

JUN 16 1969

STATE OF CALIFORNIA

RONALD REAGAN, Governor

DEPARTMENT OF FINANCE

SACRAMENTO



June 10, 1969

Mr. Raymond J. Nesbit  
Executive Officer  
Wildlife Conservation Board  
1416 Ninth Street  
Sacramento, California

Dear Ray:

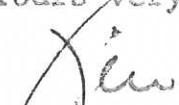
Thank you for setting up the special meeting of May 5 to deal with the questions that I had on the Buena Vista Lagoon Wildlife land acquisition. Certain points which are noted, however, in the minutes are not accurate and therefore I would like to set the record straight.

First, I did not make any reference to Mr. Vincent, and I am not aware that he had questioned that acquisition therefore I could not have made the statement which is attributed to me.

Secondly, I recall the discussion of the need of a motion, and I certainly did not make one. However, I recall that we indicated that inasmuch as the Board had previously taken action to authorize the acquisition that no action would be necessary at this special meeting.

With those two clarifications I believe that the minutes accurately reflect the discussion that we had that afternoon. I assume that they will be corrected accordingly.

Yours very truly,

  
JAMES S. DWIGHT, JR.  
Chief Deputy Director

JSD:bn

cc: Mr. G. Ray Arnett

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

Minutes, Meeting of May 5, 1969

Pursuant to the request of Mr. James Dwight, the Wildlife Conservation Board met in Room 1173 of the State Capitol, Sacramento, California, on May 5, 1969, for the specific purpose of reaffirming action taken by the Board on March 27, 1969, regarding the Buena Vista Lagoon Wildlife Area land acquisition. The meeting was opened by Acting Chairman G. Ray Arnett at 1:10 p.m.

PRESENT: G. Ray Arnett	Acting Chairman
James Dwight	Member, vice Mr. Weinberger
Assemblyman Frank P. Belotti	Joint Interim Committee
Assemblyman John Stull	80th District
Robert Swanson	Property Acquisition Division
Dick Rayburn	Property Acquisition Division, Southern California Operations
Raymond J. Nesbit	Executive Officer, WCB
Alma Koyasako	Secretary

Mr. Dwight affirmed that Mr. Curtis Vincent of the Property Acquisition Division had questioned this acquisition. Mr. Vincent had heard that the sellers might be making a considerable profit on the sale. Mr. Dwight felt the Board may not have been aware of all the facts of this acquisition. It was not explained at the March 27, 1969, meeting, he said, that the St. Malo Development Company was the firm with whom the State would be dealing and felt it inappropriate for the Board to consummate the acquisition without getting full information before the group. Mr. Nesbit explained that the WCB staff has been successful for many years in land negotiations and that the Property Acquisition Section of General Services reviews all purchases. In addition, in this one instance, Property Acquisition was hired by WCB to make the appraisal.

Mr. Nesbit related that about a year ago, the St. Malo Development Corporation took an option to acquire lands from Palomar Savings and Loan Association for a total cost of \$475,000. When the staff contacted Palomar about acquiring lands at the lagoon, they said they were not in a position to discuss sale, inasmuch as the lands were under option to St. Malo.

The development company agreed to the sale of 60.6 acres of wetted land for \$250,000 and they retained just under 7 acres of land for their use. The land St. Malo will retain will cost them approximately \$32,000 an acre; cost to the WCB will be \$3700 per acre. The appraisal made by the

Department of General Services, Property Acquisition Division, for the acreage to be purchased by WCB, indicates a value of \$400,000. The State is purchasing this land for \$250,000. No State appraisal has been made of the 7 acres being retained by St. Malo.

Mr. Dwight stated that he had raised the question from the standpoint that the parties from whom the State would purchase the property was not clearly indicated at the March meeting. However, he realized that at the January meeting, when he was absent, these facts were brought out. He was satisfied that the State is getting full value for the property to be purchased. His only concern was that the Board members may not have been given full information, and he felt it was inappropriate for us to consummate the deal without giving the Board members an opportunity to reaffirm their vote.

Mr. Arnett indicated that he had been informed and had knowledge of the fact there was a development company involved in this transaction at the time of the March meeting.

Mr. Swanson indicated the whole point in reviewing this transaction was so that no one would look at it after several years and question the propriety of the acquisition. According to Mr. Rayburn, the Property Acquisition Division is satisfied that the \$250,000 purchase is a great investment for the State, since it is a savings of \$150,000 from the appraised value. Mr. Rayburn reviewed the transaction which is to take place. Palomar Savings and Loan will pass on to St. Malo 68 acres for \$475,000; from St. Malo, the State is going to pick up 60+ acres for \$250,000 and the development company will retain 7 acres. In this instance the State is acquiring without any severance damage, because the remaining part is more valuable.

Mr. Dwight indicated that the transaction has received the approval of the Department of General Services and that State's escrow instructions would be going out this afternoon or the following day.

Assemblyman Belotti declared his original position was to proceed with the Buena Vista Lagoon acquisition and recommended reaffirmation by the Board of its previous action.

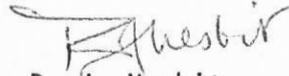
IT WAS MOVED BY MR. DWIGHT, SECONDED BY MR. ARNETT, THAT THE WILDLIFE CONSERVATION BOARD REAFFIRMS THE ACTION TAKEN AT ITS MEETING OF MARCH 27, 1969, AT WHICH TIME ACQUISITION OF THE BUENA VISTA LAGOON WILDLIFE AREA IN SAN DIEGO COUNTY WAS APPROVED, \$265,000 WAS ALLOCATED FOR ACQUISITION AND TITLE COSTS FOR TRANSFER OF THE NATURE CONSERVANCY LANDS, AND THE STAFF AND THE DEPARTMENT OF FISH AND GAME WAS AUTHORIZED TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING APPLICATION TO THE FEDERAL GOVERNMENT FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE LAND AND WATER CONSERVATION FUND PROGRAM.

STAFF IS INSTRUCTED TO APPEND THESE MINUTES TO THE OFFICIAL MINUTES OF THE MARCH 27, 1969, MEETING OF THE WILDLIFE CONSERVATION BOARD.

PASSED UNANIMOUSLY.

There being no further business, the meeting was adjourned at 1:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "R. J. Nesbit".

R. J. Nesbit  
Executive Officer

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

Minutes, Meeting of March 27, 1969

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

Minutes, Meeting of March 27, 1969

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 3191 of the State Capitol, Sacramento, California, on March 27, 1969. The meeting was called to order by Acting Chairman G. Ray Arnett at 3:05 p.m.

