; and authorize the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve the grants for the acquisition of the subject properties as proposed; allocate a total of \$463,000.00 from the Habitat Conservation Fund, Section 2786 (b/c); to cover the grants and related project costs; authorize staff to enter appropriate agreements necessary to carry out this project; and authorize the Department of Fish and Game to proceed substantially as planned.

Motion carried.

*24. Lake Earl Wildlife Area, Expansions 24, 25 and 26, Del Norte County \$521,500.00

This proposal was to consider the acquisition of three separate private ownerships totaling 55± acres of land, including the residential and out buildings located thereon as an expansion of the Department of Fish and Game's (DFG) Lake Earl Wildlife Area (LEWA). The acquisition will allow for the further protection of Lake Earl and its associated coastal wetland, upland and forest habitats, the continued development of the wildlife area, the protection and enhancement of threatened and endangered species habitat and the improvement of public access to the LEWA. The subject parcels are located north of Crescent City, west of Lake Earl Drive and adjacent to LEWA's southeastern boundary line. The properties can be accessed via Lake Earl Drive.

The Lake Earl Wildlife Area was acquired as a result of the Keene-Nedgedly Act of 1975, which directed the DFG and the California Department of Parks and Recreation (DPR) to jointly evaluate and acquire certain specified coastal lands for the purpose of protecting, enhancing and managing wetlands. Together the two agencies have acquired over 11,000 acres in the Crescent City area, extending from near Point Saint George north to the Smith River. Of the total, approximately 5,600 acres have been purchased by the Wildlife Conservation Board (WCB) and are managed by the DFG. This includes all of Lakes Earl and Talawa (under lease from the California State Lands Commission). These lakes are actually coastal lagoons that periodically breach the barrier island, thereby allowing the interchange of fresh and saltwater. This natural breaching has been replaced in recent times by artificial breaching as a means of lowering water elevations and increasing lands available for livestock grazing and urban development.

Lake Earl is a shallow estuarine lagoon which supports a variety of wetland plant communities, including submerged aquatics in deeper, relatively freshwater areas of the estuary. Freshwater aquatic plants are used extensively by migrating waterfowl. These wetland communities provide habitat for a large number of water-associated species. Sitka spruce grow to the edge of the lake shore and are used by both peregrine falcon and bald eagle. The nonnative perennial grasses are managed on the LEWA as foraging habitat for the Aluetian Canada goose. Over 95 percent of the Aluetian Canada goose population stages in the agricultural fields on or adjacent to LEWA. Over 240 species of birds have been recorded in the area since 1982. Historically, the Lake Earl complex has been an important northern California wintering, stopover and nesting area for migratory shorebirds and waterfowl. There are three federally or state listed endangered birds sighted on the LEWA, including bald eagle, Peregrine falcon and the California brown pelican.

The acquisition of the subject properties would assist in securing these unique resources, which lie adjacent to or between existing state lands and urban residential development. Placement of these properties in public ownership will facilitate lake level management and habitat protection and restoration, and would add significant buffer for the LEWA. The Department has identified the subject

properties as being within a Significant Natural Area (Lake Earl) and has recommended the purchase of these parcels, which would be incorporated into and managed as part of the existing LEWA.

The three proposed projects are more specifically described as follows:

Lake Earl Wildlife Area, Expansion 24 \$131,500.00

This proposal was to consider the acquisition of 19.46± acres of agricultural ground. The property is improved with a vacant 1,235 square foot residence, 1,200 square foot shop/storage building and a 600 square foot barn/RV storage building. Utilities, telephone and electricity are provided to the site. There is a domestic well and septic system. The majority of the property is planted to pasture. The Grantors have agreed to sell at the Department of General Services' (DGS) approved fair-market value of \$129,000.00. An additional \$2,500.00 is needed for appraisal, escrow and DGS review fees.

Lake Earl Wildlife Area, Expansion 25 \$307,500.00

This proposal was to consider the acquisition of 33.24± acres of agricultural ground. The property is improved with a vacant 2,114 square foot, 100 year old well-maintained residence, and a 3,600 square foot barn/RV storage building. Utilities, telephone and electricity are provided to the site. There is a domestic well and septic system. The majority of the property is planted to pasture and is fenced and cross-fenced. The Grantors have agreed to sell at the DGS approved fair-market value of \$305,000.00. An additional \$2,500.00 is needed for appraisal, escrow and DGS review fees.

Lake Earl Wildlife Area, Expansion 26 \$82,500.00

This proposal was to consider the acquisition of 3.00± acres of timberland. The property has no structural improvements. Utilities, telephone, electricity and city water/sewer are stubbed to the site. The Grantors have agreed to sell at the DGS approved fair-market value of \$80,000.00. An additional \$2,500.00 is needed for appraisal, escrow and DGS review fees.

There are no claims of sovereign state land ownership within the subject properties. The proposed acquisition is exempt from CEQA under Section 15313, Class 13, as an acquisition of lands for wildlife purposes.

Staff recommended that the Board approve the project as proposed; allocate

\$521,500.00 from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000, Section 5096.350 (a)(3) for the purchase of the land and to pay project expenses; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the DFG to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve the project as proposed; allocate \$521,500.00 from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act, Section 5096.350 (a)(3) for the purchase of the land and to pay project expenses; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the DFG to proceed substantially as planned.

Motion carried.

- *25. Rock Creek Ranch, Del Norte County \$252,500.00

This was a proposal to consider the allocation of a grant to the Smith River Alliance (SRA) to assist in a cooperative project to acquire approximately 15 acres of land and associated improvements, located along the South Fork Smith River (South Fork), north of Crescent City.

Specifically, the Smith River is located in Del Norte County in the northwest corner of California. The Smith River watershed is a salmon/steelhead habitat refuge with the highest conservation value of any other watershed of its size (715 square miles) in California. The river is classified as a state and federal Wild and Scenic River and was designated a National Recreation Area in 1990. Redwood State and National Parks are located in the western portion of the watershed and the Siskiyou Wilderness includes part of the upper and eastern reaches of the watershed. Rock Creek Ranch is located near the confluence of Rock Creek and the South Fork, about 8 miles from State Highway 199 on the South Fork Road.

The subject property is located in the Klamath-Siskiyou ecoregion, an area of high biological diversity, which has been identified by the World Wildlife Fund as biologically significant and threatened. The Smith River is internationally renowned for its fishery, having produced record king salmon (74 lbs.) and steelhead (nearly 28 lbs.). In addition to serving as salmonid refugia, this region contains the third highest variety of conifer trees in the world. The subject property includes 2,300 feet of shoreline on the South Fork and contains mixed coniferous forest with fir, cedar and hardwoods as the overstory, providing habitat for a host of animal species, including black tailed deer and black bear, as well as a number of other bird and mammal species.

Upon acquisition of the property, the SRA will assume ownership as well as management and operation of the subject site. The mission of the SRA is to provide for the long-term protection, restoration and stewardship of natural resources in the Smith River watershed. The SRA will continue to partner with fishery and conservation organizations, local agencies and community groups, state and federal agencies, local businesses, and individuals to develop programs and projects consistent with this mission. Example projects now underway include an annual fish count that is co-hosted each summer with the Humboldt Chapter of the American Fisheries Society and the California Department of Fish and Game and a Cooperative Work and Leadership Training Program with the California Conservation Corps (CCC) Klamath Service District that provides for on-site assistance with resource management and maintenance projects. The subject property, including improvements, will serve as a permanent base of operations for the SRA to continue its watershed activities.

The property has been appraised and the value has been approved by the Department of General Services (DGS) at \$400,000.00. The SRA has negotiated an option to purchase the property for the appraised value and the Board's proposed grant in the amount of \$250,000.00 will be combined with other funds secured by the SRA to complete the acquisition. It is estimated that an additional \$2,500.00 will be needed to cover project related expenses including the DGS's costs, bringing the total recommended allocation for this proposal to \$252,500.00. The 2001/02 State Budget contains a \$250,000.00 appropriation specifically designated for the Rock Creek Ranch acquisition.

The terms and conditions of the proposed grant provide that staff review and approve all documents pertaining to the Grantee's acquisition, including appraisal, preliminary title reports, agreement for purchase and sale, escrow instructions and the instruments of conveyance prior to disbursement of funds.

Staff recommended that the Board approve the grant to the SRA to be applied toward the acquisition of 15± acres of land as proposed; allocate \$252,500.00 from the General Fund to cover the grant amount and pay for project expenses; authorize staff to enter into the necessary agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

As one of the consent items heard at the beginning of the meeting, it was moved by Mr. Robert Hight that the Board approve the grant to the SRA to be applied toward the acquisition of 15± acres of land as proposed; allocate \$252,500.00 from the General Fund to cover the grant amount and pay for project expenses; authorize staff to enter into the necessary agreements to accomplish this project; and authorize staff and the Department of Fish and

Game to proceed substantially as planned.

Motion carried.

Mr. Wright recommended that the Board consider Item 39 at this time due to several people in the audience requesting to address the Board . Please refer to page 72 of these minutes for discussion regarding Item 39 Fall River Wildlife Area, Shasta County.

26. Holly Springs Ranch, San Diego County \$2,130,000.00

Mr. Wright reported that this proposal was to consider the acquisition of 93.9± acres of land, and the donation of an additional 5± acres, located in northern San Diego County, for the preservation of high quality coastal sage scrub and other habitats that support a variety of endangered and threatened species. Acquisition of the property will further implement the joint federal, state and local Natural Community Conservation Planning (NCCP) efforts in the San Diego area. Ms. Debra Townsend briefly described the project and its location.

The subject property is situated in the center of an undeveloped area of the City of Carlsbad, between the Cities of Oceanside on the north and Encinitas on the south.

The property is part of a larger 231± acre ownership that is situated approximately one mile northeast of the El Camino Real and Cannon Road intersection. This portion of Carlsbad is experiencing a rapid transition from past agriculture to residential subdivision and development. Presently, access to the property is via a partially paved road easement which originates at El Camino Real. This access will be relocated to the southern portion of the property when surrounding development is completed.

To the west, and contiguous with the subject property, is the Department of Fish and Game's (DFG's) 120± acre Carlsbad Highlands Mitigation Bank (Bank). Lying in the heart of a critical conservation corridor, and under the NCCP program, the Bank was transferred to the state in two phases in 1995 and 1997. Potentially threatened with development, the extremely important sage scrub habitat and the sensitive species known to occur on the property have flourished under public protection.

The Department of Fish and Game has recommended a Conceptual Area Protection Plan (CAPP) as a mechanism for its participation in the Multiple Habitat Conservation Program (MHCP) and Multiple Species Conservation Plan (MSCP) efforts for the seven cities of northwestern San Diego County. Located within a key biological core and linkage area that cannot be sufficiently conserved without acquisition, purchase of the property has been identified as a high priority by the DFG.

The property contains valuable native habitats including southern maritime

chaparral, patches of rare native grassland, freshwater marsh, coastal sage scrub and riparian habitats. These habitats are critical to the support of a wide variety of raptors and species including the endangered Del Mar manzanita, wart-stemmed ceanothus and the California gnatcatcher.

The DFG proposes to manage the property as part of the Carlsbad Highlands Mitigation Bank property. The acquisition will provide restoration opportunities to augment existing habitat areas and improve recovery efforts for listed species. Subject to completion of a management plan for the site, passive recreational uses may be allowed and could include photography, bird watching, scientific research and public education programs.

