

DEPARTMENT OF FISH AND GAME

**WILDLIFE CONSERVATION BOARD**

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

Minutes  
August 26, 2010

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**WILDLIFE CONSERVATION BOARD**

Minutes

August 26, 2010

The Wildlife Conservation Board met on Thursday, August 26, 2010, at the State Capitol, Room 112, in Sacramento, California. Mr. John McCamman, Director of the Department of Fish and Game, called the meeting to order at 10:00 A.M., introduced himself, Ms. Karen Finn, Program Budget Manager, Department of Finance; Mr. John Donnelly, Executive Director of the Wildlife Conservation Board, and Ms. Natalya Kulagina, Mr. Donnelly's Executive Assistant; Ms. Erin Shaw, Assembly Member Ira Ruskin's representative. Mr. McCamman turned the meeting over to Mr. Donnelly.

## 1. Roll Call

WILDLIFE CONSERVATION BOARD MEMBERS

WILDLIFE CONSERVATION BOARD MEMBERS

John McCamman, Chairman  
Director, Department of Fish and Game

Karen Finn, Program Budget Manager  
Vice, Ana Matosantos, Member  
Director, Department of Finance

JOINT LEGISLATIVE ADVISORY COMMITTEE

Erin Shaw  
Vice, Assembly Member Ira Ruskin

EXECUTIVE DIRECTOR

John P. Donnelly

**Wildlife Conservation Board Staff Present:**

**John P. Donnelly**, Executive Director  
**Dave Means**, Assistant Executive Director  
**Peter Perrine**, Assistant Executive Director  
**Scott McFarlin**, Public Land Management Specialist IV  
**Debbie Townsend**, Senior Land Agent (R.A.)  
**Natalya Kulagina**, Executive Assistant  
**Liz Yokoyama**, Senior Land Agent  
**Janell Bogue**, Staff Counsel  
**Nancy Templeton**, Staff Counsel  
**Brian Gibson**, Senior Land Agent  
**Robert Kane**, Senior Land Agent (R.A.)  
**Tony Chappelle**, Public Land Management Specialist IV

**Erin Ingenthron**, Office Technician  
**Jasen Yee**, Associate Budget Analyst  
**Dawn Drowne**, Staff Services Analyst  
**Chad Fien**, Public Land Management Specialist IV  
**Roland Shield**, Research Analyst I  
**Ashley Lackey**, Staff Services Analyst  
**Celestial Baumbach**, Office Technician  
**Mary Westlake**, Staff Services Analyst  
**Teri Muzik**, Senior Land Agent  
**Jon Wilcox**, Senior Land Agent  
**Scott Clemons**, Public Land Management Specialist IV (R.A.)  
**Marilyn Cundiff**, Public Land Management Specialist IV

**Others Present:**

**Dave Feliz**, Department of Fish & Game  
**Bruce Forman**, Department of Fish & Game  
**Meg Clovis**, Monterey County Parks  
**Joanna Devers**, Big Sur Land Trust  
**Robert A. Hill**, Land Conservancy of San Luis Obispo  
**John Pinio**, County of Monterey  
**Susan Rust**, California Watch  
**Jim Sarro**, Consultant, Land Trust of Napa County  
**Robert Lieff**, Member of Board of Trustees,  
Land Trust of Napa County  
**Brian Beck**, Western Riverside County  
Regional Conservation Authority

**Nita Vail**, California Rangeland Trust  
**Marshall Cook**, California Rangeland Trust  
**John Carlon**, River Partners  
**Vern Goehring**, River Partners  
**Amanda Freeman**, River Partners  
**John Hoffnagle**, Land Trust of Napa County  
**David Newbert**, General Public  
**David Newbert**, General Public  
**Gretchen Lieff**, General Public

Mr. Donnelly pointed out that there are some items on the Funding Status that represent numbers that we will see once the budget is passed and specifically, items a, b and n reflect new appropriations, and items g, i, l, q, u, v, w and x reflect reappropriation of existing funds. Mr. Donnelly said the he will be happy to answer any questions about this item. Ms. Finn expressed her concern that since the budget is not done yet, we are not sure that this is what we are going to end up with when the budget is passed. Mr. Donnelly replied that these amounts reflect what was submitted in the Governor’s budget.

2. Funding Status — Informational

(a) \*\* 2010-11 Wildlife Restoration Fund Capital Outlay Budget

Budget Act	\$1,000,000.00
Previous Board Allocations	<u>-0.00</u>
Unallocated Balance	\$1,000,000.00

(b) \*\* 2010-11 Habitat Conservation Fund Capital Outlay Budget

Budget Act	\$20,668,000.00
Previous Board Allocations	<u>-0.00</u>
Unallocated Balance	\$20,668,000.00

(c) 2009-10 Habitat Conservation Fund Capital Outlay Budget

Budget Act	\$20,668,000.00
Previous Board Allocations	<u>-1,933,783.00</u>
Unallocated Balance	\$18,734,217.00

(d) 2008-09 Habitat Conservation Fund Capital Outlay Budget

Budget Act	\$20,668,000.00
Previous Board Allocations	<u>-405,000.00</u>
Unallocated Balance	\$20,263,000.00

(e) 2007-08 Habitat Conservation Fund Capital Outlay Budget

Budget Act	\$20,674,000.00
Previous Board Allocations	<u>-13,529,581.87</u>
Unallocated Balance	\$7,144,418.13

(f) 2006-07 Habitat Conservation Fund Capital Outlay Budget

Budget Act	\$20,699,000.00
Previous Board Allocations	<u>-9,357,844.32</u>
Unallocated Balance	\$11,341,155.68

(g) \*\* 2006-07 Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund Capital Outlay Budget

	Budget Act (2010-11 Reappropriation)	\$15,224,000.00
	Previous Board Allocations	<u>-12,755,109.00</u>
	Unallocated Balance	\$2,468,891.00
(h)	1999-00 Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund Capital Outlay Budget	
	Continuously Appropriated [Sec. 5096.350 (a)(1), (2), (4) & (7)]	\$36,100,000.00
	Previous Board Allocations	<u>-27,515,085.39</u>
	Unallocated Balance	\$8,584,914.61
(i)	** 2004-05 California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund Capital Outlay Budget (2010-11 Reappropriation)	
	Budget Act (San Joaquin River Conservancy Projects)	\$11,000,000.00
	Previous Board Allocations	<u>-434,302.00</u>
	Unallocated Balance	\$10,565,698.00
(j)	Chapter 983, Statutes of 2002, Oak Woodlands Conservation Act	
	Budget Act (2009-10 Reappropriation)	\$4,800,000.00
	Previous Board Allocations	<u>-4,610,546.09</u>
	Unallocated Balance	\$189,453.91
(k)	2001-02 California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund Capital Outlay Budget	
	Continuously Appropriated (Section 5096.650)	\$273,000,000.00
	Previous Board Allocations	<u>-183,238,363.80</u>
	Unallocated Balance	\$89,761,636.20
(l)	** 2003-04 Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 Capital Outlay Budget (Section 79568)	
	Budget Act (2010-11 Reappropriation)	\$32,500,000.00
	Previous Board Allocations	<u>-22,384,214.50</u>
	Unallocated Balance	\$10,115,785.50
(m)	2002-03 Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 Capital Outlay Budget	
	Continuously Appropriated (Sections 79565 and 79572), including Chapter 81, Statutes of 2005	\$814,350,000.00
	2003-04 Budget Act Transfer to HCF from Section 79565	-21,000,000.00
	2004-05 Budget Act Transfer to HCF from Section 79565	-21,000,000.00
	2005-06 Budget Act Transfer to HCF from Section 79565	-4,000,000.00
	2005-06 Budget Act Transfer to HCF from Section 79572	-3,100,000.00
	2006-07 Budget Act Transfer to HCF from Section 79572	-17,688,000.00
	2007-08 Budget Act Transfer to HCF from Section 79572	-5,150,000.00

	2008-09 Budget Act Transfer to HCF from Section 79572	-1,000,000.00
	Previous Board Allocations	<u>-661,574,469.48</u>
	Unallocated Balance	\$79,837,530.52
(n)	** 2010-11 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
	Budget Act (San Joaquin River Conservancy Projects)	\$3,380,000.00
	Previous Board Allocations	<u>-0.00</u>
	Unallocated Balance	\$3,380,000.00
(o)	2009-10 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
	Budget Act (San Joaquin River Conservancy Projects)	\$10,000,000.00
	Previous Board Allocations	<u>-0.00</u>
	Unallocated Balance	\$10,000,000.00
(p)	2008-09 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
	Budget Act (San Joaquin River Conservancy Projects)	\$10,000,000.00
	Previous Board Allocations	<u>-0.00</u>
	Unallocated Balance	\$10,000,000.00
(q)	** 2007-08 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget (2010-11 Reappropriation)	
	Budget Act (San Joaquin River Conservancy Projects)	\$10,000,000.00
	Previous Board Allocations	<u>-75,000.00</u>
	Unallocated Balance	\$9,925,000.00
(r)	2009-10 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
	Budget Act (NCCP Section 75055(c))	\$10,000,000.00
	Previous Board Allocations	-0.00
	2010-11 Budget Act Reversion	<u>-3,000,000.00</u>
	Unallocated Balance	\$7,000,000.00

(s) 2009-10 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
Chapter 2, Statutes of 2009 (SB 8)	\$24,000,000.00
Previous Board Allocations	<u>-0.00</u>
Unallocated Balance	\$24,000,000.00
(t) 2008-09 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
Budget Act (NCCP Section 75055(c))	\$25,000,000.00
Previous Board Allocations	<u>-25,000.00</u>
Unallocated Balance	\$24,975,000.00
(u) ** 2007-08 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget (2010-11 Reappropriation)	
Budget Act (NCCP Section 75055(c))	\$25,000,000.00
Previous Board Allocations	<u>-13,892,872.00</u>
Unallocated Balance	\$11,107,128.00
(v) ** 2007-08 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
Budget Act (Section 75055(d)(1)), (2010-11 Reappropriation)	\$14,293,000.00
Previous Board Allocations	<u>-6,471,468.00</u>
Unallocated Balance	\$7,821,532.00
(w) ** 2007-08 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
Budget Act (Section 75055(d)(2)), (2010-11 Reappropriation)	\$14,293,000.00
Previous Board Allocations	<u>-3,158,444.00</u>
Unallocated Balance	\$11,134,556.00
(x) ** 2007-08 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget	
Budget Act (Section 75055(d)(4)), (2010-11 Reappropriation)	\$4,762,000.00
Previous Board Allocations	<u>-1,722,600.00</u>
Unallocated Balance	\$3,039,400.00

(y) 2006-07 Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 Capital Outlay Budget

Continuously Appropriated (Section 75055a)	\$164,700,000.00
Previous Board Allocations	<u>-14,490,000.00</u>
Unallocated Balance	\$150,210,000.00
Continuously Appropriated (Section 75055(b))	\$123,525,000.00
Previous Board Allocations	<u>-43,472,633.50</u>
Unallocated Balance	\$80,052,366.50

**RECAP OF FUND BALANCES**

Wildlife Restoration Fund (a)	\$1,000,000.00
Habitat Conservation Fund (b), (c), (d), (e) and (f)	\$57,482,790.81
Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund (g) and (h)	\$8,584,914.61
California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Bond Fund (i), (j) and (k)	\$100,516,788.11
Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (l) and (m)	\$79,837,531.14
Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006 (n), (o), (p), (q), (r), (s), (t), (u), (v), (w), (x) and (y)	\$325,264,982.50

\*\* Note: Funding outlined in items (a), (b), (g), (i), (l), (n), (q), (u), (v), (w), and (x) is comprised of either new appropriations or reappropriations and is contingent upon approval of the 2010-11 State budget.

**RECAP OF NATURAL HERITAGE PRESERVATION TAX CREDIT ACT OF 2000**

Chapter 113, Statutes of 2000 and Chapter 715, Statutes of 2004 Tax credits awarded through June 30, 2008	\$48,598,734.00
Chapter 220, Statutes of 2009 (effective January 1, 2010) Tax credits awarded .....	\$0.00

3. Proposed Consent Calendar (Items 4—11)

Mr. Donnelly pointed out that there is a correction to the Recovery of Funds under the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, and the amount to be recovered should be \$1,206,682.96. The correction involves the recovery on the Imperial Valley Landowner Stewardship Program project wherein the Board expended \$219,078.85 bringing the balance for recovery for that project to \$90,954.15.

Mr. Donnelly reported that a comment letter was received from Friends of the

Northern San Jacinto Valley in reference to the agenda item #9 (DFG Land Management Plans, Inland Deserts Region, Phase II, Augmentation, Riverside County), and Mr. Donnelly provided all the Wildlife Conservation Board (WCB) Members with a copy, as requested. Mr. Donnelly asked if there are any comments or questions about Consent Calendar.

Ms. Finn had a comment about item #6 (North Table Mountain Ecological Reserve, Public Access Trail (CEQA and Plans), Butte County). Ms. Finn said that the funding for this project is being provided under the 2010-11 State budget that has not been approved yet, and expressed her concern of placing such items that are dependent on a passage of the State budget on the future WCB's agendas. Ms. Finn asked about criticality of this item. Mr. Donnelly responded that this particular project potentially could wait until the budget is passed. The reason this project is on today's agenda is that this is has been past practice for the WCB to advance projects this way when there is no State budget in place and that we have not had issues in the past; however, if Ms. Finn feels that there is an issue this time, we can certainly reconsider this project. Ms. Finn responded that she does not feel that there is an issue, she just wanted to remind the Board and the public that the Legislature has not voted in a budget and we truly do not know what is going to be in it, and she wanted to make sure the grantees understand that there is a risk. Mr. Donnelly replied that if Ms. Finn is comfortable, we can go forward today and in the future we will not put such projects on the agenda. Ms. Finn agreed.

Mr. McCamman announced public comments on some of the Consent Calendar items. Mr. Donnelly introduced Mr. Brian Beck of the Western Riverside County Regional Conservation Authority who spoke in support on item #10 (Western Riverside County MSHCP (2006), Expansions 2 – 6, Riverside County). Mr. Beck introduced himself and expressed his appreciation of the WCB's work. Mr. Beck personally thanked Ms. Debbie Townsend of the Wildlife Conservation Board.

**Ms. Finn moved that the Wildlife Conservation Board approve Consent Calendar items 4 through 11, as proposed in the individual agenda explanations, including the funding therein.**

**Motion carried.**

- \*4. Approval of Minutes — May 27, 2010 Meeting

**As one of the consent items heard at the beginning of the meeting, it was moved by Ms. Finn that the Wildlife Conservation Board approve the minutes of the May 27, 2010 meeting.**

**Motion carried.**

- \*5. 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 is recommended that the following totals be recovered and

that the projects listed below be closed.