**1. Roll Call**

**PRESENT:** G. Ray Arnett Acting Chairman  
James Dwight Member, vice Mr. Weinberger

Senator Robert J. Lagomarsino Joint Interim Committee  
Senator Fred W. Marler, Jr. " " "  
Assemblyman Frank P. Belotti " " "  
Assemblyman Earle P. Crandall " " "  
Raymond J. Nesbit Executive Officer  
Alvin G. Rutsch Assistant Executive Officer  
John Wentzel Field Agent  
Alma Koyasako Secretary  
Bella Applebaum Accounting Technician

**ABSENT:** James Y. Camp Chairman  
Senator Lewis F. Sherman Joint Interim Committee  
Assemblywoman Pauline L. Davis " " "

**OTHERS PRESENT:**

Henry J. Tenaglia St. Malo Association  
David Rorick, Jr. Nature Conservancy  
Thomas W. Smith City of Oceanside  
Larry Bagley " "  
Jack Robinson Dept. of Fish and Game  
George Reiner Dept. of Water Resources  
C. A. McCullough " "  
Dave Zeiner Dept. of Fish and Game  
Bob Arpin American River College  
Ron Tatom American River College  
Sam S. Mitchell County of Humboldt  
William Hill Humboldt Fishermen's Marketing Association  
Pat Cosentino County of Merced  
Mike Pellock County of Merced  
Max J. Wiza City Mgr., Imperial Beach  
Ted Garvin Councilman, Imperial Beach  
Wadie P. Deddeh Assemblyman, 77th District

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Donna Anderson	Wildlife Conservation Board
Dave Swoap	Representing Senator Way
Larry Cloyd	Dept. of Fish and Game
John Stull	Assemblyman, 80th District
Trev Wright	Dept. of Fish and Game
James S. Leiby	" " "
Wilson Lythgoe	Sacramento Bee

2. Imperial Beach Fishing Pier - Reconstruction, San Diego Co. \$70,000.00

Assemblyman Wadie Deddeh of the 77th Assembly District requested, and Acting Chairman Arnett approved, the consideration of the Imperial Beach Fishing Pier Reconstruction agenda item at this time.

Assemblyman Deddeh related that unusual storm conditions in February caused considerable damage to the popular fishing pier located in that city. He stressed the importance of this pier to the small community of Imperial Beach, not only in providing recreation, but because it has stimulated business opportunities in the community. Because of its small tax base and the previously approved bond issue for construction of the pier, the city now finds it impossible to secure additional funding for reconstruction. He therefore earnestly urged the restoration of the pier by the State and approval of the proposal as set forth by the staff, and concluded that he would appreciate any help the Board can give and that the community is looking to the Wildlife Conservation Board for financial help.

Mr. Arnett requested the Executive Officer, Ray Nesbit, to present the proposal as set forth in the agenda.

Mr. Nesbit reported that on March 15, 1962, the Board approved the Imperial Beach Fishing Pier project and allocated \$150,000 for the design and construction. This allocation was matched by the City of Imperial Beach and construction was completed in November of 1963. It was the first pier to be constructed under the Board's policy on fishing piers.

The finished pier extended 1200 feet into the ocean, with an additional 384 foot long tee section at the end. The initial project included a boat docking facility, pier lighting, sanitary facilities, bait shop, fish cleaning tables and benches. Since its opening the pier has been a tremendously popular attraction. An average of just under 400,000 man days of use annually has been counted on the pier.

On February 7, 1969, a freak storm with unusually high waves completely demolished the north wing of the tee section and damaged the main stem of the pier. The City of Imperial Beach on February 11, 1969, declaring it a public disaster, undertook immediate emergency repairs to the pier to prevent further loss of the damaged structure.

The emergency repairs carried out by the City consisted of the following: (1) Collection of debris and salvage of re-useable materials; (2) providing of planking and labor to replace decking; (3) providing of materials and

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labor to replace pile braces; (4) tightening of all pier bolts and replace as necessary; and (5) resurfacing asphalt deck covering.

In addition to the above work, the City hired a contractor to do immediate repairs. This work is complete and consisted largely of replacing missing and broken pile and replacing stringers, caps and subdecking. The contractor's billing for this work was approximately \$12,000. Supervision was provided by the City public works office.

The major job to be done is to replace the north wing of the pier. The design engineers have recommended this wing be replaced, but that it be shorter and wider than the original structure. It was Mr. Nesbit's recommendation that in consideration of the sizeable contribution already made by the City of Imperial Beach, and as this is a state project, the Board accept the responsibility for the major costs of the pier reconstruction and allocate \$70,000 to cover the actual and estimated expenditures. The state would be taking care of any contractual agreements, including that between the City and California Marine Constructors.

A preliminary check with the liaison officer indicated this proposal would qualify for Land and Water Conservation Funds. It was therefore recommended that staff be authorized to make application for matching funds under this federal program.

In answer to Mr. Arnett's question as to the amount required, Mr. Nesbit responded that the California Marine Constructors, which company made the emergency repairs to the pier, reviewed the plans and specifications for the reconstruction work and came up with a figure which would require a \$70,000 allocation.

Mr. Dwight asked if there was a value placed on the emergency hand work accomplished by the City, and Mr. Max Wiza, Acting City Manager, responded that his estimate would be between \$10,000 - \$20,000, but that an itemized breakdown would be difficult.

Mr. Nesbit advised that there has been a precedence established in providing WCB funds for flood damage repair which occurred following the 1954-55 floods. At that time 5 or 6 projects damaged in the flood were rebuilt or repaired.

Assemblyman Crandall asked whether or not any of the hand work could be included for federal matching funds, and Mr. Nesbit responded that he did not believe it could qualify. Copies of contracts would need to be provided in substantiation and the work being discussed here is day labor and materials purchased. Contributions by the City up to date has been considerable, but he mentioned there is additional future work yet to be accomplished by them, such as sway bracing. Mr. Nesbit also mentioned the numbers of telegrams and letters which have been received, urging the favorable consideration of this proposal.

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Assemblyman Belotti mentioned that authorization for the staff to apply for federal matching funds would reduce the appropriation to \$35,000, although it was pointed out that the full amount of \$70,000 must be allocated since the matching money would come back as a reimbursement.

IT WAS MOVED BY ASSEMBLYMAN BELOTTI, SECONDED BY ASSEMBLYMAN CRANDALL, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPERIAL BEACH FISHING PIER RECONSTRUCTION PROJECT, SAN DIEGO COUNTY; ALLOCATE \$70,000 FOR THE EMERGENCY REPAIR ACCOMPLISHED AND FOR RECONSTRUCTION THEREOF; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. THE STAFF IS FURTHER AUTHORIZED TO MAKE APPLICATION FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE FEDERAL LAND AND WATER CONSERVATION FUND PROGRAM.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPERIAL BEACH FISHING PIER RECONSTRUCTION PROJECT, SAN DIEGO COUNTY; ALLOCATE \$70,000 FOR THE EMERGENCY REPAIR ACCOMPLISHED AND FOR RECONSTRUCTION THEREOF; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. THE STAFF IS FURTHER AUTHORIZED TO MAKE APPLICATION FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE FEDERAL LAND AND WATER CONSERVATION FUND PROGRAM.