The proposed acquisition is exempt from CEQA under Section 15313, Class 13, as the acquisition of land for wildlife conservation purposes. Subject to approval by the WCB, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

The property owner has agreed to sell the 93.9± acre portion of the subject property to the state at its approved appraised fair market value of \$2,100,000.00, and has offered to convey a 5± acre portion by donation. An additional \$30,000.00 will be needed for appraisal, escrow, title insurance costs and Department of General Services' review costs, bringing the total proposed allocation to \$2,130,000.00. Funds are available in the Habitat Conservation Fund, Section 2786 (b/c), for the acquisition. Staff of the Board has been advised that there are potential mitigation funds for the proposed acquisition which, if available, would be deposited directly into escrow and reduce the proposed purchase price. Any funds not required of the Board as a result of this potential contribution would be recovered at a future Board meeting.

Ms. Townsend reported that Mr. Ron Rempel, Deputy Director of the Habitat Conservation Division, Department of Fish and Game, was in the audience should there be any questions. She also reported that property owner Ms. Lucia Sippel, her representative, Jim Whalen, and an adjacent landowner were in the audience and available to answer any questions.

At this time Mr. Flores welcomed Assembly member Hannah-Beth Jackson. Assembly member Jackson thanked Chairman Flores and congratulated him on his election as Chairman of the Board.

Mr. Flores asked if there was any public testimony. There was none.

Staff recommended that the Board approve this acquisition as proposed; allocate \$2,130,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (b/c) for the purchase price and associated costs; authorize the acceptance of 5± acres

of land as a donation; authorize staff to enter into appropriate agreements as necessary to carry out this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Ms. Annette Porini that the Board approve this acquisition as proposed; allocate \$2,130,000.00 from the Habitat Conservation Fund, Section 2786 (b/c) for the purchase price and associated costs; authorize the acceptance of 5± acres of land as a donation; authorize staff to enter into appropriate agreements as necessary to carry out this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

27. San Dieguito River Valley Corridor, San Diego County \$4,330,000.00

Mr. Wright reported that this proposal was for the allocation of a grant to the San Dieguito River Park Joint Powers Authority (JPA) to assist in its purchase of one or more real properties, totaling up to 8,050± acres. Acquisition of the property will preserve a regionally-significant wildlife corridor and sufficient habitat to support the rare and sensitive species and habitats of the San Dieguito River Valley. Ms. Debra Townsend briefly described the project and its location.

The project area, more commonly referred to as the “Coast to Crest” trail, extends a distance of approximately fifty-five miles through the geographic middle of San Diego County. From east to west, this contiguous corridor begins at Ironside Spring on Volcan Mountain north of Julian and ends at the river mouth at the San Dieguito Lagoon in Del Mar. The corridor contains a sequence of fourteen landscapes that have distinctly different characteristics, defined by land form, vegetation, changes in elevation and existing land uses. Together these landscapes form an entire river valley ecosystem, beginning with the highest elevations near the river’s source in the mountains, extending through river gorges, ranch land and farmland, through large lakes to rocky intermittent streambeds to an estuarine lagoon at the river’s mouth.

The Department of Fish and Game (DFG) has approved a Conceptual Area Protection Plan (CAPP) for the San Dieguito River Valley Corridor which proposes acquisition of parcels in eleven of the landscapes. The DFG currently holds fee title and manages three distinct properties within the area of this CAPP. They include the San Dieguito Lagoon Ecological Reserve (98.5± acres) at the western end of the San Dieguito River Valley, Boden Canyon Ecological Reserve (2,000± acres) in the central portion of the valley and San Felipe Valley Wildlife Area (6,650± acres)

in the far eastern, Volcan Mountain and desert portion of the CAPP. The major purpose of the acquisitions recommended in the CAPP is to protect and preserve critical land parcels within the valley corridor that contain sensitive biological habitat and/or represent linkages to other preserved habitat or areas under conservation plans.

Several important habitat types that are represented in the properties range from coastal wetland habitat in the San Dieguito Lagoon to coniferous forest on Volcan Mountain. A diversity of sensitive habitat types occur on these properties including coastal salt marsh, coastal sage scrub and Engelmann oak woodland. This vegetation supports a wide array of sensitive animal species including the California least tern, Belding's savannah sparrow, western snowy plover and light-footed clapper rail.

It is envisioned that the properties will be owned and managed primarily by the JPA. The primary management objectives are to ensure long-term watershed protection, conservation and enhancement of threatened and endangered species and their habitat, a continuous wildlife corridor and the integrity of the riverine ecosystem. Other management objectives include preservation and restoration of cultural resources, retention of agriculture, provision for public access trails where appropriate and interpretation of the valley's natural and cultural resources.

The Board's proposed grant would provide the JPA with \$4,300,000.00 to facilitate its acquisition of one or more properties within the eleven landscapes. It is estimated that an additional \$30,000.00 will be needed for administrative expenses, including Department of General Services' review costs, bringing the total recommended allocation for the proposal to \$4,330,000.00.

The terms and conditions of the proposed grant provide that the DFG will review and approve the property being proposed for acquisition by the JPA. The grant further provides that staff will review all proposed title documents, appraisals, preliminary title reports, agreements for purchase and sale, escrow instructions and the instruments of conveyance prior to disbursement of funds directly into the JPA's escrow account or accounts for the purchase of the properties.

Mr. Flores asked if there was any public testimony. Assembly member Howard Wayne requested clarification regarding the relationship between the Coast Crest Trail and the NCCP in San Diego County. Ms. Townsend reported that the corridor consists of fourteen different landscape areas, eleven of those are located within the approved NCCP in the San Diego County area and that the CAPP covers just the eleven landscape areas. Mr. Wright requested clarification regarding the total number of acres identified and what might be purchased with approximately \$4 million. She stated that several properties have been identified as containing biological resources within the corridor area and that the values vary depending upon the zoning and where it falls within that corridor.

Staff recommended that the Board approve the award of a grant to the San Dieguito River Park Joint Powers Authority to be applied toward the acquisition of up to 8,050± acres as proposed; allocate a total of \$4,330,000.00 for the grant and related expenses from the River Protection Subaccount (Prop 13); authorize staff to enter into appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Robert Hight that the Board approve the award of a grant to the San Dieguito River Park Joint Powers Authority to be applied toward the acquisition of up to 8,050± acres as proposed; allocate a total of \$4,330,000.00 for the grant and related expenses from the River Protection Subaccount; authorize staff to enter into appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

28. Monrovia Wilderness Preserve, Los Angeles County

THIS ITEM HAS BEEN WITHDRAWN FROM CONSIDERATION AT THIS TIME.

29. Joel McCrea Ranch Conservation Area (Donation), \$3,000.00 and Tax Credit
Ventura County

Mr. Wright reported that this proposal was to consider a donation of approximately 58.8 acres to the Conejo Recreation and Park District (CRPD) for inclusion under the Natural Heritage Preservation Tax Credit Act of 2000 and to approve a tax credit in the amount of \$2,370,000.00 in favor of Shea Homes Limited Partnership, the donor of the land. Mr. Jim Sarro briefly described this donation and its location.

The subject property is located west of Moorpark Road and east of Santa Rosa Road in a rural area of the northwest portion of the City of Thousand Oaks in eastern Ventura County.

The donation qualifies for the tax credit program pursuant to Public Resources Code Section 37015 (e). Specifically, the donation will protect significant open space and provide the public with park and recreational opportunities.

The property is a triangular shaped parcel, bordered on the south by the YMCA natural open space, on the west by the Mountain Recreation Conservation Authority (MRCA) open space, and on the east by the Conejo Open Space Conservation Agency (COSCA) wildlife preserve and the CRPD's 220-acre historic Joel McCrea Ranch. Parcels on the west and east serve as linkages for a wildlife corridor into the Santa Monica Mountains, east to Simi Hills and west to the Pacific Ocean.

The MRCA, COSCA and CRPD lands are all managed by the CRPD and provide recreational outdoor opportunities for local residents. The trail systems proposed for the donated parcel will provide connections to the Conejo Valley Ring Trail, eastward across the McCrea Ranch to the Simi Hills, westward across MRCA and COSCA lands into Wildwood Park and, eventually, to the State and National Park Service systems, culminating at the Pacific Ocean. Northerly, the proposed trails link with the Santa Rosa Trail System in Ventura County.

The Joel McCrea Ranch is listed in the National Register of Historic Places and is considered a California and Ventura County historic landmark. The parcel has historical significance as it was once part of the historic Joel McCrea Ranch. The original McCrea Ranch was part of the Rancho Simi, granted to the Pico brothers in 1795 by the Spanish government. Furthermore, because of its historic significance and recreational opportunities, the Santa Monica Mountains Conservancy recently provided \$1.0 million for restoration and park improvements on this historic site.

The donated parcel, coupled with the surrounding protected parcels, provides contiguous habitat for rare, threatened and endangered species. Two species of plants with special status were observed on the property in the coastal sage scrub habitat: the Conejo dudleya (listed as federally threatened) and the Catalina mariposa lily. The Conejo dudleya has a very small geographic range and is known to occur primarily on Conejo volcanic rock outcrops along the Montclef Ridge to the west and in the vicinity of Conejo Mountain. While the Catalina mariposa lily is very common in the Santa Monica Mountains region during favorable rainfall years, the California Native Plant Society has the plant on List 4, which is a watch list of plants of limited distribution. The San Diego desert woodrat and the California gnatcatcher also frequent the area.

The subject parcel was appraised at \$4,310,000.00. Consistent with the provisions of the Natural Heritage Preservation Tax Credit Act of 2000, landowners who donate qualified property are eligible to receive a tax credit of 55 percent of the appraised fair market value of the donation. Further, the appraised fair market value must be, and has been, approved by the State Department of General Services. Accordingly, the donation of 58.8 acres entitles the donor in this case to receive 55 percent of \$4,310,000.00, for a tax credit of \$2,370,000.00.

Section 37012 (d) of the Act requires that before any donation can be considered by the Board, a public hearing must be held by the donee in the county in which the property is located. Pursuant to this requirement, the CRPD held a public hearing on December 6, 2001. The meeting was attended by members of the community, the district and the landowners. Comments regarding the donation were positive and the CRPD approved the submission of the application to the WCB for further consideration.

Mr. Sarro reported that Mr. Phil Culler, representing the property owner, Shea Homes, and Tex Ward, representing Conejo Recreation and Parks District, were in the audience should there be any questions.

Mr. Flores asked if there was any public testimony. Mr. Wright reported that the Board received several letters of support for this project from the Conejo Open Space Trails Advisory Committee, Santa Monica Mountains Conservancy, Ed Masry, Mayor of Thousand Oaks, Wyatt McCrea, representing the McCrea family and Ray Pearl, Executive Officer of the Building Industry Association of Southern California.

Assembly member Jackson stated that this project is located just outside the district she represents. She reported that the Ventura County area has been subject to tremendous growth pressures and that the commitment to try to retain open space has become one of the top priorities of the County. She stated that this proposal adds to the important and popular goal of trying to preserve and protect this quality area. She expressed her appreciation to the property owners and encouraged support of the project.

Assembly member Wayne requested clarification regarding the number of lots in the project area and how the lots were legally created. Mr. Culler stated the land is currently undisturbed land and that the lots were created by the subdivision map act process.

