

DEPARTMENT OF FISH AND GAME

**WILDLIFE CONSERVATION BOARD**

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**NOTICE OF MEETING****WILDLIFE CONSERVATION BOARD**

February 24, 2005

10:00 A.M.

<sup>1/</sup>Resources Building Auditorium  
1416 Ninth Street, First Floor  
Sacramento, California 95814

**FINAL AGENDA ITEMS**

<b>ITEM NO.</b>	<b>FINAL AGENDA ITEMS</b>	<b>PAGE</b>
1.	Roll Call	1
2.	Funding Status – Informational	2
3.	Special Project Planning Account – Informational	5
4.	Proposed Consent Calendar (Items 5-9 and 11-13)	5
*5.	Approval of Minutes – August 12 and November 18, 2004 Meetings and January 21, 2005 Meeting	6
*6.	Recovery of Funds	7
*7.	Tulare Basin Wetland Enhancement, Phase III, Kern County	\$123,000.00 13

To consider an allocation for a grant to the California Waterfowl Association for a cooperative project with the landowner and the Department of Fish and Game, and the Board to enhance 778± acres of seasonal wetlands and 25± acres of permanent wetlands located approximately twenty air miles southwest of Delano on privately owned property near the U.S. Fish and Wildlife Service's Kern National Wildlife Refuge. [Habitat Conservation Fund (Prop. 117), Section 2786 (d) IWCP]

\* Proposed Consent Calendar

<sup>1/</sup> These facilities are accessible to persons with disabilities

- \*8. San Joaquin River Parkway, Friant Cove Public Access Augmentation, Fresno County \$5,900.00 15

To augment an existing contract for a cooperative project with the San Joaquin River Conservancy, Caltrans, and the Department of Boating and Waterways to construct a car-top boat launch, parking area, restroom and barrier-free pedestrian paths at the Conservancy's Friant Cove Public Access adjacent to the San Joaquin River, near the community of Friant. [Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Fund, (Prop. 12), Section 5096.355]

- \*9. Shaver Lake Boat Ramp, Fresno County \$128,000.00 17

To consider a cooperative project with the County of Fresno and the Department of Boating and Waterways to construct an additional boat ramp, parking area, and restroom at an existing boat launching facility on the north shore of Shaver Lake located in the Sierra National Forest approximately 45 miles northeast of the City of Fresno. [Wildlife Restoration Fund, (Minor Capital Outlay)]

10. Basso Bridge Ecological Reserve, Expansion 1, Stanislaus County \$98,000.00 19

To consider the acquisition of 32± acres as an addition to the Department of Fish and Game's Basso Bridge Ecological Reserve for the protection and enhancement of riparian and salmon spawning habitats. The property is located in eastern Stanislaus County, between State Highway 132 and the Tuolumne River, approximately two miles west of the town of LaGrange. [Habitat Conservation Fund (Prop. 117), Section 2786 (b/c)]

- \*11. Dos Reis Fishing Access (Transfer), San Joaquin County \$10,000.00 20

To consider approval to effect a no-cost transfer to the County of San Joaquin of 9± acres of State-owned land located along the San Joaquin River, approximately 4 miles south of Stockton near the City of Lathrop, in San Joaquin County, for the continued operation and maintenance of a public campground and parking facility. [California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund (Prop. 40), Section 5096.650]

- \*12. Feather River Parkway, Expansion 1, and Feather River Parkway (Disposal), Sutter County \$5,000.00 21

To consider the acceptance of fee title to a 10± acre property, together with a 1± acre non-exclusive roadway easement from the Sacramento and San Joaquin Drainage District to compensate for impacts associated with the re-alignment of a new levee along the western bank of the Feather River, just south of Yuba City, in Sutter county, and authorize the sale of a .05± acre portion of State-owned land which fronts Shanghai Bend Road on the west side of the levee realignment. [Habitat Conservation Fund, (Prop. 117), Section 2786 (e/f)].

\*13. Eureka Slough Wildlife Area (Transfer), Humboldt County                      \$1,000.00    23

To consider approval to effect a no-cost transfer to the U.S. Fish and Wildlife Service (USFWS) of 4± acres of State land which is remotely isolated from existing State holdings and can be more efficiently managed by the USFWS as an expansion to their adjacent Humboldt Bay National Wildlife Refuge in Humboldt County. [Habitat Conservation Fund (Prop. 117), Section 2786 (b/c)]

14. Soka University (King Gillette Ranch),                                                      \$5,000,000.00    24  
Los Angeles County

To consider the allocation of a grant to the Santa Monica Mountain's Conservancy to facilitate the cooperative acquisition of up to 588± acres of land located in the Santa Monica Mountains in Los Angeles County for the preservation and protection of riparian, oak woodland and coastal sage scrub habitat. [Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Prop. 50), Section 79572(a)]

15. Marshall Canyon Conservation Corridor,                                                      \$5,130,000.00    27  
Los Angeles County

To consider the allocation of a grant to the County of Los Angeles to assist in the acquisition of up to 258± acres of vacant land in and near the City of La Verne in Los Angeles County for the purpose of preserving wildlife habitat. [Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Prop. 50), Section 79572 (a)]

16. Ormond Beach, Ventura County                                                                      \$6,510,000.00    28

To consider the allocation of a grant to the State Coastal Conservancy to assist in a cooperative project with The Nature Conservancy for the acquisition of 276± acres of land in Ventura County along a stretch of the coast from Port Hueneme to the northwestern boundary of Point Mugu Naval Air Station at Ormond Beach. Acquisition of the subject property will protect and preserve salt and freshwater marsh areas, open beach and coastal dunes, as well as former wetlands and associated habitat. [Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Prop. 50), Section 79572 (a)]

17. Cuyama River Riparian Enhancement,                                                              \$220,800.00    30  
San Luis Obispo and Santa Barbara Counties

To consider the allocation of a grant to the Cachuma Resource Conservation District for a cooperative project with the Department of Fish and Game, the U.S. Natural Resources Conservation Service, the National Wild Turkey Federation and a private landowner to fence and protect riparian habitat along the Cuyama River on private and public land in San Luis Obispo and Santa Barbara Counties. [Habitat Conservation Fund (Prop. 117), Section 2786 (e/f)]

18. Wheatville Farms Wetland Restoration, Fresno County \$485,000.00 34

To consider an allocation for a grant to Ducks Unlimited, Inc., for a cooperative project with the landowner, the Department of Fish and Game, the U.S. Natural Resources Conservation Service and the North American Wetlands Conservation Council to enhance 17± acres of seasonal wetlands, restore 1,205± acres of seasonal and permanent wetlands, restore 395± acres of uplands and four miles of riparian habitat located approximately twenty five air miles southwest of Fresno on privately owned property. [Habitat Conservation Fund (Prop. 117), Section 2786 (d) IWCP]

19. Sands Meadow, Tuolumne County \$447,000.00 36

To consider the acquisition of 160± acres private in-holding within the Stanislaus National Forest, located approximately 10 miles northeast of the community of Dorrington in Tuolumne County, for the purpose of protection critical wildlife habitat and great gray owl breeding habitat. [Habitat Conservation Fund (Prop. 117), Section 2786 (a)]

20. Sands Meadow Disposal, Tuolumne County \$5,000.00 37

To consider the sale of fee title of 40± acres of land (acquired under Agenda Item #19 above) with the retention of a conservation easement over the property for the purposes of protecting critical wildlife habitat and great gray owl breeding habitat. The property lies within the Stanislaus National Forest and is located approximately 10 miles northeast of the community of Dorrington in Tuolumne County. [Habitat Conservation Fund (Prop. 117), Section 2786 (a)]

21. Franklin Ridge, Expansion 1, Contra Costa County \$1,010,000.00 39

To consider the allocation of a grant to the Muir Heritage Land Trust to assist in the acquisition of 702± acres of privately-owned land located southwest of the City of Martinez, in the northern portion of Contra Costa County, for the protection of wildlife habitat and several special-status wildlife species and assist in the expansion of the Bay Area Ridge Trail Corridor. [Habitat Conservation Fund (Prop. 117), Section 2786 (b/c)]

22. Napa-Sonoma Marshes Wildlife Area Restoration, \$12,479,065.00 41  
Ponds 1, 1A, 2, 3, 4, and 5, Napa and Solano Counties

To consider an allocation for a grant to Ducks Unlimited, Inc., for a cooperative project with the Department of Fish and Game to restore approximately 6,000 acres of wetland habitat located on the Napa-Sonoma Marshes Wildlife Area, Lower Napa River Unit immediately north of Highway 37, near Vallejo. [Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (Prop. 50), Section 79572 (c)]

23. Tolay Lake, Sonoma County \$1,010,000.00 47

To consider the allocation of a grant to the Sonoma County Agricultural Preservation and Open Space District for a cooperative project with various federal, state, county and private sources, to assist in the District's fee acquisition of the 1,737± acre Tolay Lake and surrounding watershed, uplands and seasonal grazing lands, located in southern Sonoma County. Also, to consider the acceptance of a conservation easement over a portion of the property in an area known as the "lakebed" as a condition of the grant. [Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Prop. 50), Section 79565]

24. Yolo Bypass Wildlife Area, Pacific Flyway Center, \$260,107.00 49  
Phase I, Yolo County

To consider an allocation for an interagency agreement with the California Department of Parks and Recreation, for a cooperative project with the Department of Fish and Game to provide project management for the design of the Pacific Flyway Center within the Yolo Bypass Wildlife Area located in Yolo County, approximately 5 miles west of Sacramento. [California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund, (Prop. 40), Section 5096.650]

25. Sacramento River Riparian Restoration, Drumheller \$648,000.00 54  
Slough Unit, Glenn County

To consider the allocation of a grant to River Partners for a cooperative project with the U.S. Fish and Wildlife Service to restore 204± acres of riparian habitat on public land located on the east bank of the Sacramento River, just upstream from the town of Princeton, in Glenn County. [Habitat Conservation Fund (Prop. 117), Section 2786 (e/f)]

26. Upper Mattole River Watershed Rehabilitation, \$893,000.00 56  
Humboldt and Mendocino Counties

To consider the allocation of a grant to Sanctuary Forest for a cooperative project with the State Water Resources Control Board, the State Coastal Conservancy, the Upper Mattole River and Forest Cooperative, the Mattole River and Range Partnership, private landowners and the Department of Fish and Game to restore fish and wildlife habitat, including habitat for coho, Chinook and steelhead, within the Upper Mattole River watershed, located on private and public land in Humboldt and Mendocino Counties. [Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Prop. 50), Section 79565]

27. Humboldt Bay Wildlife Area, Lighthouse Ranch Unit, \$1,025,000.00 59  
Humboldt County

To consider a cooperative acquisition of 6± acres of improved land located in the community of Loleta, at the south end of Humboldt Bay, Humboldt County; the acceptance of a grant from the State Coastal Conservancy directly into escrow to assist in the acquisition; and authority for immediate transfer of the property to the Bureau of Land Management (BLM), for the protection of wildlife habitat in the Table Bluff area and to provide consistent management of the property in conjunction with BLM's South Spit of Humboldt Bay. [California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund, (Prop. 40), Section 5096.650]

28. Hallelujah Junction Wildlife Area, Expansion 6, \$1,290,000.00 62  
Sierra and Lassen Counties

To consider the acquisition of 2,044± acres as an addition to the Department of Fish and Game's Hallelujah Junction Wildlife Area, located at the southerly end of Long Valley, along the California/Nevada border in Sierra and Lassen Counties, for the protection of key winter range habitat for mule deer from the Loyalton-Truckee deer herd. [Habitat Conservation Fund (Prop. 117), Section 2786 (a)]

29. Resolutions 63

To consider the approval of resolutions honoring Senator Byron Sher and Assembly Member Hannah-Beth Jackson.

Inquiries regarding agenda items may be directed to Al Wright, Executive Director of the Wildlife Conservation Board, at the address and telephone number shown on the letterhead.)

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**WILDLIFE CONSERVATION BOARD**

February 24, 2005

10:00 A.M.

<sup>1</sup>/Resources Building Auditorium  
1416 Ninth Street, First Floor  
Sacramento, California 95814

1. Roll Call

WILDLIFE CONSERVATION BOARD MEMBERS

Jim Kellogg, Chairman  
President, Fish and Game Commission  
Tom Campbell, Member  
Director, Department of Finance  
L. Ryan Brodrick, Member  
Director, Department of Fish and Game

JOINT LEGISLATIVE INTERIM ADVISORY COMMITTEE

Senator Wesley Chesbro  
Senator Sheila Kuehl  
Senator Abel Maldonado

Assembly Member Patty Berg  
Assembly Member Fran Pavley

EXECUTIVE DIRECTOR

Al Wright

\* Consent Calendar  
<sup>1</sup>/These facilities are accessible to persons with disabilities

2. Funding Status as of February 24, 2005 (Informational)

(a) 2004-05 Wildlife Restoration Fund Capital Outlay Budget

Budget Act - Minor Projects .....	\$500,000.00
Less Previous Board Allocations .....	(350,321.00)
Unallocated Balance.....	\$149,679.00

(b) 2004-05 Habitat Conservation Fund Capital Outlay Budget

Budget Act.....	\$20,577,000.00
Less Previous Board Allocations .....	(525,000.00)
Unallocated Balance.....	\$20,052,000.00

(c) 2003-04 Habitat Conservation Fund Capital Outlay Budget

Budget Act.....	\$20,620,000.00
Less Previous Board Allocations .....	(3,276,000.00)
Unallocated Balance.....	\$17,344,000.00

(d) 2002-03 Habitat Conservation Fund Capital Outlay Budget

Budget Act.....	\$20,664,000.00
Less Previous Board Allocations .....	(9,553,463.85)
Unallocated Balance.....	\$11,110,536.15

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

Budget Act (2003-04 Reappropriation) (San Joaquin River Conservancy Projects) .....	\$14,562,000.00
Less Previous Board Allocations .....	(11,579,330.08)
Unallocated Balance.....	\$2,982,669.92

(f) 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
Less Previous Board Allocations .....	(24,870,847.39)
Unallocated Balance.....	\$11,229,152.61



- (g) 2004-05 California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Bond Fund Capital Outlay Budget
- |                                                          |                 |
|----------------------------------------------------------|-----------------|
| Budget Act (San Joaquin River Conservancy Projects)..... | \$11,000,000.00 |
| Less Previous Board Allocations .....                    | (0.00)          |
| Unallocated Balance.....                                 | \$11,000,000.00 |
- (h) 2003-04 California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Bond Fund Capital Outlay Budget
- |                                                          |                |
|----------------------------------------------------------|----------------|
| Budget Act (San Joaquin River Conservancy Projects)..... | \$8,500,000.00 |
| Less Previous Board Allocations .....                    | (0.00)         |
| Unallocated Balance.....                                 | \$8,500,000.00 |
- (i) 2002-03 California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Bond Fund Capital Outlay Budget
- |                                                          |                |
|----------------------------------------------------------|----------------|
| Budget Act (San Joaquin River Conservancy Projects)..... | \$2,500,000.00 |
| Less Previous Board Allocations .....                    | (0.00)         |
| Unallocated Balance.....                                 | \$2,500,000.00 |
- |                                       |                |
|---------------------------------------|----------------|
| Chapter 983, Statutes of 2002.....    | \$4,800,000.00 |
| Less Previous Board Allocations ..... | (1,568,000.00) |
| Unallocated Balance.....              | \$3,232,000.00 |
- |                                       |                 |
|---------------------------------------|-----------------|
| Chapter 984, Statutes of 2002.....    | \$19,200,000.00 |
| Less Previous Board Allocations ..... | (3,793,000.00)  |
| Unallocated Balance.....              | \$15,407,000.00 |
- (j) 2001-02 California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Bond Fund Capital Outlay Budget
- |                                                    |                  |
|----------------------------------------------------|------------------|
| Continuously Appropriated (Section 5096.650) ..... | \$273,000,000.00 |
| Less Previous Board Allocations .....              | (100,261,671.44) |
| Unallocated Balance.....                           | \$172,738,328.56 |
- (k) 2004-05 Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 Capital Outlay Budget (Section 79568)
- |                                       |                 |
|---------------------------------------|-----------------|
| Budget Act.....                       | \$13,250,000.00 |
| Less Previous Board Allocations ..... | (11,400,000.00) |
| Unallocated Balance.....              | \$1,850,000.00  |

