

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

Minutes, Meeting of November 13, 1972

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

Minutes, Meeting of November 13, 1972

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 6028 of the State Capitol Building, Sacramento, California, on November 13, 1972. The meeting was called to order by Chairman Joseph Russ at 1:30 p.m.

1. Roll Call

PRESENT: Joseph Russ, III
G. Ray Arnett

Chairman
Member

Senator Robert J. Lagomarsino
Assemblyman Larry Townsend
Assemblywoman Pauline L. Davis

Joint Interim Committee

" " "
" " "

Raymond J. Nesbit
Alvin G. Rutsch
John Wentzel
Alma Koyasako
Bella Applebaum

Executive Officer
Assistant Executive Officer
Field Agent
Secretary
Accountant

ABSENT: Edward M. Fryer

Member, vice Mr. Orr, Director
of Finance

Senator Fred W. Marler
Senator Lawrence E. Walsh
Assemblyman Frank P. Belotti

Joint Interim Committee
" " "
" " "

OTHERS PRESENT:

R. T. Wolf
Burl H. Howell
Vaughn W. Miller
R. F. Cooper
David Rorick, Jr.
Lawrence Bagley
John Stull
Bill Layton
Earl E. Jackson
Ted Mastain
Donald R. Williams
Glenn McComas
Leonard F. Holmes

Howell/Wolf Appraisal Service
" " " "
Dept. of General Services
" " " "
Nature Conservancy
City of Oceanside
Assemblyman, 80th District
Tahoe City Public Utility District
" " " "
" " " "
Ventura Co. Dept. of Airports and
Harbors
City of Carlsbad
Noyo Harbor District

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August J. Avila
Allan Kuser
Mary Chessher
Chet Hart
Wayne Caltrider
Robert D. Testa

Supervisor, Mendocino County
Sacramento State College
Wildlife Conservation Board
Dept. of Fish and Game
United Water Conservation District
Senate Comm. on Natural Resources
and Wildlife

John Maroot
Jack Hardisty
Gene Yenger
Joe Sheehan
Jim V. Sarro
Pierre Joske
Ken Milam

Supervisor, Kings County
Kings County Planning
Supervisor, Kings County
Dept. of Fish and Game
County of Marin
Placer County Planning Dept.

2. Approval of Minutes

IT WAS MOVED BY ASSEMBLYWOMAN DAVIS, SECONDED BY MR. ARNETT,
AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD
APPROVE THE MINUTES OF THE JUNE 28, 1972, MEETING.

PASSED UNANIMOUSLY.

3. Status of Funds

Mr. Ray Nesbit, the Executive Officer, reported available funds as of the
date of this meeting are as follows:

Unallocated balance at close of 6/28/72 meeting . .	\$264,243.92
Appropriation made available July, 1972	750,000.00
Less Estimated 1972/73 Operating Costs	-128,813.00
Available as of November 13, 1972	\$885,430.92

4. Recovery of Funds

Mr. Nesbit reported several projects have a balance of funds that can be
recovered and returned to the Wildlife Restoration Fund. It was his
recommendation that these balances totaling \$257,675.13 as shown below
be recovered to the Wildlife Restoration Fund, and the accounts be closed
except as indicated.

Mendota Pool Fishing Access

Allocation	\$2,500.00
Expenditures	- 2,269.02
Balance for Recovery	230.98

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Shasta River Access

Allocation	\$ 900.00
Expenditures	- 733.54
Balance for Recovery	166.46

Coyote Lake Access

Partial Federal Land and Water Conservation Fund Recovery (Account to remain open)	\$67,277.69
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Lake Morena Access

\$190,000.00

Studies have determined this project to be infeasible and it was recommended the project be cancelled without prejudice and the balance of \$190,000 be recovered to the Wildlife Restoration Fund.

TOTAL RECOVERIES \$257,675.13

Assemblywoman Davis recommended the recovery of \$257,675.13 and the closing of the accounts as indicated.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD RECOVER FUNDS FROM THE FOLLOWING PROJECTS AND CLOSE THE PROJECT ACCOUNTS EXCEPT AS INDICATED.