**\$0.00** to the **Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund**  
**\$34,937.08** to the **Habitat Conservation Fund**  
**\$176.00** to the **Wildlife Restoration Fund**  
**\$409,312.11** to the **California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund**  
**\$1,206,682.96** to the **Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002**  
**\$0.00** to the **No WCB Funds Allocated or Expended**

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

San Joaquin River Parkway, Lewis S. Eaton Trail, Friant Road Segment, Fresno County

Allocated	\$690,000.00
Expended	<u>-690,000.00</u>
Balance for Recovery	\$0.00

**Total Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund \$0.00**

**HABITAT CONSERVATION FUND**

Big Water Wetland Enhancement, Merced County

Allocated	\$91,000.00
Expended	<u>-91,000.00</u>
Balance for Recovery	\$0.00

DFG Minor Capital Outlay Wetland Projects, Gray Lodge Wildlife Area, Butte County

Allocated	\$270,176.00
Expended	<u>-270,176.00</u>
Balance for Recovery	\$0.00

DFG Minor Capital Outlay Wetland Projects, Shasta Valley Wildlife Area, Siskiyou County

Allocated	\$200,000.00
Expended	<u>-200,000.00</u>
Balance for Recovery	\$0.00

DFG Minor Capital Outlay Wetland Projects, Volta Wildlife Area, Merced County

Allocated	\$120,000.00
Expended	<u>-120,000.00</u>
Balance for Recovery	\$0.00

McAravy Ranch Wetland Restoration, Phase II, Yolo County

Allocated	\$97,000.00
Expended	<u>-97,000.00</u>
Balance for Recovery	\$0.00

Napa-Sonoma Marshes Wildlife Area, Napa Plant Site Restoration, South Unit  
Pre-construction Planning and Design, Napa County

Allocated	\$150,000.00
Expended	<u>-149,679.97</u>
Balance for Recovery	\$320.03

Rancho Rio Chico Wetland Enhancement, Butte County

Allocated	\$218,000.00
Expended	<u>-215,529.08</u>
Balance for Recovery	\$2,470.92

San Joaquin Multi-Species Conservation Plan (2006), Contra Costa and  
San Joaquin Counties

Allocated	\$30,000.00
Expended	<u>-8,865.00</u>
Balance for Recovery	\$21,315.00

San Joaquin River Riparian Restoration (Hageman Site), Stanislaus County

Allocated	\$400,000.00
Expended	<u>-389,168.90</u>
Balance for Recovery	\$10,831.10

Trabuco Creek Metrolink Fish Passage, Phase I, Orange County

Allocated	\$771,194.00
Expended	<u>-771,193.97</u>
Balance for Recovery	\$0.03

Yolo Bypass Wildlife Area Fireman's Unit Wetland Enhancement, Yolo County

Allocated	\$163,000.00
Expended	<u>-163,000.00</u>
Balance for Recovery	\$0.00

**Total Habitat Conservation Fund** **\$34,937.08**

**WILDLIFE RESTORATION FUND**

Avocado Lake Public Fishing Area Operating Agreement, Fresno County

Allocated	\$176.00
Expended	<u>-0.00</u>
Balance for Recovery	\$176.00

Bolsa Chica Ecological Reserve, Public Access Bridge and Augmentation and Fund Shift, Orange County

Allocated	\$250,595.00
Expended	<u>-250,595.00</u>
Balance for Recovery	\$0.00

Santee Lakes Fishing Piers, San Diego County

Allocated	\$52,768.00
Expended	<u>-52,768.00</u>
Balance for Recovery	\$0.00

**Total Wildlife Restoration Fund** **\$176.00**

**CALIFORNIA CLEAN WATER, CLEAN AIR, SAFE NEIGHBORHOOD PARKS, AND COASTAL PROTECTION FUND**

DFG Land Management Plans, Sacramento Valley-Central Sierra Region, Phase II, Alpine/Sierra/Lassen County

Allocated	\$156,000.00
Expended	<u>-154,842.63</u>
Balance for Recovery	\$1,157.37

Northern California Fisheries Restoration, Napa/Mendocino/Sonoma County

Allocated	\$1,425,626.00
Expended	<u>-1,084,703.07</u>
Balance for Recovery	\$340,922.93

Oak Woodlands Conservation Education and Outreach for County Planners, Statewide County

Allocated	\$45,000.00
Expended	<u>-37,064.66</u>
Balance for Recovery	\$7,935.34

Oak Woodlands Conservation Master Naturalist Program, Statewide County

Allocated	\$93,500.00
Expended	<u>-77,578.76</u>
Balance for Recovery	\$15,921.24

San Joaquin River Parkway, Lewis S. Eaton Trail, Friant Road Segment  
Augmentation, Fresno County

Allocated	\$140,000.00
Expended	<u>-140,000.00</u>
Balance for Recovery	\$0.00

San Joaquin River Parkway, Sycamore Island Fishing Access, Madera County

Allocated	\$61,700.00
Expended	<u>-43,433.45</u>
Balance for Recovery	\$18,266.55

Santa Cruz Island Habitat Restoration, Santa Barbara County

Allocated	\$1,078,000.00
Expended	<u>-1,065,932.32</u>
Balance for Recovery	\$12,067.68

Trabuco Canyon, Orange County

Allocated	\$1,800,000.00
Expended	<u>-1,786,959.00</u>
Balance for Recovery	\$13,041.00

**Total California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund \$409,312.11**

**WATER SECURITY, CLEAN DRINKING WATER, COASTAL AND BEACH PROTECTION FUND OF 2002**

Bolsa Chica Ecological Reserve, Public Access Bridge, Orange County

Allocated	\$91,305.00
Expended	<u>-0.00</u>
Balance for Recovery	\$91,305.00

Imperial Valley Landowner Stewardship Program, Imperial County

Allocated	\$310,033.00
Expended	<u>-219,078.85</u>
Balance for Recovery	\$90,954.15

Palo Verde Ecological Reserve, Expansion 1, Riverside County

Allocated	\$2,285,000.00
Expended	<u>-2,052,244.50</u>
Balance for Recovery	\$232,755.50

Palo Verde Ecological Reserve, Expansion 2, Riverside County

Allocated	\$300,000.00
Expended	<u>-282,019.25</u>
Balance for Recovery	\$17,980.75

Salton Sea Habitat Restoration and Planning Project, Riverside/Imperial County

Allocated	\$20,000,135.00
Expended	<u>-19,547,956.10</u>
Balance for Recovery	\$452,178.90

Sisquoc River Steelhead Barrier Removal, Santa Barbara County

Allocated	\$500,000.00
Expended	<u>-339,053.00</u>
Balance for Recovery	\$160,947.00

Southern California Fisheries Restoration, Santa Barbara/Los Angeles County

Allocated	\$1,146,669.00
Expended	<u>-986,107.34</u>
Balance for Recovery	\$160,561.66

Upper Newport Bay Ecosystem Restoration, Orange County

Allocated	\$2,000,000.00
Expended	<u>-2,000,000.00</u>
Balance for Recovery	\$0.00

**Total Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 \$1,206,682.96**

**NO WCB FUNDS ALLOCATED OR EXPENDED (Acquisition Costs and Project Related Expended Paid by the Department of Fish and Game)**

Trabuco Canyon, Expansion 1, Orange County

Allocated	\$0.00
Expended	<u>-0.00</u>
Balance for Recovery	\$0.00

**Total No WCB Funds Allocated or Expended \$0.00**

As one of the consent items heard at the beginning of the meeting, it was moved by Ms. Finn that the Wildlife Conservation Board approve the Recovery of Funds for the projects listed on pages 6 through 11 of the agenda and close the project accounts. Recovery totals include \$0.00 to the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund; \$34,937.08 to the Habitat Conservation Fund; \$176.00 to the Wildlife Restoration Fund; \$409,312.11 to the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund; and \$1,206,682.96 to the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002.

Motion carried.

- \*6. North Table Mountain Ecological Reserve, \$117,000.00  
Public Access Trail (CEQA and Plans)  
Butte County

(This proposal was subject to funding being provided in the 2010-11 State budget.)

This proposal was to consider the allocation for a grant to the California Wildlife Foundation (CWF) to conduct environmental reviews and analysis pursuant to the California Environmental Quality Act (CEQA) for the construction of a one and one-half mile accessible pedestrian trail at North Table Mountain Ecological Reserve located in Butte County.

#### Location

The project is located in Butte County, approximately five miles north of Oroville at North Table Mountain Ecological Reserve (Reserve). The 3,315 acre Reserve is owned by the Department of Fish and Game (DFG) and is open to the public year-round from dawn to dusk.

#### Project Description

The Wildlife Conservation Board (WCB) originally acquired 3,273 acres of the Reserve in 1993. An additional 42 acres were purchased in 1997 in order to provide direct public access to the Reserve from a gravel parking lot on Cherokee Road. Created by ancient lava flows, the Reserve is an elevated basalt mesa with rolling grasslands, rocky outcrops, northern basalt flow vernal pools, creeks, waterfalls, and oak woodlands. The Reserve hosts approximately 32,000 visitors on an annual basis. Most of the visitation occurs between early February and late May when spectacular wildflower displays are at their height.

This project will provide funding for the environmental reviews, analysis and site-specific environmental studies pursuant to CEQA. The subject of this environmental review will be a construction project to build an Americans with Disabilities Act (ADA) compliant public access trail from the existing parking area to Phantom Falls, one of the primary attractions at the Reserve. The project also proposes to construct an additional pedestrian trail that will be linked to the accessible trail, providing a loop trail. This pedestrian trail will not meet accessible standards but will be obstacle free and usable by visitors with mild mobility impairments. The ADA accessible trail will be roughly 0.8 of a mile. Visitors hiking out and back on either trail will have a 1.6 mile round trip hike.

The proposed trail system will help protect the sensitive areas of the Reserve such as vernal pools, riparian habitats and their associated plant communities by focusing the public near but not through these fragile areas. This is important to the Reserve as degradation has been increasing significantly in the past few years, and proposed trail signage will educate visitors about the damage caused by off-trail exploration. The future construction project also proposes improvements to the Reserve's existing parking lot and entrance as they do not currently meet ADA standards. It is expected that an application will be submitted to WCB for the construction portion of this project once environmental review and studies are completed.

WCB Program

This project is funded through the Public Access Program and meets the program's goal of developing facilities for public access to hunting, fishing, or other wildlife-oriented recreation.

Project Funding

The proposed funding breakdown for the project is as follows:

<b>Wildlife Conservation Board</b>	<b>\$117,000.00</b>
<b><u>TOTAL</u></b>	<b><u>\$117,000.00</u></b>

Project costs will be used to prepare appropriate environmental documentation pursuant to CEQA; to assist the DFG in its circulation and finalization; to assist the WCB in the preparation of a Land and Water Conservation Fund (LWCF) application, including the preparation of the appropriate National Environmental Policy Act (NEPA) documentation; and for project management.

Funding Source

The proposed funding source for this project is the Wildlife Restoration Fund, which allows for the construction of public access facilities for hunting, fishing and other wildlife-oriented recreational uses.

DFG Recommendation/Review

The Department of Fish and Game has reviewed this proposal and recommends it for funding by the Board.

Staff Recommendation

Subject to funding being provided in the 2010-11 State budget, staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$117,000.00 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.

**As one of the consent items heard at the beginning of the meeting, it was moved by Ms. Finn that the Wildlife Conservation Board, subject to funding being provided in the 2010-11 State budget, approve this project as proposed; allocate \$117,000.00 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.**

- \*7. Quail Ridge Reserve \$310,000.00  
Napa County

This proposal was to consider the allocation for a grant to the Regents of the University of California (University) to assist with the acquisition of 120± acres of land for the expansion of the UC Davis Natural Reserve System at Lake Berryessa. The expansion will be used for research and training to improve the management and preservation of natural resources, including protection of high-quality native grassland, oak and chaparral habitat within the Quail Ridge Reserve (Reserve).

#### Location

The subject property is located approximately fourteen miles west of the City of Winters and is accessible off State Route 128.

#### Project Description

The Reserve, located in one of the most arid subregions of the northern California Coastal Range, is an excellent living laboratory for research by the University. The area's steep topography and isolated location has protected the native grassland and savanna and oak woodland habitats, resulting in an opportunity for scientists to study California grassland dynamics, nutrient cycling and the effects of fire on both oak woodlands.

The subject property consists of unimproved land used in the past for grazing and other agricultural uses, and contains native grassland, oak and chaparral habitat. The added property will be invaluable to a number of ongoing research projects studying native carnivore behavior and tick-borne diseases and a newer project studying bird stress hormones. Undergraduate students at both UC Davis and American River College visit the Reserve to complete projects for coursework in ecology and wildlife biology. Several long-term, large scale projects have been initiated by scholars from UC Davis, as well as other universities including UCLA, UC Berkeley, California State University, Sacramento and the Universidad de La Laguna in the Canary Islands.

#### WCB Program

Under Proposition 84, the Wildlife Conservation Board (WCB) received funding to provide matching grant dollars to the University of California Natural Reserve System (UCNRS) for land acquisitions, construction and development of facilities that will be used for research and training to improve the management of natural lands and the preservation of California's wildlife resources. The mission of UCNRS is to contribute to the understanding and wise management of the earth and its natural systems by supporting university-level teaching, research, and public service at protected areas throughout California. To implement this funding, the WCB and the UCNRS developed guidelines for selecting eligible projects. This also included establishment of a UCNRS Ad Hoc Advisory Subcommittee to review and set priorities for project proposals prior to submittal to the WCB. This project has gone through the UCNRS Ad Hoc review process and is being implemented under the authority of the WCB's Land Acquisition Program.

### Management Objectives and Needs

The Reserve, containing approximately 2,000 acres, is currently managed by the University for several ownership groups, including the Quail Ridge Wilderness Conservancy, the California Department of Fish and Game, the U.S. Bureau of Land Management and the U.S. Bureau of Reclamation. The subject property will also be managed by the University.

### Terms

The property owner has agreed to sell the property to the University at the appraised value of \$300,000.00. The appraisal has been reviewed and approved by the Department of General Services (DGS). The terms and conditions of the proposed grant to the University provide that staff of the WCB will review and approve all title documents, appraisals, preliminary title reports, documents for purchase and sale, escrow instructions and instruments of conveyance prior to disbursement of funds directly into the escrow account established for the acquisition. In the event of breach of the grant terms, the WCB can encumber the property with a conservation easement and seek reimbursement of funds. The funding match for this project is being provided by a \$420,000.00 acquisition by the University of an additional property, from the Quail Ridge Wilderness Conservancy, to be added to the Reserve.

### Project Funding

The WCB proposes to make a grant to the University for the full amount of the purchase price (\$300,000.00).

### Other Project Related Costs:

It is estimated that an additional \$10,000.00 will be needed for internal project-related expenses including the appraisal review costs by the DGS, bringing the total proposed allocation for this project to \$310,000.00.

### Funding Source

The proposed funding source is the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b)(3), that allows for the acquisition of lands to support the UCNRS and is consistent with the objectives of this project.

### Environmental Compliance and State Recommendation

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for fish and wildlife conservation purposes, and under Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space and habitat. Subject to approval by the Wildlife Conservation Board, a Notice of Exemption will be filed with the State Clearinghouse. The project has also gone through the UCNRS Ad Hoc review process.

### Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$310,000.00 from the Safe Drinking Water, Water

Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b)(3), for the grant and project-related expenses; 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 Ms. Finn that the Wildlife Conservation Board approve this project as proposed; allocate \$310,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b)(3), for the grant and project-related expenses; 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.**

- \*8. Wheeler Ridge, Expansion 2 \$5,000.00  
Mono County

This proposal was to consider the acceptance of a private donation of land to the Department of Fish and Game (DFG) of 2± acres of fee title property to help protect the Round Valley Deer herd migration corridor and for the protection of sensitive habitat, located near Crowley Lake, in Mono County.