(l)	2003-04 Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 Capital Outlay Budget (Section 79568)	
	Budget Act.....	\$32,500,000.00
	Less Previous Board Allocations .....	(31,425,135.00)
	Unallocated Balance.....	\$1,074,865.00
(m)	2002-03 Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 Capital Outlay Budget	
	Continuously Appropriated (Sections 79565 and 79572) .....	\$814,350,000.00
	Less 2003-04 Budget Act Transfer to HCF from Section 79565....	(21,000,000.00)
	Less 2004-05 Budget Act Transfer to HCF from Section 79565....	(21,000,000.00)
	Less Previous Board Allocations .....	(572,182,848.62)
	Unallocated Balance.....	\$200,167,151.38
(n)	2003-04 Oak Woodlands Conservation Fund Capital Outlay Budget	
	Budget Act (Pursuant to Chapter 588, Statutes of 2001).....	\$5,000,000.00
	Less Previous Board Allocations .....	(0.00)
	Unallocated Balance.....	\$5,000,000.00

**RECAP OF FUND BALANCES**

Wildlife Restoration Fund (a) .....	\$149,679.00
Habitat Conservation Fund (b), (c) and (d) .....	\$48,506,536.15
Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund (e) and (f) .....	\$14,211,822.53
California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Bond Fund (g), (h), (i) and (j).....	\$213,377,328.56
Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (k), (l) and (m) .....	\$203,092,016.38
Oak Woodlands Conservation Fund (n) .....	\$5,000,000.00

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

Natural Heritage Preservation Tax Credit Act of 2000  
Chapter 113, Statutes of 2000

Total Tax Credits Available.....	\$100,000,000.00
Less Previously Awarded Tax Credits .....	(33,241,234.00)
Tax Credits Awarded at August 12, 2004 Meeting .....	(15,000,000.00)
Chapter 715, Statutes of 2004 Tax Credits Funded by:	
Wildlife Conservation Board	(\$6,000,000.00)
State Coastal Conservancy	(\$6,000,000.00)
Department of Parks and Recreation	(\$3,000,000.00)
Balance of Tax Credits Available.....	\$51,758,766.00

3. Special Project Planning Account Informational

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

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

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

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

California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund .....	\$60,000.00
-------------------------------------------------------------------------------------------------	-------------

4. Proposed Consent Calendar (Items 5-9 and 11-13)

\*5. Approval of Minutes – August 12 and November 18, 2004 Meetings and January 21, 2005 Meeting

At the August 12, 2004 meeting, the Wildlife Conservation Board approved the Recovery of Funds for numerous projects. During the preparation of the meeting minutes it was discovered that errors appeared in the calculations and corrections were made in the Recovery of Funds portion of the minutes to accurately reflect the amounts expended and recovered in the Habitat Conservation Fund and the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, as follows:

~~(\$115,550.94)~~ \$153,657.11 to the Habitat Conservation Fund

Wetland Habitat Restoration, North Grasslands (Featherston), Merced County

Allocated	\$83,000.00
Expended	<u>-44,893.83</u>
Balance for Recovery	\$38,106.17

Total Habitat Conservation Fund      ~~(\$115,550.94)~~ \$153,657.11

~~(\$21,710.48)~~ \$7,393.48 to the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002

Total Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002      ~~(\$21,710.48)~~ \$7,393.48

\*6. 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 be closed.

**\$0.00** to the **General Fund**  
**\$15,511.54** to the **Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund**  
**\$5,367.00** to the **Habitat Conservation Fund**  
**\$13,890.79** to the **Inland Wetlands Conservation Fund**  
**\$260.00** to the **Wildlife Restoration Fund**  
**\$0.00** to the **River Protection Sub account**  
**\$9,093.00** to the **California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund**  
**\$12,647,636.92** to the **Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002**  
**\$0.00** to **Other**

**GENERAL FUND**

Lake Redding Fishing Access Amendment, Shasta County

Allocated	\$135.00
Expended	<u>-135.00</u>
Balance for Recovery	\$0.00

Riparian Habitat Restoration, Sacramento River Wildlife Area, Pine Creek Unit, Glenn County

Allocated	\$132,247.08
Expended	<u>-132,247.08</u>
Balance for Recovery	\$0.00

**Total General Fund** **\$0.00**

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

Chuckwalla Bench Wildlife Area, Riverside County

Allocated	\$27,000.00
Expended	<u>-27,000.00</u>
Balance for Recovery	\$0.00

Lassen Foothills Ecological Reserve, Expansion 2 (Burton Ranch),  
Shasta/Tehama Counties

Allocated	\$185,000.00
Expended	<u>-181,748.00</u>
Balance for Recovery	\$3,252.00

Lassen Foothills Ecological Reserve, Expansion 3 (Leininger Ranch),  
Tehama County

Allocated	\$978,000.00
Expended	<u>-976,312.00</u>
Balance for Recovery	\$1,688.00

Napa Marsh Wildlife Area, Napa River Unit, Solano/Napa Counties

Allocated	\$365,000.00
Expended	<u>-354,835.42</u>
Balance for Recovery	\$10,164.58

O'Neill Sea Odyssey Marine Sanctuary Improvements, Santa Cruz County

Allocated	\$472,000.00
Expended	<u>-472,000.00</u>
Balance for Recovery	\$0.00

San Dieguito River Valley Corridor, San Diego County

Allocated	\$5,000,000.00
Expended	<u>-4,999,593.04</u>
Balance for Recovery	\$406.96

**Total Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Fund \$15,511.54**

## HABITAT CONSERVATION FUND

Allensworth Ecological Reserve, Expansions 15-20, Kern/Tulare Counties

Allocated	\$6,000.00
Expended	<u>-4,386.00</u>
Balance for Recovery	\$1,614.00

Riparian Habitat Restoration, Sacramento River Wildlife Area, Moulton Weir Unit, Colusa County

Allocated	\$248,420.00
Expended	<u>-248,420.00</u>
Balance for Recovery	\$0.00

Riparian Habitat Restoration, Sacramento River Wildlife Area, Pine Creek Unit, Glenn County

Allocated	\$75,000.00
Expended	<u>-75,000.00</u>
Balance for Recovery	\$0.00

San Bruno Mountain - Shellmound, San Mateo County

Allocated	\$5,000.00
Expended	<u>-1,247.00</u>
Balance for Recovery	\$3,753.00

Wetland Habitat Restoration (Rancho Caleta), Colusa County

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

**Total Habitat Conservation Fund** **\$5,367.00**

## INLAND WETLANDS CONSERVATION FUND

Habitat Restoration, Sacramento Valley Grasslands, Glenn/Yolo/Colusa Counties

Allocated	\$287,000.00
Expended	<u>-273,109.21</u>
Balance for Recovery	\$13,890.79

Wetland Habitat Restoration, Holmestead Farms, Yuba County

Allocated	\$34,000.00
Expended	<u>-34,000.00</u>
Balance for Recovery	\$0.00

**Total Inland Wetlands Conservation Fund** **\$13,890.79**

**WILDLIFE RESTORATION FUND**

Lake Redding Fishing Access, Shasta County

Allocated	\$195,260.00
Expended	<u>-195,000.00</u>
Balance for Recovery	\$260.00

**Total Wildlife Restoration Fund** **\$260.00**

**RIVER PROTECTION SUB ACCOUNT**

San Dieguito River Valley Corridor, San Diego County

Allocated	\$573,709.00
Expended	<u>-573,709.00</u>
Balance for Recovery	\$0.00

**Total River Protection Sub account** **\$0.00**

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

Alberhill Conservation Area, Expansion 2, Riverside County

Allocated	\$5,000.00
Expended	<u>-2,195.00</u>
Balance for Recovery	\$2,805.00

Lake Redding Fishing Access Amendment, Shasta County

Allocated	\$82,125.00
Expended	<u>-82,125.00</u>
Balance for Recovery	\$0.00



Riparian Habitat Restoration, Sacramento River Wildlife Area, Pine Creek Unit,  
Glenn County

Allocated	\$774,852.92
Expended	<u>-774,852.92</u>
Balance for Recovery	\$0.00

Van Hoosier Wildflower Preserve, Sonoma County

Allocated	\$1,705,000.00
Expended	<u>-1,702,208.00</u>
Balance for Recovery	\$2,792.00

Wilson Creek Riparian Corridor, Riverside County

Allocated	\$5,005,000.00
Expended	<u>-5,001,504.00</u>
Balance for Recovery	\$3,496.00

**Total California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund** **\$9,093.00**

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

Ballona Wetlands, Los Angeles County

Allocated	\$140,000,000.00
Expended	<u>-139,147,299.16</u>
Balance for Recovery	\$852,700.84

Balls Ferry, Expansion 1, Shasta County

Allocated	\$1,325,000.00
Expended	<u>-1,314,029.00</u>
Balance for Recovery	\$10,971.00

Garcia River, Mendocino County

Allocated	\$3,700,000.00
Expended	<u>-3,352,800.00</u>
Balance for Recovery	\$347,200.00

Jacoby Creek Forest, Expansion 3, Humboldt County

Allocated	\$1,130,000.00
Expended	<u>-1,114,751.00</u>
Balance for Recovery	\$15,249.00

Lake Earl Wildlife Area, Expansion 28-30, Del Norte County

Allocated	\$28,000.00
Expended	<u>-12,164.92</u>
Balance for Recovery	\$15,835.08

Lake Earl Wildlife Area, Expansion 31, Del Norte County

Allocated	\$15,000.00
Expended	<u>-9,319.00</u>
Balance for Recovery	\$5,681.00

Lower Colorado River Ecological Reserve, Riverside County

Allocated	\$11,400,000.00
Expended	<u>-0.00</u>
Balance for Recovery	\$11,400,000.00

Napa-Sonoma Marshes Wildlife Area, Napa River Unit, Expansion 1, Napa County

Allocated	\$1,780,000.00
Expended	<u>-1,780,000.00</u>
Balance for Recovery	\$0.00

**Total Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002** **\$12,647,636.92**

**OTHER**

Tehama Wildlife Area Land Exchange, Tehama County

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

At the November 18, 2003 meeting of the Wildlife Conservation Board, the Board approved the exchange of 17± acres of unimproved land under the jurisdiction of the Department of Fish and Game for 5± acres of improved land under the jurisdiction of the Department of Forestry and Fire Protection near Paynes Creek in Tehama County. The land exchange has been completed and this entry is to officially close the project for the Board.

**Total Other** **\$0.00**

- \*7. Tulare Basin Wetland Enhancement, Phase III, Kern County \$123,000.00

This proposal is to consider an allocation for a grant to the California Waterfowl Association for a partnership project with the landowner and the Department of Fish and Game (DFG) to install a well and pump to enhance approximately 778 acres of seasonal wetlands and 25 acres of semi-permanent wetlands. The project is located on privately owned land, approximately 20 air miles southwest of the City of Delano and 5 miles southeast of the U.S. Fish and Wildlife Service's Kern National Wildlife Refuge.

In 1995 and again in 1996, the Wildlife Conservation Board (WCB) allocated funds for the first two phases of wetland restoration on this and the adjacent property, enhancing approximately 480 acres of seasonal wetlands. In 1998 and 2000, WCB again assisted with wetland improvements in the area through the construction of a 3.25 mile water conveyance system that supplied surface water on average and wet years to these wetlands. This work was so successful that many other landowners began restoration projects; currently more than 2,000 acres have been enhanced or restored in the immediate area.

The Tulare Basin was historically the largest single block of wetlands west of the Mississippi River, with an estimated wetland acreage of more than 500,000 acres. With fewer than 15,000 acres remaining, this area has suffered the worst loss of wetlands anywhere in the U.S., a reduction of over 97 percent. These wetlands were drained over many decades to provide water for new agriculture fields. Water remains the single most critical need for the few remaining wetlands, especially in dry years when most streams never reach the lake

bottom. During these years, most wetland managers rely on pumped water from deep wells to flood their properties in the winter.

The existing wetlands on this property are currently supplied by several wells and pumps that are near the end of their useful life and will need to be replaced in the near future. In addition, they are relatively shallow wells and pull water that is not of the highest quality. The proposal will provide a much deeper well and more powerful pump that will supply higher quality water from deeper aquifers.

The Tulare Basin continues to be critical to many species of waterfowl and other wetland species. The few remaining wetlands can attract tremendous concentrations of shorebirds and waterfowl to this day, but total numbers are a tiny fraction of the vast flocks that once used this basin in the winter. Even so, the Basin is winter home to thousands of waterfowl, especially northern pintail and green winged teal. Many species of shorebirds also use the area, including long billed dowitchers and black necked stilts.

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

Description:	Estimated Cost
Electric Pump and Well	\$138,000.00
Grantee project management	5,000.00
<b>TOTAL ESTIMATED COST:</b>	<b>\$143,000.00</b>
Proposed Funding Breakdown:	
Wildlife Conservation Board	\$123,000.00
Landowner (Cash)	20,000.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$143,000.00</b>

The landowner has agreed to deliver their entire contribution, even if costs are lower than expected. The DFG has reviewed this proposal and recommends it for funding by the Board. This project is exempt from the California Environmental Quality Act 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 Board, the appropriate Notice of Exemption will be filed with the State Clearinghouse. The landowner has agreed to manage and maintain the property for twenty-five years, which includes supplying water from the well, to flood at least forty percent of the property every winter, pursuant to the terms and conditions of the Habitat Management Plan. If at any time during the life of the project, the landowners are unable to manage and maintain the project improvements, they will refund the State of California an amortized amount of funds based on the number of years left on the project life.

Staff recommends that the Board approve this project as proposed; allocate \$123,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (d) IWCP; 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.

- \*8. San Joaquin River Parkway, Friant Cove Public Access Augmentation, Fresno County \$5,900.00

This proposal is to consider an augmentation for an existing grant to the San Joaquin River Conservancy (Conservancy) to construct a car-top boat launch, restroom, parking area, barrier-free path and service road on property owned by the Conservancy adjacent to the San Joaquin River at the corner of North Fork Road and Millerton Road in Fresno County.

The Wildlife Conservation Board (WCB) approved the acquisition of this 5.78 acre property on the left bank of the San Joaquin River in 1998 and subsequently transferred the land to the Conservancy. The purpose of the acquisition was to provide public access and eventually construct a public access project like the one presently proposed. The current project proposal includes a stabilized, compacted gravel ramp for hand-launching small boats, 60± space parking area, a vault restroom, a barrier-free pedestrian path to the riverbank to accommodate mobility impaired individuals and a service road for maintenance and emergency vehicles. Also planned are landscaping, an educational kiosk, a picnic area, a drinking fountain, an entry sign, lighting and security gates. The Conservancy will be responsible for maintenance and operation of the facility for the next twenty-five years. This facility is envisioned to become a visitor "hub" at the terminus of the San Joaquin River Parkway. The parking area will also function as a park and ride facility. The site is already used informally for fishing access and launching of small boats. Preliminary project design was funded by a federal Intermodal Surface Transportation Efficiency Act (ISTEA) grant as well as a 1999 WCB allocation. Construction of the proposed project will be funded by a Congestion Management Air Quality grant, a Department of Boating and Waterways grant, a Transportation Enhancement Activities (TEA) grant and the WCB grant.

The San Joaquin River Parkway is defined in State legislation as approximately 5,900 acres within a twenty-two mile long stretch between Friant Dam and State Route 99 along the San Joaquin River. The San Joaquin River Conservancy was created in 1992 to preserve and enhance the San Joaquin River's extraordinary biological diversity, protect its valued cultural and natural resources and provide educational and recreational opportunities to the local communities.

The WCB's 2000-01 budget contains Proposition 12 monies with control language directing that these funds be used for Conservancy programs.