Staff recommended that the Board approve the donation for inclusion under the Natural Heritage Preservation Tax Credit Program and related tax credits; allocate \$3,000.00 from the General Fund to cover project costs, including Department of General Services' review charges; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Ms. Annette Porini that the Board approve the donation for inclusion under the Natural Heritage Preservation Tax Credit Program and related tax credits; allocate \$3,000.00 from the General Fund to cover project costs, including Department of General Services' review charges; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

30. Rancho Dos Vistas, Santa Barbara County \$6,000.00 and Tax Credit

Mr. Wright reported that this proposal was to consider a donation of a conservation easement on approximately 1,406 acres to the Land Trust of Santa Barbara for inclusion under the Natural Heritage Preservation Tax Credit Act of 2000 and to

approve a tax credit in the amount of \$3,025,000.00 in favor of Cima Del Mundo, Limited Partnership, the donor of the land. Mr. Jim Sarro briefly described the donation and its location.

The subject property, known as Rancho Dos Vistas, is located on the crest of the Santa Ynez Mountains, near Refugio Road in the south-coastal region of Santa Barbara County. This area is a remote rural location adjacent to private land holdings and the Los Padres National Forest. The conservation easement will restrict residential development in order to preserve important wildlife habitat, scenic, archeological and historic values of the site.

The donation qualifies for the tax credit program pursuant to Public Resources Code Sections 37015 (b) and 37015 (e). Specifically, the donation will protect an important wildlife corridor linking watersheds on both sides of the Santa Ynez Mountains and a unique and regionally rare assemblage of native plants and habitat types that support a significant number of sensitive animal species. In addition, the proposed donation will provide open space and a trail easement for public hiking, cycling and equestrian use covering approximately two and one-half miles on and near the ridgeline of the Santa Ynez Mountains.

The proposed donation is located on the crest of the Santa Ynez Mountain range. These mountains are among the Transverse Ranges that are unique in North America as they trend from east to west, rather than north to south. In addition, the proposed for donation parcel offers unparalleled views of the Channel Islands, the Santa Monica Mountains, the Santa Ynez Valley and the San Rafael Mountains. Rancho Dos Vistas supports chaparral, coastal sage scrub, mixed evergreen forest, oak forest, two freshwater ponds and spring-fed riparian communities. The presence of mixed evergreen forest is significant as it is rare in Santa Barbara County. Due to the three distinct settings on the ranch (south facing slope, ridge and north facing slope) plants that are more typical of northern California such as Madrone, Tanbark Oak and Blue Oak tend to occupy higher, wetter habitats on the ranch. Further, five species of live oak, interior live oak, blue oak, tanbark oak and scrub oak are present throughout. Plants typically found in southern California tend to be found on the ranch at lower and drier elevations of both the south and north facing slopes. These include purple sage, California sagebrush, toyon and lemonadeberry.

The watershed connection of the ranch to the ocean is evident from the ridge. Sensitive wildlife associated with these riparian and marine systems include the Refugio Manzanita. This tall shrub with beautiful white flowers and smooth, shiny red bark is common on the property. This plant is endemic to California where the only place in the world that it occurs is on the Santa Ynez Mountains between Santa Ynez Peak and the Hollister Ranch.

The wildlife resource values associated with the proposed donation are very high. A total of 27 state or federally-listed species is known to occur on or immediately in the vicinity of the ranch. There are also a variety of common and uncommon species of amphibians and reptiles. Species observed during recent field work include *Ensatina*, Pacific-chorus frog, bullfrog, western fence lizard, silvery legless lizard, coastal western whiptail, mountain kingsnake and coast patch-nosed snake. Local residents report observations of black bear, mountain lion, mule deer, gray fox, coyote and smaller mammals, including the ringtail.

Rancho Dos Vistas possesses a number of important cultural resources of the Chumash Indians. A pictograph shelter with unusual red and black paintings is a recorded archaeological site. On the northern side of the ridge is a pond that has apparently existed since prehistoric times. The pond itself is an important ethnographic resource because it has a Chumash name and is associated with a nearby archaeological site. The pond is thought to be a location where the Chumash Indians trapped and is also thought to be very sacred ground. An adjacent pond is considered to be of religious significance for the Chumash and may be eligible for nomination to the National Register of Historic Places as a Traditional Cultural Property, based on federal regulatory criteria. Other unrecorded historic archaeological sites include masonry structures and possible dance floors or shrines. Another attribute of the ranch is that it very likely supported a portion of an extensive Chumash trail network that connected interior and coastal Chumash villages.

Consistent with the program criteria, the proposed trail easement donation will eventually provide public access to the regional trail system along the Gaviota Coast. The donated trail would connect the El Capitan State Beach trail system with the top (northern point) of the El Capitan Ranch. A dedicated trail easement could facilitate a trail network westerly to the Gaviota State Park. While funding is currently unavailable for the acquisition and maintenance of additional trails that would connect the Gaviota coastline to the Santa Ynez Mountains ridgeline, the donated trail easement is expected to attract community support and funding to complete the connecting trails.

Consistent with the provisions of the Natural Heritage Preservation Tax Credit Act of 2000, landowners who donate qualified property are eligible to receive a tax credit of 55 percent of the appraised fair market value of the donation. Further, the appraised fair market value must be, and has been, approved by the State Department of General Services. Accordingly, the donation of approximately 1,406 acres entitles the donor in this case to receive 55 percent of \$5,500,000.00, for a tax credit of \$3,025,000.00

Section 37012 (d) of the Act requires that before any donation can be considered by the Board, a public hearing must be held by the donee in the county in which the property is located. Pursuant to this requirement, the Land Trust for Santa Barbara County held a public hearing on December 5, 2001. The meeting was attended by

members of the community, neighboring landowners and the landowners of Rancho Dos Vistas. Comments regarding the donation were positive and people supported the effort to restrict additional development.

Mr. Flores asked if there was any public testimony. There was none.

Assembly member Jackson stated that she enthusiastically supported this proposal and stressed the importance of preserving this coastal area as the last undisturbed coastal and mountainous area from the Mexican border through the Monterey area.

Assembly member Wayne stated that it was his understanding this property also consisted of subdivided lots, created by certificates of compliance. Mr. Michael Feeney, Executive Director of The Land Trust for Santa Barbara County, stated that it is his understanding there are certificates of compliance issued for the existing fourteen lots that were created by claims filed with the U.S. Government Land Patents in the 1920's and 1930's, before the subdivision map act existed, but they have been verified to be legal lots. Assembly member Wayne asked how the value of the land has been increased by the fact that these certificates of compliance have recognized the prior patent. Mr. Feeney responded that this was an appraisal question and that he was not an appraiser, but he believed that lots that have certificates of compliance are buildable lots, that houses could be built on them, and that there are water wells on the lots. He stated that it is his estimation that the lots were valuable because they do have certificates of compliance. Assembly member Wayne stated that as coauthor of the tax credit bill, he felt that this is a very appropriate use of the tax credit program to acquire land like this, however, he added that he is concerned we are using additional tax credits and state dollars because of lots that may not have been legally created under the subdivision map act. He added that he had no problem with the acquisition of this particular land, however, he thought we were paying more than we ordinarily should have. Assembly member Jackson attested to the fact that the question of certificates of compliance and increased values has been a real issue and that fortunately legislation was recently passed to address this issue, but she is aware that these parcels have met all the scrutiny and challenges the county has tried to place on questionable lots, that have been through years of litigation and frankly, on behalf of the people, they've won some and lost some, but this is not an issue regarding this particular property. She stated that these properties are well verified, legitimate lots, that could be developed if not acquired in this transaction. Mr. Feeney added that these lots meet the minimum parcel size for development and that the prior owner was in litigation to overturn the county's rules on development with certificates of compliance and substandard or fractional lots, and when the current owner purchased the property, they dropped out of that litigation. Mr. Wright stated that the appraisal received a very thorough and favorable review by the Department of General Services. On behalf of Senator O'Connell, Mr. Gavin Payne commented that this proposal provides an extraordinary opportunity to preserve extraordinary

property and urged the Board to approve the proposal. Mr. Wright reported that the Board received letters of support from Congresswoman Lois Capps, Senator Jack O'Connell, Assembly member Hannah-Beth Jackson, Santa Barbara County Supervisor Gail Marshall, Floyd Brown, Executive Director of the Young Americans Federation, the Department of Parks and Recreation and the U.S. Forest Service.

Staff recommended that the Board approve the donation for inclusion under the Natural Heritage Preservation Tax Credit Program and related tax credits; allocate \$6,000.00 from the General Fund (Unspecified) to cover project costs, including Department of General Services' review charges; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Robert Hight that the Board approve the donation for inclusion under the Natural Heritage Preservation Tax Credit Program and related tax credits; allocate \$6,000.00 from the General Fund to cover project costs, including Department of General Services' review charges; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

31. Diablo Range Conservation Area, Expansion 1, Monterey and Fresno Counties

THIS ITEM HAS BEEN WITHDRAWN FROM CONSIDERATION AT THIS TIME.

32. Madera Farmland Conservation Area (Donation), \$3,000.00 and Tax Credit
Madera County

Mr. Wright reported that this proposal was to consider a partial donation of an agricultural conservation easement, protecting approximately 116.5 acres, to the American Farmland Trust (AFT) for inclusion under the Natural Heritage Preservation Tax Credit Act of 2000 and to approve a tax credit in the amount of \$93,500.00 in favor of the donor of the conservation easement. The property is located about 1.5 miles west of the western edge of the City of Madera, between Avenues 12 ½ and 14 ½, in Madera County. Mr. Jim Sarro briefly described the project and its location.

The donation qualifies for the tax credit program pursuant to Public Resources Code Section 37015 (c). Specifically, the donation of the conservation easement will protect agricultural land that is threatened by development.

For the past two years, the AFT has been working with local landowners in Madera County to halt westward urban expansion of the City of Madera. As a result of this effort, AFT and local agricultural interests have developed a strategy for protecting

prime farmland and implementing a local farmland conservation program. Specifically, the Madera Farmland Security Perimeter program will create an urban growth boundary of easement-protected farmland between the Madera Airport and Madera County Industrial Park.

The Madera Farmland Security Perimeter program is designed to protect 2,880 acres of productive farmland located in and adjacent to the western sphere of influence boundary of the City of Madera. Once established, the program will create a barrier prohibiting the continued westward growth of the City of Madera and direct urban expansion to less productive soil to the north and east of the City.

A consensus has emerged between local government and members of the agricultural community that there should be limits on the continued westward expansion of the City of Madera. Recent discussions over the City of Madera's request to expand its sphere of influence to the southeast led to the County's recommendation that the west lines of the City's sphere-of-influence be drawn back one-half mile to Road 24.

At the request of the AFT and the landowners, the City and the County of Madera have unanimously supported the development of the farmland protection program. Further, city and county staff have been directed to initiate steps necessary to amend the General Plan and create California's first Agricultural Security Perimeter zoning overlay. This effort will establish policies to encourage conservation easements and discourage development in the perimeter zoned area. The AFT and the City are now in the process of establishing policies and amending the master plan for infrastructure development to reflect changes for the future uses of this area, which was originally planned for urban development. Further, the Madera Farmland Security Perimeter program has received support from the Madera County Farm Bureau, the Madera Irrigation District and the Madera County Agricultural Commissioner.

The support of local landowners for agricultural conservation easements and establishing the Madera Farmland Security Perimeter program has provided a vehicle for defining a permanent urban growth boundary on the west side of the City of Madera. When fully implemented, agricultural easements within the perimeter area will protect an additional 42,000 acres of prime and important farmland to the west of Madera from future urban encroachment without the need to acquire additional easements. Through the implementation of the Farmland Security Perimeter program, it is anticipated that developers will choose to redirect their efforts to the northeast and southeast quadrants of the City, where agricultural soils are less productive and it will not be feasible to extend the infrastructure beyond the perimeter program area. While the subject property would be the first easement under the new Madera Farmland Security Perimeter program, seven additional landowners have signed letters of intent to participate in the program.