PASSED UNANIMOUSLY.

Acting City Manager Wiza thanked the Board for the action taken.

3. Buena Vista Lagoon Wildlife Area, San Diego County \$265,000.00

Because of the schedules of interested persons, including Mr. Dwight's commitments, it was ordered by the Chairman that the Buena Vista Lagoon project be considered at this time.

Mr. Nesbit reported that there has been tremendous support for this acquisition, indicating there have been over 500 persons sending letters, telegrams, and signing petitions expressing support and urging this acquisition.

At the January 9, 1969, meeting, Mr. Nesbit advised, the Wildlife Conservation Board instructed staff to proceed with negotiations for the purchase of approximately 60 acres of wetlands in the Buena Vista Lagoon as the nucleus for a wildlife area under a classification in the Fish and Game Code which affords a certain tax exempt status for such projects. This was made possible by the legislation authored by Assemblyman John Stull in 1968 (A.B. 1660).

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The lagoon is located immediately north of the City of Carlsbad and about 33 miles north of San Diego in San Diego County. A 74-acre portion of the lagoon is owned by The Nature Conservancy. Acquisition of the 60 acres would add to the 74-acre portion owned presently by The Nature Conservancy. The two parcels mentioned above are mostly open water. This is one of the few freshwater lagoons remaining on the Pacific Flyway. The water depth varies from a few inches to six feet. A few low islands and a minimum shoreline provide vegetation, feeding, nesting and resting areas for land and shorebirds. A sandbar forms an ocean beach across the mouth of the lagoon, breached only infrequently by high tides or floodwaters. The present water source consists of annual watershed runoff and agricultural waste water.

The wildlife values of the lagoon are nationally known and have been recorded in documents and literature over a period of years. Nearly 200 species of birds use its land and water environs. In 1950 a study for the Wildlife Conservation Board reported "concentrations of 60,000 - 70,000 ducks use the lagoon." Recent developments requiring the filling of the marsh lands in the upper part of the lagoon have to some extent decreased the wildlife-carrying capacity of the lagoon. It is estimated that the lagoon has lost about 25 percent of its original value for wildlife to commercial development.

This is one of the foremost bird watching areas in Southern California. Easy access from the freeway bisecting the area has encouraged high use by passing tourists. Public access is afforded at many places around the lagoon. Fishing will be permitted from the shore, but hunting is not a practical use of the lagoon, and the area will be posted to prohibit such use.

Following the January 9 meeting, several contacts were made with the owners of the subject property and late in February an agreement with the owners was reached. As is outlined in their proposal, they have agreed to transfer the lagoon land for \$250,000. This amounts to approximately \$4,000 per acre, a figure believed to be well within fair market value. The appraisal report has not been received as yet, but the Executive Officer advised indications are the appraisal figure will exceed the offered price.

The Nature Conservancy, a private organization, owns the adjoining wetlands on all sides, totaling some 74 acres, and has agreed to deed these lands to the WCB for inclusion in the wildlife area. These lands will be deeded free to the State, the only costs being their various tax and administrative costs -- a figure of approximately \$10,000. An allocation of \$5,000 is estimated to be required for appraisal, appraisal review, title and escrow costs, and signs for the area.

No development is envisioned for this area except the posting of appropriate signs. The property is within the cities of Carlsbad and Oceanside, and occasional patrol of the area to see that litter is picked up is expected.

The Executive Officer recommended the WCB allocate a total of \$265,000 for the purchase of the wetted lands heretofore described, contingent upon market value determination, and further recommended the staff be authorized

to make application for federal matching funds under the Land and Water Conservation Fund Program.

Assemblyman John Stull urged affirmative action on this proposal, allowing for the preservation and conservation of this fast disappearing ecological reserve type area.

Mr. Dwight raised the question of ownership by State in any of these lands and whether or not Palomar Savings and Loan has clear title to this property. Mr. Nesbit explained there are no State lands involved in this purchase and that the State would get clear title, including that of the Nature Conservancy lands which has a stipulation that the lands must be used for wildlife purposes.

IT WAS MOVED BY ASSEMBLYMAN CRANDALL, SECONDED BY ASSEMBLYMAN BELOTTI, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE BUENA VISTA LAGOON WILDLIFE AREA PROJECT IN SAN DIEGO COUNTY; ALLOCATE \$265,000 FOR ACQUISITION AND TITLE COSTS OF LANDS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. THE STAFF IS FURTHER AUTHORIZED TO MAKE APPLICATION FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE FEDERAL LAND AND WATER CONSERVATION FUND PROGRAM.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE BUENA VISTA LAGOON WILDLIFE AREA PROJECT IN SAN DIEGO COUNTY; ALLOCATE \$265,000 FOR ACQUISITION AND TITLE COSTS OF LANDS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. THE STAFF IS FURTHER AUTHORIZED TO MAKE APPLICATION FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE FEDERAL LAND AND WATER CONSERVATION FUND PROGRAM.

PASSED UNANIMOUSLY.

Mr. Dave Rorick, representing The Nature Conservancy, thanked the Board and pledged his support in the communities of Oceanside and Carlsbad to see this lagoon area developed according to the plans of the Department of Fish and Game.

#### 4. Recovery of Funds

The following projects have been completed and there is a balance of funds totaling \$1,789.55 that can be recovered and returned to the Wildlife Restoration Fund and the project accounts can be closed.

Mendota Pool Fishing Access

Allocation	\$20,400.00
Expenditures	<u>19,225.36</u>
Balance for recovery	\$1,174.64

Coalinga Mineral Springs Hunting Access

Allocation	\$35,000.00
Expenditures	<u>34,385.09</u>
Balance for recovery	\$614.91

A partial reimbursement from the Federal Anadromous Fish Act in the amount of \$95,671.37 has been received for the following project. This amount can be recovered and restored to the Wildlife Restoration Fund but the project account should remain open.

Woodbridge Fish Screen

Allocation	\$201,000.00
Expenditures	- 100,201.63
Unexpended balance	- <u>5,127.00</u>
Anadromous Fish Reimbursement;	
Amount to be recovered	\$95,671.37

Mr. Nesbit recommended that the total amount of \$97,460.92 be recovered and returned to the Wildlife Restoration Fund and the accounts of the completed projects be closed as noted above.