Mendota Pool Fishing Access	\$ 230.98
Shasta River Access	166.46
Coyote Lake Access (Account to remain open)	67,277.69
Lake Morena Access	190,000.00

ALL OF THE SUMS TOTALING \$257,675.13 ARE TO BE RECOVERED AND RETURNED TO THE WILDLIFE RESTORATION FUND.

PASSED UNANIMOUSLY.

5. Buena Vista Lagoon, San Diego County - Land Acquisition \$560,000.00

Mr. Nesbit reported that the initial acquisition of land at Buena Vista Lagoon was approved by the Wildlife Conservation Board in January, 1969. Since that time the Board has purchased the Palomar Savings and Loan property and has arranged for the transfer of the Nature Conservancy lands to the State without cost. At the June 28, 1972, meeting, the Board instructed staff to negotiate with the two remaining owners of land considered by the Department of Fish and Game to be of high wildlife value. These are the properties east of Highway 5 and are owned by Buena Vista Limited (Mr. Donald Wells, et al) and by Mr. Bernard Citron, et al.

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Appraisals have been made on both properties and the owners have agreed to the fair market value price as indicated in the appraisals. These properties are adjacent to each other, but have different values because of access and development potential.

The Wells property (33 ±) has been appraised by a private appraiser as having a fair market value of \$298,500 or \$9,000 per acre. Mr. Wells had some resistance to this price, since it is considerably lower than the Division of Highways purchase of the adjoining land. Mr. Wells has, however, agreed to sell to the WCB rather than carry out his intentions to fill the lagoon and develop it commercially.

The other property on the agenda for purchase was the 23 acres owned by Citron, et al. It adjoins Jefferson Blvd. and has a potential for either high rise or shopping center development. Mr. Citron developed a shopping center on some adjoining land and in doing so violated Section 1602 of the Fish and Game Code. As mitigation for the 3.5 acres of marshland previously filled, Mr. Citron has agreed to dedicate \$25,000 of the appraised price to be used to re-create wildlife habitat in the lagoon on the lands to be acquired from him and on other state lands. The Department of Fish and Game will administer these funds for that purpose. The Attorney General has prepared such an agreement which will assure the use of these funds for wildlife purposes. The Citron property is appraised at \$250,000 or \$10,870 per acre.

Mr. Citron has asked that his sale be consummated during calendar year 1972 and staff has agreed to do all possible to see that this is done.

At the last WCB meeting staff reported there was a possibility of obtaining these purchases on a "no appropriation basis", using the value of the gifted land from Nature Conservancy as the state contribution for matching Federal Land and Water Conservation Fund reimbursement. An application for this purpose has been made, but it is possible that the Nature Conservancy lands may not qualify for such reimbursement. We are practically assured, however, that regular 50 per cent Land and Water reimbursement for the acquisition and development costs for the Wells and Citron properties will be approved.

Mr. Nesbit advised that an allocation of \$560,000 from the Wildlife Restoration Fund will be required to consummate these acquisitions, but at least one-half of this would be recovered if the acquisition qualifies for federal fund reimbursements. Staff recommended purchase of both properties as these two parcels are a key part of one of the WCB's most important habitat projects in Southern California.

IT WAS MOVED BY ASSEMBLYWOMAN DAVIS, SECONDED BY ASSEMBLYMAN TOWNSEND THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF THE TWO PARCELS OFFERED FOR SALE AT BUENA VISTA LAGOON IN SAN DIEGO COUNTY; allocate \$560,000 FOR ACQUISITION AND DEVELOPMENT; AND AUTHORIZE STAFF TO PROCEED WITH THE PROJECT, AND MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUND AS APPROPRIATE.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF THE TWO PARCELS OFFERED FOR SALE AT BUENA VISTA LAGOON IN SAN DIEGO COUNTY, i.e., THE 33-ACRE WELLS PROPERTY AT THE APPRAISED PRICE OF \$298,500 AND THE 23-ACRE CITRON PROPERTY AT THE APPRAISED PRICE OF \$250,000 LESS \$25,000 TO BE UTILIZED BY THE DEPARTMENT OF FISH AND GAME FOR RE-CREATING AND DEVELOPING MARSHLAND WILDLIFE HABITAT. THE SUM OF \$560,000 IS HEREBY ALLOCATED FOR ACQUISITION AND DEVELOPMENT COSTS. STAFF IS AUTHORIZED TO PROCEED WITH THE PROJECT, AND TO MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUNDS AS APPROPRIATE.