Most of the soils of the subject parcels are designated "prime" by the Natural Resources Conservation Service and the California Farmland Mapping and Monitoring Program (FMMP). Soils not considered prime are designated as "Farmland of Statewide Importance" by the FMMP.

The subject property is planted to a variety of agricultural commodities, including open irrigated field cropland and irrigated pasture. In addition, the property consists of a mature Thompson seedless vineyard and a French Colombard vineyard. All of the property has a reliable supply of good quality water for irrigation. Irrigation water is supplied by both groundwater wells and surface water delivered from the Madera Irrigation District.

The subject parcel was appraised at \$930,000.00 and the landowner agreed to a bargain sale of \$760,000.00. The remaining \$170,000.00 is considered a donation. Consistent with the provisions of the Natural Heritage Preservation Tax Credit Act of 2000, landowners who donate qualified property are eligible to receive a tax credit valued at 55 percent of the appraised fair market value of the donation. Further, the appraised fair market value must be, and has been, approved by the State Department of General Services. Accordingly, the partial donation of approximately 116.5 acres entitles the landowner to receive 55 percent of \$170,000.00 for a tax credit of \$93,500.00.

Section 37012 (d) of the Act requires that before any donation can be considered by the Board, a public hearing must be held by the donee in the county in which the property is located. Pursuant to this requirement, the WCB and the AFT held a public hearing on December 10, 2001. The meeting was attended by members of the community, staff from the AFT and the landowners, who expressed a great deal of interest in the project and the tax credit program.

Mr. Sarro reported that the property owner, Mr. Ron Pistoresi, and Mr. Greg Kirkpatrick of the American Farmland Trust, were in the audience. Mr. Kirkpatrick addressed the Board stating that he would answer any technical questions and then introduced Mr. Pistoresi. Mr. Pistoresi expressed his appreciation to the Legislature and the Board for the tax credit program. Mr. Hight complimented staff for their efforts in administering the program.

Staff recommended that the Board approve the donation for inclusion under the Natural Heritage Preservation Tax Credit Program and related tax credits; allocate \$3,000.00 from the General Fund to cover project costs, including Department of General Services' review charges; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Ms. Annette Porini that the Board approve the donation for

inclusion under the Natural Heritage Preservation Tax Credit Program and related tax credits; allocate \$3,000.00 from the General Fund to cover project costs, including Department of General Services' review charges; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

33. Briones Valley (Cowell Ranch), Contra Costa County \$3,005,000.00

Mr. Wright reported that this proposal was to consider the allocation of a grant to the Trust for Public Land (TPL) to assist in a cooperative project with the State Coastal Conservancy, Department of Parks and Recreation (DPR), Department of Transportation, Department of Fish and Game (DFG) and the U.S. Bureau of Reclamation to purchase 3,650± acres of private land, located near the City of Brentwood, in Contra Costa County, for protection of threatened and endangered species habitat. Mr. Dave Means briefly described the project and its location.

The property is located in the eastern foothills of Mount Diablo, southwest and adjacent to the City of Brentwood. The general topography is low rolling hills and broad valleys, with the easternmost portion falling gently to the north and east abutting the San Joaquin Valley and San Joaquin River Delta (the Delta) regions. Most of the property supports cattle grazing, with approximately 200 acres along the eastern border developed with orchards. Paved public access to the property is available from Deer Valley Road on its eastern border, Camino Diablo near the south border, Longwell Avenue along the eastern border and Marsh Creek Road near the southern border, bisecting the property near its middle.

Acquisition of the property is key to establishing habitat corridors linking the Diablo Range to the Delta and San Joaquin Valley regions. The property lies in what is essentially a corridor loop that runs from Mount Diablo State Park going east along the Diablo Range through the Morgan Territory Regional Preserve and Round Valley Regional Park to the Los Vaqueros Reservoir watershed. From there it goes northwest along the range of hills abutting the urban areas of Brentwood, Antioch and Pittsburg and connecting to the Black Diamond Mines Regional Preserve. This corridor link includes the subject property and the recently acquired Roddy Ranch conservation easement. From Black Diamond Mines Regional Preserve the corridor goes south through the Clayton Ranch open space area and links back with the Mt Diablo State Park. Besides the corridor loop, other plans include extending corridors southeast from Los Vaqueros Reservoir watershed along the Diablo Range to the San Joaquin Valley and northwest from the Black Diamond Mines Regional Preserve, through the Concord Naval Weapons station to the Delta. Acquisition of the Cowell Ranch will significantly reduce the unprotected open space gap that now exists between the Black Diamond Preserve/Roddy Ranch areas and the Los Vaqueros Reservoir watershed area.

Most of the subject property is covered with open grassland savannah areas, interspersed with valley sink scrub, vernal pools, alkali meadows and blue oak woodland habitats. Around Marsh Creek and Marsh Creek Reservoir substantial amounts of riparian woodland and freshwater marsh habitat exists. Currently, DFG is participating in a Habitat Conservation Plan (HCP) for the kit fox in eastern Contra Costa and Alameda counties. Although no kit foxes have been identified on the property, the Cowell Ranch is designated in the HCP as a key parcel for reestablishment of kit fox habitat in the Diablo Range. The property will also provide protected habitat for a number of state and federally listed plant and animal species, including the San Joaquin pocket mouse, California tiger salamander, California red-legged frog, western pond turtle, western spadefoot toad, burrowing owl, golden eagle, California horned lark, loggerhead shrike, northern harrier, longhorn fairy shrimp, vernal pool fairy shrimp and the San Joaquin (saltbush) spearscale.

After purchasing the property, the TPL intends to transfer ownership and management responsibility to the East Bay Regional Park District (EBRPD) and the DPR. The DPR maintains a small 15-acre inholding on the property, the John Marsh homesite, and is considering expanding this area into a state park facility. The EBRPD intends to maintain the property as a regional preserve for protection of significant natural and cultural resources. This entails supporting and maintaining ecosystems for protection of special listed species. The EBRPD also anticipates planning and developing a system of trails on the property for public access. Currently the EBRPD and the DPR are working together to develop a management plan for the property. The proposed state park, regional preserve and public access are all consistent with the management objectives of the DFG. The DFG has requested, as a condition of Board funding, that it be involved in the development and placement of public access points and trails.

The fair market value of the property, as approved by the Department of General Services, is \$14,325,000.00. TPL has an option to purchase the property for \$13,500,000.00 with the owner donating \$825,000.00 in property value. The Wildlife Conservation Board's contribution to the purchase price would be \$3,000,000.00. An additional \$5,000.00 is necessary for administrative costs, bringing the total allocation needed for this project to \$3,005,000.00. The remaining \$10,500,000.00 will be funded through a combination of grants and contributions from other sources.

The breakdown of the funding sources is as follows:

Wildlife Conservation Board	\$3,000,000.00
Department of Parks and Recreation	3,000,000.00
State Coastal Conservancy	3,000,000.00
Caltrans EEMP	1,000,000.00
Bureau of Reclamation	1,000,000.00
Other Sources	2,500,000.00

TOTAL AVAILABLE FUNDING

\$13,500,000.00

The terms and conditions of the proposed grant provide that staff review and approve all documents pertaining to the Grantee's acquisition, including any appraisals, preliminary title reports, agreements for purchase and sale, escrow instructions and the instruments of conveyance prior to disbursement of funds.

Mr. Wright reported that the Board received letters of support from Senator Tom Torlakson, Tom Steinbach, Executive Director of the Greenbelt Alliance, Gene Metz of the John Marsh Historic Trust and the Contra Costa County Board of Supervisors.

Mr. Flores asked if there was any public testimony. There was none.

Staff recommended the Board approve the award of the grant as proposed; allocate \$3,005,000.00 from the Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal and Protection Bond Act (Prop. 12), Section 5096.350 (a) (5), to cover the grant amount and to pay for project expenses; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Robert Hight that the Board approve the award of the grant as proposed; allocate \$3,005,000.00 from the Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal and Protection Bond Act, Section 5096.350 (a) (5), to cover the grant amount and to pay for project expenses; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

34. City of Isleton Public Access, Sacramento County \$250,270.00

Mr. Wright reported that this was a proposal to consider a cooperative project with the City of Isleton (City) to construct a fishing pier, boat dock and other amenities on the City's undeveloped Sacramento River waterfront. The City of Isleton is located on the south side of the river in the northern Sacramento/San Joaquin River Delta, approximately 35 miles south of the City of Sacramento on State Highway 160. Mr. Tony Chappelle briefly described the project and its location.

The Sacramento River and its Delta support a wide array of sportfishing opportunities including salmon, sturgeon, bass and catfish. Anglers of all ages and

abilities flock to this area from all over the state to bank fish, boat fish, participate in fishing tournaments and otherwise enjoy the myriad of outdoor sporting opportunities here. The California Department of Parks and Recreation (DPR), in its Sacramento-San Joaquin Delta Recreation Survey, recorded 21 million activity days for anglers throughout the Delta in 1996. The survey further identified a need for more public access facilities in the Delta, particularly fishing piers, fish cleaning stations and public restrooms.

Isleton is an excellent place to address the deficiency of public access in the Delta. As one of the Delta's more notable cities both in terms of size and popularity as a destination, its rich history, riverside location and amenities would make it a desirable place for anglers and other outdoor enthusiasts to visit. The City does not have a public boating access facility to the Sacramento River, which defines the City's northern border. A private commercial boat ramp is located in the City, but the nearest site providing public access to the river is the Cliffhouse Fishing Access area, located three miles downstream. Unfortunately this site consists only of a parking area with no boating access available. The nearest public boat dock where boaters can tie up and go ashore for supplies and comfort, is in the City of Rio Vista, located approximately five miles downstream.

In addition to construction of the fishing pier and boat dock on the Sacramento River, the proposed project includes the installation of a fish cleaning station on the dock and the construction of a parking lot and restroom on an adjacent unimproved parcel owned by the City. This one acre parcel has approximately 200 feet of river frontage and is accessible from Second Street, a paved, publicly maintained street.

The proposed facility also includes elevators and ramps, which together with the parking area, will be constructed and marked to assist mobility impaired individuals using the access area. The City has agreed to operate and maintain the project for twenty-five years, and will provide a free lease to the state for the duration of the operating agreement. The City has secured a Community Development Block Grant as well as some local donations to complement the WCB grant.

Cost estimates for this proposal, which have been developed by the City and reviewed by staff, are as follows:

Description	WCB	City	Local Contribution	TOTAL
Engineering, Design and Permits	\$23,400	\$29,600		\$53,000
Mobilization/Site Work	\$27,000	\$42,000		\$69,000
Landscaping/Irrigation	\$12,000	\$12,000	\$6,000	\$30,000
Fishing Pier	\$23,000	\$23,000		\$46,000
Dock, Tower and Stairs	\$22,500	\$22,500		\$45,000

Gangway and Ramp	\$13,500	\$13,500		\$27,000
Retaining Wall	\$17,850	\$18,150		\$36,000
Fish Cleaning Station	\$2,500	\$2,500		\$5,000
Elevators (2)	\$13,000	\$13,000		\$26,000
Parking, Stairs and Bridge	\$9,500	\$9,500		\$19,000
Paving/Striping	\$9,100	\$9,100		\$18,200
Walks, Curbs and Gutters	\$3,750	\$3,750		\$7,500
Lighting	\$22,500	\$22,500		\$45,000
Restroom	\$19,000	\$27,000	\$6,000	\$52,000
Painting and misc.	\$2,000	\$64,679		\$66,679
Sign	\$2,000			\$2,000
Contract Administration	\$5,000	\$85,400		\$90,400
Contingencies	\$22,400	\$28,600		\$51,000
TOTAL ESTIMATED COST	\$250,000	\$426,779	\$12,000	\$688,779

Proposed Funding Breakdown:

Wildlife Conservation Board	\$250,000.00
City of Isleton	426,779.00
Local Contributions	12,000.00
TOTAL AVAILABLE FUNDING	\$688,779.00

The City's initial study found that the project will not have a significant effect on the environment and a mitigated Negative Declaration was filed with the State Clearinghouse for this project pursuant to the requirements of California Environmental Quality Act.