IT WAS MOVED BY ASSEMBLYMAN BELOTTI, SECONDED BY SENATOR LAGOMARSINO, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD CLOSE THE ACCOUNTS OF THE PROJECTS AND RECOVER THE UNEXPENDED BALANCES AS REQUESTED. ALSO, THAT THE \$95,671.37 REIMBURSEMENT FROM THE FEDERAL ANADROMOUS FISH ACT RECEIVED THUS FAR FOR THE WOODBRIDGE FISH SCREEN PROJECT BE RECOVERED AT THIS TIME. ALL OF THE SUMS TOTALING \$97,460.92 BE RECOVERED AND RETURNED TO THE WILDLIFE RESTORATION FUND.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD CLOSE THE ACCOUNTS OF THE FOLLOWING PROJECTS AND RECOVER THE UNEXPENDED BALANCES AS FOLLOWS:

Mendota Pool Fishing Access	\$1,174.64
Coalinga Mineral Springs Hunting Access	614.91

ALSO THAT THE \$95,671.37 REIMBURSEMENT FROM THE FEDERAL ANADROMOUS FISH ACT RECEIVED THUS FAR FOR THE WOODBRIDGE FISH SCREEN PROJECT BE RECOVERED AT THIS TIME. ALL OF THE SUMS TOTALING \$97,460.92 BE RECOVERED AND RETURNED TO THE WILDLIFE RESTORATION FUND.

PASSED UNANIMOUSLY.

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5. Approval of Minutes

IT WAS MOVED BY ASSEMBLYMAN BELOTTI, SECONDED BY SENATOR MARLER, AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE MINUTES OF THE JANUARY 9, 1969, MEETING.

PASSED UNANIMOUSLY.

(Board member James Dwight was called away from the meeting and, therefore, no quorum was available after this time. However, since Mr. Dwight returned prior to the end of the meeting and voted on the following agenda items, the minutes will reflect his vote accordingly.)

6. Status of Funds

As of the close of the meeting on January 9, 1969, the amount allocated to projects from the Wildlife Restoration Fund, since the Board's inception in 1947, aggregated \$22,668,942.75.\*

a.	Fish Hatchery and Stocking Projects . . . . .	\$4,701,692.10
b.	Fish Habitat Development and Improvement Projects . . . . .	3,332,245.62
	1. Reservoir Construction or Improvement . . . . .	\$1,762,082.93
	2. Stream Clearance and Improvement . . . . .	211,515.83
	3. Stream Flow Maintenance Dams . . . . .	439,503.32
	4. Marine Habitat . . . . .	83,753.36
	5. Fish Screens, Ladders and Weir Projects . . . . .	835,390.18
c.	Fishing Access Projects . . . . .	7,576,688.16
	1. Coastal Access . . . . .	866,194.04
	2. River, Stream and Bay Access . . . . .	2,129,702.69
	3. Lake, Reservoir & Salton Sea Access . . . . .	2,044,563.51
	4. Piers . . . . .	2,536,227.92
d.	Game Farm Projects . . . . .	146,894.49
e.	Game Habitat Development and Improvement Projects . . . . .	6,165,913.58
	1. Wildlife Areas . . . . .	5,727,464.46
	2. Miscellaneous Game Habitat Development . . . . .	438,449.12
f.	Hunting Access . . . . .	473,711.72
g.	Miscellaneous Projects . . . . .	238,297.08
s.	Special Project Allocations . . . . .	33,500.00
	Total Allocated to Projects . . . . .	\$22,668,942.75

\*Includes \$312,859.57 reimbursed under Federal Accelerated Public Works Program completed in 1965-66 F.Y.; \$331,971.44 reimbursed under Land and Water Conservation Fund Program; and \$33,509.00 reimbursed under Anadromous Fish Act Program.

Operating Costs:

FY 47/48 thru 65/66 Actual . . . . .	\$1,084,441.68
FY 66/67 Estimated . . . . .	100,217.00
FY 67/68 Estimated . . . . .	101,294.00
FY 68/69 Estimated . . . . .	104,027.00
Total Actual and Estimated Operating Costs . . . . .	\$1,389,979.68

RECAPITULATION:

Allocations for Projects . . . . .	\$22,668,942.75
Expenses of Operation . . . . .	<u>1,389,979.68</u>
Total Expended or Obligated . . . . .	\$24,058,922.43
Total Funds Appropriated . . . . .	\$21,750,000.00
Approp. made available 7/1/68 . . . . .	750,000.00
Int. on Surplus Money Inv. thru 1/31/69 . . . . .	1,143,149.47
Miscellaneous Revenue thru 67/68 FY . . . . .	199,158.92
Miscellaneous Revenue 68/69 FY . . . . .	621.00
Reimbursement from Accelerated Pub. Wks. Program . . . . .	312,859.57
Reimbursement from Land & Water Cons. Fund . . . . .	331,971.44
Reimbursement from Anadromous Fish Act Program . . . . .	<u>33,509.00</u>
Total Accountability . . . . .	\$24,521,269.40
Total Expended or Obligated . . . . .	- 24,058,922.43
Available thru 6/30/69 . . . . .	<u>\$ 462,346.97</u>

Mr. Nesbit advised that with the \$97,460.92 recovery and allocation of funds for the Imperial Beach Pier and Buena Vista Lagoon projects, there is presently a balance of \$224,807.89.

7. Banta-Carbona Fish Screen, San Joaquin County

Mr. Nesbit reported that the Board, on February 21, 1968, approved the construction of a fish screen on the Banta-Carbona Irrigation District's diversion ditch near Tracy in the lower San Joaquin River. An allocation of \$75,000 was made at that time based on the construction estimate given by the Department of Fish and Game.

The basic project was put out to bid and the low bid exceeded the Department's engineering estimate considerably. An analysis of the bids indicated that additional engineering work was required. Furthermore, the anticipated higher cost of construction required that responsibility for design and construction would have to be assigned to the Office of Architecture and Construction. OAC has completed the engineering work and has submitted a revised cost estimate totaling \$140,000 for the total project as follows:

Construction cost	\$124,900
Plans, specifications, contract administration, advertising, etc.	5,100
Inspection	4,000
Construction contingency	<u>6,000</u>
Estimated Total Construction Cost	\$140,000

The higher construction cost estimate reflects the rapidly spiraling labor and materials costs now being experienced. It also includes an amount for the construction of a power line to the project site, which was not previously included.

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Department biologists estimate that 1.5 million juvenile salmon migrate downstream past this point in a normal year. Of this number it is estimated that 6 percent or 90,000 are lost into the irrigation diversion annually. The Department places a value of 25 cents on each fingerling salmon and on this basis has estimated an annual benefit of \$22,500 in fish saved.

The Department, in re-evaluating their justification for this screen, reports that even at the higher initial cost, the fish screen would still save about \$10,800 annually, which is the annual benefit less the annual cost based on a 30-year life-of-structure period and present numbers of fish. If the fish runs increase as expected, the value of the screen would increase proportionately.