PASSED UNANIMOUSLY.

The Chairman recognized Assemblyman Stull who thanked the Board for its action which will bring to fruition the long-standing effort on the part of citizens of this State to preserve the fresh water lagoon as a unit of the flyway on the coast. He acknowledged that there has been a lot of hard work in this effort which included legislation as well as involvement by staff and other interested agencies and private citizens.

Mr. David Rorick, representing Nature Conservancy and in behalf of the communities of Oceanside and Carlsbad, expressed profound gratitude for purchase of this area which will complement the properties already acquired by the State.

Mr. Lawrence Bagley and Councilman Glen McComas of Oceanside echoed the thanks of Mr. Rorick and Assemblyman Stull for the action taken by the Board and advised that their community has been a part of this effort for several years.

6. Aqueduct Fishing Access, Kings County (F&W Enhancement Bond Act Funds)

<u>Kettleman City Fishing Access, Kings County</u>	<u>\$15,000.00</u>
<u>Avenal Cut-Off Fishing Access, Kings County</u>	<u>\$15,000.00</u>

It was requested by Assemblyman Gordon Duffy and so ordered by Chairman Russ that the Board consider at this time the aqueduct fishing access projects.

The Executive Officer remarked that originally only the Kettleman City site was to be included on this agenda. However, with Assemblyman Duffy's good work, it was possible to have the plans prepared for the second site, a development which was believed very desirable and necessary by the County of Kings.

Aqueduct projects are among those selected for funding under the Recreation and Fish and Wildlife Enhancement Bond Act of 1970, and in anticipation of such a request, staff had included funds in the 1972-73 budget for aqueduct development in Kings County.

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The Department of Fish and Game has determined that populations of both striped bass and white catfish, as well as other species, are present in numbers sufficient to warrant the development of fishing access sites. The Department recommends these sites be developed.

The Kettleman City site is within one-half mile of Kettleman City and but a short distance from the Interstate 5 freeway. Development would be at the lower side of a check structure, an area where both bait and game fish tend to concentrate.

The Avenal Cut-Off site is adjacent to a well-traveled road leading from Avenal to Hanford, Visalia, Fresno, and other sizeable valley cities.

Both sites would be available to residents of Kings, Tulare, and southern Fresno counties, as well as people using nearby Interstate Highway 5. The area is woefully lacking in fishing opportunities and is about midway between WCB fishing access sites already developed or planned.

Development at each will consist of paved berms or walkways along the aqueduct, graveled parking areas, fencing, steps, and sanitary facilities. Safety devices would be furnished and installed by the Department of Water Resources. The WCB's proprietary interest would be obtained through a permit from the Department of Water Resources. Construction would again be carried out by DWR as has been done at the several other sites.

Environmental impact statements for the two projects were made available for review by the Board. The results of the environmental impact study indicate there will be no adverse environmental impact caused by project construction or operation.

Cost estimates furnished by DWR have been reviewed by staff and are as follows for each site:

Parking Area	\$2,500
Berm and fencing	8,500
Steps	1,000
Sanitary facilities and trash cans	1,500
Signs and contingencies	1,500
TOTAL	\$15,000

It was Mr. Nesbit's recommendation that the Board approve the Kettleman City and Avenal Cut-Off Fishing Access projects, allocate \$15,000 for each site out of the Recreation and Fish and Wildlife Enhancement Bond Act of 1970 funds budgeted for this purpose, and authorize staff to proceed with the project substantially as planned. Since the two projects are almost identical in scope, it was his request that authorization be provided to transfer funds between the two, should a shortage occur in either of the projects.