Mr. Flores asked if there was any public testimony. There was none.

Staff recommended that the Board approve this project as proposed; allocate \$250,000.00 from the Harbors and Watercraft Revolving Fund and \$270.00 from the General Fund for project costs and General Services' review costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and

authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$250,000.00 from the Harbors and Watercraft Revolving Fund and \$270.00 from the General Fund for project costs and General Services' review costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

35. Upper Cosumnes River Basin, Expansion 1, El Dorado County \$177,500.00

Mr. Wright reported that this proposal was to consider the allocation of a grant in the amount of \$167,500.00 to the American River Conservancy (ARC) for a cooperative project with the Bureau of Land Management (BLM), Department of Fish and Game (DFG) and the Wildlife Conservation Board to acquire 120± acres of oak woodlands and riparian habitat located in the Upper Cosumnes River Basin. The Upper Cosumnes River Basin consists of properties from the mainstem Cosumnes River between Latrobe Road and Highway 49 in El Dorado and Amador Counties. The subject property is located along the north fork of the Cosumnes River, north of Sand Ridge Road and south of Diamond Springs in El Dorado County. Ms. Linda Drake briefly described the project and its location.

Development pressure in the vicinity of the property has increased during the past few years, predominantly for vineyard and residential development. This acquisition will preserve open space, eliminate vineyard and housing development and protect wildlife and its habitat along this portion of the Cosumnes River. The ARC will transfer ownership of the property to the BLM for management purposes. Acquisition of these properties will add 1,600 feet of riparian frontage on both sides of the North Fork Cosumnes River, link together three existing BLM parcels providing an additional four miles of contiguous river canyon habitat, add 60 acres of blue oak woodland, as well as 30 acres of diverse montane hardwood and conifer forest and incorporate existing administrative responsibilities of the BLM lands to minimize ongoing maintenance costs.

The project is part of an ongoing effort to preserve a hydrologically intact ecosystem, running the 80-mile length of the Cosumnes River, from its headwaters in the El Dorado National Forest, through the Cosumnes River Preserve in the Central Valley. The Cosumnes River is the only river on the western slope of the

Sierra Nevada without a major dam and is the last free flowing river system on the west side of the Sierra Nevada. Flora and fauna thrive along the river and the river supports spring and fall salmon runs. The Cosumnes River has enormous local, statewide and global significance as a biological and hydrological model, a baseline river, which is extremely useful in comparative analysis with other river systems. The Sierra Nevada Ecosystem Project recognizes the entire Cosumnes River Basin as supporting a wide variety of plant communities, significant areas where native fishes are still present and habitats for endemic birds and aquatic resources. The property is dominated by blue oak and live oak woodland, mixed chaparral, chamise/redshank chaparral, annual grassland and foothill riparian habitats, supporting a number of annual species, including deer, mountain lion, quail, mountain and foothill yellow legged frog, bald eagle and other species.

The appraised fair market value, as approved by the Department of General Services, is \$335,000.00. In addition to the WCB's grant in the amount of \$167,500.00, the BLM will provide the remaining \$167,500.00 in funds necessary to acquire the property. It is anticipated that an additional \$10,000.00 will be required for administrative services, including Department of General Services' review costs, escrow and closing costs, bringing the WCB's total allocation for this proposal to \$177,500.00.

The terms and conditions of the proposed grant provide that staff will review the appraisals and all proposed title and transfer documents prior to disbursement of funds directly into escrow.

Mr. Wright reported that the Board received letters of support for this project from Amanda Bolls, Executive Director of the Amador Land Trust, Susan Britting, Conservation Chair of the California Native Plant Society, Betsy Reifsnider, Executive Director of Friends of the River, Alice Howard of the Sierra Club, and Dean Swickard of the Bureau of Land Management.

Staff recommended that the Board approve the award of a grant to the American River Conservancy to be applied toward its purchase as proposed; allocate \$177,500.00 from the General Fund (Challenge Grant) for the grant amount and related project expenses; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Ms. Annette Porini that the Board approve the award of a grant to the American River Conservancy to be applied toward its purchase as proposed; allocate \$177,500.00 from the General Fund (Challenge Grant) for the grant amount and related project expenses; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and

authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

36. Wetland Conservation Easement and Restoration Program, \$561,500.00
Conservation Reserve Enhancement Program (Traynham Ranch),
Colusa County

Mr. Wright reported that this proposal was to consider the acquisition of a conservation easement over 235± acres of land and to consider the allocation of a grant to the California Waterfowl Association (CWA) for a cooperative project to restore the property to seasonal wetlands, brood ponds and uplands. The partners in this proposal include the CWA, the Department of Fish and Game (DFG), the landowner and the Wildlife Conservation Board (WCB). The project is located approximately three miles east of Arbuckle and ten miles south of the Colusa National Wildlife Refuge in Colusa County. Mr. Peter Perrine briefly described the project and its location.

This proposal was the first project under the North Central Valley Conservation Reserve Enhancement Program (CREP), a new program set up by the U.S. Department of Agriculture (USDA). The CREP is a recent adaptation of the Conservation Reserve Program, a highly successful Department of Agriculture conservation program set up in 1986 that provides financial incentives to farmers and ranchers to reduce soil erosion, improve air and water quality and establish wildlife habitat by taking marginal farmland out of agricultural production. The CREP further enhances this program by allowing decisions to be made locally and permitting USDA to partner with states and local governments to meet locally determined high-priority conservation needs. The CREP is results based, requiring clear goals and monitoring to measure progress and ensure success.

The North Central Valley CREP targets the areas of Butte, Colusa, Glenn, Placer, Sacramento, Solano, Sutter, Yolo and Yuba Counties for the habitat improvement projects. The federal role in the program is to enter into contracts with area farmers to take marginal farmlands out of production for 10 to 15 years. The USDA's Farm Services Agency (FSA) will provide yearly payments to compensate these farmers for loss of production income during this time period. The state and local cost share will go toward the long-term protection and restoration of wetland and riparian habitats on these marginal farmlands. The overall goal of the program is to establish approximately 10,000 acres of upland nesting under the federal share of

the program and 1,500 acres of wetlands and 500 acres of riparian forest from the state and local match. These improvements will be funded and implemented by a partnership that includes the WCB, the DFG, the Natural Resources Conservation Service, the FSA, CWA, Ducks Unlimited and local farmers. The USDA, through the FSA, will provide approximately \$19 million of the estimated \$24 million total project cost, allowing the state and non-federal partners to leverage an 80 percent federal cost share.

The program was advertised and farmers in the target area were contacted and provided with information on the program. Applications were received and evaluated by staff with the DFG and other partners. Applications were rated based on factors that included property size, soil characteristics, relation to other protected areas and potential for diversity of habitat.

The Traynham Ranch is the first property to be proposed for the CREP program and would provide a unique mix of upland nesting, riparian and wetland habitats for protection and enhancement. The acquisition of a perpetual wetland conservation easement over the 235± acre site will eliminate all commercial growing of crops. The grantor will retain all recreational rights. The term of the easement, which would not provide for public access, will extend in perpetuity and will run with the land regardless of changes in ownership. The property rights have been appraised and the value of the conservation easement has been approved by the Department of General Services at \$500,000.00. An additional \$6,500.00 is needed to cover the cost of the appraisal, escrow and title fees, General Services' review costs and other related costs, for a total easement cost of \$506,500.00.

The proposed grant of \$55,000.00 to the CWA will be used to restore approximately 130 acres of seasonal wetlands, 15 acres of brood ponds, and 80 acres of uplands on the subject property. To accomplish this, swales and potholes will be excavated from leveled fields and the material will be placed on levees to pond water. Water control structures will be installed to manage the water in the ponds and an existing pump will be refurbished and pipelines installed to allow for irrigation and flooding during dry periods. Tules will be planted in the wetland basins and cottonwoods and willows will be planted to restore the riparian forest. The DFG, in cooperation with the landowner, has developed a marsh management plan for the property. The plan is intended to assure the development and maintenance of high quality waterfowl habitat throughout the property. Under the terms of the restoration grant, the landowner will maintain the habitat at their cost.

This site lies in close proximity to two earlier WCB restoration projects. Together, these properties will provide tremendous wildlife benefits for waterfowl, including such species as pintail, mallards and widgeon. This site is located within an area that contains thousands of acres of rice, much of which is flooded in the winter.

These flooded fields provide a food source for many species of waterfowl and shorebirds, which will add to the project's value. Species that might benefit from the increase in riparian forest associated with this project include such animals as the yellow warbler, common yellowthroat and raccoon.

Cost estimates for this project, which have been reviewed by staff, are as follows:

Description	Estimated Cost
Easement	\$506,500.00
Site preparation and earthmoving	45,000.00
Water control structures	17,400.00
Well and pipeline	10,500.00
Tule and tree planting	6,200.00
Upland seeding/planting	12,800.00
Sign	500.00
Grantee project design and management	11,100.00
Contingency	7,640.00
TOTAL ESTIMATED COST	\$617,640.00

Proposed Funding Breakdown:	
Wildlife Conservation Board	\$561,500.00
California Waterfowl Association	46,900.00
Landowner (In-kind)	9,240.00
TOTAL AVAILABLE FUNDING	\$617,640.00

The Department of Fish Game has reviewed this proposal and recommends it for funding by the Board. The acquisition is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition for wildlife conservation purposes. The restoration efforts are exempt from CEQA under Section 15304, Class 4, as a minor alteration of land to benefit fish and wildlife. The appropriate notice(s) will be filed upon WCB approval.

Staff recommended that the Board approve this project as proposed; allocate \$506,500.00 for the acquisition and related costs of the property and \$55,000.00 for the proposed restoration, for a total allocation of \$561,500.00 from the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund (a)(1)(A); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Perrine reported that Mr. Jake Messerli and Mr. Ed Burns of the California Waterfowl Association were in the audience and available to answer questions regarding the proposed restoration efforts.

Mr. Flores asked if there was any public testimony. There was none. Mr. Flores commented that this was a very worthwhile proposal and encouraged similar restoration projects in northern California.

It was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$506,500.00 for the acquisition and related costs of the property and \$55,000.00 for the proposed restoration, for a total allocation of \$561,500.00 from the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act, Section 5096.350 (a)(1)(A); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

37. Riparian Habitat Restoration, Sacramento River Wildlife Area, \$982,100.00
Pine Creek Unit, Glenn County

Mr. Wright reported that this was a proposal to consider the allocation of a grant to Sacramento River Partners for a cooperative project to restore approximately 231 acres of riparian habitat at the Department of Fish and Game's Pine Creek Unit of the Sacramento River Wildlife Area. This property is located between River Mile 197 and River Mile 194.5 on the west bank of the Sacramento River approximately two miles south of Hamilton City in Glenn County. Mr. Scott Clemons briefly described the project and its location.