#### Location

The property is located just off Lower Rock Creek road, approximately five miles southwest of Tom's Place/Crowley Lake and 20 miles northwest of Bishop. The property is within the only migratory corridor for the Round Valley mule deer herd and is located in a very narrow strip of land (approximately one mile wide) between Wheeler Ridge, a rocky outcrop of the eastern slope of the Sierra Nevada Mountains on the west, and Lower Rock Creek canyon/gorge on the east. State Highway 395 is also a man-made barrier for the deer and is located about two miles east of the subject property. Potential development is a real threat with the completion of numerous residences and given the growing trend towards the subdivision of larger parcels into rural residential subdivisions. Habitat loss and disturbance associated with rural subdivisions and recreational, energy and commercial developments are considered the top factors impacting the deer herd size and viability.

#### Project Description

Protection is critical to the diverse habitats and the primary purpose of this acquisition is to preserve, maintain and enhance critical Round Valley mule deer winter range, holding area and migration corridor habitat. The secondary purpose is to maintain and enhance opportunities for deer hunting and wildlife viewing and to preserve habitat for the numerous other species that utilize this region. Species that will benefit include mule deer, Sierra Nevada bighorn sheep, mountain lion

and neo-tropical migratory and riparian obligate birds, raptors, upland game species, upland mammals, reptiles and amphibians.

#### WCB Program

The proposed donation for this project is being made under the Wildlife Conservation Board's (WCB) Land Acquisition Program. The Acquisition Program is administered pursuant to the Board's original enabling legislation, The Wildlife Conservation Law of 1947 (Fish and Game Code, § 1300 et seq.), which gives WCB the authority to acquire areas that can successfully sustain wildlife and provide for suitable recreation opportunities. Under this program, acquisition activities are carried out in conjunction with the DFG, which evaluates the biological values of the property.

#### Management Objectives and Needs

The property is surrounded by existing DFG owned lands and within the Wheeler Ridge Conceptual Area Protection Plan. Acquisition of this property will eliminate an "inholding" and compliment management activities by the DFG in a cost effective manner. The DFG will be responsible for managing and monitoring the acquisition as part of State owned lands.

#### Terms

The property owners have agreed to donate the land. Staff at WCB will review and approve all title documents, preliminary title reports, documents for donation, escrow instructions and instruments of conveyance and seek the Department of Finance approval prior to the close of escrow.

#### Other Project Related Costs:

It is estimated that \$5,000.00 will be needed to cover project-related expenses, including Department of General Services (DGS) review costs, title insurance and escrow charges, making the total recommended allocation \$5,000.00.

#### Funding Source

The proposed funding source is the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund, (Proposition 40), Section 5096.650, that provides funding for the protection of significant natural landscapes and is consistent with the objectives of this project.

#### Environmental Compliance and State Recommendation

The acquisition has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. The project has been reviewed and recommended for approval by the DFG.

#### Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve the acceptance of this donation, subject to approval by the Department of Finance, as proposed;

allocate \$5,000.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund, (Proposition 40), Section 5096.650, for project-related expenses; 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 Ms. Finn that the Wildlife Conservation Board approve the acceptance of this donation, subject to approval by the Department of Finance, as proposed; allocate \$5,000.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund, (Proposition 40), Section 5096.650, for project-related expenses; 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.**

- \*9. DFG Land Management Plans, \$260,000.00  
Inland Deserts Region, Phase II, Augmentation  
Riverside County

This proposal was to consider the allocation for an amendment to an existing grant to the California Wildlife Foundation (CWF) to fund environmental review and public participation pursuant to the California Environmental Quality Act (CEQA) for the Land Management Plan for the San Jacinto Wildlife Area located in Riverside County.

#### Location

San Jacinto Wildlife Area (SJWA) totals about 21,500± acres in central Riverside County, near the City of Lakeview, California. The Davis Unit begins at Lake Perris Drive/Ramona Expressway, continuing east eight miles to Bridge Street, north three miles to Gilman Springs Road, north five miles to Alessandro Boulevard, west two miles on Alessandro Boulevard to Davis Road, then south along the east boundary of the Lake Perris State Recreation Area.

The Potrero Unit is located in the southern portion of the City of Beaumont, southwest of the City of Banning and directly east of the City of Moreno Valley. It is generally to the east of Lamb Canyon Road and northwest of Gilman Springs Road at the south end of Highland Springs Road.

The two major units are disjunct and dissimilar in nature. The Davis Unit contains Mystic Lake, a large, natural, ephemeral lake and surrounding uplands. The Potrero Unit, a 9,100 acre parcel, consists of rolling foothills. Both areas are interspersed with a wide variety of habitats including riparian, alkaline desert, coastal scrub, fresh emergent marsh, chaparral, annual grasslands, vernal pools and open water, which are utilized by a wide variety of game and non-game species.

### Project Description

The Department of Fish and Game (DFG) is the public trust steward of properties acquired throughout the State by the Wildlife Conservation Board (WCB) for various purposes, and as such, follows policies relating to management and enhancement of wildlife and the habitats on which they depend, while providing appropriate public use on those lands. Many of these areas are managed pursuant to existing Land Management Plans (LMP), but some areas either have never had management LMPs developed for them, or have become outdated. As such, in 2002, the WCB was granted the authority to provide funding to prepare LMPs for those areas acquired in fee by the WCB. In 2007 under this program, the WCB granted funds to the CWF to prepare a LMP for the San Jacinto Wildlife Area. The Davis Unit had been operating under a draft plan developed in the 1980s, and the recently acquired Potrero Unit was not covered at all.

Once the grant was underway, the biological complexity of the area, the multiple management needs and the intense public interest in the area showed that the earlier cost estimate for developing the LMP and the associated CEQA document was very low. This amendment would provide funds to complete the preparation and circulation of the appropriate CEQA documentation for the plan with the DFG as Lead Agency.

### WCB Program

Under Propositions 40 and 84, the WCB received authority to use available funding to prepare management plans for properties acquired in fee by the WCB.

### Project Funding

The WCB is the sole source for funding the project. The project costs will be for the preparation, circulation, and finalization of the appropriate environmental documentation under the California Environmental Quality Act for the Land Management Plan for the San Jacinto Wildlife Area.

### Funding Source

The proposed funding source for this project is California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund (Proposition 40), Section 5096.650(5). The source provides funding to prepare management plans for properties acquired in fee by the WCB.

### DFG Review/ Recommendation

The Department of Fish and Game has reviewed this proposal and recommends it for funding by the Board.

### Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$260,000.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund (Proposition 40), Section 5096.650; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and 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 Ms. Finn that the Wildlife Conservation Board approve this project as proposed; allocate \$260,000.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund (Proposition 40), Section 5096.650(5); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and Department of Fish and Game to proceed substantially as planned.**

**Motion carried.**

- \*10. Western Riverside County MSHCP (2006), \$35,000.00  
Expansions 2 - 6  
Riverside County

This proposal was to consider the acceptance of a Habitat Conservation Planning Land Acquisition Grant (Grant) from the U.S. Fish and Wildlife Service (USFWS) and the authorization to enter into an Agreement to Subgrant the federal funds to the Western Riverside County Regional Conservation Authority (Authority) to assist in the acquisition of five properties, totaling 820± acres, identified in the Grant. The project will help implement the Western Riverside County's Multiple Species Habitat Conservation Plan (MSHCP) area by protecting critical wildlife linkage corridors and habitat for threatened and endangered species in the Santa Rosa Plateau and San Jacinto River areas, in southwestern Riverside County.

#### Location

The loss of habitat in southern California has resulted in the development of several habitat conservation plans in the region, one of which is the County's MSHCP. The MSHCP, in total, covers a 1.2 million acre plan area and 146 species. The key component of the plan's success is to assemble a 500,000 acre conservation area to secure survival of the 146 species. This acreage goal includes approximately 346,000 acres of existing public and quasi-public lands and 153,000 acres of additional land that needs to be conserved. Approximately 17,600 of the 153,000 acres of habitat have been acquired to date using a combination of local, state, and federal funding.

The Santa Rosa Plateau area portion of the MSHCP is located east of the City of Temecula and stretches south from the City of Murrieta to the Riverside County line. It lies in the southwest corner of the MSHCP area and provides linkages to various reserves across the broader landscape, including the Santa Rosa Plateau Ecological Reserve, owned and managed by the Department of Fish and Game (DFG).

The San Jacinto River area portion of the MSHCP is located east of the City of Perris and northwest of the City of San Jacinto, bracketed by the Cities of San Jacinto and Hemet, and the San Jacinto Mountains to the east. It encompasses most of the San Jacinto River floodplain and the associated low lying alluvial plains along the foothills of the Lakeview Mountains. The area consists of a relatively flat alluvial plain at about 1,450 feet in elevation, with several canyons draining from

the higher mountains to the east. The area also includes the DFG's San Jacinto Wildlife Area and Lake Perris State Park.

#### Project Description

The MSHCP calls for the conservation of between 3,497 and 7,645 acres in the Santa Rosa Plateau area. The Authority and its partners are actively acquiring properties to meet the target acreage identified in the plan. Land acquisitions within the Santa Rosa Plateau area will protect multiple listed species and their habitats, including an ecologically significant complex of vernal pools. Riverside fairy shrimp, a federally-listed endangered species, and vernal pool fairy shrimp, a federally-listed threatened species are restricted to the seasonal, shallow Santa Rosa Plateau pools. The Santa Rosa Plateau area also contains large blocks of coastal sage scrub, an important native plant community that is declining due to land conversion. The loss of this habitat and associated adjacent habitats (interspersed grasslands, riparian, and chaparral) has resulted in the listing of many associated species that are known to occur on the parcels identified in the project. Species such as the coastal California gnatcatcher, southwest willow flycatcher, least Bell's vireo, Munz's onion, California Orcutt grass, slender-horned spinyflower, thread-leaved brodiaea, and spreading navarretia all occur and are dependent on the habitats proposed for acquisition.

Expansions 2, 5 and 6, totaling 143± acres, are located within the Santa Rosa Plateau area portion of the MSHCP.

The MSHCP calls for the conservation for between 11,175 and 17,640 acres within the San Jacinto River area. The Authority and its partners are actively pursuing acquisition of properties to meet the target acreage identified in the plan. The land acquisitions will provide critical and essential conservation for all vernal pool associated species and provide essential connectivity along the San Jacinto River and existing conserved areas. The willow-domino-travers soil series supports several listed plants such as spreading navarretia, a federally-listed threatened species and the San Jacinto Valley crowscale, a federally-listed endangered species. Other clay soils, intermixed with or near vernal pools along the middle reach of the river, support core populations of the thread-leaved brodiaea, a federally-listed threatened and state-listed endangered species. Additionally, the river supports one of the few existing populations of the arroyo southwestern toad, a federally-listed endangered and state-listed species of concern.

Expansions 3 and 4, totaling 677± acres, are located within the San Jacinto River area portion of the MSHCP.

#### WCB Program

This project is implemented under the authority of the Wildlife Conservation Board's (WCB) Land Acquisition Program. The acquisition program is administered pursuant to the Board's original enabling legislation, "The Wildlife Conservation Law of 1947" (Fish and Game Section 1300, et seq). to acquire areas that can successfully sustain wildlife and provide for suitable recreation opportunities.

The WCB's Land Acquisition Program enables it to assist the Authority by subgranting the federal grant funds to facilitate acquisitions within the approved Natural Community Conservation Plan/MSHCP area, and to also provide State bond funding to assist in proposed acquisitions and cover its own project-related costs.

#### Management Objectives and Needs

The Authority proposes to manage the properties as part of the MSHCP Reserve System (Reserve) to provide permanent protection of habitat and populations of federal and state-listed endangered and threatened species that occupy the Reserve, and to increase regional wildlife habitat cores and linkages that will connect existing habitat reserve areas throughout Western Riverside County. As part of its obligation under the MSHCP, the Authority retains a Reserve Manager to ensure that management actions, including removal of exotic species, fencing, and public access, are consistent with the MSHCP. The MSHCP sets forth the financing plan for implementation, including annual monitoring and management of Reserve lands and the establishment of an endowment to provide for monitoring and management in perpetuity. Management costs of the acquired parcels will be provided by operating funds from the Authority.

#### Terms

The terms and conditions of the proposed Agreement to Subgrant, in the amount of \$5,289,100.00, set out the requirements each property must meet prior to acquisition. Among those requirements are written approval from the USFWS and the DFG that the properties meet the goals as set out in the Grant and review by staff of the WCB of all documents related to the acquisition. This will occur prior to disbursement of funds into an escrow established for each property.

The Grant allows the non-federal match to be in the form of non-federal dollars, property owner donations, in-kind matching properties, or costs/services. The USFWS approved both the in-kind matching costs/services and properties identified for the project. This includes properties that are proposed as a donation by TNC to the State, to expand the DFG's Santa Rosa Plateau Ecological Reserve. These properties will be owned by the State, managed by DFG and will be encumbered with the federal grant restrictions required for in-kind matching properties. Staff of the WCB will ensure the non-federal match meets the requirements of the Grant program. Staff of the WCB will also review and approve all documents and related reports for the match properties prior to disbursement of funds for the acquired properties.

Specific funding information on each property is as follows:

#### Expansion 2

The appraisal found the fair market value of the 20± acre property to be \$821,000.00. The appraisal was reviewed and approved by the Department of General Services (DGS) and the USFWS. The landowners have agreed to sell the property at a bargain sale price of \$690,000.00. The non-federal match for this acquisition is in the form of the \$131,000.00 bargain sale donation and in-kind property provided by The Nature Conservancy (TNC).

Expansion 3

The appraisal found the fair market value of the 70± acre property to be \$1,000,000.00. The appraisal was reviewed and approved by the DGS and the USFWS. The landowners have agreed to sell the property at a bargain sale price of \$850,000.000. The non-federal match for this acquisition is in the form of the \$150,000.00 bargain sale donation and appropriate non-mitigation funds provided by the Authority.

Expansion 4

The appraisal found the fair market value of the 607± acre property to be \$3,220,000.00. The appraisal was reviewed and approved by the DGS and the USFWS. The landowners have agreed to sell the property at a bargain sale price of \$3,215,500.00. The non-federal match for this acquisition is in the form of the \$3,500.00 bargain sale donation and appropriate non-mitigation funds provided by the Authority.

Expansion 5

The appraisal found the fair market value of the 4± acre property to be \$200,100.00. The appraisal was reviewed and approved by the DGS and the USFWS. The landowners have agreed to sell their property for the approved, fair market value of \$200,100.00. The non-federal match for this acquisition is in the form in-kind property provided by TNC.

Expansion 6

The appraisal found the fair market value of the 119± acre property to be \$2,500,000.00. The appraisal was reviewed and approved by the DGS and the USFWS. The landowners have agreed to sell their property for the approved, fair market value of \$2,500,000.00. The non-federal match for this acquisition is in the form of in-kind property provided by TNC.

Total Project Funding

Contribution of federal money for each of the five proposed acquisitions in the Agreement to Subgrant will be as follows:

Expansion 2	\$690,000.00
Expansion 3	450,000.00
Expansion 4	1,449,000.00
Expansion 5	200,100.00
Expansion 6	<u>\$2,500,000.00</u>

**Agreement to Subgrant total \$5,289,100.00**

The required non-federal match, in the amount of \$6,464,456.00, will be provided through in-kind matching property from TNC and approved funds from the Authority.

The WCB will not be contributing any State funding toward the purchase of these properties.

Other Project Related Costs:

It is estimated that \$35,000.00 will be needed to cover internal project-related expenses by the WCB, including DGS appraisal review costs, bringing the total recommended allocation for this proposal to \$35,000.00.

Funding Source

The proposed funding source for this project is the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) that provides funding for grants to implement or assist in the establishment of Natural Community Conservation Plans and is consistent with the objectives of the project.