IT WAS MOVED BY ASSEMBLYMAN TOWNSEND, SECONDED BY ASSEMBLYWOMAN DAVIS THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE DEVELOPMENT OF THE KETTLEMAN CITY AND AVENAL CUT-OFF AQUEDUCT FISHING ACCESS PROJECTS; ALLOCATE \$15,000 FOR EACH SITE OUT OF THE RECREATION AND FISH AND WILDLIFE ENHANCEMENT BOND FUNDS BUDGETED FOR THIS PURPOSE (ITEM 326(c), CHAPTER 156/72) FOR CONSTRUCTION THEREOF; AND AUTHORIZE STAFF TO PROCEED WITH THE PROJECTS SUBSTANTIALLY AS PLANNED. IT WAS FURTHER RECOMMENDED THAT STAFF BE AUTHORIZED TO TRANSFER FUNDS BETWEEN THE TWO AQUEDUCT FISHING ACCESS PROJECTS IN KINGS COUNTY.
PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE DEVELOPMENT OF THE KETTLEMAN CITY AND AVENAL CUT-OFF AQUEDUCT FISHING ACCESS PROJECTS; ALLOCATE \$15,000 FOR EACH SITE OUT OF THE RECREATION AND FISH AND WILDLIFE ENHANCEMENT BOND FUNDS BUDGETED FOR THIS PURPOSE (ITEM 326(c), CHAPTER 156/72) FOR CONSTRUCTION THEREOF; AND AUTHORIZE STAFF TO PROCEED WITH THE PROJECTS SUBSTANTIALLY AS PLANNED. STAFF IS FURTHER AUTHORIZED TO TRANSFER FUNDS BETWEEN THE TWO AQUEDUCT FISHING ACCESS PROJECTS IN KINGS COUNTY.
PASSED UNANIMOUSLY.

Assemblyman Duffy expressed his thanks for the action taken and was pleased that the Board was able to consider the two aqueduct projects.

7. Upper Tomales Bay, Marin County

Mr. Nesbit reviewed for the Board members what had transpired on this acquisition since the June 28, 1972, meeting at which time the Board had instructed staff to obtain an independent appraisal of the property under consideration. The property, he reported, consists of a 482 acre potential ecological area of tidal flats and fresh water marsh, as well as a proposed fishing access consisting of a 21-acre strip with 5,800 feet of frontage on Tomales Bay, and a very important 13 acre fishing access area along Papermill Creek adjacent to Sir Francis Drake Highway.

The appraiser selected was Mr. Burl Howell of Santa Rosa who was at the meeting to provide testimony in support of his appraisal which was \$313,750.

The Department of General Services upon reviewing Mr. Howell's appraisal, made a re-evaluation of their earlier appraisal and now agree with Mr. Howell's value on two of the three parcels owned by Mr. Giacomini.

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The new evaluation by the Department of General Services is \$256,000 for the property. The difference in the two appraisals now relate only to parcel number 1814. Mr. Howell has found this 482 acre parcel to have a value of \$154,250 (\$320 per acre) while the Department of General Services values it at \$96,400 (\$200 per acre).

Staff requested the Department of General Services, Real Estate Services Division to re-establish negotiations with their new figure. Negotiations on this property are being carried out by Department of General Services since the proposed purchase is a budgeted item and therefore is under the property acquisition act. The owner had rejected the original appraised valuation and has counter-offered to sell the property for \$240,000, but excluding the 80-acre fresh water marsh.

Mr. Nesbit reported that a letter was directed to the Department of Fish and Game asking if the deletion of the 80-acre fresh water marsh would be proper. The Director responded that the fresh water marsh was a most important part of this ecological area and that it would be wrong to exclude it from the reserve and leave it as a duck club. If this concept is accepted by the Board, the alternate proposal by the owner must be rejected.

Mr. Vaughn Miller, Chief Land Agent for the Department of General Services, testified that the original appraisal by his Real Estate Services Division was \$200,500. The figure the Division recommended after the Howell appraisal was received was close to an average of the two appraisals. This is the point at which negotiation is right now. He also referred to the counter-offer by the owner who wished to keep the 80 acres. Mr. Miller recommended the Division be permitted another two weeks to negotiate with the owner for he felt they were very close in price.

Assemblyman Townsend felt that the state has been dragging its feet entirely too long on this acquisition and suggested that the Board offer the owner a price midway between the Department of General Services revised appraisal and the most recent independent appraisal, or a figure of \$285,000 more or less.

Mr. Miller stated that a compromise offer of \$256,000 had been made to the owner only recently. This figure is the re-evaluation upward of the appraisal made by his Department and was the only price his office could approve for negotiation. He stated, however, that it would be up to the Board to decide the appropriate figure.