In requesting augmentation of the authorized funds, the Department noted that one of their high priority projects is to restore the salmon runs in the San Joaquin River, and to restore the runs, large diversions such as this must be screened. The staff has reviewed the Department's justification as well as the plans and the cost estimate as prepared by OAC and concurs that this is still a feasible project at the higher estimated cost.

The project was previously approved by the Federal Government for participating funds under the Federal Anadromous Fish Act. Augmentation of these funds to match the additional WCB allocation will be requested.

It was Mr. Nesbit's recommendation that the previous allocation of the Board be increased by \$65,000 to cover cost of construction.

Mr. James Leiby, Administrative Officer for the Department of Fish and Game, clarified the values placed on fingerling king salmon, which are different from costs of raising catchable trout which have been mentioned as 80¢ per pound. He also mentioned that the fingerling salmon which get down to the Banta-Carbona diversion have traveled quite a distance from where they were born, are therefore larger, and have survived the longer part of their journey to the sea; they have more chance for survival and are consequently worth more. He advised Senator Marler that if 90,000 fingerlings were saved, you can expect about 12,000 fish to come back.

IT WAS MOVED BY SENATOR CRANDALL, SECONDED BY SENATOR MARLER, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD ALLOCATE AN ADDITIONAL \$65,000 FOR CONSTRUCTION OF THE BANTA-CARBONA FISH SCREEN PROJECT, SAN JOAQUIN COUNTY, AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. STAFF IS INSTRUCTED TO REQUEST THAT THE 50% REIMBURSEMENT UNDER THE FEDERAL ANADROMOUS FISH ACT (P.L. 89-304) BE INCREASED TO MATCH THE ADDITIONAL WCB ALLOCATION.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD ALLOCATE AN ADDITIONAL \$65,000 FOR CONSTRUCTION OF THE BANTA-CARBONA FISH SCREEN PROJECT, SAN JOAQUIN COUNTY, AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. STAFF IS INSTRUCTED TO REQUEST THAT THE 50% REIMBURSEMENT UNDER THE FEDERAL ANADROMOUS FISH ACT (P.L. 89-304) BE INCREASED TO MATCH THE ADDITIONAL WCB ALLOCATION.

PASSED UNANIMOUSLY.

8. Walker Canyon Wildlife Area, San Diego County \$8,500.00

Mr. Nesbit reviewed that the Wildlife Conservation Board had allocated funds in 1963 for development of the McCain Valley Hunting Access project about 60 miles east of San Diego. The principal feature of this project was a 13 mile main access road to provide hunters and other recreationists improved access to the 38,000 acre McCain Valley Management Area. Owned and operated by the Bureau of Land Management, this area has received increased recreational use each year since the WCB project was completed.

The Division of Highways has now declared surplus and offered for sale a 514 acre parcel of property at Walker Canyon. This land is contiguous to the McCain Valley area on the southerly end. Sportsmen in San Diego County and the Department of Fish and Game have proposed acquisition of this property as a Wildlife Conservation Board project. This large acreage would provide considerable wildlife habitat and acquisition thereof would open up additional land for hunting and other outdoor recreation.

The property is situated on a new freeway, Interstate 8, near Boulevard in southeastern San Diego County at the 3,000' level. The topography is generally rough, mountainous terrain with rocky outcroppings. There is approximately a quarter section of flat, sloping land on the west side. Included on the property are two reservoirs of less than 5 surface acres each. According to a local resident of many years standing, the upper reservoir does not go dry. A spring located near the lower reservoir could be developed into an excellent source of water for wildlife. Warmwater fish could be introduced into one or both reservoirs.

Doves, quail, rabbits, and deer are found on the property. Bighorn sheep occasionally range through this area. Waterfowl have been noted on the reservoirs. The area would have particular appeal to hunters, hikers, and nature lovers.

Development of the area is not contemplated. Because of the location and terrain, the area would not require maintenance. If development is required at some future date, BLM people have informally indicated the area could be included and maintained as part of the McCain Valley project. The area would at all times be open and free to public use.

Cost estimate is as follows:

Land acquisition (Div. of Highways offered price)	\$7,700.00
Signs, closing and contingencies	800.00
TOTAL	<u>\$8,500.00</u>

It was Mr. Nesbit's recommendation that this project be approved, that \$8,500 be allocated for acquisition and incidental costs, and that staff and the Department be authorized to proceed with the project substantially as planned.

In answer to Senator Lagomarsino's question, Mr. Nesbit advised that if the State did not purchase this parcel, it would be put up for public sale. He mentioned that it was originally purchased by the State for freeway purposes for \$59,000. This is the remaining portion of a parcel purchased by Division of Highways surplus to their needs but acquired because of severance. At \$15.00 per acre, Mr. Nesbit felt it was a bargain.

IT WAS MOVED BY SENATOR LAGOMARSINO, SECONDED BY ASSEMBLYMAN BELOTTI, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE WALKER CANYON WILDLIFE AREA PROJECT IN SAN DIEGO COUNTY; ALLOCATE \$8,500.00 FOR ACQUISITION OF THE SURPLUS DIVISION OF HIGHWAYS PROPERTY; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE WALKER CANYON WILDLIFE AREA PROJECT IN SAN DIEGO COUNTY; ALLOCATE \$8,500.00 FOR ACQUISITION OF THE SURPLUS DIVISION OF HIGHWAYS PROPERTY; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. Fishing Access Program - California Aqueduct

The Wildlife Conservation Board approved acceptance of the California Aqueduct for consideration as a part of the statewide fishing access program, contingent upon the Department of Water Resources: (1) providing land needed upon which to develop projects; (2) furnishing and installing necessary safety devices in the aqueduct prior to public use; and (3) allowing use of some of its service roads. During the 1968 legislative session, a measure was enacted giving the WCB statutory responsibility for providing fishing access on the aqueduct.

The Department of Fish and Game has conducted net samplings and has determined that populations of legal-size striped bass, plus catfish and other species, are established in several locations, primarily in Merced County, and the Department favors initiating the development of access sites in that county.

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Mr. Nesbit advised that three sites in Merced County are being submitted today for Board consideration. These projects would allow fishermen to legally fish in areas where fishing trespass has occurred in the recent past. At two of these sites fishing platforms would be constructed on bridges. Bank fishing would not be allowed at the platform sites. The third area would be a bank fishing access. The Merced County Board of Supervisors, by resolution, has agreed to maintain the projects open and free to the public. Day use facilities may be provided at a later date by the County if the need arises.

The Department of Water Resources has designed these projects and will perform the construction. The exact cost of designs and construction supervision has not been determined by DWR, but it is expected the contingencies in each project will cover these costs. DWR will also install the safety devices during the construction period. Fishing facilities would be built on lands of the Department of Water Resources.