On August 21, 2003, the Conservancy Board approved a request asking the WCB to allocate funds from Proposition 12 to the Conservancy for the proposed project that was subsequently approved by the WCB on May 13, 2004. Following the original allocation, the Conservancy received an updated project cost estimate from the Department of General Services (DGS) which indicated a significant shortfall in available funding. On November 4, 2004 the Conservancy Board approved changes in the project design which significantly reduced the shortfall while maintaining the original project scope. The changes included reducing DGS construction inspection costs, reducing fill dirt cost estimates, reducing the size of perimeter boulders, eliminating barbecues, changing the method of grass seed application, and replacing colored concrete with conventional concrete. Along with the approval of these changes, the Conservancy Board has approved the request for funding from WCB to cover the small remaining funding shortfall.

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

Description:	Estimated Total
Engineering and Design	\$53,900.00
Construction	598,700.00
Construction management/compliance	45,500.00
Contingencies	45,000.00
<b>TOTAL ESTIMATED COSTS:</b>	<b>\$743,100.00</b>
Proposed Funding Breakdown:	
Wildlife Conservation Board (first allocation)	\$351,000.00
Wildlife Conservation Board (augmentation)	5,900.00
Conservancy (other grants)	386,200.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$743,100.00</b>

The Conservancy has completed the environmental review of the project and filed a Mitigated Negative Declaration in compliance with California Environmental Quality Act. The Conservancy will obtain all permits that may be necessary to complete the proposed work.

Staff recommends that the Board approve the grant to the Conservancy as proposed; allocate \$5,900.00 from the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Fund (Prop. 12), Section 5096.355; authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff to proceed substantially as planned.

- \*9. Shaver Lake Boat Ramp, Fresno County \$128,000.00

This is a proposal for a cooperative project with the County of Fresno (County) and the Department of Boating and Waterways (DBW) to improve boating access at the Shaver Lake Boat Ramp on the north shore of Shaver Lake about 45 miles northeast of the City of Fresno in Fresno County.

Shaver Lake is located in the Sierra National Forest and has a surface area of about 2,176 acres with 13 miles of shoreline. It was created in the early 1900's when Southern California Edison Company (SCE) built a dam on Stevenson Creek. The lake boasts two public boat ramps, one at Camp Edison on the southeastern side of the lake and this one on the north shore. The north shore ramp, where this project will take place, was constructed in 1966 and is operated by the County through agreement with SCE, the landowner. The facility basically consists of a two-lane boat ramp, a marina, a parking area and a vault restroom. It is accessed via a narrow paved road from State Highway 168 northeast of the Stevenson Creek Dam. The County does not charge a fee for parking or launching.

Shaver Lake is a very popular destination for local anglers as well as anglers from all over Fresno County and the State. At around 5,300 feet in elevation, the lake is located in a bucolic Sierra Nevada setting, surrounded by pine trees and granite. While the lake can give those who visit it a feeling of wildness and solitude, amenities, necessities and supplies are readily available in the nearby town of Shaver Lake. The Department of Fish and Game (DFG) stocks the lake annually with kokanee and rainbow trout. A viable and well known small-mouth bass fishery is also present within the lake.

The lake has become such a popular angling spot during peak periods that the 100 space parking lot fills to capacity and vehicles are regularly forced to park on the shoulder of Highway 168. The existing ramp and narrow access road can become backlogged with people waiting to launch their boats. The existing vault restroom is almost 40 years old and not located in close proximity to the boat ramp. The County has placed two portable restrooms near the ramp to supplement the capacity of the existing restroom.

Improvement of the launching facility on the north shore of Shaver Lake will relieve congestion and improve access, safety and overall user experience. Proposed improvements include construction of another two-lane ramp and turn-around area adjacent to the existing ramp, construction of a new parking area to accommodate fifty vehicles with trailers and twenty single vehicles, widening the access road to safely accommodate two lanes of traffic and installation of a two-unit vault restroom near the boat ramp.

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

Description:	Estimated Cost
Engineering and design	\$60,000.00
Mobilization and demolition	30,000.00
Clear, grub and earthwork	216,250.00
Boat ramp	62,790.00
Parking area and access road	292,190.00
Boarding float abutment	7,500.00
Decomposed granite path	3,400.00
Relocate trash enclosure	10,000.00
Restroom	40,000.00
Electrical	15,000.00
Water line	5,000.00
Sheeting, shoring and bracing	2,500.00
Contingencies	103,370.00
<b>TOTAL ESTIMATED COST:</b>	<b>\$848,000.00</b>

The County has obtained additional funding for the project through a grant from the DBW. The proposed funding breakdown is as follows:

Wildlife Conservation Board	\$128,000.00
Department of Boating & Waterways	720,000.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$848,000.00</b>

The U.S. Fish and Wildlife Service have already approved a Sport Fish Restoration Act grant for reimbursement of 75 percent of the DBW costs for the project. Staff will be submitting an amendment to the grant to include a reimbursement of 75 percent of Wildlife Conservation Board (WCB) costs making the net cost to the State for the project around \$212,000.00.

The DFG has reviewed this proposal and supports the proposed improvements. The County of Fresno has completed an Initial Study for the project and filed a Negative Declaration pursuant to the provisions of the California Environmental Quality Act. The County will administer the construction contracts for the project and has agreed to operate and maintain the facilities for 25 years.

Staff recommends that the Board approve this project as proposed; authorize staff to enter into the appropriate agreements necessary to accomplish this project; allocate \$128,000.00 from the Wildlife Restoration Fund (Minor Capital Outlay); authorize the receipt of federal reimbursements from U.S. Fish and Wildlife Service, and authorize staff and the Department of Fish and Game to proceed substantially as planned.



10. Basso Bridge Ecological Reserve, Expansion 1, \$98,000.00  
Stanislaus County

This proposal is to consider the acquisition of 32± acres of privately owned land as an addition to the Department of Fish and Game's (DFG) Basso Bridge Ecological Reserve for the protection and enhancement of riparian and salmon spawning habitats. The property is located in eastern Stanislaus County, between State Highway 132 and the Tuolumne River, approximately two miles west of the town of LaGrange. The subject property lies just downstream from the DFG's Tuolumne River Restoration Center where the DFG operates a habitat restoration and field shop which focuses on improving natural spawning grounds for salmon in the Tuolumne River. Stanislaus County owns and maintains the Joe Domecq Wilderness Area just south and west of the subject property.

At the November 2, 2002 meeting, the Wildlife Conservation Board (WCB) approved the initial acquisition to establish the Basso Bridge Ecological Reserve. Approximately 15± acres were acquired in that transaction.

The property contains valley oaks in addition to the typical riparian species such as willow and cottonwood. The river portion of the property is prime fall-run salmon spawning habitat and is within the "designated salmon spawning area" defined in Fish and Game Code Section 1505. During the spawning of fall-run chinook salmon, reports of bald eagle sightings are frequent. Other wildlife species are also present on site, some of which include waterfowl, shore birds, California quail, black-tailed deer, skunks and rabbits.

The property has been appraised for \$86,000.00, a value approved by the Department of General Services (DGS). The property owners have agreed to sell the property for the approved, appraised fair market value. It is estimated that an additional \$12,000.00 is needed for appraisal costs, DGS review fees, escrow fees and other related costs.

Using the proceeds from this sale, the owners will be purchasing 40± acres of property from the State. Agenda item number 19 is the proposed acquisition of 160± acres in Tuolumne County. Upon approval of these items, the State will acquire the 160± acres in Tuolumne County and immediately sell 40± acres, subject to a conservation easement, to these landowners. The sale is shown as Agenda item number 20.

The proposed acquisition is exempt from the California Environmental Quality Act under Section 15313, Class 13, as an acquisition of lands for wildlife conservation purposes and under Section 15325, Class 25, as a transfer of ownership interest in land to preserve existing natural conditions and historical

resources. Subject to approval by the WCB, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends the Board approve this acquisition of 32± acres as proposed; allocate \$98,000.00 from the Habitat Conservation Fund (Prop.117), Section 2786 (b/c); authorize staff to enter into the appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

- \*11. Dos Reis Fishing Access (Transfer), San Joaquin County \$10,000.00

This proposal is to consider the transfer of 9± acres of State land to the County of San Joaquin. The County currently operates a public campground and parking facility on the State's parcel in conjunction with a boat launch and fishing access pier on County property off Dos Reis Road, on the San Joaquin River.

This flat, rectangular parcel abuts a narrow 1.5-acre strip of County property located along the San Joaquin River, 4± miles south of Stockton near the City of Lathrop in San Joaquin County. Acquired in 1964, this parcel was purchased to accommodate parking for the County's public fishing and boat launching facilities along the river.

In March of 1964, the Department of Fish and Game (DFG) entered into a 20-year Lease and Cooperative Agreement with San Joaquin County for the operation and maintenance of the Dos Reis Fishing Access. Under these agreements, the State installed a wooden, single-lane boat launch and a 20-space parking lot for public access to the river. The County has been responsible for the operation and maintenance of both parcels along with the boat launching facilities, with the understanding that the County can construct improvements on both parcels for general recreation, so long as such development does not interfere with the major purpose of creating access for public fishing. Since the initial agreement was reached, the County has invested a great deal of money on improvements such as roadways, bathroom facilities, camping spaces (Phase 1 & 2), septic service and hookups, water, power and telephone service, landscaping, an entry station and playground equipment.

As of April 25, 2003, the existing Lease and Cooperative Agreement between the DFG and San Joaquin County has expired. The General Lease Agreement between the DFG and The State Lands Commission, for the boat ramp, has also expired. From the time the property was initially purchased, it has been maintained and operated by the County for public recreational use in conjunction with fishing and boat access. The cost of administration, law enforcement, maintenance, utilities and other operating expenses average \$125,000.00 annually, excluding costs associated with flood damage. Revenues obtained

from the boat and campground facilities also average \$125,000.00 annually. The facility is not a revenue generating enterprise. In 2002, the DFG recommended that the WCB facilitate the transfer of the State's property to the County in exchange for services rendered. It is estimated that an allocation of \$10,000.00 will be needed to cover administrative costs associated with the transfer of the property, including title, escrow and review charges by the DGS, bringing the total amount requested for this project to \$10,000.00.

The proposed acquisition is exempt from the California Environmental Quality Act requirements under Section 15312, Class 12, wherein the property does not have significant value for wildlife habitat or other environmental purposes and the use of the property has not changed since the time it was purchased by a public agency in 1964. Subject to approval by the WCB, a Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends that the Board approve the no-cost transfer of State land, as proposed; allocate \$10,000.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund (Prop. 40), Section 5096.650 for associated costs; authorize staff to enter into the appropriate agreements as necessary to accomplish this transfer; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

- \*12. Feather River Parkway, Expansion 1 and Feather River Parkway (Disposal), Sutter County \$5,000.00

This proposal is to consider the acceptance of fee title to a 10± acre property, together with a 1± acre nonexclusive roadway easement from the Sacramento and San Joaquin Drainage District (District), acting by and through the State Reclamation Board, to compensate for State-owned property known as the Department of Fish and Game's (DFG's) Shanghai Bend Recreational Facility located along the western bank of the Feather River, just south of Yuba City, in Sutter County. The DFG will receive \$285,220.00 from the U. S. Army Corps of Engineers (COE) as compensation for the loss of improvements located on State land. Also included in this proposal is to consider the sale of a .05 acre (2,180± square foot) portion of State-owned land to a private property owner to expand a small subdivision lot at the end of Shanghai Bend Road.

The State, in 1972, acquired the initial 108± acres through a donation along the Feather River. A small waterfall at the site concentrates salmon and shad as they move up the Feather River, providing many angling opportunities. In 1973, the Wildlife Conservation Board (WCB) funded a public access project which included access roads, public parking, a water supply system and public restrooms. In 1975, the WCB acquired another 2± acres to provide permanent roadway access to the facility.

The levee at Shanghai Bend has a long history of poor performance during significant flood events, most notably the catastrophic levee failure that occurred near the site in 1955 that resulted in 38 fatalities. Continued poor performance of the levee, including heavy seepage at every flood event, finally came to a head during the 1997 floods when a levee failure seemed imminent. As a result, the COE entered into a Project Cooperation Agreement with the State Reclamation Board in 1998 to construct a 1,250-foot setback levee, which was completed in 1999. As a result of the re alignment, the new levee eliminated access to DFG's public fishing area and existing improvements were either damaged or destroyed. Negotiations between the WCB, the District, the Department of Water Resources (DWR), the COE and Yuba City resulted in an agreement to transfer property to the WCB for the re-establishment of access to the site. The COE determined that a conceptual design and replacement cost estimate for a new facility would cost \$285,220.00 and agreed to compensate the State to replace the facilities. As part of the compensation package, the District agreed to transfer three parcels of land to the State. The first two parcels consist of 10± acres that abut the west and east sides of the new levee at the end of Shanghai Bend Road. The third parcel consists of a 1-acre non-exclusive road easement across property that now belongs to the City of Yuba, to provide access to the DFG's recreational facility.

As provided in the agreement between the State and the District, the property will be transferred to the State at no cost. Staff proposes that the WCB approve an allocation of \$5,000.00 to cover administrative expenses associated with acceptance of the property including review fees by the Department of General Services (DGS) bringing the total allocation for this project to \$5,000.00.

The proposed acceptance of this property is exempt from the California Environmental Quality Act requirements under Section 15313, Class 13, as the acquisition of lands for fish and wildlife purposes and under Section 15325, Class 25, as the transfer of ownership in land to preserve open space. Subject to approval by the WCB, a Notice of Exemption will be filed with the State Clearinghouse.

In addition to acceptance of the property as resolution to the levee realignment, a private landowner, a developer of single family residences, approached the DFG regarding the purchase of a 0.05-acre portion of State land to expand a small residential lot that fronts Shanghai Bend Road at the east end of the subdivision. The proposed sale parcel was part of the old parking facility at the end of Shanghai Bend Road. However, with the levee realignment completed, parking is no longer viable in this particular location. In this case, DFG has determined that the 0.05± acre parcel adjacent to a single family residential development has no habitat or connectivity value and is excess to the needs of

DFG. The developer has agreed to purchase the property at the appraised fair market value of \$9,000.00, as approved by WCB staff. The developer has agreed to pay all costs associated with the sale of the property including escrow, title and review costs by DGS.

The proposed sale of this small acreage is exempt from the California Environmental Quality Act requirements under Section 15312, Class 12 (a), as the sale of surplus government property does not have significant values for wildlife habitat or other environmental purposes and (b)(1) the property is of such a size, shape or inaccessibility that it is incapable of independent development. Subject to approval by the WCB, a Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends that the Board approve the acceptance of the 10± acre property in fee, and the 1± acre easement as proposed; authorize the sale .05 acre of excess land to the private property owner as proposed; allocate \$5,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786(e/f) for associated costs; authorize staff to enter into the appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

- \*13. Eureka Slough Wildlife Area (Transfer), Humboldt County                      \$1,000.00

This proposal is to consider the no-cost transfer of 4± acres of State-owned land to the U. S. Fish and Wildlife Service (USFWS) as an expansion of their adjacent Humboldt Bay National Wildlife Refuge, in Humboldt County. This small acreage, which is part of the Department of Fish and Game's (DFG's) Eureka Slough Wildlife Area, is remotely isolated from other DFG property, and consequently offers no benefit to the wildlife area such as providing public parking, public access or potential for development of recreational facilities.

The subject property is surplus land that was acquired from the Department of Transportation as a result of the State Highway 101 construction in 1976. This landlocked, tidal marsh property is located in the northern part of Humboldt Bay between Highway 101 and the railroad tracks, northeast of downtown Eureka. The nearest DFG land is approximately two miles away. Humboldt Bay and the associated Eureka Slough is one of the most important estuarine areas of the California coast in terms of wildlife resources. It is second only to San Francisco Bay in the variety and numbers of wildlife species which use it annually. This area provides habitat that is essential to the survival of migrating and wintering water-associated birds, as well as the large numbers of resident birds and mammals throughout the year. The original salt marsh, prior to development,

had been estimated at 7,000± acres. The loss of this habitat type is continuing at an alarming rate and the total salt marsh remaining is estimated at 600± acres.

The DFG highly recommends the transfer of the property to the USFWS. The USFWS will be able to efficiently manage the property as an expansion of their adjacent refuge holdings and has agreed to the transfer.