The project site was acquired by the Board in 1991 on behalf of the Department of Fish and Game (Department), as part of a 344± acre purchase of flood-prone farm land. At the time of purchase the property contained approximately 163 acres of orchard lands, consisting of almonds, walnuts and prunes. The balance of the land was in open fields that were no longer farmed, riparian jungle and farm maintenance roads and levees. The Department continued the management of the orchards while plans were being developed for restoration of the site to riparian habitat. Following several years of declining production and flood damage, the orchards were removed. Active restoration was delayed due to severe flooding in the winter of 1997-98, which deposited tons of sediment on downstream private properties and caused erosion not only on the subject property but on the adjacent privately managed "J" levee. At that time, the "J" levee, which originates upstream of, and provides flood protection to Hamilton City, also protected several parcels of

private orchard land that are immediately west of the project site. The Department and neighboring landowners subsequently devised a plan to protect the neighboring orchard lands from flood flows that were coming across the project site through breaches in an old river levee. Using funds provided by the Board and the Legislature, the Department reinforced and extended the "J" levee in the summer of 1998, resulting in the reduction of the velocity of the flood flows on the subject and adjacent properties. Many of the orchard lands and other croplands that surround the project site have recently been acquired by The Nature Conservancy and the U.S. Fish and Wildlife Service. These lands are prone to flooding, even with the presence of the modified "J" levee, but will continue to be managed for agricultural production. Meanwhile, a federal project is in the planning stages to consider realigning the "J" levee. Should the realignment occur, the expected downstream end of the realigned levee would place most of these parcels on the river side of the new levee alignment in the flood plain of the Sacramento River.

The existing condition of riparian habitat within the majority of the project area is extremely poor, with the exception of natural process restoration, which has occurred after the Sacramento River scoured portions of the lower elevation fields. Approximately fifty acres have been restored naturally by these flood events. The emerging forest has created a filter-strip buffer that helps protect downstream property owners from flood damage. Additional natural process restoration is extremely unlikely within the higher elevation portions of the property, which remain covered with almond rootstock resprouts and Johnson grass, a non-native invasive species common along the Sacramento River. The goal of this project is to restore the riparian forest, shaded riverine aquatic and grassland savanna habitats that once existed on this property, while designing and implementing the project to complement the potential realignment of the "J" levee and satisfy public safety requirements of The Reclamation Board.

Restoration of the approximately 231 acres of the site will benefit many species of resident and migratory fish and wildlife, including the Swainson's hawk, the Western yellow-billed cuckoo, many neotropical migratory songbirds, the valley elderberry longhorn beetle, and all four runs of the Chinook salmon. Improved habitat conditions on this large site will provide improved birdwatching and other passive recreational uses and should also improve public hunting opportunities for game species.

The proposed project continues the habitat restoration work that has been funded by the Board on other units of the Department's Sacramento River Wildlife Area. These ongoing projects have resulted in the restoration of approximately 209 acres of riparian forest habitat since 1996. The Pine Creek Unit was recently identified by the Department as the highest priority for restoration among the various units of the wildlife area.

Restoring 231 acres of riparian habitat on the Pine Creek Unit is consistent with the

goals and objectives of the Sacramento River Wildlife Area Draft Management Plan, CALFED's Ecosystem Restoration Program Plan, the Central Valley Project Improvement Act, the Sacramento River Conservation Area Handbook and Principles, and the Central Valley and Riparian Habitat Joint Ventures. In addition, this project builds on restoration work already completed or in progress along or adjacent to the Sacramento River in the immediate vicinity, which will provide a biologically significant "patch" of riparian habitat in the Sacramento Valley. The proposed project will also include public involvement in its development, with local farmers and businesses being engaged in the actual restoration work.

The estimated costs for the proposed project have been reviewed by staff and are as follows:

Description	Estimated Cost
Planning and permitting	\$49,500.00
Field Preparation	13,500.00
Irrigation	151,200.00
Planting Activities	247,600.00
Post-planting activities	168,200.00
Monitoring plant survival	40,500.00
Project Management	121,200.00
Administration	179,300.00
Contingencies	62,300.00
TOTAL ESTIMATED COST	\$1,033,300.00
 Proposed Funding Breakdown:	
Wildlife Conservation Board	\$982,100.00
Sacramento River Partners (Administration)	51,200.00
TOTAL AVAILABLE FUNDING	\$1,033,300.00

The Department of Fish and Game has reviewed this proposal and recommends it for funding by the Board. This project is exempt from CEQA under Section 15304, as it is a minor alteration of land for wildlife benefit. The appropriate notice will be filed by staff following Board approval.

Mr. Wright reported that the Board received letters of support for this project from the California Waterfowl Association and the Department of Fish and Game.

Mr. Clemons reported that Mr. John Carlon, representing the Sacramento River Partners, Mr. Banky Curtis, Regional Manager of the Department of Fish and Game, and Mr. Paul Hoffman, Wildlife Biologist for Glenn County were in the audience should there be any questions.

Mr. Flores asked if there was any public testimony. There was none.

Staff recommended the Board approve this project as proposed; allocate \$907,100.00 from the General Fund; allocate \$75,000.00 from the Habitat Conservation Fund, Section 2786 (e/f); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Ms. Annette Porini that the Board approve this project as proposed; allocate \$907,100.00 from the General Fund; allocate \$75,000.00 from the Habitat Conservation Fund, Section 2786 (e/f); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

38. Lost Coast Headlands, Humboldt County \$415,000.00

Mr. Wright reported that this proposal was to consider the allocation of a \$415,000.00 grant to The Conservation Fund to assist in its acquisition of a 183± acre property located on the Humboldt County coast, south of the Eel River Delta. A cooperative project, the property will be turned over to the Bureau of Land Management (BLM) for purposes of providing coastal access, and for the preservation of agricultural uses and sensitive wetlands and riparian habitat suitable for a wide array of threatened and endangered species. Ms. Debra Townsend briefly described the project and its location.

The subject property is located on the coast approximately five miles west of the town of Ferndale in Humboldt County. Extending approximately one-half mile along the coast, the property features dramatic bluffs, pastoral land and meandering creeks that meet the Pacific Ocean. The property is bounded on the north by the closed Centerville Beach Naval Station, on the east by private ranch land and residential property and on the south by BLM's Lost Coast Ranch property. Access to the site is provided by Centerville Road, a paved county road leading south from Ferndale extending through the property and along its eastern boundary. The property has been used as a family home and for cattle grazing. The current owners have reserved from the acquisition a 5± acre parcel for their homestead, which includes a barn and other outbuildings.

The project lands blend together to form a matrix of varied ecosystems. The property offers a scenic array of habitat types including open sandy beaches, steep

coastal bluffs, stream riparian, coastal scrub, mixed conifer forest, open grasslands, lagoons and small ponds. Habitat occurs for Cooper's hawk, sharp-shinned hawk, golden eagle, white-tailed kite, osprey, harrier, short-eared owl and long-eared owl. Sightings of bobcat, grey fox and mountain lion are common. The near shore waters provide foraging for a host of seabirds and waterfowl including brown pelicans (federally endangered), cormorants, scoters, gulls, common murre and marbled murrelets (state endangered and federally threatened).

With the assistance of the State Coastal Conservancy, the Lost Coast Headlands Feasibility Study was prepared by The Conservation Fund, which proposes to assemble four contiguous properties, with willing sellers, for public ownership. These seashore properties, comprising 600± acres and with three miles of beaches, do not provide public access. As a result of the study, the BLM was recommended as the public agency best suited to own and manage the project lands. The Conservation Fund, serving as a bridge between the private and public sector, recently completed acquisition of the first property, the 225± acre Lost Coast Ranch, gifted to the BLM and opened for public access. If approved, purchase of the subject 183± acre property would place 408± acres or over half of the project area under permanent protection and opened for public access.

The BLM proposes to manage the property together with its Lost Coast Headlands project area for parking trail facilities to provide public access along a gentle trail to the beach. The BLM also proposes to lease the property for continued grasslands grazing, consistent with conservation of the natural values associated with the land.

The Conservation Fund was able to cooperatively work with the property owner to secure an option to purchase this site at the approved appraised fair market value of \$1,325,000.00. A \$910,000.00 grant from the State Coastal Conservancy will provide a portion of the purchase price. The proposed grant from the Board, in the amount of \$415,000.00, would provide The Conservation Fund with the funds necessary to purchase the site and transfer ownership to the BLM.

The terms and conditions of the proposed grant provide that staff will review all proposed title documents, appraisals, preliminary title reports, agreements for purchase and sale, escrow instructions and the instruments of conveyance prior to the disbursement of funds directly into an escrow for the acquisition of the property.

The BLM has agreed to accept title to the property subject to all of the terms and conditions of the grant agreement.

Ms. Townsend reported that Ms. Nancy Schaefer, representing The Conservation Fund, was in the audience should there be any questions.

Mr. Flores asked if there was any public testimony. There was none.

Staff recommended that the Board approve the grant to The Conservation Fund to be applied toward the acquisition of the 183± acres, as proposed; allocate \$415,000.00 for the grant and related expenses from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund, Section 5096.350 (a)(5); authorize staff to enter into the appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Robert Hight that the Board approve the grant to The Conservation Fund to be applied toward the acquisition of the 183± acres, as proposed; allocate \$415,000.00 for the grant and related expenses from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act, Section 5096.350 (a)(5); authorize staff to enter into the appropriate agreements to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

39. Fall River Wildlife Area, Shasta County \$3,170,000.00

Mr. Wright reported that this was a proposal to consider the acquisition of 1,159± acres of private land for the protection and preservation of significant habitat and to provide public access to the Fall, Tule and Little Tule Rivers located in the Fall River Valley in northeastern Shasta County. The town of McArthur, situated on State Highway 299, is located about 7 miles southeast of the subject property. The City of Redding is located about 100 miles southwest of the subject area. The subject has frontage on the Fall, Tule and Little Tule Rivers. Mr. Wright reported that letters of support were received from California Trout, Federation of Fly Fishers–Northern California, The Conservation Fund, Thomas O’Neil, Jr., and A. W. Bunt, an appraiser. He reported that the Board also received several letters of concern from Robert Rynearson, President of the Fall River Resource Conservation District, the Shasta County Board of Supervisors, Jeffery Swanson, an attorney representing the landowners in the valley, Mr. Swift, Mr. Raymond Christensen, the Smith and Vasquez families, Fall River Valley Landowners Group, Steve and Lydia Lawrence, William and Andra Ready, Rich Matuszak and Raymond Paige.

At this time Mr. Wright welcomed Mr. Gavin Payne of Senator O’Connell’s office.

Mr. Bill Gallup briefly described the project and its location. The primary purposes of this proposed acquisition are to establish a new public access for fishing and possible waterfowl and upland game hunting in the lower Fall River area, to protect and enhance habitat for wild trout, waterfowl and sandhill cranes and for the

protection and the natural enhancement of the existing wetlands. Fall River supports a nationally known wild trout fishery. Ownership of the subject property would enable the Department to develop a boat ramp for public access to the river and would allow much needed protection of the riparian habitat through various means, such as cattle management.

Significant opportunities exist to develop fishing access along the river frontage and improve habitat for upland game and for hunting of such species as pheasant and quail. The property supports a variety of wildlife, including native wild rainbow trout, rough sculpin, Pit sculpin, sandhill crane, bald eagle, osprey, tricolored blackbird, Shasta crayfish, mink and badger. There are also six special status plant species that have been identified within the area, including bristley sedge, Boggs Lake hedge-hyssop, Bellingers meadowfoam, slender orcutt grass, profuse flowered pogoyne and marsh skull cap.