Total cost for the three projects is \$35,000. Inasmuch as fishing access on the aqueduct is a completely new program, both for DWR and WCB, staff requested authorization to transfer funds among these projects, should a shortage of funds occur in any of the projects. In no event would the total funding for the three projects exceed \$35,000.

10. Canyon Road Fishing Access, Merced County \$12,400.00

The first of the access sites presented by Mr. Nesbit is located six miles southwest of Los Banos, downstream from O'Neill Forebay. Fishable populations of striped bass, catfish, and other species are established in this section of the aqueduct.

At the January 9, 1969, WCB meeting, it was reported that fishing platforms cantilevered out from aqueduct road bridges would be constructed to take advantage of concentrations of striped bass and other fish utilizing the areas under these bridges. The Canyon Road site is one of two where we propose fishing platforms. Since this particular area is presently controlled by the Bureau of Reclamation, the Department of Water Resources is negotiating with the Bureau for WCB's necessary proprietary interest in land.

Cost estimates as prepared by the DWR and reviewed by staff are as follows:

Fishing platform	\$8,200
Parking	2,200
Sanitary facilities and trash receptacles	700
Signs and contingencies	1,300
TOTAL	<u>\$12,400</u>

Mr. Nesbit recommended this project be approved, that \$12,400 be allocated for development and related costs, and that staff and the Department be authorized to proceed substantially as planned.

Mr. David Swoap, representing State Senator Howard Way, expressed the Senator's strong support for the fishing access projects. He reiterated that the Board of Supervisors has agreed to maintain the completed facilities and it was his hope that the proposals would receive Board approval.

The Field Agent, Mr. John Wentzel, explained how the platforms would be constructed and displayed plans as developed by the Department of Water Resources.

In answer to Mr. Arnett's question as to the number of people that could fish from the platform, Mr. Nesbit estimated it would be more than 30 to 35. He explained these platforms are not the total answer to fishing access on the aqueduct. People, however, would be fishing from the bridge illegally, and the platforms would get them off the bridge and help eliminate this hazard to traffic.

IT WAS MOVED BY ASSEMBLYMAN BELOTTI, SECONDED BY SENATOR MARLER, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE CANYON ROAD FISHING ACCESS, MERCED COUNTY; ALLOCATE \$12,400 FOR DEVELOPMENT; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE CANYON ROAD FISHING ACCESS, MERCED COUNTY; ALLOCATE \$12,400 FOR DEVELOPMENT; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

11. Mervel Road Fishing Access, Merced County \$10,800.00

This site is three miles downstream from Canyon Road. Conditions are the same at this area as at the Canyon Road site, including the Bureau negotiations for proprietary interest in land.

The cost estimate is as follows:

Fishing platforms	\$7,800
Parking	1,000
Sanitary facilities and trash receptacles	700
Signs and contingencies	1,300
TOTAL	<u>\$10,800</u>

Mr. Nesbit recommended this project be approved, that \$10,800 be allocated for development and related costs, and that staff and the Department be authorized to proceed substantially as planned. He further explained, in

answer to Assemblyman Crandall's question, that the cost estimate of \$1,000 for parking is merely leveling of existing lands for this purpose. Since the Department of Water Resources owns the property on which parking would be located, no easement or additional access thereto is needed.

IT WAS MOVED BY ASSEMBLYMAN BELOTTI, SECONDED BY ASSEMBLYMAN CRANDALL, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE MERVEL ROAD FISHING ACCESS, MERCED COUNTY; ALLOCATE \$10,800 FOR DEVELOPMENT; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE MERVEL ROAD FISHING ACCESS, MERCED COUNTY; ALLOCATE \$10,800 FOR DEVELOPMENT; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

12. Cottonwood Road Fishing Access, Merced County \$11,800.00

This location is above O'Neill Forebay, about five miles southwest of Gustine. A lateral or bank fishing access is proposed at this site. About 4/5 of a mile of the left bank will be opened by this development, which will include grading a berm to fish from along the bank. An existing overchute will also be utilized as a fishing platform by adding rails and/or stairs. The DWR has prepared an agreement to transfer control and possession of the project land to WCB.

The cost estimate is as follows:

Parking	\$3,300
Berm grading	4,500
Rails and stairs	1,200
Fencing	800
Sanitary facilities	700
Signs and contingencies	1,300
TOTAL	<u>\$11,800</u>

Mr. Nesbit recommended approval of this project, that \$11,800 be allocated for development and related costs and that staff and the Department be authorized to proceed substantially as planned. He also requested authorization to transfer funds among the three projects, should a shortage of funds occur in any of the projects. He indicated in no event would the total funding for the three projects exceed \$35,000. He also explained the signs proposed for the access projects would be constructed by the Division of Forestry and would indicate there is an access project, announce regulations, point out parking, etc.

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IT WAS MOVED BY SENATOR MARLER, SECONDED BY SENATOR LAGOMARSINO, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE COTTONWOOD ROAD FISHING ACCESS, MERCED COUNTY; ALLOCATE \$11,800 FOR DEVELOPMENT; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. STAFF IS FURTHER AUTHORIZED TO TRANSFER FUNDS AMONG THE THREE ABOVE-MENTIONED AQUEDUCT FISHING ACCESS PROJECTS, IF NEEDED, TO ASSURE COMPLETION OF THE THREE PROJECTS IN MERCED COUNTY, THE AMOUNT FOR THE THREE PROJECTS NOT TO EXCEED THE TOTAL ALLOCATION OF \$35,000.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE COTTONWOOD ROAD FISHING ACCESS, MERCED COUNTY; ALLOCATE \$11,800 FOR DEVELOPMENT; AND AUTHORIZE THE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. STAFF IS FURTHER AUTHORIZED TO TRANSFER FUNDS AMONG THE THREE ABOVE-MENTIONED AQUEDUCT FISHING ACCESS PROJECTS, IF NEEDED, TO ASSURE COMPLETION OF THE THREE PROJECTS IN MERCED COUNTY, THE AMOUNT FOR THE THREE PROJECTS NOT TO EXCEED THE TOTAL ALLOCATION OF \$35,000.

PASSED UNANIMOUSLY.

Mr. Mike Pellock of the Merced County Planning Department mentioned that this is the first project in Merced County in cooperation with county government, and thanked the Board for the action taken.

13. Cedar Creek Hatchery Property

At the January 9, 1969, meeting, Assemblyman Belotti asked staff for a report after studying the possibility of using the hatchery property site as an operational base. Mr. Nesbit had reported at that time that access to Cedar Creek has not been entirely satisfactory. The Department has responded, after checking with the region, that they could not foresee any uses of this property as an operational base, since it would be too costly.