The State has considered the tidal marsh character of the subject property, its relatively small size, lack of any access to a public road or highway and the USFWS agreement to manage the property for continued protection of its resource values. Staff of the Wildlife Conservation Board (WCB) has determined that the property has only nominal value which would be offset by USFWS future management. Staff proposes that the WCB approve a no-cost transfer of the property to the USFWS and an allocation of \$1,000.00 to cover administrative expenses associated with the transfer including the purchase of a preliminary title report and review costs by the Department of General Services.

This transfer of ownership is exempt from the California Environmental Quality Act requirements under Section 15325, Class 25, as a transfer of land to preserve existing natural conditions, including plant or animal habitats. Subject to approval by the WCB, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends that the Board approve this no-cost transfer of State-owned land to the U. S. Fish and Wildlife Service, as proposed; allocate \$1,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786(b/c) for associated costs; authorize staff to enter into the appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

14. Soka University (King Gillette Ranch), Los Angeles County \$5,000,000.00

This proposal is to consider the allocation of a grant to the Santa Monica Mountains Conservancy (SMMC) to assist in the cooperative purchase of a portion of the 588±-acre Soka University property with the State Coastal Conservancy, National Park Service, State Department of Parks and Recreation, Mountains Recreation and Conservation Authority, City of Calabasas, County of Los Angeles, Wildlife Conservation Board (WCB) and others for the protection, enhancement and possible restoration of habitat along Stokes Canyon Creek and several other key intermittent streams within the Santa Monica Mountains in Los Angeles County.

The subject property (Soka) is located in the center of the Santa Monica Mountains at the intersection of Mulholland Highway and Las Virgenes Road, northerly of the community of Malibu and southerly of the Cities of Calabasas and Agoura Hills. All of the property lies within the Coastal Zone. Land use varies greatly from residential subdivisions and commercial development to the north and south. Estate size parcels with large homes are situated east and west along Mulholland Highway. Malibu Creek State Park is adjacent to the west of the subject property across Las Virgenes. Topanga State Park is easterly of the property and the Santa Monica Mountains National Recreation Area as well as Point Mugu State Park is located to the west, all of which are parts of a major wildlife corridor through the mountains.

The Soka University property, in its entirety, totals 588± acres and is within the watershed of Malibu Creek and Stokes Canyon Creek, a tributary which flows through the property into Malibu Creek. Topography of the subject property is generally flat near the center of the property with moderate to steep hills to the north, south and east. The westerly portion of the property has been disturbed and is currently being maintained by periodic disking. A portion of the overall property is currently improved with the Soka University Campus, but is not included as part of this grant request.

The primary purpose of this proposed grant is to expand the protected core wildlife habitat and part of a key wildlife corridor in the Santa Monica Mountains, protect and restore sensitive and declining plant communities, protect sensitive species, provide for nature interpretation, protect a coastal stream watershed (Stokes Canyon Creek, a portion of Malibu Creek watershed), protect a scenic resource and to provide accessible open space parkland opportunities at the urban interface of the greater Los Angeles metropolitan area.

Stokes Canyon Creek and its unnamed tributaries are part of the larger Malibu Creek watershed and include wetland habitat for fish, waterfowl, wading birds, raptors and other water associated wildlife. The property also contains outstanding representative plant communities of valley oak savannah, coast live oak savannah, coastal sage scrub, chaparral, riparian woodland and southern willow riparian vegetation.

Residential development in the upper watershed, combined with the construction of the Ringe Dam on Malibu Creek downstream of Soka, have all impacted the creek significantly. Acquisition of the property would provide the SMMC with an opportunity to undertake the needed restoration of a portion of the land as well as wetland enhancement in this area for the benefit of listed and sensitive species including southern steelhead trout, monarch butterfly, coastal western whiptail lizard, San Diego horned lizard, loggerhead shrike, northern harrier,

Cooper's hawk and the white-tailed kite. There are also a number of sensitive plant species on the property including the Malibu baccharis and heritage valley oak. A number of other plants, while they are not listed, are becoming more rare in the region including Nevin's birkellia, leafy bentgrass, downy monkeyflower, splendid mariposa lily, false indigo and valley lupin.

Management of the site, however, will be provided by the SMMC or their assigned designee for protection of the resources and compatible public access and open space parkland uses.

The owner has agreed to sell the entire 588± acres at the appraised fair market value of \$35,000,000.00, as approved by the Department of General Services (DGS), including those portions of the property to be contracted and purchased separately by the State Department of Parks and Recreation and the National Park Service. The SMMC has contracted and received approval of the separate appraisal components of the ranch from a qualified independent review appraiser. The WCB's proposed grant to the SMMC, in the amount of \$5,000,000.00, will provide a portion of the necessary funding for their purchase of the property and is the total amount of funding requested for this project. There will be no additional funds needed for costs associated with the grant.

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

There are no claims of sovereign State land ownership over any of the property. The proposed acquisition is exempt from the California Environmental Quality Act requirements under Section 15313, Class 13 as the acquisition of lands for wildlife conservation purposes and Section 15325, Class 25, as the transfer of ownership or an interest in land to preserve open space.

Staff recommends that the Board approve a grant to the SMMC to assist in the acquisition of the subject property as proposed; allocate a total of \$5,000,000.00 to cover the grant amount from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (Prop. 50), Section 79572 (a); authorize staff to enter appropriate agreements necessary to carry out this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.



15. Marshall Canyon Conservation Corridor, Los Angeles County \$5,130,000.00

This proposal is to consider an allocation for a grant to the County of Los Angeles for a project involving the acquisition of approximately 258± acres, composed of five ownerships, lying in the foothills of the San Gabriel Mountains.

Over 90 percent of the property to be acquired is situated in northern La Verne, with the remainder in unincorporated Los Angeles County. The four contiguous parcels in La Verne abut the Angeles National Forest on the north and west and residential lands on the southwest. Future acquisitions by the county are expected to connect this cluster of parcels to Marshall Canyon Regional Park lying about four-fifths of a mile to the east. The parcel in the county is adjacent to the southern end of Marshall Canyon Regional Park. The 258± acres comprise the first phase of a project that, it is hoped, will ultimately result in about 728± acres added to Marshall Canyon Regional Park.

Acquisition of these additions to the Marshall Canyon Regional Park would promote future conservation of dwindling biological resources in the foothills of the San Gabriel Mountains, protect open space and the watershed, preserve wildlife corridor linkages, provide a critical buffer between the Angeles National Forest and the urban area and provide new passive recreation areas. The project area supports well-developed and diverse riparian woodlands, as well as year-round sources of water. These represent important stopover and overwintering sites for a wide variety of migratory birds, as well as essential habitat for resident species.

Several rare and endangered birds are likely to inhabit the project area including the California gnatcatcher, least Bell's vireo and the southwestern willow flycatcher. With the exception of bighorn sheep, all mammalian species found in the Angeles National Forest are expected to be found in these proposed additions to Marshall Canyon Regional Park. The property has a moderate to high potential of supporting the rare or endangered Nevin's barberry, Braunton's milkvetch, slender-horned spinyflower and thread-leaved brodiaea.

The proposed Wildlife Conservation Board (WCB) grant would provide the county with up to \$5,115,000.00 to facilitate its acquisition of one or more properties within the project area. Appraisals covering this 258± acre phase of the project have been approved by the Department of General Services (DGS). The total estimated value of Phase 1 properties is \$5,615,000.00. The County of Los Angeles will contribute \$500,000.00 to the acquisitions, leaving \$5,115,000.00 to be funded by the WCB. It is estimated that an additional \$15,000.00 will be needed for review costs by the DGS, bringing the total recommended allocation for the proposal to \$5,130,000.00.

In addition to the WCB and the County of Los Angeles, partners in this project include The Trust for Public Land, the San Gabriel Mountains Conservancy, the La Verne Land Conservancy and the Inland Valley Land Trust.

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

This proposed acquisition is exempt from the California Environmental Quality Act under Section 15313, Class 13, as an acquisition of land for fish and wildlife conservation purposes, and under Section 15325, Class 25, as the transfer of ownership interest in land to preserve open space. Subject to approval by the WCB, a Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends that the Board approve this project as proposed; allocate \$5,130,000.00 from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (Prop. 50), Section 79572 (a) for the acquisition and 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.

16. Ormond Beach, Ventura County \$6,510,000.00

This proposal is to consider an allocation for a grant to the State Coastal Conservancy to assist in a cooperative project with The Nature Conservancy for the acquisition of 276± acres of land in Ventura County for eventual restoration of wetlands and related habitat. The project extends along the coast from Port Hueneme to the northwestern boundary of Pt. Mugu Naval Air Station at Ormond Beach. It also extends inland to the southwest portion of the City of Oxnard. Acquisition of the subject property will provide restoration opportunities that have been endorsed by all of the federal and State resource agencies that participate in the Southern California Wetlands Recovery Program. Approximately one half of the subject property consists of degraded wetlands. This is one of the few areas in southern California with an intact dune-transition zone-marsh system.

The Ormond Beach wetlands were historically part of a salt marsh and brackish water lagoon and dune system. These lagoons were located behind a narrow sandy barrier beach of low dunes and fed by water from creeks and surface flow over the plain, and inundated by salt water during high tides or storms.

Periodically, the barrier beach was breached by floodwater and the action of winter storm waves. Some of the lagoons likely remained open to the ocean for a period after the breaching event. Tidal connections have probably always been muted. Most of the water received by the property was a result of runoff from inland sources and from the site's high water table.

The wetlands at Ormond Beach once covered approximately 1,000 acres. Only about 250 acres remain and are located within the city boundary of the City of Oxnard. Approximately half of the remnant wetlands are on the Coastal Conservancy property. The remaining wetlands are located on the subject property.

The subject property has an appraised value of \$13,900,000.00 as approved by the Department of General Services (DGS). The owners have agreed to sell the property to The Nature Conservancy for \$12,972,000.00. The purchase price would be shared as follows:

State Coastal Conservancy	\$6,486,000.00
Wildlife Conservation Board	6,486,000.00
TOTAL:	\$12,972,000.00

It is estimated that an additional \$10,000.00 is needed for administrative costs, bringing the total allocation for this proposed project to \$6,496,000.00.

The proposed acquisition is exempt from the California Environmental Quality Act under Class 13, Section 15315, as an acquisition of land for wildlife conservation purposes, and Class 25, Section 15525, as the transfer of ownership interest in land to preserve open space. State Coastal Conservancy staff will file the Notice of Exemption upon approval of the project.

Staff recommends the Board approve a grant to State Coastal Conservancy as proposed; allocate \$6,496,000.00 from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002, (Prop. 50) Section 79572 (a) for the grant amount and to pay for related costs; authorize staff to enter into the appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

17. Cuyama River Riparian Enhancement, San Luis Obispo and Santa Barbara Counties \$220,800.00

This proposal is to consider an allocation for a grant to the Cachuma Resource Conservation District for a cooperative project to install livestock exclusion fencing along both sides of the Cuyama River, extending approximately 4 miles. The land on the northern reach of the river is owned by the State and is managed by the Department of Fish and Game (DFG) as a unit of the Carrizo Plain Ecological Reserve. Land on the south side of the river is privately owned and is part of a producing cattle ranch. The project is approximately 20 miles northwest of the town of New Cuyama, and is located in San Luis Obispo County and Santa Barbara County. State Highway 166 runs through the State property on the north side of the river. Other partners involved in the project include the U.S. Natural Resources Conservation Service, the National Wild Turkey Federation, and the DFG.

The Board and their conservation partners have been active in acquiring lands in and near the Carrizo Plain area since 1988, with the most recent acquisition occurring in February 2004, with the purchase of the Chimineas Ranch (Carrizo Plain Ecological Reserve, Expansion 5). The subject project is located on a portion of the former Chimineas Ranch, and will protect a reach of the Cuyama River located in the southernmost tip of the Carrizo Plain Ecological Reserve (a.k.a. the Chimineas Unit).

The proposed project will restore and enhance approximately 4 miles of riparian habitat on the Cuyama River along the border of San Luis Obispo and Santa Barbara Counties. Overall, the project will benefit over 375± acres. The Cuyama River in this area holds water throughout the year and the entire system drains a massive watershed which begins along the crest of the San Emigdio Range, at elevations exceeding 8,000 feet.

There is no direct public use planned for the project area. Some hunting may be allowed in the vicinity: however, hunting in the immediate project area would be unsafe and problematic due to the proximity of occupied residences and the lack of an enforceable property boundary between public and private land.

The project area is within a massive public conservation area stretching from San Luis Obispo to Santa Barbara to the western edge of the Mojave Desert near Acton. The Los Padres National Forest lies to the south (3 miles), west (2.5 miles) and northwest (0.75 miles) and the Carrizo Plain National Monument is located approximately 2 miles east/northeast. The Bitterwater National Wildlife Refuge is 30 miles east of the project site.

Historically, the Cuyama River had considerable biological resources. The river was a steelhead run prior to the construction of Twitchell Reservoir and several listed bird species (least Bell's vireo, willow flycatcher and yellow billed cuckoo) were believed to inhabit the riparian forests. Currently, high quality riparian habitat is greatly fragmented throughout the lower Cuyama River. This will be the first project to restore the lower watershed, which is approximately 60 miles long. This entire segment of the river was reported as being a mature cottonwood forest as late as the 1960's. Ranching is the predominant land use activity in the immediate project area. This project will only affect the private landowner to the south, who is a partner on this project. For the most part, other surrounding and nearby landowners will not be impacted by this project. Some benefits to water quality and reduced siltation to Twitchell Reservoir are anticipated as erosion in the project area is reduced and vegetation recovers. Current land use patterns upstream from the project area will not impact the probability of project success. However, the overall ecological health of the entire watershed would benefit from similar projects.

In the project area, riparian vegetation has been impacted by year-round livestock grazing for many years. Being the best source of water during summer and fall, livestock typically loaf in the river bottom during this same time period. The result is that the riparian and marsh habitats in the river bottom are poorly developed and tamarisk (an invasive species) has become common along the river bottom. The potential for the development of riparian habitat can best be observed along the benches above the river bottom, where remnant stands of mature riparian woodland still exist.

The primary purpose of the project is to fence off the riparian corridor of the river, to exclude cattle so that riparian vegetation has an opportunity to recover. In total there will be approximately nine miles of permanent barbwire fencing provided under the project. There will be 4 miles of permanent fencing constructed on DFG property (the northeast bank) and 4 miles on private property (southwest bank), with a mile of cross fencing connecting the two fences on each end of the project area. On the private property the permanent fence is setback some distance from the bluff of the river, leaving a flat pasture area between the permanent fence and the bluff above the river. The property owner will be allowed to graze this area during dry years when feed-stock is low on the remaining portions of the ranch. To prevent the cattle from moving down the bluffs into the river, an electric fence will be constructed on top of the bluff. The fence will only be charged when the pasture is being grazed. The project includes installation of a pump so an alternative water source can be provided to the cattle excluded from the river. The pump will distribute water through approximately 3 miles of pipes that will be connected to a series of watering

troughs. Flood events are anticipated once every five years that will require repair and reconstruction of the cross fencing. An allowance for these materials is provided within the project costs.

Approximately 200 acres of DFG lands, located outside of the riparian corridor, will be included within the rotational grazing plan for the entire project. Implementation of the proposed project is expected to result in the development of 150± acres of mature valley-foothill riparian woodland (dominated by Fremont cottonwood and willows), 150± acres of desert riparian (willows, mulefat, arrowweed), and 50± acres of fresh emergent wetland (cattail, bulrush). Approximately 25 acres will remain as either open water or open sand.

Controlling livestock access to riparian areas has long been an important component of riparian habitat restoration. There are numerous examples throughout California, including San Luis Obispo County, where this technique has been used to successfully restore over-utilized riparian habitat. Long-term management of the project will be a cooperative effort between the DFG and the private landowner, who will be responsible for maintaining the fence. For most of the fence, maintenance should be minimal. However, the fences in the river bottom will be periodically blown out by high water flow in wet years. The cost of materials has been included as part of this project. The private landowner will provide the labor for rebuilding the fence. Baseline studies of vegetation composition/condition and bird species diversity were conducted by students from California Polytechnic University, San Luis Obispo in the fall of 2003. Comparable surveys will be conducted at five year intervals by either the DFG or university students to assess project success. Additionally, sensitive species surveys will be conducted by the DFG annually as part of the ongoing management of the Chimineas Unit of the Carrizo Plain Ecological Reserve.