The property has been a working cattle ranch for many years but does include significant areas of undisturbed wetlands. It includes about 4.5 miles of frontage along the Fall River and a total of 4.0 miles of frontage along the Tule and the Little Tule rivers. The property is improved with a single family residence, two barns and perimeter and cross fencing which are part of the cattle ranch operations.

The approved appraised value of the subject property is \$3,150,000.00 and the owners have agreed to sell the property for that amount. An additional \$20,000.00 will be needed for appraisal review, escrow, title insurance and the Department General Services' review costs. The proposal is exempt from CEQA as an acquisition of land for wildlife conservation purposes and the appropriate documents will be filed with the State Clearing house upon consideration by the Board.

Mr. Gallup introduced the property owner, Mr. Sam Shintaffer; Mr. Lauren Ward and Mr. Frank Shepard, representatives of the property owner; Mr. Al Jahns, a Sacramento attorney and Ms. Harriet Burgess of the American Land Conservancy. He also reported that Mr. Don Koch, Mr. Tim Burton and Mr. Randy Benthin of the Department of Fish and Game, were in the audience should there be any questions. Mr. Wright read excerpts of a letter (attached) from the Shasta County Board of Supervisors, which conveyed comments from a recent public hearing where local citizens voiced their concerns regarding this project. He also read excerpts of a letter from the Fall River Resource Conservation District (attached), which noted concerns of local citizens.

Mr. Curtis Knight, representing California Trout, spoke in support of this project, however, noting that the organization has some concerns regarding the long-term management of this property and requested the public have ample opportunity to be involved in the development of the management plan. He stressed the benefit of the increased public access in the upper Fall River area and stated that California

Trout's five acres are the only non-fee public access to the upper Fall River.

Mr. Mondy Lariz, representing Northern California Council of the Federation of Fly Fishers, stated that the federation conditionally supported this purchase. He stated that the organization would like to see more public ownership in the Fall River area, stating a management plan with public comment is critical to the success of this purchase and that they are concerned regarding the negative impact of continuation of grazing on the property, which has been an integral part of the purchase agreement.

Mr. Martin Lakey expressed his concerns regarding the possible negative impacts of allowing public access to this area of the river, including speed control on the river, trespassing on private property, littering, hunting and erosion of the banks.

At this time Mr. Flores welcomed Assembly member Howard Wayne.

Mr. Rod McArthur addressed the Board and provided maps showing access on the river and a nearby state park and wildlife area. He expressed concern that Shasta County is almost half-owned by state and federal governments and that he did not think this acquisition was a good investment of state money when considering the adequate public access in the area. He commented that the wildlife and wetland issues are well protected by existing state law. He stated that it appears easy to acquire property for conservation but difficult to obtain funding to manage those properties.

Mr. Doug Vasquez, representing the Smith and Vasquez families, expressed opposition to the proposed acquisition because the acquisition is for the preservation of wildlife habitat and the families feel the general plan for that area has always been a natural wetland for all species of wildlife and always will be no matter who owns it. He stated that wildlife habitat preservation was not a valid or justifiable reason to acquire the Shintaffer Ranch, as the Fall River Valley has a large amount of wildlife habitat that already includes thousands of acres of natural lakes, rice fields, ponds and manmade lakes. He stated that in regard to public access, as part of the general plan, the Fall River has as much public access as it can bear. Mr. Vasquez stated that in 1994 the Department of Fish and Game held public meetings in the Fall River Valley regarding the decline of fishing on the Fall River caused by siltation. He stated that the Department of Fish and Game has done nothing to improve that problem.

Mr. John Vermule stated that he also opposed the acquisition, but also agreed that any landowner should be able to sell his property to whomever they choose. He also commented on the littering problem along the river bank. He added that he could not understand why the state needs additional property in this and that he has heard the state is buying this property as a takeout point for float trips from the upper river. He expressed concern that the Department of Fish and Game take into consideration the concerns of the property owners.

Ms. Loni Martin stated her family has owned their Fall River property for 70 years and expressed their concerns regarding the continued maintenance of the Shintaffer levees.

Mr. Jerome Moise shared a letter from Jeffrey Swanson and expressed concern regarding the Department of Fish and Game's intent to create boat launching facilities and public access to Fall River, which does not presently contain such facilities or access. He stated the WCB's proposed acquisition circumvents the CEQA guidelines and requested this proposal be considered at a later time after adequate reviews have been conducted.

Ms. Nancy Schaefer, representing The Conservation Fund, spoke in support of the acquisition of the Shintaffer Ranch but noted the importance of addressing the property owners' concerns. She stated The Conservation Fund and the Resource Conservation District would be working with the Department of Fish and Game in addressing some of those concerns by coming up with resolutions that the property is managed consistent with the goals of the conservation easement program, preserving the agricultural viability of the Fall River Valley and to protect the wildlife habitat and the water quality.

Mr. Lauren Ward, representing Mr. Shintaffer, stated that Mr. Al Jahns, also in the audience, is prepared to address concerns regarding levee maintenance, water rights, renewal of water rights, ownership of levees and rights to construct boat access ramps. Mr. Ward stated he has been involved in this acquisition for a long time, stating that the project area is an area where public access is extremely limited, explaining that a county road and bridge previously existed providing access to the nearby state park. However that bridge burned years ago and consequently the state park has been inaccessible except by boat. He acknowledged that access in the Fall River Valley has been an issue for a number of years. He also stated that management of the property is an issue and that he along with everyone else would like to see the Department's budget increased to provide for better management of their acquisitions. He commented that he thought it was appropriate for the property owners to insist that the Department of Fish and Game do its best to cooperate with the local community and to take their concerns into consideration, but stated that he felt it was in the public's interest this property be acquired for the benefit of the resource and the people of California.

Mr. Flores called upon Mr. Don Koch, Regional Manager, Department of Fish and Game, to explain the history behind the proposed acquisition. Mr. Koch introduced Mr. Tim Burton, Wildlife Programs Manager, Mr. Randall Bethin, Senior Fisheries Biologist and Mr. Phil Warner, Habitat Specialist, should there be any technical questions. Mr. Koch explained that the Department has maintained that they will complete an environmental document for management of this area and not

foreclose any options. He stated that the Department shares the property owners' concerns regarding access. Mr. Burton stated that the Department has made a commitment to the community that if the property is acquired, the community has been encouraged to participate in the development of a management strategy for that area. Mr. Burton stated that the property will be managed as a wildlife area, but in the interim until a management plan can be developed with the assistance of the community, the Department will close the area to public access until there is a management strategy in place.

Ms. Porini asked Mr. Burton when he anticipated public hearings to begin regarding the management plan. Mr. Burton stated the hearings would be planned upon close of escrow. Ms. Porini requested clarification regarding notifying local residents of when those public hearings will take place. Mr. Burton suggested that the Resource Conservation District would host the hearings.

Mr. Hight reported that the CEQA process provides for public notice through various means, the State Clearinghouse which has all of its publication processes and then also through the local media.

Mr. Burton explained the management plan goes through a draft stage and is in fact an environmental review allowing public participation.

Mr. Koch wanted to remind everyone present that the Board has approved and has jointly implemented habitat restoration in the Fall River, everything from trying to protect stream banks by riparian exclusion fencing as well as the Bear Creek Meadows restoration project, which dealt with significant amounts of sediment being delivered to the Fall River Valley.

Mr. Flores requested clarification regarding the type of public access site. Mr. Burton stated that would be addressed in the management plan and there are no preconceived ideas regarding the type of public access

Mr. Flores expressed his appreciation to those members of the audience who traveled a great distance to testify regarding this project.

Mr. Hight expressed his support for the project, confident that Mr. Koch and his staff will work with the public to resolve their concerns. Ms. Porini also expressed her support for this project because there will be open public meetings for the CEQA process as well as the management plan. Mr. Flores also expressed his support for the project and assured the audience the management plan would be developed with the public's input.

Staff recommended that the Board approve this acquisition as proposed; allocate \$3,170,000.00 [\$1,170,000.00 from the Habitat Conservation Fund, Section 2786 (b/c) account, and \$2,000,000.00 from Safe Neighborhood, Parks, Clean Water,

Clean Air and Coastal Protection Act (Prop. 12) , Riparian/Watershed (a) (2)] for the purchase price and associated project costs; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Robert Hight that the Board approve this acquisition as proposed; allocate \$3,170,000.00 [\$1,170,000.00 from the Habitat Conservation Fund, Section 2786 (b/c) account, and \$2,000,000.00 from Safe Neighborhood, Parks, Clean Water, Clean Air and Coastal Protection Act, Section 5096.350 (a) (2)] for the purchase price and associated project costs; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

40. Scott River Watershed Fish Screening Program, Siskiyou County \$600,000.00

Mr. Wright reported that this was a proposal to consider the allocation of a grant to the Siskiyou Resource Conservation District (District) for a cooperative project with the Department of Fish and Game (Department) to construct, install and maintain up to thirty-one fish screens at diversions on various streams in the Scott River watershed. All of the fish screens will be constructed on as many as twenty separate land holdings, located between the towns of Fort Jones and Callahan in Siskiyou County. In addition to the District and the landowners, the diversion users who deliver irrigation water to the Scott River watershed lands, are also partners in the project. Mr. Scott Clemons briefly described the project and its location.

The District has developed agreements with prospective landowners and diversion users concerning access, operation/maintenance of the fish screens, and monitoring of all aspects of the project. These agreements will be in place for the anticipated twenty-year life of the fish screens. The District will be responsible for overall operation and maintenance of the fish screens and for long-term monitoring of the project.

The Board and the Department have been involved in cooperative restoration projects in the Scott River Watershed since the 1960's. Previously funded projects have included two fish screen installations and four projects that have improved approximately ten miles of in stream habitat (boulders, riprap, rootwads) in the Scott River, and have fenced and restored approximately seventy-five acres of the Scott River's riparian corridor.

The District, the Scott River Watershed Council (SRWC), the Department, and numerous other participating agencies have developed plans over the years that have identified problems and solutions to fishery enhancement in the Scott River watershed. A primary goal of the District and the SRWC is to protect existing fish. Within the Scott River watershed the installation of fish screens on agricultural diversions has been identified as an extremely significant protection measure for fish. Local support for fish screen installation comes from community groups such as the Siskiyou County Farm Bureau, Siskiyou County Cattlemen's Association, and the Scott Valley Hay Growers Association. Fish screens were also identified as a top priority for the Scott River in the "Scott River Watershed Fish Population and Habitat Plan," Scott River Coordinated Resource Management Planning Committee, 1995.

The proposed fish screens will be constructed and installed in various locations and ownerships throughout the Scott River Watershed. The Scott River Watershed is composed of sixty percent public and forty percent private property. The setting is rural and the local economy is natural resource based, with some screens to be located near agricultural areas (pasture and hay), and others near timbered areas. All of the screening locations are near streams and land use is limited in the immediate areas.

Fish species receiving protection from the screens include chinook salmon, coho salmon, steelhead, rainbow trout, riffle sculpin and dace. Coho salmon are a federally listed threatened species that likely use the reaches of streams where the screens are proposed. The State of California is also reviewing Coho populations in Northern California for listing consideration. This decision is expected by June 2002. The installation of fish screens would significantly benefit conditions for Coho salmon.