Environmental Compliance and State Recommendation

The proposed acquisitions have been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and are proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. DFG is the grant applicant for the USFWS funding used for this project and has reviewed and recommends approval for this project.

Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project as proposed; accept the Habitat Conservation Planning Land Acquisition Grant funds from the U.S. Fish and Wildlife Service in the amount of \$5,289,100.00 and approve the Agreement to Subgrant the federal funds to the Western Riverside County Regional Conservation Authority; allocate \$35,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) for internal project-related expenses; 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 Ms. Finn that the Wildlife Conservation Board approve this project as proposed; accept the Habitat Conservation Planning Land Acquisition Grant funds from the U.S. Fish and Wildlife Service in the amount of \$5,289,100.00 and approve the Agreement to Subgrant the federal funds to the Western Riverside County Regional Conservation Authority; allocate \$35,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) for internal project-related expenses; 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.**

- \*11. Whitewater Floodplain, Expansion 1 \$5,000.00  
Riverside County

This proposal was to consider the acceptance of two Habitat Conservation Planning Land Acquisition Grants (Grants) from the U.S. Fish and Wildlife Service (USFWS) and the authorization to enter into an Agreement to Subgrant the federal funds for cooperative project with the Coachella Valley Conservation Commission (CVCC), and the Department of Fish and Game (DFG). The funds will be used to acquire 142± acres for the purposes of protecting and enhancing existing regional wildlife linkages and aeolian and fluvial sand transport areas within one of four priority areas of the Coachella Valley Multiple Species Habitat Conservation Preserve, located west of the City of Palm Springs, in Riverside County.

#### Location

The subject property is located just east of Gene Autry Trail in the City of Palm Springs. Highway 10 is approximately one mile to the north of these properties. The property is also located within the Multiple Species Habitat Conservation Plan (MSHCP) and Natural Community Conservation Plan (NCCP) approved for the Coachella Valley portion of Riverside County.

#### Project Description

The acquisition will allow for the protection of blowsand habitat which is essential for recovery of the Coachella fringe-toed lizard (CVFTL) and protection from development that is occurring in the southern and western reaches of the Coachella Valley. More specifically, the project will provide core habitat linkages and fluvial and aeolian sand transport corridors that are important for the CVFTL. Although the CVFTL is the only federally-listed species covered under the USFWS grant, the land conserved provides habitat for several listed or rare endemic species. These species include the Palm Springs pocket mouse, Coachella Valley round-tailed ground squirrel, flat-tailed horned lizard, Barrow's dune beetle, Coachella giant sand-treader cricket, Coachella Valley grasshopper, Coachella Valley Jerusalem cricket, and the Coachella Valley milk-vetch.

#### WCB Program

Although there are no dollars being allocated toward the purchase of this property, the Wildlife Conservation Board's (WCB) authority to work on this project resides under WCB's Land Acquisition Program. The Acquisition Program is administered pursuant to the Board's original enabling legislation, the Wildlife Conservation Law of 1947 (Fish and Game Code, § 1300 et seq.), which gives WCB the authority to acquire areas that can successfully sustain wildlife and provide for suitable recreation opportunities. Under this program, acquisition activities are carried out in conjunction with the DFG, evaluating the biological values of property. For this particular property, the biological assessment occurred through the development and inclusion of the property within an NCCP and the MSCHP.

#### Management Objectives and Needs

When acquired, this property will be managed by the CVCC. The property is appropriate for passive recreational uses, as the habitat is maintained in conjunction with other properties to form the Coachella Valley MSHCP/NCCP.

Terms

CVCC proposes to purchase the property from the owner at the appraised fair market value of \$1,360,000.00, as approved by the Department of General Services (DGS). The proposed Agreement to Subgrant the federal funds, provided by the USFWS Habitat Conservation Planning Land Acquisition Grant, will provide the entire purchase price. The non-federal funds requirement will be provided by the CVCC through the encumbrance of an in-kind match bargain sale that occurred last summer. The terms and conditions of the proposed subgrant to the CVCC provide that staff of the WCB will review and approve all title documents, appraisals, preliminary title reports, documents for purchase and sale, escrow instructions and instruments of conveyance prior to disbursement of funds directly into the escrow account established for the acquisition. In the event of breach of the grant terms, the WCB can require the grantee to encumber the property with a conservation easement and/or reimburse WCB for the difference between the grant amount and the value of the conservation easement.

Project Funding

The proposed funding breakdown for the project is as follows:

USFWS Section 6 Grant (E-20-HL-1)	\$801,000.00
USFWS Section 6 Grant (E-30-HL-1)	<u>\$559,000.00</u>
<b><u>TOTAL</u></b>	<b><u>\$1,360,000.00</u></b>

Other Project Related Costs:

The CVCC will cover all escrow related expenses including title insurance and escrow fees. It is estimated that \$5,000.00 will be needed to cover internal project-related expenses by the WCB including DGS appraisal review costs, bringing the total recommended allocation for this proposal \$5,000.00.

Funding Source

The proposed funding source, Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c), allows for grants to protect threatened and endangered species and to implement or assist in the establishment of NCCPs and is consistent with the objectives of this project.

Environmental Compliance and Recommendation

The acquisition has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. The project has been reviewed by DFG through the establishment and approval of the NCCP and has been recommended for approval.

Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve the project as proposed; approve the acceptance of two Habitat Conservation Planning

Land Acquisition Grants from USFWS totaling \$1,360,000.00 and approve the Agreement to Subgrant of the federal funds to the CVCC; allocate \$5,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) for internal project-related expenses; authorize staff to enter into 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 Ms. Finn that the Wildlife Conservation Board approve this project as proposed; approve the acceptance of two Habitat Conservation Planning Land Acquisition Grants from the USFWS totaling \$1,360,000.00 and approve the Agreement to Subgrant of the federal funds to the CVCC; allocate \$5,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) for internal project-related expenses; 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.**

12. Goodwin Red Clover Valley Ranches \$1,993,500.00  
Plumas County

(This proposal was subject to funding being provided in the 2010-11 State budget.)

This proposal was to consider the allocation for a grant to the California Rangeland Trust (CRT) for a cooperative project with the Department of Fish and Game (DFG), the Northern Sierra Partnership and the Sierra Nevada Conservancy to acquire a conservation easement over 3,904± acres of rangeland for the protection of rangeland, riparian and wet meadow habitat and conservation of critical wildlife migration corridors, located in Plumas County. Mr. Brian Gibson of the Wildlife Conservation Board briefly described the project and its location.

#### Location

The Goodwin Red Clover Valley Ranches (Ranches) are located approximately 10 miles north of the small town of Beckwourth in the Red Clover Valley area of Plumas County. The closest road is Beckwourth Genesee Road, heading north from Highway 70 at Beckwourth. The property is approximately 45 miles north of the town of Truckee. Most of the property is surrounded by the Plumas National Forest. The proposed acquisition reflects a multi-year effort to protect a scenic and economically productive conservation and wildlife corridor in and around the Sierra Valley. More broadly, the project builds upon over a decade of private and public investments to protect this working lands corridor. Specifically, the Wildlife Conservation Board (WCB) has supported significant area fee and conservation easement acquisitions such as the 5,640± acres Antelope Valley Wildlife Area, the

13,110 acres Sierra Valley Conservation Easement and the 1,455± acres Lemon Canyon Ranch Conservation Easement.

Project Description

In a typical year 500 head of cattle are run on the Ranches. Well managed grazing techniques on the Ranches have helped to facilitate successful preservation of the alpine meadows and riparian areas. The landowners have implemented stewardship practices that recognize the precious resources on the Ranches, thus promoting the economic and resource sustainability of their ranching operation. In addition to grazing, the Ranches provide important habitat for waterfowl, sandhill cranes, mule deer, black bear, trout, eagles, hawks and native plants.

A joint project involving a local watershed management group comprised of the property owners and several governmental agencies, recently improved Red Clover Creek by constructing earthen and rock plugs on the creek allowing water to be diverted from the main stream to irrigate additional pasturelands for several miles. By doing this, the local watershed management group restored the original hydrology of the meadows, reviving what they call the “remnant channels” and raising the water table back to the meadow’s surface. In turn the presence of sagebrush has decreased, grasses for cattle grazing have increased and there has been overall improvement to other vegetation in the riparian corridor.

Mr. McCamman asked if the natural flow of the creek was blocked in order to kind of flood the area. Mr. Gibson replied that over decades the creek’s natural flow had carved a canyon which prevented water from irrigating the meadow. Plugging portions of the creek allows water to back up and once again irrigate the meadow. Mr. McCamman asked if this impacts the fish. Mr. Gibson replied that this might be an issue with fish flows. Mr. Donnelly commented that Red Clover Creek has a pretty significant rainbow trout fishery, as well as brown trout fishery, and the idea of this is not necessarily to block the stream off small channels, but rather raise the water table, which overtime kills the sagebrush and allows the willows and cottonwoods come back in. Mr. Donnelly also said that this is very significant project, and it is being replicated all the way up through the Red Clover Valley. Mr. Donnelly reported that the Valley was named the Red Clover Valley because of the red clover, and there is evidence that it is coming back amazingly well, and red clover provides natural feed for cattle at the same time providing wildlife habitat. According to Mr. Donnelly, in addition to the pond and plug concept, with this kind of activity, we also get a huge beaver population, which is apparent.

WCB Program

The Goodwin Red Clover Valley Ranches conservation easement is proposed for funding through the Rangeland, Grazing Land and Grassland Protection Program (Program) enacted in September 2002 via the Rangeland, Grazing Land and Grassland Protection Act of 2002 (Public Resources Code, § 10330 et seq.). The Wildlife Conservation Board (WCB) was designated as the lead agency for carrying out the Program. The Program’s purpose is to protect California’s rangeland, grazing land and grassland through the use of conservation easements. The proposed project was submitted to the WCB through the Program, and is evaluated and recommended for funding under Program requirements.

### Management Objectives and Needs

Under the terms of the conservation easement, the landowner will continue grazing operations on the property while conserving and enhancing wildlife habitat, biodiversity and water quality. CRT will hold the conservation easement and will monitor the property for compliance with the purposes, terms and conditions of the easement. Monitoring will be performed by CRT staff. Biologists and other experts will be added to the monitoring team, if necessary, to assess the health of the habitat of any specific plant or animal species that the conservation easement is designed to conserve as well as rangeland conditions. During the site visits, the monitoring team will periodically visit photo points detailed in the Baseline Conditions Report and duplicate, to the extent possible, the photographs in the report.

### Terms

The property owner has agreed to sell the conservation easement for the Department of General Services' (DGS) approved appraised fair market value of \$2,520,000.00. The terms and conditions of the proposed grant to the CRT provide that staff of the WCB will review and approve all title documents, appraisals, preliminary title reports, documents for purchase and sale, escrow instructions and instruments of conveyance prior to disbursement of funds directly into the escrow account established for the acquisition. In the event of breach of the grant terms, the WCB can request the conveyance of the conservation easement to the State and/or seek reimbursement of funds.

### Project Funding

<b>Wildlife Conservation Board</b>	<b>\$1,993,500.00</b>
Sierra Nevada Conservancy	\$ 460,000.00
Northern Sierra Partnership	\$ 66,500.00
<b><u>TOTAL</u></b>	<b><u>\$2,520,000.00</u></b>

### Other Project Related Costs:

WCB will not be responsible for any other project-related expenses. It is anticipated any and all other project-related costs will be the responsibility of the other partners.

### Funding Source

The proposed funding source for this project is the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(d)(1) that provides funding for grants to acquire conservation easements for ranch and rangeland preservation and is consistent with the objectives of this project.

### Environmental Compliance and Recommendation

The acquisition has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. The

project has been reviewed and approved for funding by WCB staff under the California Rangeland, Grazing Land and Grassland Protection Program.

Mr. Gibson introduced Ms. Nita Vail, Executive Director of CA Rangeland Trust; Ms. Meredith Kupferman, Conservation Land Specialist of CA Rangeland Trust; Mr. Marshall Cook, Transactions Director of CA Rangeland Trust, and Mr. & Mrs. Goodwin, the property owners, who were in the audience and available to answer questions.

Ms. Finn asked if the California Rangeland Trust will be doing the monitoring. Mr. Gibson confirmed that they will. Ms. Finn asked if the conservation easement is in the California Rangeland Trust's name. Mr. Gibson confirmed that it is correct.

Mr. Goodwin, the property owner, thanked the Board for considering this project. Mr. Goodwin said that his purpose in this is to conserve this beautiful land for many years to come. Ms. Nita Vail of the CA Rangeland Trust spoke in support of this project. Ms. Vail of the CA Rangeland Trust thanked the Board, its staff and all the partners for considering and implementing this valuable project.

#### Staff Recommendation

Subject to funding being provided in the 2010-11 State budget, staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$1,993,500.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(d)(1) for the grant; 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that, subject to funding being provided in the 2010-11 State budget, the Wildlife Conservation Board approve this project as proposed; allocate \$1,993,500.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(d)(1) for the grant; 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.**

13. Wildlake Ranch Conservation Easement \$6,020,000.00  
Napa County

Mr. Donnelly reported that there is a correction that needs to be made to this item. Under the WCB Program headline it says “The proposed grant for this project...”, and this project is not a grant project, this is an acquisition project, and we will be using a purchase agreement in this deal.

Mr. McCamman and Ms. Finn both commented on a new style of the Wildlife Conservation Board meeting agenda. Both Board Members said that they appreciate this new format which makes it very easy to follow through the item.

This proposal was to consider a cooperative project with the Land Trust of Napa County (LTNC), the Gordon and Betty Moore Foundation, the David and Lucile Packard Foundation, the State Coastal Conservancy (SCC) and the Department of Fish and Game (DFG) to acquire a conservation easement over 3,029± acres of land from the LTNC. This acquisition will protect oak woodland, conifer forest, chaparral and riparian habitat. Ms. Debbie Townsend of the Wildlife Conservation Board briefly described the project and its location.

#### Location

The property is located near the community of Angwin in the Howell Mountains at the northerly end of the Napa Valley. It abuts State-owned school lands, which in turn abut the Robert Louis Stevenson State Park (RLSSP), to the west. It also abuts another 1,000± acre ownership held by the LTNC, referred to as the Duff Property, which also abuts the RLSSP. The nearest major public roadway is the Silverado Trail on the east side of the valley. Access to the property is achieved via lesser county roads and privately held access easements. The general land uses in the area include rural homesites and vineyards.

#### Project Description

The property provides a prominent and visible scenic vista from the Cities of Calistoga and St. Helena and from the Silverado Trail and Highway 29, which are designated as scenic highways under the Napa County Viewshed Protection Program ordinance. That ordinance seeks, among other things, to “protect and preserve views of major and minor ridgelines from designated public roads.” The Silverado Trail and Highway 29 are major routes traversing the Napa Valley that are traveled by hundreds of thousands of visitors and residents each year.

The property is comprised of mixed conifer, hardwood and chaparral species that provide habitat for native plants and animals. It is in a relatively natural state that represents high quality examples of terrestrial plant and animal communities. Due to the historical lack of disturbance or agricultural use of the property, the vegetation is dominated by native species, with relatively few non-native invasive plants. The native habitat within the property contributes to the ecological viability of other protected areas near the property, including the RLSSP. The property includes portions of the watersheds for the City of St. Helena and for the unincorporated town of Angwin through the Howell Mountain Water District. Also located within its

boundaries are Dutch Henry and Bell Canyon Creek, which are both tributaries to the Napa River. Protecting continuous corridors of riparian vegetation along San Francisco Bay's tributary streams is one of seven goals identified in the Goals Project, a report of habitat recommendations prepared by the San Francisco Bay Area Wetlands Ecosystem Goals Project, funded by the U.S. Environmental Protection Agency. The report cites riparian forests as one of the most biologically complex habitats supporting the greatest number of plant and animal species.