Wildlife in the area will derive benefits from this project through the enhancement of riparian habitat and by controlling disturbances from livestock during the breeding season. This includes Neotropical migrant birds and several sensitive species currently observed on site such as the yellow warbler, coast horned lizard, California legless lizard, two-striped garter snake, and southwestern pond turtle. It is hoped that the willow flycatcher, least Bell's vireo, yellow billed cuckoo, and long-eared owl, which once inhabited the area, will return after better riparian habitat develops. Game species such as mule deer, wild turkey and California quail will also be aided by this project as cover increases.

Several sportsmen's groups, including Wild Turkey Federation, California Deer Association and Santa Maria Sportsmen, have committed both time and money to aid in this project. The local Cattlemen's Association has also expressed definite support for this project.

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

Description:	Estimated Cost
Fence materials and installation	\$171,960.00
Fence design	1,200.00
Project area staking	2,000.00
Construction inspection	4,000.00
Electric fence equipment	5,464.33
Extra fence supplies	20,000.00
Pump plant	7,000.00
Stockwater pipeline	35,880.00
Stockwatering facility	9,000.00
Water trough (DFG land)	1,500.00
Maintenance and management (in-kind)	100,000.00
Administration	24,930.43
Contingency	12,409.57
<b>TOTAL ESTIMATED COST:</b>	<b>\$395,344.33</b>

Proposed Funding Breakdown:	
Wildlife Conservation Board	\$220,800.00
Natural Resources Conservation Service	66,080.00
National Wild Turkey Federation	5,464.33
Landowner (in-kind contributions)	103,000.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$395,344.33</b>

The DFG has reviewed this proposal and recommends it for funding by the Board. This project is exempt from California Environmental Quality Act under Section 15304 (minor alteration to land), and staff will file the appropriate documents after Board approval. The landowner has agreed to manage and maintain the property for twenty-five years, pursuant to the terms and conditions of the Grant Agreement. If at any time during the life of the project, the landowners are unable to manage and maintain the project improvements they are responsible for, they will refund to the State of California an amortized amount of funds based on the number of years left on the project life.

Staff recommends that the Board approve this project as proposed; allocate \$220,800.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (e/f); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

18. Wheatville Farms Wetland Restoration, Fresno County \$485,000.00

This proposal is to consider an allocation for a grant to Ducks Unlimited, Inc. (DU), for a partnership project with the Department of Fish and Game (DFG), the landowner, the Natural Resources Conservation Service (NRCS), and the North American Wetland Conservation Act (NAWCA) to enhance approximately 17 acres of existing wetlands and restore 1,205± acres of wetlands, 395± acres of associated uplands and four miles of riparian habitat. The project is located on privately owned land protected with an NRCS Wetland Reserve Program easement approximately 25 miles southwest of the City of Fresno. The DFG's Mendota Wildlife Area lies approximately 15 miles northwest of the project site.

The site was recently enrolled in the NRCS Wetland Reserve Program and protected with a perpetual federal easement. This voluntary program offers landowners the opportunity to protect, restore and enhance wetlands on their property. The NRCS provides technical and financial support to help landowners with their wetland restoration efforts. Typically, these lands are marginal farmlands that regularly flood. The Wildlife Conservation Board (WCB) and NRCS have a long and cooperative history together, protecting and restoring wetland habitat throughout the Central Valley and California. Wheatville Farms is a prime example of this cooperation, with the NRCS providing funds for its protection and assisting the WCB, the landowner and the other partners in the restoration efforts.

The project calls for the restoration of wetlands through the construction of a system of levees and water control structures that will allow the landowner to precisely manage water levels on the property to maximize wetland habitat values. This is especially critical in this dry part of the State, where water conservation and storage is imperative. Swales will be cut through previously laser-leveled fields to increase wetland diversity and fifteen large water control structures and four screw gates will be installed to convey and maintain water on the site. A low level lift pump will be supplied to allow the reuse of water on the property to maximize water conservation. The property will be designed to capture flood flows during wet years by diverting flows from a series of channels into all the wetland units. In drier years, groundwater can be used to augment available surface water supplies.

The DFG has requested the WCB assess the possibility of acquiring the underlying fee on this property, along with the existing water rights from Pine Flat Reservoir. The landowner has agreed to sell these rights if the appraisal is reasonable. Once this is complete, the site will be managed to provide water storage and wetland habitat, with the DFG and NRCS working cooperatively to



maximize wetland values. In the meantime, the current landowner plans to flood all the wetland units on the property in average to high water years, and to flood up to 45 percent of the seasonal wetlands in dry years.

The project site is ideally located to provide critical wetland habitat halfway between the DFG's Mendota Wildlife Area and wetlands farther south in the Tulare Basin, providing resting and feeding areas for migrating waterfowl and shorebirds. One species that should especially benefit from the project is the northern pintail, waterfowl that traditionally use the Tulare Basin in huge numbers. Large numbers continue to use the south San Joaquin Valley and will benefit from increased wetland areas in the northern portions of the Tulare Basin. Thousands of shorebirds also use the south San Joaquin Valley, especially in early fall to early winter, including species such as the American avocet and the Least and western sandpipers.

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

Description:	Estimated Cost
Perpetual easement	\$3,234,140.00
Site preparation and earthmoving	516,000.00
Water control structures	42,000.00
Riparian restoration	5,000.00
Site preparation and seeding/planting	96,000.00
Lift pump	25,000.00
Floodwater/management analysis	35,000.00
Grantee project design and management	80,100.00
Ducks Unlimited Indirect Project Management	105,479.00
Contingency	71,900.00
<b>TOTAL ESTIMATED COST:</b>	<b>\$4,210,619.00</b>

Proposed Funding Breakdown:	
Wildlife Conservation Board	\$485,000.00
Natural Resources Conservation Service	3,490,140.00
North American Wetland Conservation Act and Ducks Unlimited	235,479.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$4,210,619.00</b>

The DFG has reviewed this proposal and recommends it for funding by the Board. The grantee will complete the appropriate notice to satisfy California Environmental Quality Act requirements. The landowner has agreed to manage and maintain the improvements for twenty-five years, pursuant to the terms and conditions of the Habitat Management Plan. If at any time during the life of the

project, the landowners are unable to manage and maintain the project improvements, they will refund to the State of California an amortized amount of funds based on the number of years left on the project life.

Staff recommends that the Board approve this project as proposed; allocate \$485,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (d) IWCP; 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.

19. Sands Meadow, Tuolumne County \$447,000.00

This proposal is to consider the acquisition of 160± acres of land for the protection of critical montane meadow, stream and adjacent forest habitats. The subject property is located approximately 10 miles northeast of the community of Dorrington in Tuolumne County. The subject property is entirely surrounded by public lands of the Stanislaus National Forest. The property encompasses a small mountain valley that feeds two tributaries to Beaver Creek, a major tributary to the North Fork of the Stanislaus River. Sands Meadow itself is the dominant physical feature on the property. The montane meadow, stream and forest habitats meet essential needs of many species native to the Sierra Nevada. The meadows are known to be important centers of reproduction for the great gray owl and the willow flycatcher, both of which are State-listed as “endangered”. No direct sightings of the species have been made on the property, however, great gray owl feathers were found near the meadow on the property.

This proposed acquisition will also enhance the ecological values and viability of the adjacent federal lands. The acquisition area is surrounded by lands administered by the Stanislaus National Forest. Development or aggressive management practices of the properties within the Sands Meadow area can have a negative effect on these natural lands and potentially jeopardize the viability of the resources that occur within close proximity.

The property has an appraised, fair market value of \$432,000.00, a value approved by the Department of General Services (DGS). The owner has agreed to sell the property for the approved, appraised fair market value. It is estimated that an additional \$15,000.00 will be needed for appraisal costs, DGS’ review fees, escrow fees and other related expenses.

Once the State acquires the subject property, it intends to sell 40± acres to the sellers of the property considered under this agenda, item number 10, as a condition of sale. The proceeds from the sale of the Basso Bridge Ecological

Reserve, Expansion 1 property will be used to purchase 40± acres from the State. The 40± acres will be subject to a conservation easement to protect the habitat values found on the property.

Given this property's physical placement within the Stanislaus National Forest and the expertise found within the U.S. Forest Service, every effort will be made to have the property jointly managed between the federal and State government. The terms of the conservation easement will leave the management of the 40± acres with the landowners. The conservation easement does, however, contain restrictions on the use of the property that mirror the management strategy over the remaining 120 acres so that uniform management practices are applied over the entire property.

Public use opportunities on the property will likely be limited to passive recreational uses such as nature study and education. The property is within a designated State Game Refuge so hunting will not be allowed on the property. The two small creeks found on the property do not support adequate populations of fish for sport fishing. Vehicle access will be restricted to Department of Fish and Game personnel and the Grantor or its designees. Given the limited public use opportunities and the potential for joint management, costs associated with the property should be minimal.

The proposed acquisition is exempt from the California Environmental Quality Act under Section 15313, Class 13, as an acquisition of lands for wildlife conservation purposes and under Section 15325, Class 25, as a transfer of ownership interest in land to preserve existing natural conditions and historical resources. Subject to approval by the WCB, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends the Board approve this acquisition, as proposed, allocate \$447,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (a); authorize staff to enter into the appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

20. Sands Meadow Disposal, Tuolumne County \$5,000.00

This proposal is to consider the exchange of 40± acres of land owned by the Department of Fish and Game (DFG) with the retention of a conservation easement over said land for the purposes of protecting montane meadow and mixed coniferous forest habitat. The property is located approximately 10 miles northeast of the community of Dorrington in Tuolumne County.

For a full description of the property, please see agenda item number 19, above.

This is the third in a series of transactions involving properties in Stanislaus and Tuolumne Counties. In agenda item number 10, the State proposes to acquire 32± acres of property in Stanislaus County. Agenda item number 19 involves the State's purchase of 160± acres in Tuolumne County. The landowners from agenda item number 10 intend to exchange their property and acquire 40± acres of the 160± acres from the State. This proposal would allow the transfer of 40± acres, subject to a conservation easement.

In 1992, the passage of SB 906 amended Section 1348 of the Fish and Game Code, providing the Wildlife Conservation Board with the authority to lease, sell, exchange or otherwise transfer real properties. As a result of the Board's authority, lands that are or could become a liability, have recurring management difficulties, or no longer retain the biological values for which they were acquired may be transferred to obtain a higher wildlife benefit from the State's investment. In this proposal, the transfer of the property would include a cabin and a wood shed located on the property. The interested landowners are looking specifically at the cabin, the shed and the surrounding 40 acres.

As part of the property appraisal, the appraiser inspected the cabin and the shed. He determined the cabin to be a Class "D" cabin with an economic life of 50 years. The cabin and shed are 36 years old and have been well maintained over the years. In his opinion, the effective age of the building improvements were estimated to have an effective age of 20 years and a remaining economic life of 30 years based on their good overall condition.

By transferring the 40 acres containing the cabin and shed, the DFG will not be responsible for management or maintenance of the buildings. The conservation easement over the property will provide protection of the biological resources while placing the management responsibility of the 40 acres with the landowner. This, combined with the potential joint management between the DFG and the U.S. Forest Service of the remaining 120 acres, will significantly decrease DFG costs.

The property was appraised and the appraisal was approved by the Department of General Services. The 40 acres, as encumbered by the conservation easement, was valued at \$54,000.00 or \$1,350.00 per acre. The cabin was valued at \$32,000.00, bringing the total value to \$86,000.00. By exchanging the river property for the mountain property, this transaction will be an even value exchange. Under the terms of the agreement, the parties are equally sharing normal escrow costs. It is estimated that \$5,000.00 will be needed for the State's share of the project costs.

The proposed exchange and conservation easement are exempt from the California Environmental Quality Act under Section 15325, Class 25, as the transfer of ownership of an interest in land to preserve existing natural conditions and historical resources. Subject to approval by the WCB, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends the Board approve the transfer, subject to the retention of a conservation easement as proposed; allocate \$5,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (a), for related project expenses; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

21. Franklin Ridge, Expansion 1, Contra Costa County \$1,010,000.00

This proposal is to consider the allocation of a grant to the Muir Heritage Land Trust (MHLT) to assist in its purchase of 702± acres of land for the protection of oak woodlands, open space and expansion of the Bay Area Ridge Trail Corridor. The property is located southwest of the City of Martinez in the northern portion of Contra Costa County.

The 702± acre parcel, locally known as the Fernandez Ranch, has been in family ownership since the late 1800's and has historically been used for ranching and grazing. The property is located within the Franklin Ridge Wildlife and Trail Corridor, an area of 10,000± acres. This corridor lies within the 60,000-acre Briones Hills Agricultural Preserve, which includes the 10,000-acre East Bay Municipal Utilities District watershed lands as well as the East Bay Regional Park District's (EBRPD's) 6,000-acre Briones Regional Park. The WCB previously gave a grant to the MHLT to acquire the Dutra Ranch, a 158± acre parcel located to the east of the subject, that closed escrow in April, 2004.

Acquiring priority lands within the Franklin Ridge Corridor will contribute to statewide habitat protection, agricultural land conservation, riparian corridor protection and recreational access priorities. The annual grasslands, oak woodland, riparian and aquatic habitats provide valuable habitat for several special-status wildlife species that have essentially been undisturbed. Some of these species consist of the Alameda whipsnake, California red-legged frog and western pond turtle. The Fernandez Ranch is located within the U. S. Fish and Wildlife Service area designated as critical habitat for the Alameda whipsnake, while habitat for raptors and birds of prey such as hawks, owls and falcons is abundant in the area. The subject's prospects for any development potential are seriously limited due to zoning, lack of water, sewer and poor access. Threats to

the Franklin Ridge, however, are occurring in the form of large single family “trophy” homes being built on the ridgeline. Land in this area is considered affordable when compared to other parts of the county. Contra Costa County has the ninth largest population in the State and is one of the fastest growing counties in the San Francisco Bay Area.

Wildlife and land management objectives will involve a number of activities such as preserving and enhancing habitat, the reintroduction of native plant species and controlling non-native plant and animal species. The restoration of riparian corridors for wildlife movement will also be directed toward benefiting special-status species.

Public access to properties within the Franklin Ridge Corridor will be managed by the EBRPD via the Bay Area Ridge Trail. A joint land management agreement will be pursued to incorporate Muir Heritage Land Trust properties along the Bay Area Ridge Trail into EBRPD’s revised Master Plan. The Bay Area Ridge Trail council has proposed a segment of the ridge trail across the property, which will give hikers, bikers and equestrians the opportunity to enjoy the natural beauty of this land.

The property owner has agreed to sell the Fernandez Ranch property to the MHLT at the appraised value of \$3,200,000.00, as approved by the Department of General Services (DGS). The Board’s proposed grant to the MHLT would contribute \$1,000,000.00 toward the purchase, with the remaining funds coming from the Moore Foundation, State Coastal Conservancy and the Resources Agency. It is estimated that an additional \$10,000.00 will be needed for administrative fees associated with the grant, including review fees by the DGS, bringing the total allocation requested for this project to \$1,010,000.00.