The Department of Fish and Game's Stream Improvement Headquarters in Yreka has a total of sixty-seven fish screens within their area of responsibility, thirty-two of which are in the Scott Valley. Due to reduced budgets, the Department is unable to construct and maintain the amount of additional screens that are needed to adequately protect fish. The Scott River watershed groups have constructed twenty-two fish screens to date, all of which are successfully operating, and the organization is in the process of constructing five more. Currently, the diversion users are maintaining their fish screens on an individual basis. In an attempt to standardize fish screen maintenance, the District is developing a screen maintenance program which will reduce diversion user maintenance time and improve the quality of fish screen maintenance and operation. Once installed, the District will use this maintenance program for maintaining the subject screens. Installation of the up to thirty-one screens is anticipated to require approximately one year to complete.

Estimated costs for the project, which have been reviewed by the Department, are as follows:

ESTIMATED COST AND SHARE BY PARTNERS

	WCB	SRCD	TOTAL
Project Coordinator	\$ 32,480.00	\$ 0	\$ 32,480.00
Labor	22,299.00	0	22,299.00
Screen Design/Engineering	44,000.00	0	44,000.00
Screen Maintenance (20 years)	0	446,400.00	446,400.00
DFG Technical Assistance	0	17,500.00	17,500.00
NRCS Technical Assistance	0	7,000.00	7,000.00
Materials and Supplies	118,800.00	0	118,800.00
Operating Expenses	296,731.00	23,000.00	319,731.00
Administration	51,431.00	0	51,431.00
Contingencies	34,259.00	0	34,259.00
ESTIMATED TOTAL COST	\$600,000.00	\$493,900.00	\$1,093,900.00

The Department of Fish and Game has reviewed this proposal and recommends it for funding by the Board. The Department will file a Mitigated Negative Declaration for this project, in compliance with the provisions of the California Environmental Quality Act.

Under the terms of the Grant Agreement, the District has agreed to manage and maintain the project improvements for 20 years. If at any time during the life of the project the District is unable to manage and maintain the project improvements, the District will refund to the State of California an amortized amount of funds based on

the number of years left on the project life.

Mr. Wright reported that the Board received letters of support from Senator Johannessen, Assembly member Dick Dickerson, Ann Marsh, Siskiyou County Fifth District Supervisor, Mayor Ray Waller, City of Etna, Ric Costales, President of People for the USA Pacific Region, and Ray Haupt, Department of Agriculture, Klamath National Forest.

Mr. Clemons reported that Mr. Gary Black, representing the Siskiyou County Resource Conservation District, and Mr. Don Koch and Phil Warner, representing the Department of Fish and Game, were in the audience should there be any questions. Mr. Black addressed the Board and explained the various phases of this project and that it was their plan to complete the installation within sixteen months.

Staff recommended the Board approve this project as proposed; allocate \$600,000.00 from the General Fund for project costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

It was moved by Mr. Robert Hight that the Board approve this project as proposed; allocate \$600,000.00 from the General Fund for project costs; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Motion carried.

41. Resolution Honoring Michael Chrisman

Mr. Wright reported that the following resolution was submitted for enactment by the Wildlife Conservation Board.

WHEREAS, Mr. Michael Chrisman has, in January 2002, completed two years of service as the Chairman of the California Wildlife Conservation Board and as President of the California Fish and Game Commission; and

WHEREAS, Mr. Chrisman, with his intense interest in the programs of the Wildlife Conservation Board, coupled with his sound judgement and experience in California agriculture and rangelands, his love for California's wildlife resources and his concern for the protection of these ever declining resources, has greatly assisted the Board and its staff in carrying out its duties and responsibilities; and

WHEREAS, Mr. Chrisman, as Chairman of the Board, has supported the

Board's program throughout his tenure, making preservation, enhancement and restoration of wildlife habitat a true priority, for all of California; and

WHEREAS, All who have served with Mr. Chrisman have appreciated his consistent support, leadership, comments and advice, and have especially appreciated the personal and pleasant manner in which he has conducted the business of the Board and listening with keen interest to the public, all of which have earned for him the love, esteem and respect of all who have worked with him; and

WHEREAS, It is the desire of the Board to gratefully acknowledge his contribution to the works of the Board and the entire State of California; now, therefore, be it

RESOLVED, That we, the Members of the Wildlife Conservation Board, the Joint Legislative Advisory Committee, and the Board staff convey to Michael Chrisman our sincere appreciation for his noteworthy contributions to the Board, and express our best wishes to him as he continues on with his personal endeavors; and, be it further

RESOLVED, That this resolution be made a part of the official minutes of this Board and that a copy be provided to Mr. Chrisman.

Staff recommended that the Board approve this resolution as proposed, that it be made a part of the official minutes of this Board meeting and that a copy of this resolution be furnished to Mr. Chrisman.

Mr. Flores again expressed his appreciation to Ms. Porini for nominating him as Chairman and to Mr. Hight for his support of the nomination. Mr. Flores stated that he was honored to serve on the Board and complimented Ms. Porini and Mr. Hight for their dedication to public service.

Ms. Porini and Mr. Hight reflected on the past two years while serving with Mr. Chrisman and expressed their gratitude to the former Chairman for his work on the Board. Mr. Flores added that he has served with Mr. Chrisman on the Fish and Game Commission and that he has always been a tremendous asset to them.

It was moved by Mr. Robert Hight that the Board approve this resolution as proposed, that it be made a part of the official minutes of this Board meeting and that a copy of this resolution be furnished to Mr. Chrisman.

Motion carried.

42. Staff Report - Easement Transfers

At the February 24, 1998 Wildlife Conservation Board meeting, the Board authorized the Executive Director to transfer less-than-fee interests (easements, rights of ways, etc.) in Department of Fish and Game or Wildlife Conservation Board controlled lands, where the value of the interests is less than \$50,000.00. This was done to improve service to the public and to reduce the cost of processing these transfers.

In addition, the Board placed two conditions on this delegation of authority, the first of which is that in all cases, the grant of a less-than-fee interest would be made at the request or with the recommendation of the Department of Fish and Game to assure adequate consideration of impacts on habitat and programs. Secondly, any grant made under this authority would be reported as an informational item at the next available meeting of the Board.

Pursuant to the above described process, the following easement transfer has been completed by staff:

PROJECT TITLE	TRANSFER TYPE	GRANTEE	SIZE	CONSIDERATION
Willow Creek Ecological Reserve, City of Folsom Easement, Sacramento County	Agreement and grant of pedestrian access and trail easement	City of Folsom	.5 acres	\$0.00 - benefit of public use.

OTHER BUSINESS

Ms. Porini commented that the Board has been approving restoration plans on projects that were acquired in 1957 and earlier, and she complimented the Board staff for their continued good work over such a long period of time.

PRESENTATION BY LAKE COUNTY LAND TRUST

On behalf of the Lake County Land Trust, Ms. Roberta Lyons presented the Wildlife Conservation Board with a beautifully framed photo in appreciation of the Board's 1999 grant to the Land Trust for their participation in the protection of critical wetlands and oak woodlands, including the Great Blue Heron Rookery at Rodman Slough, at the north end of Clear Lake. The Board members expressed their appreciation to the Land Trust for the beautiful photo and kind thoughts.

At this time Mr. Matt Lakota asked to speak as an advocate for the disabled. He expressed concern over whether the Board's contractors, who are constructing

certain public access projects, were in compliance with the Americans with Disabilities Act (ADA), not only on the projects funded by the Board, but also on all aspects of the contractors' activities, including those unrelated to the project funded by the Board. Mr. Lakota stated that when contractors receive grant funds from the State, they are required to sign a contract and represent that they are in compliance with the ADA. Mr. Lakota stated he had reviewed 25 public access project files of the Board and found that 23 of the projects were not in compliance with ADA, and the Board should not grant funds for these projects.

Mr. Wright explained that the matter is under consideration by staff of the Board and the Department of Fish and Game and that we have had discussions with Mr. Lakota on these issues. Mr. Lakota disagreed with this comment. No action was requested by Mr. Lakota, who stated he just wanted to make a public comment as allowed under the Bagley-Keene (Open Meeting) Act.

There being no further business to discuss, the meeting was adjourned at 12:10 P.M.

Respectfully submitted,

Al Wright
Executive Director

PROGRAM STATEMENT

At the close of the meeting on February 27, 2002, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947 totaled \$949,547,699.90. This total includes funds 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, the Sport Fish Restoration Act Program, the Pittman-Robertson Program, and the Estuarine Sanctuary Program.

The statement includes projects completed under the 1964 State Beach, Park, Recreational and Historical Facilities Bond Act, the 1970 Recreation and Fish and Wildlife Enhancement Bond Fund, the Bagley Conservation Fund, the State Beach, Park, Recreational and Historical Facilities Bond Act of 1974, the General Fund, the Energy Resources Fund, the Environmental License Plate Fund, the State, Urban and Coastal Park Bond Act of 1976, the 1984 Parklands bond Act, the 1984 Fish and Wildlife Habitat Enhancement Bond Act, the California Wildlife Coastal and Park Land Conservation Act of 1988, Cigarette and Tobacco Products Surtax Fund of 1988, California Wildlife Protection Act of 1990, the Safe, Clean, Reliable Water Supply Act of 1996, the Natural Resources Infrastructure Fund, the Harbors and Watercraft Revolving Fund, Forest Resources Improvement Fund, the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000, Safe Drinking Water, Clean Water, Watershed Protection, and Flood Protection Act of 2000 and the Wildlife Restoration Fund. In addition to projects completed with the above funding sources, this statement includes tax credits awarded under the Natural Heritage Preservation Tax Credit Act of 2000. The tax credit are not reflected in the total amount allocated to projects.

A. Fish Hatchery and Stocking Projects.....	\$16,006,219.06
B. Fish Habitat Preservation, Development & Improvement.....	23,425,641.88
Reservoir Construction or Improvement.....	\$ 5,518,592.00
Stream Clearance and Improvement.....	14,788,961.69
Stream Flow Maintenance Dams	547,719.86
Marine Habitat	646,619.07
Fish Screens, Ladders and Weir Projects	1,923,749.26
C. Fishing Access Projects	42,724,672.02
Coastal and Bay	\$ 3,014,730.08
River and Aqueduct Access	11,927,123.70
Lake and Reservoir Access.....	8,756,817.98
Piers	19,026,000.26
D. Game Farm Projects	146,894.49
E. Wildlife Habitat Acq., Development & Improvement.....	845,733,054.93

Wildlife Areas (General)	\$268,396,108.54
Miscellaneous Wildlife Habitat Dev.	5,469,933.74
Wildlife Areas/Eco Reserves, (Threatened, Endangered or Unique Habitat)	251,850,084.57
Land Conservation Area	1,971,557.18
Inland Wetlands Conser. Grants & Easements	13,662,984.58
Riparian Habitat Conser. Grants & Easements	11,159,708.78
Other Wildlife Habitat Grants.....	292,622,677.54
F. Hunting Access Projects.....	484,898.57
G. Miscellaneous Projects (including leases)	10,668,879.29
H. Special Project Allocations	1,117,464.79
I. Miscellaneous Public Access Projects	8,696,886.80
State Owned.....	\$1,259,740.07
Grants	7,437,146.73
J. Sales and/or exchanges	543,088.07
K. Natural Heritage Preservation Tax Credit Act (tax credits awarded) .	<u>(39,124,327.00)</u>
Statutory plans	(0.00)
Corridors, wetlands, wildlife habitat, streams and riparian habitat.....	(2,128,500.00)
Agricultural lands	(93,500.00)
Water and water rights	(269,500.00)
State and local parks, open space and archaeological resources.....	(36,632,827.00)
 Total Allocated to Projects.....	 \$949,547,699.90