Assemblyman Belotti advised that there is a party interested in renting it for a trailer park and asked what would be the procedure to dispose of it or to exchange property. Mr. Nesbit stated that the WCB would need to declare it surplus and have legislation passed. It would then be put up for public bid. It was Assemblyman Belotti's belief that the Board was obligated to do something with the 40-acre property, since it is now surplus to the needs of the Department.

IT WAS MOVED BY ASSEMBLYMAN BELOTTI, SECONDED BY SENATOR MARLER, AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD AUTHORIZE STAFF TO WORK WITH THE DEPARTMENT OF FISH AND GAME AND COME UP

WITH A PROPOSAL OR RECOMMENDATION REGARDING ITS SALE, LONG-TERM LEASE, OR DECLARING IT SURPLUS, AND THE STAFF IS TO PROVIDE A REPORT TO THE BOARD WHEN THIS IS ACCOMPLISHED.

PASSED UNANIMOUSLY.

14. Mad River Hatchery Status Report

At the last meeting of the Board it was reported that the plans for this salmon-steelhead hatchery were nearing completion and the project would be advertised for bid early this spring. At this date final approval of the plans by the U. S. Fish and Wildlife Service is still pending but is expected shortly. The present schedule calls for a bid opening in June with construction of the hatchery expected to start about July 1, 1969.

An increase in the construction cost index indicates that the present estimated cost is approximately \$177,000 above the preliminary one furnished last year. Since the hatchery design has already been reduced to a practical minimum, further design reductions would seriously affect production. Justification of the hatchery at reduced capacities is questionable.

Mad River Hatchery Construction - Tentative Schedule\*

April 9	Final review conference (Federal Gov., Fish & Game, and OAC) Allow time for minor changes to plans.
April 25	Advertising begins Ad runs 6 consecutive weeks
June 10	Open bids
June 15	Award contract
July 1	Begin construction

\*As reported to staff by OAC

In addition to the need for \$177,000 more than the money already made available for this project, Mr. Nesbit reported another problem has arisen recently. He was certain the legislative members were aware of the fact that the State has been unable to sell bonds. This fact not only affects construction of this hatchery, but also affects State Water Projects, schools, etc. In discussing this with Mr. Roy Bell in the Department of Finance, Mr. Nesbit was made aware of the real problem which exists because money is not available for entering into contracts for construction of the hatchery. He reported that production of 5,000,000 king salmon fingerlings and 1,000,000 silver salmon or steelhead yearlings is expected

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of this hatchery. The restoration of salmon runs on the North Coast was started 10 years ago with the stream clearance program and this hatchery would stock the streams. If there is no way to go ahead with construction, we might have to wait a year before we can proceed.

Assemblyman Belotti strongly felt that we cannot now back away from the project when we know we have a worthwhile project and wondered if we could earmark \$177,000 to carry on until the State could sell bonds. Mr. Nesbit replied that he did not believe OAC would advertise the project until money was available. He reiterated that the \$177,000 was an increase over the estimated construction cost figure.

Mr. Arnett mentioned that Humboldt County is building an access road into the hatchery site.

Mr. Nesbit suggested the Board might authorize the advertising for bids, contingent upon staff being able to come up with sufficient funds that are obtained through borrowing from other funds, and that the motion also indicate the intent of the Board to come up with additional funding to take care of the estimated increase of \$177,000.

It was the consensus that the Board should see that the hatchery is constructed. Mr. Arnett indicated he would be willing to pursue the matter of borrowing Fish and Game Preservation Funds for construction. Senator Marler asked if we had ever done this before, and Mr. Nesbit replied that funding for this particular project has been a total of \$2,133,000, half coming from Fish and Game funds and half from the Bond funds, with the reimbursement from the Federal Anadromous Fish Act funds to be returned to the Fish and Game funds. He further advised the Senator that it would go back to the Preservation Fund without interest. Mr. Nesbit also indicated matching federal funds may not be available if construction is held back a year.

Senator Lagomarsino voiced the questions: Should we allow the Executive Officer to see what means can be used to secure sufficient funding to allow OAC to proceed with bidding and construction of the hatchery? Can the Board borrow funds and repay it later with the sale of bonds? Also, should we consider the inclusion of \$177,000 from the Wildlife Restoration Fund?

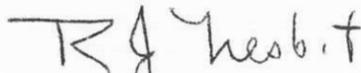
IT WAS MOVED BY ASSEMBLYMAN BELOTTI, SECONDED BY SENATOR MARLER, AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD AUTHORIZE STAFF TO WORK WITH THE DEPARTMENTS OF FISH AND GAME AND FINANCE TO SECURE SUFFICIENT MONEY TO ENABLE THE OFFICE OF ARCHITECTURE AND CONSTRUCTION TO PROCEED WITH THEIR CONSTRUCTION SCHEDULE FOR MAD RIVER HATCHERY; AND THAT THE BOARD DECLARES ITS INTENT TO PROVIDE THE ADDITIONAL FUNDING OF \$177,000 TO TAKE CARE OF THE ESTIMATED INCREASE IN CONSTRUCTION COST FOR THE HATCHERY.

PASSED UNANIMOUSLY.

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There being no further business, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Handwritten signature of R. J. Nesbit in cursive script.

R. J. Nesbit  
Executive Officer

Status of Funds

As of the close of the meeting on March 27, 1969, the amount allocated to projects from the Wildlife Restoration Fund, since the Board's inception in 1947, aggregated \$23,110,653.20.\*

a.	Fish Hatchery and Stocking Projects . . . . .	\$4,701,692.10
b.	Fish Habitat Development and Improvement Projects . . . . .	3,397,245.62
	1. Reservoir Construction or Improvement . . . . .	\$1,762,082.93
	2. Stream Clearance and Improvement . . . . .	211,515.83
	3. Stream Flow Maintenance Dams . . . . .	439,503.32
	4. Marine Habitat . . . . .	83,753.36
	5. Fish Screens, Ladders and Weir Projects . . . . .	900,390.18
c.	Fishing Access Projects . . . . .	7,680,513.52
	1. Coastal Access . . . . .	866,194.04
	2. River, Stream and Bay Access . . . . .	2,163,528.05
	3. Lake, Reservoir & Salton Sea Access . . . . .	2,044,563.51
	4. Piers . . . . .	2,606,227.92
d.	Game Farm Projects . . . . .	146,894.49
e.	Game Habitat Development and Improvement Projects . . . . .	6,439,413.58
	1. Wildlife Areas . . . . .	6,000,964.46
	2. Miscellaneous Game Habitat Development . . . . .	438,449.12
f.	Hunting Access . . . . .	473,096.81
g.	Miscellaneous Projects . . . . .	238,297.08
s.	Special Project Allocations . . . . .	<u>33,500.00</u>
	Total Allocated to Projects . . . . .	\$23,110,653.20

\*Includes \$312,859.57 reimbursed under Federal Accelerated Public Works Program completed in 1965-66 F.Y.; \$331,971.44 reimbursed under Land and Water Conservation Fund Program; and \$129,180.37 reimbursed under Anadromous Fish Act Program.