The proposed acquisition is exempt from the California Environmental Quality Act requirements under Section 15313, Class 13, as the acquisition of lands for wildlife conservation purposes and Section 15325, Class 25, as the transfer of ownership of an interest in land to preserve open space. Subject to approval by the WCB, a Notice of Exception will be filed with the State Clearinghouse. Staff recommends that the Board approve the grant as proposed; allocate \$1,010,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (b/c), to be applied toward the purchase price and associated costs; authorize staff to enter into the appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

22. Napa-Sonoma Marshes Wildlife Area Restoration, \$12,479,065.00  
Ponds 1, 1A, 2, 3, 4 and 5, Napa and Solano Counties

This proposal is to consider the allocation of a grant for a cooperative project with Ducks Unlimited, Inc. to restore approximately 6,000 acres of wetland and surrounding upland habitat on six ponds of the Lower Napa River Unit (Ponds 1, 1A, 2, 3, 4, and 5) of the Napa-Sonoma Marshes Wildlife Area (NSMWA). The NSMWA is an area of former salt ponds, baylands, tidal sloughs and wetland habitat located north of San Pablo Bay, between the Napa River and Sonoma Creek. Over 13,000 acres is currently managed by Department of Fish and Game (DFG). Approximately 10,000 acres of this property is comprised of former evaporative salt ponds, levees, and accreted tidal lands purchased from Cargill Salt Division in 1994. Eventually, almost 9,000± acres on the wildlife area will be restored.

The main focus of this restoration effort is to reclaim former tidal marsh areas that were diked many years ago. The project is near other wetlands including the San Pablo Bay National Wildlife Refuge, Fagan Marsh Ecological Reserve, Napa River Flood Control and Restoration Project, Cullinan Ranch Restoration, Tubbs Island Restoration, Sonoma Baylands Restoration and the Petaluma Marsh Wildlife Area. Diking or filling has destroyed approximately 85–90 percent of the original tidal wetlands of the San Francisco Bay area (Goals Project 1999). The loss of tidal wetlands has greatly reduced the amount of habitat available to many species of fish and wildlife.

The entire restoration site (including all ponds) consists of 7,190± acres of salt ponds and levees and 2,266± acres of fringing marsh and slough. Ponds 1, 1A, 2, 2A, 3, 4, 5, 6, and 6A are referred to as the lower ponds. Ponds 7, 7A, and 8 are referred to as the upper ponds. This particular restoration project will restore the contiguous lower ponds 1, 1A, 2, 3, 4, and 5. Pond 2A has already been restored to tidal marsh.

### **Restoration Background Information**

Restoration of the Napa River Unit has long been a vision for local resource agencies, conservationists and planners. It is one of the largest tidal restoration projects on the west coast of the United States, and one of many restoration projects throughout the San Francisco Bay area. Baywide restoration planning, including analysis of historical and existing conditions and development of future habitat recommendations, was conducted as part of the Baylands Ecosystem Habitat Goals Project (Goals Project 1999), and providing a regional framework for this project. The purpose of the project is to restore a mosaic of habitats, including tidal habitats and managed ponds, and provide for better management

of ponds to support populations of fish and wildlife, including endangered species, migratory waterfowl, shorebirds, and anadromous and resident fish. Other important benefits of the project include improved water quality, the potential use of recycled water and enhanced public open space and wildlife-compatible recreation opportunities. The long-term goal is to produce a natural, self-sustaining habitat that can adjust to naturally occurring changes with minimum intervention.

Salinity is increasing and ecological values are declining in several of the ponds in the Napa River Unit. The DFG's ability to maintain the levee system and to control water levels, salinity, and water quality in the ponds is limited by funding and infrastructure constraints. The limitations to DFG's successful management are the high cost of running poorly performing water intake pumps, declining infrastructure, and the lack of hydroconnectivity between ponds and the neighboring sloughs. The current pumps do not supply enough water to prevent increases in salinity concentrations, especially during seasonal periods of low precipitation and high water evaporation. Upgraded and new water control structures combined with levee reconstruction and/or removal will result in improved hydroconnectivity and will enable the DFG to improve wildlife and migratory waterfowl management activities.

Several of the salt pond levees are deteriorating. The ponds are considered a potential threat to the ecology of the North Bay region because of the presence of large quantities and high concentrations of residual salts.

### **Restoration Benefits**

Restoring tidal wetlands, including tidal marsh, within the Napa River Unit will benefit the natural environment by creating

- a large area of contiguous tidal marsh for a diversity of fish and wildlife, including threatened and endangered species (salt marsh harvest mouse, California clapper rail, and black rail);
- a greater variety of slough channel sizes, a large increase in slough habitat, and greater connections among San Pablo Bay, the Napa River and the tidal salt marsh, which would benefit estuarine fish, potentially including listed species (Delta smelt, splittail, steelhead trout, and chinook salmon) and other aquatic species, such as the Dungeness crab;
- a natural, self-sustaining system that could adjust to naturally occurring changes in physical processes, with minimum ongoing intervention;



- large tracts of tidal marsh that extend up the Napa River that allow fish and wildlife species to adjust to changes in salinity that occur seasonally and over longer periods because of variations in precipitation;
- increased tidal prism that would scour slough channels, eventually creating large tidal channels, benefiting fish and diving waterfowl;
- improved tidal circulation throughout the system, improving water quality; and
- greatly increased production of organic detritus by tidal marshes, increasing the ecological productivity of San Pablo Bay.

### **Planning for Restoration**

Restoration planning began in 1998 through intensive scoping sessions, public meetings, and The Napa-Sonoma Marsh Restoration Group (a technical working group) which held meetings intermittently between 1998 and 2004. The initial purpose of these meetings was to coordinate data collection efforts and update key stakeholders on the status of the project. More recent meetings were designed to update stakeholders on the technical analysis of the project and obtain input and critiques of the technical analysis (e.g., salinity modeling) and the habitat restoration and salinity reduction approaches evaluated in the final Environment Impact Report (EIR) and Environmental Impact Statement (EIS).

The entire restoration scoping and planning process included the upper and lower ponds (Ponds 1 through Pond 8). The plan adopted through the planning process and the EIR creates a mix of tidal and pond habitats through improvements to Ponds 1 and 1A, and restoring Ponds 3, 4 and 5 to tidal action and retaining Ponds 6, 6A, 7, 7A, and 8 as managed ponds. Pond 3 restoration is currently underway and it is anticipated that Ponds 4 and 5 would be restored to tidal action within two to five years, depending on the rate of habitat evolution in Pond 3. Habitat evolution will be adaptively managed in Ponds 6 and 6A, with the possibility of opening these ponds to tidal action in the future, under a separate project initiated by the DFG and the US Army Corps of Engineers (CORPS). The restoration project will rely on natural sediment processes for the majority of the restoration area and on natural colonization by marsh vegetation. Pond 4 is expected to become tidal marsh within approximately 40 years. Habitat evolution in Pond 5 would be somewhat slower than Pond 4, because it is further removed from the sediment supply. If Ponds 6 and 6A were opened to tidal action as part of the adaptive management of the area, they would be expected to become tidal marsh within approximately 100 years after start of construction (Napa River Salt Marsh Restoration Habitat Restoration Preliminary

Design; Phase 2 Stage 2 of the Hydrology and Geomorphology Assessment in Support of the Feasibility Study, November 2002), Mud Slough).

### **Local Project Review**

As part of the project EIR, applicable county and regional plans and policies were reviewed for information on existing land uses and policies. The California Department of Conservation, Napa County Planning Department, Solano County Planning Department and Sonoma County Planning Department were consulted to assess existing conditions of agricultural resources on and surrounding the project area. The Napa and Sonoma County General Plans, City of American Canyon General Plan EIR and the Novato General Plan provided land use goals and existing land use designations necessary to compare project-related impacts/conflicts with surrounding land uses.

Implementation of the plan would be compatible with existing land use goals and objectives outlined in applicable general plans and regional plans because reducing salinity would lead to the restoration of the marsh. Both Napa County's and Solano County's land use designations of the project site allow for use as open space and recreation. The Bay Plan identifies the project site as wildlife area and managed wetlands. Additionally, implementation of the plan would not substantially alter existing or planned land uses of the surrounding area. The project site has been managed as a State Wildlife Area since 1994; such management would continue. There are a variety of uses surrounding the project site, including agricultural use west of Napa Slough. Surrounding land uses would be unaffected because salinity reduction would not encourage growth or development of surrounding land uses.

Recreational use is expected to increase as a result of the restoration project, but the intensity of use would be minimal and localized to the project site. The DFG allows general activities within the wildlife area that are not otherwise prohibited or damaging to the natural resources and those that are specifically regulated. Activities that are not compatible with or oriented towards wildlife are looked at on a case-by-case basis under the authority of the Regional Manager to regulate public use of State Wildlife Areas where such use is not provided for in the California Code of Regulations, Title 14, Sections 550 and 551, Wildlife Areas.

The area is open to hunting during authorized seasons on Wednesdays, Saturdays and Sundays. An estimate of 600 hunters annually use the Huichica Creek Unit from September through January for dove, pheasant, quail, rabbit and waterfowl hunting. Another 400 visitors, annually, are estimated to use the area for other forms of recreation. These estimates are taken from a voluntary check-in station (at the end of Buchli Station Road.). The Napa River Unit

(includes all of the salt ponds) receives less visitors due to the remote location and lack of access via roads (boat-in only).

### **Environmental Documentation**

On May 3, 2004, the DFG, as the lead public agency undertaking the Project subject to California Environmental Quality Act, certified the Final Environmental Impact Report (FEIR) that concluded the Project will not cause significant environmental impacts provided that mitigation measures are implemented. On May 7, 2004, the DFG adopted a Notice of Determination for the Project (SCH # 1998072074). The Corps is in the final phase of adopting their Feasibility Report and EIS for their portion of the Project, and has already completed their regulatory requirements for the U.S. Fish and Wildlife Service and the National Marine Fishery Service (Section 7 consultations). All other regulatory documents are currently being prepared (BCDC and USACE 404) or have already been permitted such as the Regional Water Quality Control Board 401 and discharge requirements.

Agency and Other Contributors to this Restoration Project to date:

### **Feasibility Study, CEQA/NEPA, and Baseline Monitoring (1997-2004)**

U.S. Army Corps of Engineers	\$2,000,000.00
State Coastal Conservancy	1,690,100.00
CA Dept of Fish and Game	356,711.00
Sonoma County Water Agency	240,000.00
U.S. Geological Survey	1,500,000.00
U.S. Fish and Wildlife Service	38,000.00
U.C. Davis	100,000.00
<b>TOTAL:</b>	<b>\$5,924,811.00</b>

State Coastal Conservancy ( <i>in-kind services</i> )	\$200,000.00
CA Dept of Fish and Game ( <i>in-kind services</i> )	205,000.00
<b>TOTAL:</b>	<b>\$405,000.00</b>

### **Design and Permitting**

California Bay Delta Authority	\$624,041.00
State Coastal Conservancy	150,000.00
<b>TOTAL:</b>	<b>\$774,041.00</b>

State Coastal Conservancy ( <i>in-kind services</i> )	\$50,000.00
CA Dept of Fish and Game ( <i>in-kind services</i> )	100,000.00
<b>TOTAL:</b>	<b>\$150,000.00</b>

The estimated costs for restoration of Ponds 1, 1A, 2, 3, 4, and 5 have been reviewed by staff and are as follows:

Description:	Estimated Cost
Permit Applications and Permit Fees (BCDC)	\$32,000.00
Construction Management For All Ponds	1,009,031.00
As-Built Survey For All Ponds	289,736.00
Construction Monitoring For All Ponds: Biological, Water Quality and Water Level Monitoring	641,298.00
FOR PONDS 1, 1A and 2	
Mobilization	250,000.00
Levee Repairs: Ponds 1 and 1A (incl. placing rock slope protection), Pond 2, All-American Canal	1,360,000.00
Water Control Structures: Ponds 1 and 1A, Pond 2	1,150,000.00
Levee Lowering: All-American Canal	120,000.00
Levee Breaches: Ponds 1 and 1A (incl. construction of nesting islands), All-American Canal	190,000.00
Parking Lots and Access Roads: Ponds 1 and 1A	205,000.00
FOR PONDS 3, 4, and 5	
Mobilization	2,174,358.00
Tidal Breaches: Ponds 3, 4, and 5	1,212,070.00
Salinity Reduction Breaches: Ponds 4 and 5	200,960.00
Channels & Berms: Ponds 3, 4, and 5	2,575,866.00
Levee Lowering: Ponds 3, 4, and 5	1,135,508.00
Ditch Blocks: Ponds 3, 4, and 5	452,122.00
Contingency (10%)	1,299,795.00
Escalation (5.1%) to July 2005	662,895.00
Project Administration	598,426.00
<b>TOTAL ESTIMATED COST:</b>	<b>\$15,559,065.00</b>
Proposed Funding Breakdown:	
Wildlife Conservation Board	\$12,479,065.00
California Bay Delta Authority	3,080,000.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$15,559,065.00</b>

The restoration work on the six ponds will follow State contracting practices and a request for bids will be initiated as soon as design and working drawings are approved. The award is expected to be made in May 2005. State contracting requirements including California Labor Code requirements will be met by the grantee.

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

Staff recommends that the Board approve the acceptance of a grant from the California Bay Delta Authority in the amount of \$3,173,000.00 (including administrative costs) to fund this project as proposed; allocate \$12,479,065.00 from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (Prop. 50), Section 79572 (c), to fund this project as proposed; 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.

23. Tolay Lake, Sonoma County \$1,010,000.00

This proposal is to consider the allocation of a grant to the Sonoma County Agricultural Preservation and Open Space District (District) for a cooperative project with various federal, state, county and private sources to assist in the District's fee acquisition of the 1,737± acre Tolay Lake and surrounding watershed, uplands and seasonal grazing lands located in southern Sonoma County. The District, as a condition of the State's proposed funding contribution, will grant a conservation easement to the Department of Fish and Game (DFG) covering the lakebed of Tolay Lake.

The property is located in southern Sonoma County, approximately five miles north of San Pablo Bay, three miles west of Highway 121 and one-half mile east of the DFG's Petaluma Marsh. The property is also visible from Highway 116, also referred to as Lakeville Road.

Potential residential development and/or vineyard conversion are a real threat to this unique property. Protection is critical to the moist grasslands, freshwater marshes, vernal pools, oak woodland and riparian vegetation which provide important foraging and nesting habitat for many species, including the red-legged frog, northwestern pond turtle and burrowing owl. The wetlands serve as migration habitat for shore birds and other birds including white tailed kites, golden eagles, horned larks, egrets, raptors, rails and many species of songbirds along the Pacific Flyway. The purchase of the Tolay Lake Ranch will place approximately 20 percent of the Tolay Creek watershed, as well as over a mile of the creek channel, under public ownership.

The ancient Tolay Lake, which is the largest natural freshwater lake in Sonoma County and the only one remaining in the San Pablo Bay watershed, is highly unique and nationally significant in prehistoric archaeological history. In the late 1800's, after draining the lake, large numbers of charmstones were found and continue to be found by landowners. The charmstones are of various types, and thought to be of various ages, dating back perhaps 4,000 years. The proposed acquisition will permanently protect the distinctive and irreplaceable history associated with Tolay Lake.

The District proposes to operate and manage the area as a Sonoma County regional park. They have agreed to restore the ancient lakebed and protect the wildlife and riparian habitat, as well as grant a conservation easement in favor of the DFG for its cooperative input. Additional management objectives may include providing public access for recreational pursuits such as fishing and hiking as well as educational opportunities. The District proposes to contract with Ducks Unlimited, Inc. to provide initial information and the concept for restoration plans.

The fair market value of the subject property, as approved by the Department of General Services (DGS), is \$18,000,000.00. The property owner has agreed to sell the property to the District for the amount of \$18,000,000.00. In addition to contributions totaling nearly \$5,800,000.00± from various federal, state, county and private sources, the District has committed \$9,000,000.00 toward the purchase, together with a Land and Water Conservation Fund grant, in the amount of \$202,980.00, from the Department of Parks and Recreation. The DFG's Wright Preservation Bank includes an Acquisition Fund established for the purchase of conservation properties in Sonoma County and will contribute \$2,000,000.00 toward the acquisition. The Wildlife Conservation Board's (WCB) proposed \$1,000,000.00 grant to the District would provide the balance of the purchase price. It is estimated that an additional \$10,000.00 will be needed for administrative expenses including review costs by the DGS, bringing the total proposed allocation for this project to \$1,010,000.00.