#### WCB Program

The proposed grant for this project is being made under the Land Acquisition Program at WCB. The Acquisition Program is administered pursuant to the Board's original enabling legislation, the Wildlife Conservation Law of 1947 (Fish and Game Code § 1300 et seq.), which gives WCB the authority to acquire areas that can successfully sustain wildlife and provide for suitable recreation opportunities. Under this program, acquisition activities are carried out in conjunction with the DFG, which evaluates the biological values of property and whether or not to recommend it for funding.

#### Management Objectives and Needs

Following its grant of a conservation easement over the property, the landowner, LTNC, will manage the property. The SCC has funded a management plan that LTNC will follow, requiring the LTNC to manage the property for preservation and enhancement of its scenic and ecological values.

Without the imposition of this conservation easement, the property is capable of being put to its highest and best economic uses, the construction of 20 separate homesites and the conversion of 203 acres to vineyards. With the conservation easement, those uses are eliminated entirely. Hence, pursuant to the state-approved appraisal, the very restrictive terms of the conservation easement will reduce the monetary value of the property by approximately 90%.

The conservation easement requires that the property's natural, scenic, forested and/or open space conditions be retained in perpetuity. Further, it prohibits subdivision, the development of wineries, commercial grapes and other commercial agriculture. With the exception of two potential locations for caretaker/property manager facilities, it also prohibits residential structures. Appropriate structures and improvements associated with campgrounds and other recreational uses may be erected in four recreational development zones, not to exceed a total of 60 acres. Recreational foot trails are allowed, provided that they do not degrade the ecological and scenic conservation values of the property.

As consistent with the terms of the conservation easement, the owner intends to enhance and manage the conservation values of the property, conduct scientific and educational activities and allow controlled public recreational activities, such as hiking, camping, bird watching, horseback riding, swimming and fishing. Hunting, subject to the prior written consent of the State, is limited to non-native species that may pose a threat to humans or to the conservation values of the property. Baseline studies have been completed and copies are on file in the

LTNC offices and are, pursuant to the conservation easement agreement, to be provided to the State as well.

The LTNC has significant experience with acquisition and management of critical habitat lands, many of which have been acquired in cooperation with the WCB, the Department of Parks and Recreation, the DFG and the SCC, among others. The LTNC has consistently proven to be an excellent manager of resource-oriented lands and will use a portion of the proceeds from sale to cover ongoing operations and management.

To accomplish the purposes of the conservation easement, the DFG will have the rights to identify, preserve and protect the conservation values of the property; observe, study and undertake observations of the property to determine compliance with the terms of the conservation easement; and enter the property for scientific research and/or interpretive purposes.

### Terms

The conservation easement value, as approved by the Department of General Services (DGS), is \$19,200,000.00. The conservation easement is being offered to the State for the total price of \$6,000,000.00. Under the WCB's Property Acquisition Agreement in this transaction, there are three special provisions in addition to the usual terms:

- 1) A portion of the funds used by the owner to acquire the property was provided by a State Coastal Conservancy (SCC) grant in the amount of \$2,000,000.00. The SCC grant includes a provision that if the owner sells any interest in the property, the SCC is entitled to reimbursement of its grant funds. This transaction is specifically conditioned on the SCC approval of a waiver of the reimbursement provision.
- 2) At close of escrow in this transaction, the State shall receive a 5-year option to acquire a conservation easement in terms comparable to the current easement on an additional 1,000±- acre adjacent ownership, referred to as the Duff Property, for its State-approved fair market value of \$2,000,000.00. SCC also made a \$1,000,000.00 grant toward the Duff Property purchase. Therefore, the State's exercise of its option would call for the same SCC waiver of reimbursement as to its grant funds.
- 3) The State would receive a 20-year Right of First Refusal to purchase the Duff Property in the event any other party offers or proposes to purchase the Duff Property from the owner.

Mr. McCamman asked if the approval of waiving the reimbursement conditions has occurred yet. Ms. Townsend replied that it will be considered at the Coastal Conservancy meeting in October of 2010. Ms. Finn asked if this is an authorized restriction. Ms. Townsend replied that it is one of the terms of the Conservancy's grant. Mr. Donnelly commented that in Public Resources Code, Section 3 1116, identifies the conditions under which the Coastal Conservancy can make a grant and this is one of them. Mr. Donnelly said even if the Code provides that a waiver is allowed, it would require a motion from the Coastal Conservancy's Board.

### Project Funding

It is proposed that WCB contribute \$6,000,000.00 to secure the conservation easement. However, there have been significant contributions to this project from other parties related to protection of the property.

- 1) The David and Lucile Packard Foundation provided a very low interest loan to the LTNC in the amount of \$5,000,000.00 to be used during the LTNC's purchase of the property. The LTNC has repaid \$3,500,000.00 of the loan and will repay the balance plus interest on close of escrow from the proceeds of the sale of the conservation easement.
- 2) The Gordon and Betty Moore Foundation provided a grant in the amount of \$5,000,000.00 toward the LTNC purchase of the property.
- 3) The SCC, as noted above, provided a grant in the amount of \$2,000,000.00 toward the LTNC purchase of the property.
- 4) Numerous local LTNC contributors provided funding in varying amounts to assist the LTNC in its purchase.
- 5) The LTNC sold off some of its own holdings to complete the purchase and has also absorbed all costs of appraisals for State of California purposes and other costs related to its initial purchase of the property.

<b>Wildlife Conservation Board</b>	<b>\$6,000,000.00</b>
<b><u>TOTAL</u></b>	<b><u>\$6,000,000.00</u></b>

### Other Project Related Costs:

It is estimated that an additional \$20,000.00 will be needed to cover project-related expenses, including DGS appraisal, transaction review costs and escrow and title company fees, bringing the total recommended allocation \$6,020,000.00.

### Funding Source

The proposed funding source for this acquisition is the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b). This fund allows for acquisition and protection of habitat that promotes recovery of threatened and endangered species; provides corridors linking separate habitat areas to prevent fragmentation; and protects significant landscapes and ecosystems, including old growth redwoods, mixed conifer forests, oak woodlands, riparian habitat and other significant habitats and is consistent with the objectives of this project.

### Environmental Compliance and State Recommendation

The acquisition has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. The DFG has reviewed and approved the project and recommends it for approval by the Board.

Ms. Townsend introduced Mr. Dave Feliz of the Department of Fish and Game; Mr. Robert Loeff, Member of the Board of Trustees, Land Trust of Napa County;

Mr. Jeff Hoffnagle, Executive Director of the Land Trust of Napa County; and Mr. Jim Sarro, Consultant for the Land Trust of Napa County, who were in the audience and available to answer questions.

Mr. McCamman asked if having an option to acquire the Duff Property is an unusual transaction for the Board. Mr. Donnelly responded that such transaction is not unusual for the Board; we just do not do it a lot, but we have done such transactions in the past. Ms. Finn asked how much we will be paying for this option. Mr. Donnelly responded that we will pay nothing because we can not commit future State funds for an option. Ms. Finn asked how much the Land Trust paid for the Wildlake Property. Mr. Donnelly replied that the Land Trust paid about \$18,750,000.00 for the fee interest in 2006. Ms. Finn asked if the conservation easement is estimated now at \$19 million. Mr. Donnelly replied that the underlying value of the fee portion of the property went up by about \$3 million by the time the Land Trust purchased the property until it was appraised and approved by the Department of General Services. Ms. Finn had a question about the last provision. Ms. Finn asked if the State would receive this 20-year right of first refusal on Duff Property and is there a limitation based on State Coastal Conservancy grant to selling all of the property. Ms. Townsend responded that the same grant provision exists for that Coastal Conservancy grant where they contributed \$1 million, and any project that we took forward on the Duff Property would be subject their reimbursement of that \$1 million. Mr. Donnelly commented that if the Duff Property first right of refusal is exercised, and the State, or somebody else is able to purchase the Duff Property, the Coastal Conservancy would have a waiver similar to this particular transaction. Mr. Donnelly summarized that the Land Trust could not sell the property without either the Coastal Conservancy being reimbursed or waiving that consideration if the State or somebody else comes in and purchases the property.

#### Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve the acquisition of the conservation easement as proposed; allocate \$6,020,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b) to cover the purchase price and internal project-related expenses; 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that the Wildlife Conservation Board approve this project as proposed; allocate \$6,020,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b) to cover the purchase price and internal project-related expenses; 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.**

14. Marks Ranch \$2,195,000.00  
Monterey County

Mr. Donnelly reported that two letters of support were received for this project from the following people: Honorable Anna M. Caballero, Assembly Member, California State Assembly, and Ms. Donna Ferraro, CEO, Boys & Girls Club of Monterey County.

This proposal was to consider the allocation for a grant to the Monterey County Parks Department (County) to acquire 624± acres to protect native grasslands, oak woodlands, riparian woodlands and seasonal wetlands which serve as an important wildlife corridor in Monterey County. Also, to authorize the acceptance of a pending Land and Water Conservation Fund grant (LWCF grant) from the National Park Service as reimbursement. Ms. Teri Muzik of the Wildlife Conservation Board briefly described the project and its location.

#### Location

The subject property is located approximately 3.5 miles west of the City of Salinas, adjacent to the Toro County Park, along Highway 68. The project was recommended for acquisition by DFG in 2008. Without protection, this property would likely be developed because of its close proximity to Highway 68, which connects the Salinas Valley to the Monterey Peninsula.

The property is directly adjacent to the Toro Regional Park which is owned and operated by Monterey County. This acquisition would help provide habitat connectivity between Fort Ord to the north and west and the Santa Lucia Range via the Dorrance Ranch and Hastings Reserve in the south of the range. Fort Ord is virtually surrounded by urban lands and agriculture, creating a high degree of isolation of habitat and wildlife populations. The Santa Lucia Mountain range is the largest protected core area most proximate to Fort Ord. Without at least occasional wildlife exchange between these two areas, the unique biodiversity of Fort Ord will diminish. The Marks Ranch provides an anchor point to establish baseline data for an increasingly constrained section of the Fort Ord-Santa Lucia-Ventana corridor that can help inform future land use.

#### Project Description

The subject property is characterized by four basic habitat types: valley/purple needlegrass grassland, oak woodland and oak savanna, riparian woodland and seasonal wetlands. The property also contains several sensitive plant species including Monterey manzanita, Monterey ceanothus and Eastwood's goldenbush. Among the wildlife species found on the property are gray fox, bobcat, coyote, raccoons, turkeys, deer and mountain lion. The North American badger, a species of special concern, has also been found on the property.

Ongoing passive recreational activities take place on a regular basis on the subject property. The Big Sur Land Trust (BSLT) leads nature hikes on the property during the spring, summer and fall months. The Ventana Wildlife Society, a local wildlife research, restoration and education non-profit organization has carried out year-round environmental education programs at the property since 2005. For the past

15 years, the Monterey Bay Chapter of the California Native Plant Society has hosted an annual spring wildflower hike on the property.

The subject property has also served as a grazing property for over 100 years. The property has become a mainstay for a multi-generational, family run cattle business, providing grazing land for up to 30 head of cattle.

#### WCB Program

The proposed grant for this project is being made under the Land Acquisition Program. The Acquisition Program is administered pursuant to the Board's original enabling legislation, the Wildlife Conservation Law of 1947 (Fish and Game Code, § 1300 et seq.), which gives WCB the authority to acquire areas that can successfully sustain wildlife and provide for suitable recreation opportunities. Under this program, acquisition activities are carried out in conjunction with the DFG, evaluating the biological values of property.

#### Management Objectives and Needs

The County is working with the BSLT to develop management concepts to divide the property into three zones, relating to topography, access and habitat. The County will add the subject property to the management plan for the Toro County Park.

The WCB grant requires the County to prepare a baseline report prior to the close of escrow and to monitor the property annually. The annual monitoring report will be provided to the WCB. The grant also allows the WCB access the property not less than once every three years to conduct monitoring.

Public access to the subject property will be available through the current Toro County Park gate. Vehicle access to the property will be limited to security and emergency vehicles, education program vehicles and possibly tours for physically challenged persons.

#### Terms

The property was appraised in July of 2008. The appraisal was submitted to the Department of General Services (DGS) and the appraisal value of \$3,100,000.00 was reviewed and approved by the DGS. The appraisal was updated in May of 2010 and the value dropped to \$2,185,000.00. The owners have agreed to sell the property at the lower value. The terms and conditions of the proposed grant to the County provide that staff of the WCB will review and approve all title documents, appraisals, preliminary title reports, documents for purchase and sale, escrow instructions and instruments of conveyance prior to disbursement of funds directly into the escrow account established for the acquisition.

#### Project Funding

The WCB proposes to make a grant to the County for the full amount of the purchase price (\$2,185,000.00). The WCB has applied for a LWCF grant in the amount of \$290,501.00. Approval of the LWCF grant application is pending. If the LWCF grant is approved, the WCB will seek reimbursement in the amount of \$290,501.00 once the transaction has recorded.

<b>Wildlife Conservation Board</b>	<b>\$2,185,000.00</b>
<b><u>TOTAL</u></b>	<b><u>\$2,185,000.00</u></b>

Other Project Related Costs:

It is estimated that an additional \$10,000.00 will be needed to cover internal project-related expenses, including DGS appraisal review costs, bringing the total recommended allocation for this proposal to \$2,195,000.00.

Funding Source

The proposed funding source for this project is the California Clean Water, Clean Air, Neighborhood Parks and Coastal Protection Act of 2002, (Proposition 40), Section 5096.650 that allows the protection of habitat that promotes the recovery of threatened and endangered species and provides corridors linking separate habitat areas to prevent habitat fragmentation and is consistent with the objectives of this project.

Environmental Compliance and State Recommendation

The acquisition has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. The project has been reviewed and recommended for approval by the DFG.

Ms. Muzik introduced Mr. John Pinio, Director, and Ms. Meg Clovis, Cultural Affairs Officer of the Monterey County Parks Department; Ms. Joanna Devers, Conservation Program Manager of the Big Sur Land Trust, who were in the audience and available to answer questions.

Ms. Finn asked who owns the land now. Ms. Muzik replied that the Big Sur Land Trust owns the land. Ms. Finn asked why the land is being sold, and what we are gaining by changing the ownership. Ms. Muzik responded that the Big Sur Land Trust is going to be leveraging funds realized from the sale to affect other conservation opportunities in the area. Because the County of Monterey owns the park now, it is a logical connection for them to own this piece of the property as well. Mr. McCamman asked about public access. Ms. Muzik replied that the access to the park is open to the public, but it is a very rural area. There are many hiking trails on the subject property and there are many opportunities to allow the wildlife to be experienced in this particular area through bird watching and wildlife viewing. This acquisition will protect wildlife habitat and allow for recreational opportunities that are wildlife oriented. Mr. McCamman commented that there is currently a very active Ft. Ord reuse authority effort going on, which will include some State parks lands, and other conservation lands, and asked if this planning is integrated at all. Ms. Joanna Devers of the Big Sur Land Trust confirmed that Ft. Ord is currently in a major reuse situation and a lot of the property is going to be developed, and the Big Sur Land Trust is working with the Bureau of Land Management staff in the area to study the wildlife movement from Ft. Ord through Marks Ranch and down Sierra de Salinas Mountain Range. Ms. Devers

commented that there is a unified effort in terms of all the partnerships working together looking at how the public can use the property but also looking at the wildlife benefits and making sure those are maintained as well.

Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$2,195,000.00 from the California Clean Water, Clean Air, Neighborhood Parks and Coastal Protection Fund, (Proposition 40), Section 5096.650 to cover the grant amount and internal project-related expenses; if approved, accept the Land and Water Conservation Fund grant from the U.S. National Park Service in the amount of \$290,501.00 as reimbursement; 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that the Wildlife Conservation Board approve this project as proposed; allocate \$2,195,000.00 from the California Clean Water, Clean Air, Neighborhood Parks and Coastal Protection Act of 2002, (Proposition 40), Section 5096.650 to cover the grant amount and internal project-related expenses; if approved, accept the Land and Water Conservation Fund grant from the U.S. National Park Service in the amount of \$290,501.00 as reimbursement; 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. | Alamo Creek Conservation Easement<br>San Luis Obispo County | \$2,220,000.00 |
|-----|---|----------------|

(This proposal was subject to funding being provided in the 2010-11 State budget.)

This proposal was to consider the allocation for a grant to The Land Conservancy of San Luis Obispo County (LCSLOC) for a cooperative project to acquire a conservation easement over 1,767± acres for the protection of oak woodlands, riparian habitat, and conservation of critical wildlife migration corridors. Mr. Brian Gibson of the Wildlife Conservation Board briefly described this project and its location.

Location

The property is located approximately 10 miles northeast of Santa Maria, eight miles east of Highway 101, east of Alamo Creek, and north of Highway 166 and the Cuyama River, in San Luis Obispo County. The property provides a wildlife migration corridor adjacent to the Los Padres National Forest as well as potential condor habitat within the designated Condor Range.

### Project Description

The property provides a high diversity of wildlife habitats that are intact and contiguous. The property is part of a much larger mosaic of intact oak woodland and oak savannah in the region and is adjacent and nearby to numerous large-acreage private ranches with similar habitat types and conditions. There are nine natural vegetation communities present within the property which include California annual grassland, coast live oak woodland, blue oak woodland, valley oak savannah, coastal scrub and coastal scrub on serpentine soils, chaparral, and riparian woodland, as well as one vernal pool.

Oaks are the dominant over-story species, with sycamore trees in the creeks. The coast live oak (approximately 287 acres), blue oak (approximately 584 acres) and riparian woodland communities all exhibit trees of mixed age from seedlings to maturity. The valley oak savannah (approximately 47 acres) exhibits large oaks with rare seedlings present.

Water on the property is provided by three springs, two wells, and three seasonal creeks. The three major drainages within the property are supported by ephemeral springs and provide important wildlife migration corridors and foraging, nesting, breeding and protection for a variety of birds, mammals, amphibians, and reptiles. Specifically, the ranch provides habitat for the western portion of the Pozo deer herd. Tule elk were moved into San Luis Obispo County in 1988 and 1990. Two large tule elk bulls and four cows were observed on the ranch in the early morning hours during the field assessments for a biological survey completed in June 2008, by Orrin Sage, of Sage Agricultural Consultants.

### WCB Program

This project is funded through the Oak Woodland Conservation Program (Program). The Program was enacted under the Oak Woodlands Conservation Act (Fish & Game Code, § 1360 et seq.) in 2001. The Program offers landowners, conservation organizations, cities and counties, an opportunity to obtain funding for projects designed to conserve and restore California's oak woodlands. While the Program is statewide in nature, it provides opportunities to address oak woodland issues on a regional priority basis.

The Oak Woodlands Conservation Act (Act) requires that to qualify for a grant, the county or city in which the grant money would be spent, shall prepare or demonstrate that it has already prepared an Oak Woodland Management Plan (Plan). Once the city or county has prepared or demonstrated that a Plan exists, a landowner would then be eligible to participate in the program. The proposed project was submitted to the Wildlife Conservation Board (WCB) through the Program application process, and was evaluated and recommended for funding under Program requirements.

### Management Objectives and Needs

The conservation easement and project area will be managed in accordance with local land use planning under the County of San Luis Obispo's Voluntary Oak Woodlands Management Plan, which is "designed to encourage the long-term conservation of oak woodlands and recognizes that farming, ranching, and grazing

operations can be compatible with oak woodland conservation”. One restriction of note is that under the conservation easement no residential development will be allowed on the property. As a condition of the grant, baseline studies will be completed and provided to the WCB prior to closing escrow. The LCSLOC, who will hold title to the conservation easement, will monitor the property on an annual basis to ensure that conservation easement conditions are being met.

Terms

The property owners have agreed to sell a conservation easement to the LCSLOC for the Department of General Services’ (DGS) approved appraised fair market value of \$2,210,000.00. Last November, the landowners donated a conservation easement over a separate 243± acre portion of the Alamo Creek Ranch, not included in this transaction. The terms and conditions of the proposed grant to the LCSLOC provide that staff of the WCB will review and approve all title documents, appraisals, preliminary title reports, documents for purchase and sale, escrow instructions and instruments of conveyance prior to disbursement of funds directly into the escrow account established for the acquisition. In the event of breach of the grant terms the WCB can request the conveyance of the conservation easement to the State and/or seek reimbursement of funds.

Project Funding

The proposed funding breakdown for the project is as follows:

<b>Wildlife Conservation Board</b>	<b><u>\$2,210,000.00</u></b>
<b><u>TOTAL</u></b>	<b><u>\$2,210,000.00</u></b>

Other Project Related Costs:

It is estimated that an additional \$10,000.00 will be needed to cover internal project-related expenses, including DGS review costs, bringing the total recommended allocation for this proposal to \$2,220,000.00.

Funding Source

The proposed funding source for this project is the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(d)(2) and provides funding to ensure continued wildlife, water quality, watershed and open space benefits to the State of California for oak woodlands preservation and is consistent with the objectives of this project.

Environmental Compliance and State Recommendation

The acquisition has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. The project has been reviewed and approved for funding by WCB staff under the WCB’s Oak Woodlands Conservation Program.

Mr. Gibson introduced Mr. Robert Hill, Executive Director of The Land Conservancy of San Luis Obispo, and Mr. & Mrs. Lieff, property owners, who were in the audience and available to answer questions.

Ms. Finn asked if the conservation easement, donated last year, is held by Conservancy or some other entity. Mr. Gibson replied that it was donated to the Conservancy. Mr. McCamman commented that he noted this is wildlife corridor identified by the Department of Fish and Game.

Staff Recommendation

Subject to funding being provided in the 2010-11 State budget, staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$2,220,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(d)(2) for the grant and internal project-related expenses; 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that, subject to funding being provided in the 2010-11 State budget, the Wildlife Conservation Board approve this project as proposed; allocate \$2,220,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(d)(2) for the grant and internal project-related expenses; 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.**

- |                           |                |
|---------------------------|----------------|
| 16. Los Cerritos Wetlands | \$5,180,000.00 |
| Orange County             |                |

Mr. Donnelly reported that several letters of support were received for this project from the following people: Mr. Graham Chisholm, Executive Director of Audubon California; Mr. Patrick H. West, City Manager, City of Long Beach; Mr. William M. Cullen of Rolling Hills Estates, CA; and Ms. Jan Wilson of Long Beach, CA.

This proposal was to consider the allocation for a grant to the Los Cerritos Wetlands Authority (Authority) for a cooperative project with the State Coastal Conservancy (SCC) and the San Gabriel and Lower Los Angeles Rivers and Mountain Conservancy (RMC) to assist in the Authority's acquisition of 100± acres of vacant land to protect critical coastal wetland habitat, scenic features, and vanishing remnants of California's wetland landscape. Mr. Dave Means of the Wildlife Conservation Board briefly described the project and its location.

### Location

The property lies immediately north of Gum Grove Park near the intersection of Seal Beach Boulevard and Pacific Coast Highway in the City of Seal Beach. The Haynes Cooling Channel and the San Gabriel River lie to the northwest. The land immediate to the north is an active oil field, as was the subject property at one time. The subject property is part of a larger area referred to as the Los Cerritos Wetlands, the majority of which lies in Los Angeles County. The Authority previously acquired 66 acres of these lands and is attempting to acquire additional property. The Authority will eventually coordinate the restoration of all the wetlands it acquires in the area.

### Project Description

Once oil producing property, the property is currently vacant. It is anticipated that after the property is acquired, plans will be developed to restore it to coastal wetland and upland habitat, along with public use.

Coastal wetlands are a dwindling resource in southern California. Historical coastal wetlands acreage, once exceeding 44,000 acres, have been reduced to about 13,000 acres, much to the detriment of the more than 60 species of fish and 195 species of the birds that have been observed in southern California wetlands. In addition to numerous more common species, it is anticipated that the following endangered species will, over time, be attracted to these wetlands: tidewater goby, Belding's Savannah sparrow, light-footed clapper rail, California brown pelican, and California least tern. Though emphasis is on wetlands, the subject property includes some upland habitat that will support small mammals and additional species of birds.

### WCB Program

The proposed grant for this project is being made under the Land Acquisition Program. The Acquisition Program is administered pursuant to the Board's original enabling legislation, the Wildlife Conservation Law of 1947 (Fish and Game Code § 1300, et seq.) to acquire areas that can successfully sustain wildlife and provide for suitable recreation opportunities. Under this program, acquisition activities are carried out in conjunction with the DFG for evaluation of the biological values of property. For this particular project the biological assessment occurred through the Southern California Wetlands Recovery Project (SCWRP) and the property is included under its Work Plan of approved and recommended projects. The SCWRP includes a number of local, state and federal conservation groups and scientists in the project evaluation and selection process, including the DFG and WCB.

### Management Objectives and Needs

This project is a cooperative effort among the WCB, the Authority, the SCC, and the RMC. It is anticipated that the Authority will hold title to the land on an interim basis, and then transfer title to another entity for future management. The transfer would also include the 66 acres previously acquired and occur after a contemplated future acquisition takes place.

Terms

The property was appraised as if clean. While the property received a No Further Action determination by the Santa Ana Regional Water Quality Control Board, the appraiser and the Department of General Services (DGS) acknowledged that the actual value may be less, based on any contamination being mitigated to attain a higher standard as a wetland than that which is needed for human occupation. Negotiations between the property owner and the Authority have taken into consideration the potential contamination and cost of cleanup to reach a higher standard. Based on the conclusions of the State's environmental consultants regarding the potential cost to clean the property to a wetland standard, the purchase price has been reduced. Any future clean-up deemed necessary will be the responsibility of the Authority.

The landowners have agreed to sell the property to the Authority for the DGS approved appraised fair market value of \$6,150,000.00, less the \$1,000,000.00 estimated cost to mitigate potential contamination on site, or \$5,150,000.00.

The terms and conditions of the proposed grant to the Authority provide that staff of the WCB will review and approve all title documents, appraisals, preliminary title reports, documents for purchase and sale, escrow instructions and instruments of conveyance prior to disbursement of funds directly into the escrow account established for the acquisition. In the event of breach of the grant terms, the WCB can require the Grantee to encumber the property with a conservation easement and reimburse WCB for the difference between the grant funds and the value of the conservation easement.

Project Funding

The WCB is providing 100% of the funding needed to purchase the property. The proposed funding breakdown for the project is as follows:

<b>Wildlife Conservation Board</b>	<b><u>\$5,150,000.00</u></b>
<b><u>TOTAL</u></b>	<b><u>\$5,150,000.00</u></b>

Other Project Related Costs:

It is estimated that an additional \$30,000.00 will be needed to cover internal project-related expenses including DGS review costs, bringing the total recommended allocation for this proposal to \$5,180,000.00.

Funding Source

The proposed funding source is the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Proposition 50), Section 79572(a), that provides funding for the acquisition and protection of southern California coastal wetlands in or adjacent to urban areas and is consistent with the objectives of this project.

Environmental Compliance and State Recommendation

The acquisition has been reviewed for compliance with the requirements of the California Environmental Quality Act (CEQA) and is proposed as exempt under Section 15313, Class 13, as an acquisition of land for wildlife conservation

purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. A Notice of Exemption will be filed with the State Clearinghouse upon approval by the WCB.

Mr. McCamman asked if the pollution analysis was done on the property to determine whether or not it has a problem. Mr. Means responded that the Regional Water Board has monitored the water quality on site and determined the water quality to be acceptable. However, it is anticipated, based on the historical use of the property, there could be some additional hazardous material remediation needed, and, as a result, the value of the property was reduced. Mr. Donnelly clarified that the property was appraised as if clean; and the landowner received a No Further Action letter from the Regional Water Quality Control Board, which meant that the land would be suitable for human occupation. Because this is a wetland site, it potentially needs further cleaning to support wetland organisms living in the dirt and water. The Coastal Conservancy paid for an environmental consultant to evaluate and estimate the cost of cleaning the property to this higher level of standard. The conclusion that the consultant reached was no more than \$1,000,000.00 would be needed to clean up. The Department of General Services recognized this in the appraisal review, so the total value is reduced by that number (\$1,000,000.00).

Mr. Means introduced Ms. Mary Small, Southern California Regional Manager of the Coastal Conservancy, and Mr. Jerry Tone, representative of the owner, who were in the audience and available to answer questions.

Ms. Finn asked if there are any timelines in a Grant Agreement that the Authority is responsible to notify the Board when the property has been restored or cleaned up, and if the Board should be notified of such actions. Mr. Means responded that this information is not specified in the Grant Agreement and asked Ms. Small to provide an answer to this question. Ms. Small introduced herself and thanked the Board for considering this project. Ms. Small said that the 66 acres on both sides of the river is already owned by the Authority, and with the completion of this acquisition, the Rivers and Mountains Conservancy has authorized \$450,000.00 to initiate restoration planning. Ms. Small said that the City of Long Beach has acquired a property immediately to the left of the subject property, and there is now a pretty large block of almost 200 acres, including this acquisition, in public ownership, and we are hopeful that restoration planning will start right away. Mr. McCamman asked if the Los Angeles Department of Water and Power (Department) is engaged in this planning effort. Ms. Small replied that the Authority has been in contact with the Department.

Ms. Suzanne Rust of the California Watch spoke and indicated she was in support of this project, but had noticed on the prior WCB May 2010 Board meeting agenda (from which the project was eventually pulled) had a value of \$6,150,000.00 and that one million was knocked off for the removal of contaminants. Ms. Rust had gone through a biological report that was done on this property, and it looked like \$1,000,000.00 was somewhat of a minimum value of what it would actually cost to remove the contaminated soil. Ms. Rust asked who is going to be paying and how much would it cost to restore this land to a wetland. Ms. Small responded that an

extensive analysis was done on this property, and in its current condition the landowners have no obligation to clean it up, but the partners did find in that analysis that there were some low levels of oil contamination on the site. Ms. Rust asked if there were pesticides and other contaminants in the soil as well. Ms. Small agreed, but indicated that all of these contaminants are well below the levels that would require the landowners to remediate, but in terms of being able to restore for wetland habitat, the partners wanted to be sure these areas were further remediated prior to the restoration. Ms. Small reported that the study was done to estimate what those additional soil-management costs would be (not the cost of the restoration itself, but the incremental costs of dealing with any contamination in the soil) and there was actually a range of values established and \$1,000,000.00 is in the mid range. Ms. Small further offered to provide Ms. Rust with that study. Ms. Rust said that she would like to discuss the study at this moment, if possible. Mr. McCamman responded that if Ms. Rust has press-kind of questions, then it would be more appropriate to do that at an interview later.

Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$5,180,000.00 from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Proposition 50), Section 79572(a) to cover the grant amount and internal project-related expenses; 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that the Wildlife Conservation Board approve this project as proposed; allocate \$5,180,000.00 from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Proposition 50), Section 79572(a) to cover the grant amount and internal project-related expenses; 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. Santa Rosa Plateau Ecological Reserve, \$145,000.00  
Tenaja Corridor, Expansions 1 - 10  
Riverside County

This proposal was to consider a cooperative project with The Nature Conservancy (TNC) and the Department of Fish and Game (DFG) to accept a donation of fee title to seven properties totaling 74± acres, a donation of conservation easements over two properties totaling 19± acres, and the acceptance of a Habitat Conservation Planning Land Acquisition Grant (Grant) from the U.S. Fish and Wildlife Service (USFWS) to assist in the acquisition of 39.71± acres, all as expansions of the DFG's Santa Rosa Plateau Ecological Reserve, Tenaja Corridor (Ecological Reserve). The properties are located within the Western Riverside

County's Multiple Species Habitat Conservation Plan (MSHCP), in southwestern Riverside County and will be maintained as part of the Ecological Reserve for the protection of critical wildlife linkage corridors and habitat for threatened and endangered species on the Santa Rosa Plateau. Ms. Debbie Townsend of the Wildlife Conservation Board briefly described the project and its location.

#### Location

The Santa Rosa Plateau area is located east of the City of Temecula and stretches south from the City of Murrieta to the Riverside County line. The area lies in the southwest corner of the MSHCP area and provides linkages to various reserves across the broader landscape, including the Santa Rosa Plateau Ecological Reserve, and connects to the Cleveland National Forest via the Tenaja Wildlife Corridor.

The donation properties (Expansions 1—9) are located within the Santa Rosa Plateau, Tenaja Corridor, both adjacent to the Ecological Reserve and grouped in a rural residential area that extends along Tenaja Road from the Clinton Keith Road junction westerly to the Cleveland National Forest. The acquisition property (Expansion 10) is an in-holding within the Ecological Reserve located on the east side of Clinton Keith Road, opposite the Avenida La Cresta junction, La Cresta community.

#### Project Description

In 1984, TNC purchased the first 3,100± acres to establish the Ecological Reserve. In 1991, 3,825± additional acres were purchased as part of a cooperative effort with TNC, Riverside County, Metropolitan Water District, USFWS, and DFG, followed by an agreement to co-manage the Reserve. To prevent the plateau from becoming an ecological island in the midst of rural residential development, TNC began piecing together land parcels between the plateau and nearby Cleveland National Forest. Once complete, the 3.5 mile long Tenaja Wildlife Corridor will facilitate safety and ease of movement, especially for mountain lions and other large mammals that need wider areas to roam. Today, the Ecological Reserve and the Tenaja Corridor contains approximately 8,300 acres.

In addition to the conservation efforts at the Ecological Reserve, the MSHCP calls for the conservation of between 3,497 and 7,645 acres in the Santa Rosa Plateau area. Land acquisitions within the Santa Rosa Plateau area will protect multiple listed species and their habitats, including an ecologically significant complex of vernal pools. Riverside fairy shrimp, a federally-listed endangered species and vernal pool fairy shrimp, a federally-listed threatened species are restricted to the seasonal, shallow Santa Rosa Plateau pools. The Santa Rosa Plateau area also contains large blocks of coastal sage scrub, an important native plant community that is declining due to land conversion. The loss of this habitat and associated adjacent habitats (interspersed grasslands, riparian, and chaparral) has resulted in the listing of many associated species that are known to occur on the parcels identified in the project. Species such as the coastal California gnatcatcher, southwest willow flycatcher, least Bell's vireo, Munz's onion, California Orcutt grass, slender-horned spineflower, thread-leaved brodiaea, and spreading navarretia all occur and are dependent on the habitats proposed for acquisition.

### WCB Program

The DFG has recognized the importance of the properties to both its Ecological Reserve and to the joint federal, state and local Natural Community Conservation Planning (NCCP) efforts visualized through the County's MSHCP. The MSHCP, in total, covers a 1.2 million acre plan area and 146 species. The key component of the plan's success is to assemble a 500,000 acre conservation area to secure survival of the 146 species. This acreage goal includes approximately 346,000 acres of existing public and quasi-public lands and 153,000 acres of additional land that needs to be conserved. Approximately 17,600 of the 153,000 acres of habitat have been acquired to date using a combination of local, state, and federal funding. The WCB's Land Acquisition Program enables it to pursue acquisitions and accept donations on behalf of the DFG; accept federal grant funds to facilitate acquisitions as recommended by the DFG and located within the approved NCCP/MSHCP, and to provide State bond funding to assist in proposed acquisitions and cover its project-related costs.

Mr. McCamman asked if this project is consistent with the initial plan of the MSHCP. Ms. Townsend confirmed that this project is consistent with the County's MSHCP.

### Management Objectives and Needs

The DFG proposes to manage the donation properties and the in-holding as part of its Santa Rosa Plateau Ecological Reserve, Tenaja Corridor, to protect the habitat and populations of federal and state-listed endangered and threatened species that occupy the area, and to increase regional wildlife habitat corridors and linkages. TNC holds an endowment that helps to fund management of the Ecological Reserve, and the DFG also holds a management endowment that was provided by Metropolitan Water District. In addition, a State Wildlife Grant assists in providing funding for land management of these properties.

Mr. McCamman asked if there is a management plan yet on the Santa Rosa Plateau. Mr. Donnelly responded that this is unknown.

### Terms

**Donation Properties:** TNC has offered to donate fee title to seven properties, totaling 73± acres, to the DFG for inclusion in the Ecological Reserve. These properties are considered high priority for the DFG and have been approved by the USFWS, based on their resources values and habitat linkage to the Tenaja Corridor, as in-kind match properties to match other acquisitions in the Santa Rosa Plateau and San Jacinto River Areas. Specifically, these properties, if approved by the Board as a donation, will be encumbered with federal grant restrictions as outlined in USFWS' Habitat Conservation Planning Land Acquisition Grant (Grant No. E-20-HL-3) and used to provide the match for the project previously referenced in Item 10 of this agenda. Appraisals have been completed for the properties to determine their value as in-kind and approved by the Department of General Services (DGS) and the USFWS. The donation of the two conservation easements is of priority to the DFG as part of the Ecological Reserve, but they have no monetary value as in-kind matching properties.

**Acquisition Property:** The 39.71± acre property proposed for acquisition has been appraised at \$755,000.00 and the fair market value approved by the DGS and the USFWS. The property owner has offered to sell the property to the State in a bargain sale for \$738,750.00. The USFWS has approved the sources of the required non-federal match for the acquisition property which will be encumbered with the terms and conditions of the federal Grant, as appropriate.

Project Funding

Mr. Donnelly reported that all of the numbers listed below have changed, and asked the new numbers be reflected in this document.

The funding for the **Acquisition Property** will be provided as follows:

USFWS Grant	\$339,750.00	\$476,955.00
TNC Funding	262,458.00	145,813.00
DFG Funds	100,000.00	115,982.00
Land Owner Donation	16,250.00	
<del>In Kind Costs and Services</del>	<del>36,542.00</del>	
<b><u>TOTAL</u></b>	<b><u>\$755,000.00</u></b>	<b><u>\$738,750.00</u></b>

Mr. Donnelly said that the difference between the appraised value and the purchase price is the \$16,250.00 land owner donation.

The WCB will not be contributing funding toward the purchase price; however, the DFG proposes to contribute \$115,982.00 of available funds to be deposited directly into an escrow account established for the acquisition.

Other Project Related Costs:

It is estimated that \$145,000.00 will be needed to cover internal project-related expenses for both the donation properties and the acquisition by the WCB, including the DGS appraisal review costs, title insurance and escrow fees, and the DGS/Department of Finance review of the donation and acquisition transaction, bringing the total recommended allocation for this proposal to \$145,000.00.

Funding Source

The proposed funding source for this project is the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) that provides funding for grants to implement or assist in the establishment of Natural Community Conservation Plans and is consistent with the objectives of the project.

Environmental Compliance and State Recommendation

The proposed donations and acquisition have been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and are proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. DFG is the grant applicant for the USFWS funding used for this project and has reviewed and recommends approval of this project.

Ms. Townsend introduced Mr. Brian Beck, Land Acquisition Analyst of the Western Riverside County Regional Conservation Authority, who was in the audience and available to answer questions.

Mr. McCamman asked if there were any questions or comments about this item.

Mr. Donnelly said that he would like to make a clarification to the motion.

Mr. Donnelly said that consistent with the new numbers we added, the acceptance of \$100,000.00 from the Department of Fish and Game should be changed to \$115,982.00, which is reflected in the section below (Staff Recommendation).

#### Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project, subject to the approval of the Department of Finance, as proposed; authorize acceptance of the Habitat Conservation Planning Land Acquisition Grant funds from the U.S. Fish and Wildlife Service; authorize acceptance of \$115,982.00 from the Department of Fish and Game to be deposited directly into an escrow account established for the acquisition property; allocate \$145,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) for project-related expenses; authorize staff to enter into appropriate agreements necessary to accomplish this project including the acceptance of federal grant restrictions on eight donation properties and the acquisition property, as appropriate; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that the Wildlife Conservation Board approve this project, subject to the approval of the Department of Finance, as proposed; authorize acceptance of the Habitat Conservation Planning Land Acquisition Grant funds from the U.S. Fish and Wildlife Service; authorize acceptance of \$115,982.00 from the Department of Fish and Game to be deposited directly into an escrow account established for the acquisition property; allocate \$145,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) for project-related expenses; authorize staff to enter into appropriate agreements necessary to accomplish this project including the acceptance of federal grant restrictions on eight donation properties and the acquisition property, as appropriate; and authorize staff and the Department of Fish and Game to proceed substantially as planned.**

**Motion carried.**

18. Sedgwick Reserve Infrastructure and Facilities Upgrade \$960,000.00  
Santa Barbara County

This proposal was to consider the allocation for a grant to the Regents of the University of California to upgrade utilities; repair roads, fencing, and a roof; construct a maintenance shop; and remove two buildings at Sedgwick Reserve, located in the Santa Ynez Valley approximately 4 miles northeast of the community of Santa Ynez in Santa Barbara County. Sedgwick Reserve is a part of the University of California Natural Reserve System (NRS). Mr. Chad Fien of the Wildlife Conservation Board briefly described the project and its location.

#### Location

Sedgwick Reserve is located in the Santa Ynez Valley on the southern slopes of the San Rafael Mountains, about 35 miles north of Santa Barbara. The 5,896 acre Reserve spans about 1600 feet in elevation and is noted for its remarkable environmental heterogeneity. Diverse vegetation types include coast live oak forest, blue oak woodland, valley oak savannah, chaparral, coastal sage scrub, grassland, willow riparian forest, serpentine outcroppings, and agricultural lands. The site contains major portions of two watersheds and a variety of localized wetland habitats, notably vernal pools. The region has a rich Native American heritage, and at least one Middle Chumash habitation site (1,500 to 2,000 years old) rests on site. In addition, about 200 acres of land is in agriculture, either grazed or farmed organically.

#### Project Description

Sedgwick was a working ranch before it was acquired by the NRS. It includes existing facilities comprised of old ranch buildings clustered in the headquarters area encompassing about 5 acres. The project will create the basic infrastructure needed for proposed future facilities and provide for the emergency renovation of the Art Studio roof. Infrastructure development includes the following: construction of a wastewater system, distribution of a potable water supply, upgrade of the electrical supply and distribution system and communications, repair of fencing for controlled grazing, repair of roads, removal of two existing buildings, and construction of a maintenance shop.

#### WCB Program

Under Proposition 84, the Wildlife Conservation Board (WCB) received funding to provide matching grant dollars to the University of California for the NRS for land acquisitions, construction and development of facilities that will be used for research and training to improve the management of natural lands and the preservation of California's wildlife resources. The mission of the NRS is to contribute to the understanding and wise management of the earth and its natural systems by supporting university-level teaching, research, and public service at protected areas throughout California. To implement this funding, the WCB and the NRS developed guidelines for selecting eligible projects. This also included establishment of a NRS Ad Hoc Advisory Subcommittee to review and set priorities for project proposals prior to submittal to the WCB.

Management objectives and needs

The grantee has agreed to manage and maintain the facilities for 25 years, pursuant to the terms and conditions of the grant. If at any time during the life of the project the grantee is unable to manage and maintain the project improvements, the Grant Agreement is to refund to the State of California an amortized amount of funds based on the number of years left on the project life.

Project Funding

The proposed funding breakdown for the project is as follows:

<b>Wildlife Conservation Board</b>	<b>\$960,000.00</b>
University of California Santa Barbara	178,619.00
National Science Foundation	164,959.00
Private Donations	616,422.00
<b><u>TOTAL</u></b>	<b><u>\$1,920,000.00</u></b>

Project costs will be for installation of one new roof, upgraded wastewater system, a new water distribution system, electrical upgrades, fencing and road repairs, construction of a maintenance shop, the demolition of two dilapidated buildings, construction supervision, and administration.

Funding Source

The proposed funding source for this project is the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b)(3). This funding may be granted to the University of California for the Natural Reserve System for the construction and development of facilities that will be used for research and training to improve the management of natural lands and the preservation of California's wildlife resources and is consistent with the objectives of this project.

Environmental Compliance and State Recommendation

The Regents of the University of California prepared an Environmental Impact Report (EIR) for the project pursuant to the requirements of the California Environmental Quality Act (CEQA). Staff considered the EIR and prepared proposed written findings to comply with the WCB's obligations under CEQA as a responsible agency. Subject to approval by the WCB, the appropriate Notice of Determination will be filed with the State Clearinghouse.

Mr. McCamman had a question about the use of Proposition 84 dollars.

Mr. Donnelly responded that within the Proposition 84, under the funding we received under Section 76055(b), it allows us to provide up to \$25 million dollars as a match to assist the University in acquisition and/or facility upgrades for the UC Reserve System. Mr. McCamman asked what portion of this money has been utilized. Mr. Donnelly responded that he does not have the total number right now but offered to report that number to the Board later.

Staff Recommendation

Staff recommended that the Wildlife Conservation Board adopt the written findings and approve this project as proposed; allocate \$960,000.00 from the Safe Drinking

Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b)(3); 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that the Wildlife Conservation Board adopt the written findings and approve this project as proposed; allocate \$960,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(b)(3); 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.**

- |                                   |              |
|-----------------------------------|--------------|
| 19. Vail Lake<br>Riverside County | \$970,000.00 |
|-----------------------------------|--------------|

Mr. Donnelly reported that several letters of support were received for this project from the following people: Mr. Chris Basilevac, Acting Director, The Nature Conservancy; Mr. Charles Landry, Executive Director, Regional Conservation Authority; Dan Silver, MD, Executive Director, Endangered Habitats League; and Mr. Matthew G. Stone, PE, General Manager, Rancho Water.

This proposal was to consider the allocation for a grant to the Riverside Land Conservancy (RLC) for a cooperative project with the Department of Defense and the Regional Water Quality Control Board to acquire three properties totaling 520± acres of native upland and wetland habitat to support threatened and endangered species. Mr. Jon Wilcox of the Wildlife Conservation Board briefly described the project and its location.