Operating Costs:

FY 47/48 thru 65/66 Actual . . . . .	\$1,084,441.68
FY 66/67 Estimated . . . . .	100,217.00
FY 67/68 Estimated . . . . .	101,294.00
FY 68/69 Estimated . . . . .	104,027.00
Total Actual and Estimated Operating Costs . . . . .	\$1,389,979.68

RECAPITULATION:

Allocations for Projects . . . . .	\$23,110,653.20
Expenses of Operation . . . . .	<u>1,389,979.68</u>
Total Expended or Obligated . . . . .	\$24,500,632.88

Total Funds Appropriated . . . . .	\$21,750,000.00
Approp. made available 7/1/68 . . . . .	750,000.00
Int. on Surplus Money Inv. thru 1/31/69 . . . . .	1,143,149.47
Miscellaneous Revenue thru 67/68 FY . . . . .	199,158.92
Miscellaneous Revenue thru 68/69 FY . . . . .	1,565.25
Reimbursement from Accelerated Pub.Wks Program . . . . .	312,859.57
Reimbursement from Land & Water Cons. Fund . . . . .	331,971.44
Reimbursement from Anadromous Fish Act Program . . . . .	<u>129,180.37</u>
Total Accountability . . . . .	\$24,617,885.02
Total Expended or Obligated . . . . .	<u>-24,500,632.88</u>
Available thru 6/30/69 . . . . .	\$117,252.14

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

Minutes, Meeting of May 5, 1969

Pursuant to the request of Mr. James Dwight, the Wildlife Conservation Board met in Room 1173 of the State Capitol, Sacramento, California, on May 5, 1969, for the specific purpose of reaffirming action taken by the Board on March 27, 1969, regarding the Buena Vista Lagoon Wildlife Area land acquisition. The meeting was opened by Acting Chairman G. Ray Arnett at 1:10 p.m.

PRESENT: G. Ray Arnett	Acting Chairman
James Dwight	Member, vice Mr. Weinberger
Assemblyman Frank P. Belotti	Joint Interim Committee
Assemblyman John Stull	80th District
Robert Swanson	Property Acquisition Division
Dick Rayburn	Property Acquisition Division, Southern California Operations
Raymond J. Nesbit	Executive Officer, WCB
Alma Koyasako	Secretary

Mr. Dwight affirmed that Mr. Curtis Vincent of the Property Acquisition Division had questioned this acquisition. Mr. Vincent had heard that the sellers might be making a considerable profit on the sale. Mr. Dwight felt the Board may not have been aware of all the facts of this acquisition. It was not explained at the March 27, 1969, meeting, he said, that the St. Malo Development Company was the firm with whom the State would be dealing and felt it inappropriate for the Board to consummate the acquisition without getting full information before the group. Mr. Nesbit explained that the WCB staff has been successful for many years in land negotiations and that the Property Acquisition Section of General Services reviews all purchases. In addition, in this one instance, Property Acquisition was hired by WCB to make the appraisal.

Mr. Nesbit related that about a year ago, the St. Malo Development Corporation took an option to acquire lands from Palomar Savings and Loan Association for a total cost of \$475,000. When the staff contacted Palomar about acquiring lands at the lagoon, they said they were not in a position to discuss sale, inasmuch as the lands were under option to St. Malo.

The development company agreed to the sale of 60.6 acres of wetted land for \$250,000 and they retained just under 7 acres of land for their use. The land St. Malo will retain will cost them approximately \$32,000 an acre; cost to the WCB will be \$3700 per acre. The appraisal made by the

Department of General Services, Property Acquisition Division, for the acreage to be purchased by WCB, indicates a value of \$400,000. The State is purchasing this land for \$250,000. No State appraisal has been made of the 7 acres being retained by St. Malo.

Mr. Dwight stated that he had raised the question from the standpoint that the parties from whom the State would purchase the property was not clearly indicated at the March meeting. However, he realized that at the January meeting, when he was absent, these facts were brought out. He was satisfied that the State is getting full value for the property to be purchased. His only concern was that the Board members may not have been given full information, and he felt it was inappropriate for us to consummate the deal without giving the Board members an opportunity to reaffirm their vote.

Mr. Arnett indicated that he had been informed and had knowledge of the fact there was a development company involved in this transaction at the time of the March meeting.

Mr. Swanson indicated the whole point in reviewing this transaction was so that no one would look at it after several years and question the propriety of the acquisition. According to Mr. Rayburn, the Property Acquisition Division is satisfied that the \$250,000 purchase is a great investment for the State, since it is a savings of \$150,000 from the appraised value. Mr. Rayburn reviewed the transaction which is to take place. Palomar Savings and Loan will pass on to St. Malo 68 acres for \$475,000; from St. Malo, the State is going to pick up 60+ acres for \$250,000 and the development company will retain 7 acres. In this instance the State is acquiring without any severance damage, because the remaining part is more valuable.

Mr. Dwight indicated that the transaction has received the approval of the Department of General Services and that State's escrow instructions would be going out this afternoon or the following day.

Assemblyman Belotti declared his original position was to proceed with the Buena Vista Lagoon acquisition and recommended reaffirmation by the Board of its previous action.

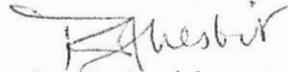
IT WAS MOVED BY MR. DWIGHT, SECONDED BY MR. ARNETT, THAT THE WILDLIFE CONSERVATION BOARD REAFFIRMS THE ACTION TAKEN AT ITS MEETING OF MARCH 27, 1969, AT WHICH TIME ACQUISITION OF THE BUENA VISTA LAGOON WILDLIFE AREA IN SAN DIEGO COUNTY WAS APPROVED, \$265,000 WAS ALLOCATED FOR ACQUISITION AND TITLE COSTS FOR TRANSFER OF THE NATURE CONSERVANCY LANDS, AND THE STAFF AND THE DEPARTMENT OF FISH AND GAME WAS AUTHORIZED TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING APPLICATION TO THE FEDERAL GOVERNMENT FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE LAND AND WATER CONSERVATION FUND PROGRAM.

STAFF IS INSTRUCTED TO APPEND THESE MINUTES TO THE OFFICIAL MINUTES OF THE MARCH 27, 1969, MEETING OF THE WILDLIFE CONSERVATION BOARD.

PASSED UNANIMOUSLY.

There being no further business, the meeting was adjourned at 1:35 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "R. J. Nesbit".

R. J. Nesbit  
Executive Officer