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

The proposed acquisition is exempt from California Environmental Quality Act requirements under Section 15313, Class 13, as the acquisition of lands for fish and wildlife conservation purposes, and under Section 15325, Class 25, as the

transfer of ownership in land to preserve open space, habitats or historical resources. Subject to approval by the WCB, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

Staff recommends that the Board approve the allocation of a grant as proposed, subject to approval of the appraisal by DGS; allocate \$1,010,000.00 from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (Prop. 50), Section 79565 for the grant amount and related expenses; authorize staff to enter into appropriate agreements as necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

24. Yolo Bypass Wildlife Area, Pacific Flyway Center, Phase I, \$260,107.00  
Yolo County

This proposal is to consider a cooperative project with the Department of Parks and Recreation (DPR), to fund project management, Phase I, of the Department of Fish and Game's (DFG) Yolo Bypass Wildlife Area's (YBWA), Pacific Flyway Center (Center). The Center will serve as a multipurpose facility, to assist in the management of the YBWA and provide a location for the public to access and learn about how farming, wetlands, flood control and habitat management interact to protect numerous Central Valley species. The current conceptual estimate for the size of the facility is 12,000 square feet.

The YBWA, also known as the Vic Fazio Yolo Wildlife Area, is located approximately 5 miles west of downtown Sacramento and 8 miles east of Davis, adjacent to I-80. It contains 16,000± acres of existing farm land and potential wetland habitat within the Yolo Bypass, a major overflow route which drains the Sacramento River watershed during winter flooding. The first 3,100± acres were acquired in 1993, and new parcels have been added from 1994 through 2004 for a total of 16,000± acres. These acquisitions are meant to protect important wetland and upland habitats within the Pacific Flyway and the species associated with them, and to expand public access.

### **Phase I Description**

The primary purpose of Phase I is to complete the architectural and engineering drawings for construction of the Center. The major components include 1) project status review and final programming, 2) updated scope of work and Memorandum of Understanding between all project partners, 3) development and solicitation of an (RFQ) for selection of a design firm, 4) management oversight, review and approval of preliminary designs and working drawings, and 5) project tracking, budgeting, scheduling and status updates of all project elements. The DPR has been selected to provide project management and

oversight because of their experience in developing similar types of interpretive facilities at park sites throughout the State. Their willingness to partner with the DFG and Wildlife Conservation Board (WCB) in this project will enhance the outcome immeasurably through their expertise in developing facilities within natural settings. The Department of Finance has approved the use of DPR for project management on this project.

The proposed building will contain offices for YBWA staff, exhibit spaces, meeting room and multipurpose areas, space for volunteers and other partners to carry out interpretive learning, outside wildlife observation areas and suitable parking. A separately funded adjacent 63-acre wetland habitat and farmland buffer will be developed and open to the public as part of the "outdoor education" program carried out by the Yolo Basin Foundation. Adjacent foot trails into other parts of the wildlife area will be developed to provide additional access and wildlife viewing opportunities within the YBWA.

The proposed road access to the Center will be from Route 80 freeway, south on Mace Boulevard, and south and east through adjacent farmland roads. Additional right of way may be needed to secure adequate access. The Department of Water Resources is currently surveying the area to determine exactly what these needs are. The WCB will negotiate and acquire the additional right of way once it has been determined. The WCB has already received permission from several landowners to proceed with development of the road, pending a fair market value offer being made for their property rights. Once the survey is completed and all the property rights (owners and acreages) are defined in detail, the WCB will proceed with obtaining all necessary permissions (i.e. rights of entry) for the access road.

### **Project Background**

The Center idea is based on 15 years of active participation and planning by public and private partners since the early 1990's. A significant number of groups have provided funding and in-kind services to get the Center project to the point that it is today. The Yolo Basin Foundation and its supporters have been discussing the concept of a center for over a decade. A Pacific Flyway Center Advisory Committee sponsored by the Foundation has met regularly for several years to discuss issues related to the Center with representatives of the community. The project enjoys the support of elected officials and agency leaders at the agency, department, city, county, State, and federal level.

The California Bay Delta Authority (CBDA) has funded part of the planning efforts for the Center through a grant to the Yolo Basin Foundation. Other participants include the U.S. Army Corps of Engineers and Ducks Unlimited, Inc. The Army Corp of Engineers conducted some of the preliminary site



investigations and contributed funding for site preparation drawings and CEQA. Ducks Unlimited will assist the DFG in designing and restoring 63 acres of wildlife habitat adjacent to the Center. The DPR has been asked to provide project management services including technical support for the development phase of the project. The DFG will provide funding for habitat restoration through its Inland Wetland Program. The Yolo Basin Foundation in partnership with the DFG currently runs several programs associated with the Yolo Bypass Wildlife Area and the Pacific Flyway including "Discover the Flyway" program which has hosted over 16,000 K-12 students over the last six years and trained over 800 teachers from 16 school districts in Sacramento, Solano, Yolo and El Dorado counties.

A memorandum of understanding with DFG currently exists that defines the role of the Foundation in providing educational programming at the Yolo Wildlife Area. An additional MOU will be prepared that outlines the roles and relationships between the Yolo Basin Foundation and the DFG as it applies to the operation and management of the Center.

### **Importance of the Pacific Flyway and Center**

This project will showcase an extraordinarily important resource, the Pacific Flyway. One of four major avian migration routes in the United States, the route of the Pacific Flyway originates in northeastern Alaska and runs southward through the western United States to South America. Suitable winter quarters for birds are found in California from the northern Sacramento Valley south to the Salton Sea and in the tidal marshes near San Francisco Bay. Concentrations are greatest in California during fall and winter when migrants from the north join locally breeding birds. In recent years, the Central Valley has wintered from 4 to 7 million waterfowl annually. The birds in the Central Valley represent 60 percent of the entire Pacific Flyway population, and nearly 20 percent of those wintering in the entire United States.

At the Center, DFG, the Yolo Basin Foundation and other interested partners will provide learning opportunities for all ages and will make education an interactive experience. The project's ecological significance extends far beyond the region and combines many elements: water management in the delta, flood control, fisheries, endangered species, farming, ranching, upland game management and, most importantly, the Center, itself. The Center presents a unique opportunity to provide Californian's and the entire country, an example of California's multi-use wildlife management practices, demonstrating how management of farming, flood control and habitat can interact successfully in the shadow of one of California's fastest growing urban areas.

The site's unique setting, being within a large wildlife area and having close proximity to urban centers, transportation modes, colleges and the State Capitol, makes it ideal for development of an interpretive center. The location will be accessible to large numbers of visitors, as well as students, from all across the State and beyond, to experience and learn about one of California's most acclaimed natural resources. It is anticipated that the center will be a flagship facility for the DFG throughout the 21st century.

### **Project Funding**

The WCB does not normally fund interpretive facilities, however, in this case due to the large number of supporting stakeholders, partnership funding and the lack of any comparable DFG facility within the Central Valley region, the WCB, at the request of the DFG, is proposing to assist in funding this project.

Below is a list of the numerous contributors and partners involved with this project:

Army Corps of Engineers	Section 206 Restoration Planning (ended 2004)
DFG	Restoration of Wetlands
Bay Delta Authority	\$334,000.00 Planning Grant, 2003
Great Valley Center	\$10,000.00 Project Development, 2001
Packard Foundation	\$165,000.00 Project Development, 2000
Long Foundations	\$20,000.00 Project Development, 1998
Novozymes Biotech	\$100,000.00 Organizational Development, Due Diligence Study, 1998
Yolo Basin Foundation	Project initiation (since 1989), coordination, constituency building
Yolo County	PFC Advisory Committee
Fish & Wildlife Service	PFC Advisory Committee
City of Davis	PFC Advisory Committee
UC Davis	3 Student Studies PFC Advisory Committee
Yolo Audubon Society	PFC Advisory Committee
Central Valley Habitat Joint Venture	\$2,500.00 Grant Funds
California Waterfowl Association	PFC Advisory Committee
Ducks Unlimited, Inc.	PFC Advisory Committee

Costs for Phase I of the Pacific Flyway Center project, which have been reviewed by staff, are as follows:

<b>Description:</b>	<b>Estimated Cost</b>
Project Management and Programming	\$188,799.00
Preliminary Design Preparation	43,239.00
Oversight of Working Drawings	27,962.00
<b>TOTAL ESTIMATED COST:</b>	<b>\$260,000.00</b>

### **Operation and Maintenance**

The DFG intends to cover operation and maintenance costs for the Center through a partnership between the DFG and non-profit organizations. The DFG will use current staff and support allocations, and has no current plans to augment these items through a budget change proposal, or any other means, as a result of the project. However, the DFG may wish to augment staff at some future date if the partnership relationships change and/or at a time when increased State revenues can provide additional funds. The Department of Finance has made no commitment to fund staff increases in the future. Currently, the Yolo Basin Foundation (the Foundation), a non-profit organization, is housed on the wildlife area within temporary modular facilities. These operations will be relocated to the new facility once constructed. For their part, the Foundation will provide volunteers to help staff and operate the facility and will participate in the direct operation costs of the facility, through fund raising activities.

### **Subsequent Phases**

Subsequent to Phase I, the WCB anticipates possibly two more phases where additional allocations will be proposed before the Board. The second would be an allocation of funds to prepare design and working drawings and to acquire right of way for the access road. In regards to road development costs, there is a possibility Federal Transportation Enhancement Act (TEA) funds (\$1,000,000.00) may be federally authorized and appropriated, in September/October of 2005 to assist with these costs. The DFG is also seeking funds to assist in the development of the road. The third and final phase taken to the Board is expected to occur in late 2006, and would be a request to fund construction.

The DFG has reviewed this proposal and recommends it for funding by the Board. The DFG will be responsible for completing the appropriate notice to satisfy the California Environmental Quality Act requirements and will obtain all necessary permits.

Staff recommends that the Board approve this project as proposed; allocate \$260,107.00 from the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Fund (Prop. 40), Section 5096.650, for project, and Department of General Services' review costs; 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.

25. Sacramento River Riparian Restoration, Drumheller Slough Unit, Glenn County \$648,000.00

This proposal is to consider an allocation for a grant to River Partners for a cooperative project to restore approximately 204 acres of riparian habitat located on federal land (a unit of the Sacramento River National Wildlife Refuge) on the east side of the Sacramento River, just upstream from the town of Princeton in southern Glenn County. Other partners involved in this project include the U.S. Fish and Wildlife Service (Central Valley Project Improvement Act funding) and the Department of Fish and Game (DFG).

Since 1999 the Board has funded six similar restoration projects that have restored more than 500± acres of riparian habitat along the Sacramento River. Five of these projects involved work on six units of the Sacramento River Wildlife Area, managed by the DFG. The sixth project is located on property owned and managed by River Partners, which will be offered to the DFG when restored.

The Drumheller Slough site is a component of approximately 2,200 acres of riparian habitat that is in conservation ownership along this reach of the Sacramento River. The site has over 2,000 feet of river frontage. The 226± acre unit is separated into two areas by Drumheller Slough, and is separated from producing agricultural land to the east by the Sacramento River levee. An existing riparian forest area covering 22 acres is located to the east of the southern field. Immediately downstream from the property is a 71± acre parcel of riparian habitat managed by the DFG (the Princeton Unit East of the Sacramento River Wildlife Area). Nestled on the riverbank next to the southern field of the Drumheller Slough Unit is a parcel of County land that includes the historic east side landing of the defunct Princeton Ferry. Over 1,800 feet along Drumheller Slough within the unit is being maintained as a mitigation site for the giant garter snake, with a 4-acre mitigation site for the valley elderberry longhorn beetle adjacent to the southwest portion of the north field. An adjacent oxbow lake provides a buffer between the site and privately-owned fallowed farmland to the north.

The subject property was historically developed for agriculture, and prior to federal purchase, it was managed for orchard production (prunes). After purchase, the orchard was removed and a cover crop of winter wheat was

planted. This use continues under a lease. Currently, the flood-prone property provides poor wildlife habitat. Without intervention, non-native plants will competitively exclude native plants on this mid-terrace site, perhaps for decades. Once restored, this site has the potential to provide vital habitat for high priority, riparian dependent wildlife species.

The property is owned by the USFWS. Once restored, the USFWS will manage the site for habitat in perpetuity, according to their Comprehensive Conservation Plan (CCP). River Partners will provide recommendations to the USFWS in the Final Restoration Report. Public access at the present time is prohibited, but the USFWS anticipates that the property will be open to hunting, fishing and other non-consumptive uses after the restoration is completed and the CCP is approved.

The project will restore 204 acres of floodplain to a complex matrix of forest, woodland, savanna and grassland. The plant design for the project will be fashioned around specific habitat characteristics for several targeted wildlife species, including bald eagle, bank swallow, Chinook salmon, giant garter snake, steelhead, Swainson's hawk, valley elderberry longhorn beetle, western yellow-billed cuckoo and willow flycatcher.

Restoring this site to riparian habitat is consistent with the goals and objectives of the Sacramento River Wildlife Area Draft Management Plan, CALFED's Ecosystem Restoration Program Plan, the Central Valley Improvement Act, the Sacramento River Conservation Area Forum's Management Plan and both the Central Valley Joint Venture and the Riparian Habitat Joint Venture. In addition, this project builds on restoration work in progress by the WCB, the DFG, the USFWS, The Nature Conservancy, the Department of Water Resources and River Partners. Cost estimates for this project, which have been reviewed by staff, are as follows:

Description:	Estimated Cost
Enhancement of existing habitat	\$ 8,217.00
Planning	69,393.00
Field preparation	57,167.00
Irrigation installation	100,127.00
Irrigation	62,842.00
Planting	197,566.00
Maintenance	151,305.00
Monitoring and reporting	65,133.00
Project management	81,092.00
Contingency	39,231.00
Administration	174,737.00
<b>TOTAL ESTIMATED COST:</b>	<b>\$1,006,810.00</b>

Proposed Funding Breakdown:	
Wildlife Conservation Board	\$648,000.00
Central Valley Project Improvement Act	325,000.00
River Partners (in-kind)	33,810.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$1,006,810.00</b>

In addition to the funding listed above, funding from the National Oceanic and Atmospheric Administration (NOAA) may reduce the funding required from the Board. The NOAA grant request was made by River Partners, but the decision has not been made yet on the allocation.

The DFG has reviewed this proposal and recommends it for funding by the Board. This project is exempt from California Environmental Quality Act under Section 15304 which is for a minor alteration to land. Staff will complete the appropriate notice following Board approval of this project. The USFWS has agreed to manage and maintain the property for twenty-five years pursuant to the terms and conditions of their CCP.

The project has been presented to the Sacramento River Conservation Area Forum (SRCAF) that includes representatives from the Glenn County Board of Supervisors and private property owners. No opposition was raised and the project was found to be consistent with the SRCAF guidelines and policies for projects.

Staff recommends that the Board approve this project as proposed; allocate \$648,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786 (e/f); authorize staff to enter into appropriate agreements necessary to accomplish this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

26. Upper Mattole River Watershed Rehabilitation, \$893,000.00  
Humboldt and Mendocino Counties

This proposal is to consider an allocation of a grant to Sanctuary Forest, Inc. (SF), a long-term cooperator and nonprofit partner with the Department of Fish and Game (DFG) and the Wildlife Conservation Board (WCB), for a cooperative project to enhance and restore riparian and instream habitats along approximately 17 miles of streams and touching on over 618± acres of private and public land in the Upper Mattole River Watershed, located approximately five miles east of Shelter Cove in Humboldt and Mendocino Counties. Other partners involved in the project include multiple landowners, the State Water Resources Control Board, the State Coastal Conservancy, the DFG and the Board.

Since 1988, the Board has acquired 2,772± acres of property in the Upper Mattole Watershed, which is designated as the Mattole River Ecological Reserve. This valuable habitat is managed by the SF who are following management strategies which are being developed cooperatively by the U.S. Bureau of Land Management, the California Department of Parks and Recreation, the DFG, Save the Redwoods League, the State Coastal Conservancy, the Department of Forestry and Fire Protection and the SF.