Location

The properties are located in the Aguanga area of unincorporated Riverside County and within the Western Riverside County Multiple Species Habitat Conservation Planning (MSHCP) area. More specifically, the subject properties are east of Sage Road and north of Route 79, within the Vail Lake watershed. The Cleveland National Forest lies due south of the project area, and the City of Temecula is twenty miles to the east.

Project Description

The Vail Lake area includes a mosaic of native upland and wetland habitat types that support State and Federally threatened or endangered species, all converging within a relatively small region. As a core biological resource area in the County, Vail Lake is a key source for plant and animal dispersal to other portions of Riverside County and helps sustain or re-establish populations of sensitive species for other open space areas in the region. The subject property due its size,

biological diversity, and location is a key component within MSHCP and the multiple habitat conservation programs in western Riverside County. The subject property helps establish a regional habitat linkage joining portions of the Cleveland and San Bernardino National Forests.

### WCB Program

The proposed grant for this project is being made under the Land Acquisition Program at the Wildlife Conservation Board (WCB). The Acquisition Program is administered pursuant to the Board's original enabling legislation, the Wildlife Conservation Law of 1947 (Fish and Game § 1300, et seq.) to acquire areas that can successfully sustain wildlife and provide for suitable recreation opportunities. Under this program, acquisition activities are carried out in conjunction with the Department of Fish and Game (DFG), evaluating the biological values of property. For this particular property, the biological assessment occurred through the development and inclusion of the property within an NCCP. The WCB's Land Acquisition Program enables it to pursue acquisitions on behalf of the DFG of properties recommended by the DFG and located within approved NCCPs.

### Management Objectives and Needs

When acquired, this property will be managed by the RLC. It is anticipated that the area will offer passive public recreational uses, as the habitat is maintained in conjunction with other properties to form the Vail Lake Natural Area.

### Terms

The approved fair market value of the fee title is \$2,465,000.00 as determined by an appraisal and as approved by the Department of General Services (DGS). The property owners have agreed to sell the fee title to RLC for this amount. RLC has secured or applied for sufficient funds to cover the purchase price of all three properties. The terms and conditions of the proposed grant to the RLC provide staff of the WCB will review and approve all title documents, appraisals, preliminary title reports, documents for purchase and sale, escrow instructions and instruments of conveyance prior to disbursement of funds directly into the escrow account established for the acquisition. In the event of a breach of the grant terms, the WCB can require the Grantee to encumber the property with a conservation easement and reimburse WCB for the difference between the amount of grant funds and the value of the conservation easement.

### Project Funding

The proposed funding breakdown for the project is as follows:

<b>Wildlife Conservation Board</b>	<b>\$965,000.00</b>
Department of Defense	1,232,500.00
Regional Water Quality Control Board	<u>267,500.00</u>
<b><u>TOTAL</u></b>	<b><u>\$2,465,000.00</u></b>

### Other Project Related Costs

It is estimated that an additional \$5,000.00 will be needed to cover internal project-related expenses, including DGS review costs, bringing the total recommended allocation for this proposal to \$970,000.00.

Funding Source

The proposed funding source, Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c), allows for grants to protect threatened and endangered species and to implement or assist in the establishment of NCCPs and is consistent with the objectives of this project.

Environmental Compliance and State Recommendation

The acquisition has been reviewed for compliance with the California Environmental Quality Act (CEQA) requirements and is proposed as exempt under CEQA Guidelines Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes, and Section 15325, Class 25, as a transfer of an ownership interest in land to preserve open space. Subject to authorization by the WCB, a Notice of Exemption will be filed with the State Clearinghouse. The project has been reviewed by DFG through the establishment and approval of the NCCP and has been recommended for approval.

Mr. McCamman asked if the Department of Defense is using this as mitigation (?). Mr. Wilcox responded that this is going to be more of a base buffer acquisition and there is MOU between Riverside Land Conservancy, The Nature Conservancy and the Department of Defense. Mr. McCamman asked if the acquisition is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan(?). Mr. Wilcox confirmed that this is correct.

Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$970,000.00 from the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) to cover the grant amount and internal project-related expenses; 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that the Wildlife Conservation Board approve this project as proposed; allocate \$970,000.00 form the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, (Proposition 84), Section 75055(c) to cover the grant amount and internal project-related expenses; 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. Otay River Delta Riparian Habitat Restoration \$600,000.00  
San Diego County

Mr. Donnelly reported that two letters of support were received from the following people: Mr. Greg Cox, Supervisor, 1st District, San Diego County Board of Supervisors and Mr. Andrew Yuen, Project Leader, United States Department of the Interior, Fish and Wildlife Service, San Diego National Wildlife Refuge Complex.

This proposal was to consider the allocation for a grant to River Partners (Grantee) for a partnership project with the U.S. Fish and Wildlife Service (Service) to restore approximately 65 acres of riparian habitat near the mouth of the Otay River.

Mr. Tony Chappelle of the Wildlife Conservation Board briefly described the project and its location.

#### Location

The project is located immediately west of Interstate 5 on the South San Diego Bay Unit of the Service's San Diego Bay National Wildlife Refuge adjacent to the City of Chula Vista.

#### Project Description

The project site is a floodplain of the Otay River which once supported riparian habitat, one of the most important habitats for wildlife in California. Statewide, most of this floodplain habitat has been cleared for development, farming, flood control or other human activities. This particular Otay River Delta site was cleared of riparian habitat, farmed for decades and later abandoned when it was acquired by the U.S. Fish and Wildlife Service. Currently, with the exception of a few scattered riparian trees and shrubs, and a narrow strip of riparian habitat along the river channel, the site is covered with ruderal, non-native, invasive weeds which provide little wildlife habitat value.

This project will restore 65± acres of riparian habitat, benefiting a myriad of riparian-dependent wildlife species including the federally endangered least Bell's vireo. The Grantee has prepared a preliminary restoration plan based on prior studies of the watershed and determined which riparian habitat types will be most appropriate for the site, based on what habitats are found in the watershed and what plant associations are believed to have originally been on the project site. Further soils and hydraulic studies will be carried out to finalize a site-specific restoration plan. The restoration plan will include the installation of five riparian habitat types – coast live oak riparian woodland, cottonwood-willow riparian forest, mule fat scrub, willow scrub, and grassland. Prior to planting, the site will be cleared of exotic invasive weeds (mostly chrysanthemum) and may be slightly re-contoured according to the recommendations of the soils and hydraulic studies. A drip irrigation system will be installed to irrigate the woody riparian plants for three years after planting. A remnant agricultural well is available for water at the site. Each woody plant will be protected with a plant protector and weeds will be controlled both chemically and mechanically to maximize plant growth and survivorship. The growth and survivorship of the plants will be monitored for three years and replanting will be done as necessary to accomplish the 65± acre riparian habitat restoration goal. Existing infrastructure easements on the site for sewers and other utilities will be

planted with native grasses to facilitate access should maintenance of the utilities become necessary.

One of the most exciting aspects of the project is the potential for expansion of endangered least Bell's vireo habitat. Vireos have been observed just upstream of the project site, and it is expected that they will be using this restoration site in just a few years once the new habitat is established and providing the cues necessary for vireo use. The Grantee will be monitoring bird use of the site and will work with the Service and the U.S. Geological Survey to include the project site in their annual least Bell's vireo surveys for the Otay Valley Regional Park, which currently stop at the eastern boundary of the project site (Interstate 5).

#### WCB Program

This project is proposed to be funded through the California Riparian Habitat Conservation Program (Fish and Game Code §1385 et seq.) and meets the program's goal of increasing riparian habitat across California by implementing riparian habitat restoration projects.

#### Management Objectives and Needs

According to the Grant Agreement, signed by both the Grantee and the Service, the three-year plant establishment period to be implemented by the Grantee is to be followed by long-term management of the site by the Service for riparian habitat values for at least 25 years. This meets the recommendations of the Service's Comprehensive Conservation Plan for the long-term management of the San Diego Bay National Wildlife Refuge which covers riparian habitat restoration of the Otay River Delta floodplain. The utility easement grasslands will be mowed once a year by the Service. Public access to the site is allowed via the San Diego Bayshore Bikeway which bisects the restoration site.

This project will contribute to the goals of several regional and statewide conservation plans. It is consistent with the City of San Diego Multiple Species Conservation Program (MSCP), which specifies a 1000-foot-wide wildlife corridor be provided on this site to preserve connections between the Otay River and San Diego Bay. This project will also provide benefits identified under the Otay River Watershed Management Plan, the Riparian Habitat Joint Venture's Riparian Bird Conservation Plan, and the California Partners in Flight Riparian Bird Conservation Plan.

#### Project Funding

The proposed funding breakdown for the project is as follows:

<b>Wildlife Conservation Board</b>	<b>\$600,000.00</b>
Caltrans EEMP	350,000.00
Resources Legacy Group	5,000.00
San Diego Foundation	40,000.00
River Partners (Grantee)	<u>99,870.00</u>
<b><u>TOTAL</u></b>	<b><u>\$1,094,870.00</u></b>

Project costs will be for project management, planning and design, field preparation, irrigation installation, planting, maintenance, monitoring, and project administration.

Funding Source

The proposed funding source for this project is the Habitat Conservation Fund, (Proposition 117), Section 2786(e/f)(1E). This source provides funding for the protection, restoration or enhancement of riparian habitat in floodplains and is consistent with the objectives of this project.

Environmental Compliance and DGF Review/ Recommendation

The DFG has reviewed this proposal and recommends it for funding by the WCB. As necessary, the Grantee will be responsible for filing an application for a coastal development permit with the California Coastal Commission for this project; consulting with the Army Corps of Engineers to determine Clean Water Act Section 404 and 401 requirements; and applying for a Stormwater Construction Permit with the State Water Resources Control Board prior to construction. The project is exempt from the California Environmental Quality Act (CEQA) under Class 4 of Categorical Exemptions, California Code of Regulations, Title 14, Section 15304, as a minor alteration to land. Subject to approval by the WCB, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

Mr. Chappelle introduced Mr. John Carlon, President, and Ms. Amanda Freeman, Deputy Director of River Partners, who were in the audience and available to answer questions.

Mr. McCamman asked if the actual restoration will be performed by River Partners. Mr. Chappelle confirmed that this is correct. Mr. McCamman asked if the salt ponds that are on the property are being restored. Mr. Chappelle responded that those salt ponds are being restored to tidal influence in the very near future.

Staff Recommendation

Staff recommended that the Wildlife Conservation Board approve this project as proposed; allocate \$600,000.00 from the Habitat Conservation Fund, (Proposition 117), Section 2786(e/f)(1E); 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. McCamman asked if there were any questions or comments about this item. There were none.

**It was moved by Ms. Finn that the Wildlife Conservation Board approve this project as proposed; allocate \$600,000.00 from the Habitat Conservation Fund, (Proposition 117), Section 2786(e/f)(1E); 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. San Joaquin and Contra Costa Counties  
Conservation Planning Areas

Informational

This item was to provide an update and progress report regarding previously approved projects authorized by the Wildlife Conservation Board during its meetings held on May 28 and November 17, 2009. The Board approved accepting four Habitat Conservation Land Acquisition Grants (Grants) from the U.S. Fish and Wildlife Service, spanning 2006, 2007, 2008 and 2009, and authorized block grants to the East Contra Costa Habitat Conservancy to complete several acquisitions. Because of the complexity of the Grants and the volume of authorized properties targeted under the Grants, the Board requested that staff return to provide an update when significant progress had been made. Mr. Jon Wilcox of the Wildlife Conservation Board presented this item before the Board.

Consequently, with the assistance of the East Contra Costa County Habitat Conservancy and East Bay Regional Park District, we have successfully closed 3,292 acres, with an aggregate Department of General Services appraised value of \$13,999,435.00. Further, we have expended all funding for the U.S. Fish and Wildlife Service (USFWS) San Joaquin Multi-Species Conservation Plan (SJMSHCP) Land Acquisition Grant for 2006 and a majority of the SJMSHCP Land Acquisition Grant for 2007. With two additional closings totaling 1,342 acres scheduled for the end of next month, these acquisitions will close the 2007 grant in its entirety. Activity on the 2008 and 2009 grants will begin over the next several months.

The acquisitions focus on high conservation priority due to high habitat value on-site. As well, the potential to provide essential habitat and connectivity for multiple species that move across county boundaries or whose populations or habitat span the two counties covered by the two habitat conservation plans, adds to the priority status.

These acquisitions will help establish a northwest-southeast movement corridor for the endangered San Joaquin kit fox and protect habitat for the conservation of the threatened California red-legged frog. The acquisition focus areas support a large, contiguous patch of annual grasslands and vernal pool habitat in the area as well as create valuable habitat corridor linkages over previously conserved lands spanning across the two counties.

Mr. Donnelly clarified that the dark red circles on the map represent the 2006 grant acquisitions, the light green circles are the 2007 acquisitions, and the orange circles represent in-kind match properties.

With no further business to discuss, the meeting was adjourned at 11:30 A.M.

Respectfully submitted,

John Donnelly  
Executive Director

## PROGRAM STATEMENT

At the close of the meeting on August 26, 2010, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947 totaled \$2,187,234,042.81. 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 Fund, 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, Safe Drinking Water, Clean Water, Watershed Protection, and Flood Protection Fund, California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund, Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Fund of 2006, 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. The tax credits 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 .....	43,115,329.28
Reservoir Construction or Improvement .....	5,605,699.00
Stream Clearance and Improvement.....	29,695,991.09
Stream Flow Maintenance Dams.....	542,719.86
Marine Habitat .....	3,046,619.07
Fish Screens, Ladders and Weir Projects .....	4,224,300.26
C. Fishing Access Projects.....	53,441,681.40
Coastal and Bay .....	4,612,013.11
River and Aqueduct Access .....	17,582,175.38
Lake and Reservoir Access .....	10,494,639.87
Piers .....	20,752,853.04
D. Game Farm Projects.....	146,894.49
E. Wildlife Habitat Acquisition, Development and Improvement.....	2,010,507,316.96
Wildlife Areas (General) .....	405,561,651.24
Miscellaneous Wildlife Habitat Development.....	21,795,758.07
Wildlife Areas/Ecological Reserves, (Threatened, Endangered or Unique Habitat) .....	717,529,224.11
Land Conservation Area .....	12,992,940.18
Inland Wetlands Conser. Grants & Easements ....	25,724,661.19

Riparian Habitat Conser. Grants & Easements ....	64,659,318.63
Other Wildlife Habitat Grants .....	762,243,763.54
F. Hunting Access Projects .....	636,898.57
G. Miscellaneous Projects (including leases) .....	21,875,289.94
H. Special Project Allocations.....	1,696,372.89
I. Miscellaneous Public Access Projects .....	39,284,585.15
State Owned .....	2,338,506.19
Grants .....	36,946,078.96
J. Sales and/or exchanges .....	523,455.07
K. Natural Heritage Preservation Tax Credit Act (tax credits awarded)...	(48,598,734.00)
Statutory plans .....	(0.00)
Corridors, wetlands, wildlife habitat, streams and riparian habitat .....	(6,234,658.00)
Agricultural lands .....	(13,775,640.07)
Water and water rights.....	(0.00)
State and local parks, open space and archaeological resources .....	(28,588,435.93)
 Total Allocated to Projects	 \$2,187,234,042.81