These lands include numerous tributary streams and portions of the Mattole River, and a mixture of old-growth redwood, mixed coniferous forest and various hardwoods providing ideal habitat for numerous old-growth dependent animal and plant species. This includes some of the best spawning gravels for King salmon, steelhead and coho, and nesting habitat for the marbled murrelet, spotted owl, osprey, goshawk and many other bird, mammal, and other wildlife species.

Following nearly a century of logging, the Upper Mattole River Watershed suffered from a combination of erosion and sedimentation problems caused by a network of logging and access roads that crisscross the watersheds. These activities resulted in the burial of complete stream sections and the contribution of tons of sediment that fouled the historic spawning area, decreased the volume of water flowing through the system in the critical summer period and increased the water temperatures to levels that were harmful or fatal to anadromous fish. Terrestrial wildlife species also suffered from the loss of nesting and foraging habitat due to the loss of old-growth forests. The California Regional Water Quality Control Board lists the Mattole River as impaired by sediment and temperature pollution under Section 303(d) of the Federal Clean Water Act. All three species of anadromous fish are federally listed as threatened or endangered. There is good potential for recovery of Mattole salmonids, because the salmon stocks are wild and the river is free-flowing, without any dams or diversions.

During the years following the end of large-scale commercial logging, SF and their partners in the Upper Mattole River and Forest Cooperative (UMRFC) a collaboration of federal, State, private and nonprofit entities, and the Mattole River and Range Partnership (MRRP) a collaboration of five Mattole River based conservation organizations, developed plans for protecting the remaining old-growth forests and for restoring the degraded fish and wildlife habitats in the area. In addition to the protection of many acres of habitat through public purchase, these partners have completed \$1.4 million of habitat restoration and conservation projects since 2003. These projects included upslope watershed restoration, conservation easement acquisitions, riparian planting, in-stream habitat enhancement and the creation of a watershed restoration plan.

Efforts to date have addressed sediment pollution to fisheries throughout most of the 7 square miles of UMRFC ownership, comprising 25 percent of the Mattole headwaters. The proposed project will complete the work planned for the UMRFC lands and expand the work to include surrounding private industrial timberland and rural residential landowners. The properties comprise 75 percent of the land within the Upper Mattole River Watershed. Approximately 80 to 90 private landowners are expected to participate in the project, covering 60 to 70 percent of the private lands in the upper watershed.

Many acres of public land are available for nonconsumptive use in the Upper Mattole River Watershed, including portions of the Sinkyone Wilderness State Park and the Mattole River Ecological Reserve. The SF offers public access via a summer-long series of guided interpretive hikes throughout the sensitive lands of the UMRFC.

In general, the project will implement comprehensive watershed and fisheries restoration work on streams and watershed lands in the Upper Mattole River Watershed. Specifically, the project will prevent tons of sediment from entering the Mattole River by decommissioning roads and upgrading 199 sites on active and abandoned roads, stabilize stream banks and channels in 48 locations, plant 90,000 trees for riparian shade and bank stability, enhance fish habitat with instream structures at 12 sites along 1,000 linear feet of channel, remove solid waste and debris from the floodplain, conduct implementation and long-term monitoring to assess channel and ecosystem health and perform public outreach.

The proposed project is following the recommendations of two important initiatives, the California Resources Agency North Coast Watershed Assessment Program and the DFG's Recovery Strategy for California Coho Salmon.

In addition, the Mattole has been identified by the DFG as one of the highest value streams for coho salmon in California.

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

Description:	Estimated Cost
Management and labor	\$ 438,373.00
Materials and equipment	1,067,734.00
Administrative costs	172,349.00
Contingency	42,524.00
<b>TOTAL ESTIMATED COST:</b>	<b>\$1,720,980.00</b>



Proposed Funding Breakdown:	
Wildlife Conservation Board	\$893,000.00
State Water Resources Control Board	500,000.00
State Coastal Conservancy	264,980.00
Department of Fish and Game	63,000.00
<b>TOTAL AVAILABLE FUNDING:</b>	<b>\$1,720,980.00</b>

In addition to the funding listed above, SF has applied to NOAA Fisheries for a grant, which if approved, would reduce the Board's cost.

The DFG has reviewed this proposal and recommends it for funding by the Board. The DFG has also agreed to include this project in their California Environmental Quality Act documentation under their stream restoration program. The SF has agreed to manage and maintain the project for ten years pursuant to the terms and conditions of the grant agreement. All participating landowners will sign an individual landowner access agreement with SF, which will run for the same ten year period. If at any time during the life of the project, SF is unable to manage and maintain the project improvements, they will refund to the State of California an amortized amount of funds based on the number of years left on the project life.

This project receives strong and continuing support from the landowners, and agencies and organizations in the Mattole River area. The Board has received letters of support from Mr. Jimmy Smith, First District Supervisor from Humboldt County, and from both Senator Wesley Chesbro and Assembly Member Patty Berg.

Staff recommends that the Board approve this project as proposed; allocate \$893,000.00 from the Water Security, Clean Drinking Water, Coastal and Beach Protection Fund of 2002 (Prop. 50), Section 79565; 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.

27. Humboldt Bay Wildlife Area, Lighthouse Ranch Unit, \$1,025,000.00  
Humboldt County

This proposal is to consider the cooperative acquisition of 6± acres of coastal headland and improvements, the acceptance of a \$500,000.00 grant from the State Coastal Conservancy (SCC) to be applied toward the purchase and the subsequent transfer of the land to the Bureau of Land Management (BLM) as an expansion of the Humboldt Bay Wildlife Area, in Humboldt County.

The subject property is located approximately 12 miles south of Eureka, westerly of the community of Loleta at the western most point of Hookton Road, roughly five miles west of U. S. Highway 101. The City of Fortuna is located about 10 miles southeasterly. The coastal headland location is about 165 feet above sea level and from the bluff, provides a good view of the Pacific Ocean, Humboldt Bay, South Spit and the Eel River Delta.

The subject property is bounded on all sides by public ownership except for a 2.5-acre private ownership immediately west of the subject. The Department of Fish and Game (DFG) Eel River Wildlife Area is situated south and westerly of the subject and the Table Bluff Ecological Reserve lies to the east. A portion of the U.S. Fish and Wildlife Service's (USFWS) Humboldt Bay National Wildlife Refuge lies to the northeast and Table Bluff County Park is located immediately north of the subject property. Table Bluff Road forms the easterly boundary of the subject and provides the only access to the South Spit of Humboldt Bay. The total public ownership in the area is approximately 3,000± acres.

The area supports habitat types for a number of federal and State-listed plant and animal species including the brown pelican, snowy plover, Aleutian Canada goose, peregrine falcon and the western lily. The proposed project has been a cooperative effort to administer these coastal areas as a continuous management unit through the pooling of resources and the reduction of staff time and costs associated with redundancy and permitting.

The property, locally referred to as Lighthouse Ranch, is owned by a church group but is no longer used for church activities. Despite its name, there is no lighthouse on the property. Automated beacons were constructed at the Humboldt Bay entrance which eliminated the need for a lighthouse in the 1970's. The actual lighthouse was moved from the adjacent property to Woodley Island Marina in Humboldt Bay about 1987.

The property is mainly composed of lawn and windbreaks of Monterey cypress trees. Topography of the subject property is generally flat with a sharp slope downward to the west facing the beach area along the Pacific Ocean. There are seven primary structures on the site and many are currently vacant. There are four single family dwelling units on the property some of which are occupied by State and the BLM employees. There are a number of storage buildings and a 70-foot high unused water tower. There is also a very large two-story main structure; the upper floor was once used as a dormitory and the first floor as kitchen, dining and meeting hall. The main structure is used for storage and will not be used for any management or operation activities.

Land uses in the area are rural in nature with occasional homes situated on medium to large acreage parcels with most developed for agricultural use. There are a number of dairies within a five mile radius of the property. The Wiyot Indian Tribe has a tribal housing development about two miles easterly of the subject property. The tribe is strongly supportive of this project and has indicated a desire to work with various entities to provide for interpretation and cultural history programs in the future.

The DFG has recommended the WCB acquire the property and transfer the property to the BLM for operation and management of the site. Proposed future management activities by the BLM would include providing a visitor's center to facilitate public access, a caretaker residence for rangers and land managers to minimize illegal activity and coastal resource impacts and a maintenance facility for DFG's Eel River Wildlife Area and the Table Bluff Ecological Reserve as well as the BLM owned South Spit. The property will enable staff to control access to the spit and encourage more usage of the public ownership complex such as day use, recreational and commercial fishing, waterfowl hunting, hiking, picnicking, birding, horseback riding and wave-slope driving. Significant damage to resources on the site have occurred from unregulated off highway vehicle use, illegal encampments, vehicle abandonment and refuse disposal. It is anticipated that these uses will continue should this acquisition not be completed. A number of incidents of vandalism and arson have also occurred in the past and an increased permanent presence of staff will likely reduce most of this illegal activity. The only other visitor center is about five miles east and is for the USFWS, Humboldt Bay Wildlife Refuge and is strictly for their use.

The property owner has agreed to sell this property to the State at the appraised fair market value of \$1,500,000.00, as approved by the Department of General Services (DGS). The SCC has agreed to provide a grant to the Wildlife Conservation Board (WCB) in the amount of \$500,000.00 to be applied toward the acquisition. It is proposed that the WCB provide the balance of the purchase price in the amount of \$1,000,000.00. It is estimated that an additional allocation, in the amount of \$25,000.00, will be needed to cover costs associated with the acquisition including appraisal, title, escrow and DGS' review charges and transfer to BLM, bringing the total amount requested for this project to \$1,025,000.00.

There are no claims of sovereign State land ownership over any of the property. The proposed acquisition is exempt from the California Environmental Quality Act requirements under Section 15313, Class 13 as the acquisition of lands for wildlife conservation purposes and Section 15325, Class 25, as the transfer of ownership or an interest in land to preserve open space.

Staff recommends that the Board approve the acquisition of the subject property as proposed; acceptance of a \$500,000.00 grant from the State Coastal Conservancy to be applied toward the purchase; authorize subsequent transfer of the property to the Bureau of Land Management as proposed; allocate a total of \$1,025,000.00 to cover the purchase price and associated costs from the California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund (Prop. 40), Section 5096.650; authorize staff to enter appropriate agreements necessary to carry out this project; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

28. Hallelujah Junction Wildlife Area, Expansion 6, \$1,290,000.00  
Sierra and Lassen Counties

This proposal is to consider the acquisition of 2,044± acres of privately-owned land as an addition to the Department of Fish and Game's (DFG) Hallelujah Junction Wildlife Area, located near the Nevada border, in Lassen and Sierra Counties.

The subject property is located at the southerly end of Long Valley, along the California/Nevada border just east of the commercial outpost of Bordertown on Highway 395, in Nevada. The initial purchase in 1989, for the Hallelujah Junction Wildlife Area, consisted of 3,341± acres. In February 2004, the State completed the fifth expansion of the wildlife area adding 2,147± acres locally known as the Green Gulch Ranch. The current proposal will expand the existing wildlife area to 9,000± acres in Lassen and Sierra Counties.

The proposed acquisition will provide for the enhancement and protection of additional key winter range habitat for the Loyalton-Truckee deer herd, a mule deer with local, State and interstate significance. The primary habitat in the area is sagebrush, with riverine habitat found along Balls Canyon and Evans Canyon creeks which flow from the mountains and into Long Valley Creek. A variety of annual and perennial grasses of native and non-native species, provide ground cover. While the proposed area is not known to provide critical habitat for any listed threatened or endangered species, it is the historical range for sage grouse, blue grouse, badgers, mountain lions, coyotes and the wintering ground for a variety of raptors.

The Bureau of Land Management owns parcels in and adjacent to the subject and the Toiyabe National Forest controls much of the surrounding upland on the west. However, just a few hundred feet east of Highway 395, in Nevada, mobile homes on one to five-acre lots are proliferating. The proposed Balls Canyon Resort located in the immediate area, along with residential development, will most likely create pressure on the subject property to be developed, disturbing this major migration corridor.

Development of a riparian corridor along Long Valley Creek and its tributaries will be a major part of the DFG's management plan for the property. Following acquisition, fencing will be modified to control livestock grazing and habitat improvement. The existing wildlife area has an area manager on site and the additional acreage being added to the wildlife area will create little or no additional management costs. In fact, the removal of the "in holdings" being realized by this acquisition may result in overall lower management costs. The potential for hunting, hiking, horseback riding, photography, sightseeing and educational opportunities are substantial.

The proposed acquisition is exempt from California Environmental Quality requirements under Section 15313, Class 13, as an acquisition of land for wildlife conservation purposes and under Section 15325, Class 25, as a transfer of ownership interest in land to preserve existing natural conditions and historical resources. Subject to approval by the Wildlife Conservation Board, the appropriate Notice of Exemption will be filed with the State Clearinghouse.

The property owners have agreed to sell the property at the appraised fair market value of \$1,260,000.00, as approved by the Department of General Services (DGS). It is estimated that an additional \$30,000.00 will be needed for administrative expenses including appraisal, title, escrow and review costs by the DGS, bringing the total allocation for this purchase to \$1,290,000.00.

Staff recommends that the Board approve this acquisition as proposed; allocate \$1,290,000.00 from the Habitat Conservation Fund (Prop. 117), Section 2786(a), for the purchase price and associated costs; authorize staff to enter into appropriate agreements as necessary to accomplish this project, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

## 29. Resolutions

The following resolutions are submitted for enactment by the Wildlife Conservation Board:

### Senator Byron Sher

WHEREAS, Senator Byron Sher, in his capacity as an Assembly Member and Senator, has served as Chair and member of numerous committees with responsibility for policy and oversight of California's rich natural resources for 24 years in the State legislature; and

WHEREAS, Senator Sher's personal devotion to and love of protecting and preserving California's natural resources and environmental health, coupled with his sound judgment and experience with California's wildlife resources, has greatly assisted the Board on numerous occasions in carrying out its duties and responsibilities; and

WHEREAS, Senator Sher served for six years as a member of the Joint Legislative Advisory Committee of the Wildlife Conservation Board, and during that time the Board acted to acquire and protect 658,574 acres of significant California habitats, restored 91,731 acres of riparian, wetland, and upland habitats, and provided for increased public access to more than 76 areas of wildlife importance. More specifically, he gave his personal attention to major projects such as the Headwaters Forest and the San Francisco Baylands acquisitions; and

WHEREAS, it is the desire of the Board to gratefully acknowledge Senator Sher's contributions to the work of the Board through his personal support, advice and leadership, as well as that of his great staff; now, therefore, be it

RESOLVED, that we, the Members of the Wildlife Conservation Board, the Joint Legislative Advisory Committee, and the Board staff convey to Senator Sher our sincere appreciation for his noteworthy contributions to the Board, and express our best wishes to him and his family; and, be it further

RESOLVED that this resolution be made a part of the official minutes of this Board meeting and that a copy be provided to Senator Sher.

Assembly Member Hannah-Beth Jackson

WHEREAS, Assembly Member Hannah-Beth Jackson in her capacity as an Assembly Member, has served as a dedicated member of the Joint Legislative Advisory Committee of the Wildlife Conservation Board since March 2001; and

WHEREAS, Ms. Jackson served as Chair of the Assembly Natural Resources Committee and as a member of the Assembly Budget Subcommittee for Resources, and provided consistent leadership and support for the Board in her legislative capacity; and

WHEREAS, through Ms. Jackson's knowledge and interest in California's wildlife and habitats, she has furthered the cause of wildlife conservation and related recreation; and

WHEREAS, it is the desire of the Board to gratefully acknowledge Ms. Jackson's contributions to the work of the Board through her personal support as well as that of her great staff; now, therefore, be it

RESOLVED, that we, the Members of the Wildlife Conservation Board, the Joint Legislative Advisory Committee, and the Board staff convey to Hannah-Beth Jackson our sincere appreciation for her noteworthy contributions to the Board, and express our best wishes to her as she continues with her personal endeavors; and, be it further

RESOLVED, that this resolution be made a part of the official minutes of this Board meeting and that a copy be provided to Assembly Member Jackson.

Staff recommends that the Board approve the resolutions honoring Senator Byron Sher and Assembly Member Hannah-Beth Jackson, former Legislative Advisory Committee members of the Board.