It was the consensus of the Board members that the negotiated price should be the average of the Department of General Services revised appraisal and the independent appraisal, which would establish the price at \$284,875, and that the staff of the Department of General Services be directed to make this offer to the owner. Mr. Miller informed the Board the Department of General Services is now out of the negotiating picture in this case, since they could not approve the price recommended by the Board.

IT WAS MOVED BY ASSEMBLYMAN TOWNSEND, SECONDED BY ASSEMBLYWOMAN DAVIS, AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTIES AT UPPER TOMALES BAY WILDLIFE AREA, MARIN COUNTY, AT A PRICE OF \$284,875. THE DEPARTMENT OF FISH AND GAME AND STAFF ARE AUTHORIZED TO PROCEED WITH THE PROJECT AS PROVIDED IN THE BUDGET ACT OF 1971.

PASSED UNANIMOUSLY.

Mr. Nesbit advised that Mr. Burl Howell, the appraiser from Santa Rosa, and Mr. Pierre Joske from the County of Marin were in the audience and were available to respond to any questions the Board members might have.

Mr. Joske expressed gratification that the Board has seen fit to acquire this property and hoped that the owner will be in agreement and will accept the offered price.

(Assemblyman Townsend was excused at this time.)

8. Upper Klamath River Fishing Access, Siskiyou County \$85,000.00

Mr. Nesbit reported that the County of Siskiyou has recommended the acquisition of 38 acres of land along the Klamath River for fishing access purposes. By resolution, the County has agreed to operate and maintain the area for a long-term period, open and free to the public. Along with the acquisition, only modest development would be needed.

The property is located on the left, or south, bank of the Klamath River, about 20 miles northeast of Yreka. Over 3,000 feet of river frontage is included. The proposal is in compliance with the WCB's policy of providing fishing access to inland waters.

The Klamath is renowned for its salmon and steelhead fishing. Much of the mid and lower Klamath flows through national forest land and access is no great problem. The upper portion between Interstate Highway 5 and Iron Gate Dam, however, is almost entirely on private holdings. Fishing in this area is generally by invitation only, and the general public has difficulty in obtaining land owner permission to fish.

The Department of Fish and Game, in their fisheries evaluation, recommended the acquisition and pointed out the urgent need for public fishing access in this area.

In recent years several large blocks of land embracing both sides of the upper river have been purchased by outside interests for development into home sites or as private recreational areas. If the State does not acquire the property being considered in this agenda, it is entirely possible it would be acquired and developed in a similar manner by private persons. In this event public access would no doubt be further restricted.

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The environmental impact statement prepared by staff for the Board's review indicated there will be no significant adverse impact upon the environment resulting from project development or operation.

A property appraisal had been obtained. The owner, Mr. David Seymour, has agreed to sell at the appraised price of \$75,000, and has signed an option to this effect. Mr. Nesbit reported this project should qualify for federal Land and Water Conservation funds.

It was Mr. Nesbit's recommendation that the WCB authorize purchase of the Seymour property for \$75,000; allocate \$85,000 to cover the purchase cost plus escrow, appraisal costs, and minor development including fencing, parking, road work, sanitary facilities, and signs. He further recommended that staff be authorized to apply for Land and Water Conservation funds.

IT WAS MOVED BY ASSEMBLYWOMAN DAVIS, SECONDED BY SENATOR LAGOMARSINO, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE UPPER KLAMATH RIVER FISHING ACCESS, SISKIYOU COUNTY, AND ALLOCATE \$85,000 THEREFOR FOR ACQUISITION OF THE LANDS UNDER OPTION AND FOR DEVELOPMENT.

IT WAS FURTHER RECOMMENDED THE STAFF PROCEED WITH THE PROJECT AND MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUNDS.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE UPPER KLAMATH RIVER FISHING ACCESS, SISKIYOU COUNTY, AND ALLOCATE \$85,000 THEREFOR FOR ACQUISITION OF THE LANDS UNDER OPTION AND FOR DEVELOPMENT. THE STAFF IS AUTHORIZED TO PROCEED WITH THE PROJECT AND TO MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUNDS.

PASSED UNANIMOUSLY.

Mr. John Wentzel, field agent, reported that Mr. Tony Cansino, Siskiyou County Surveyor-Engineer, had called before lunch to advise that he was enroute and that he hoped to be in time for the meeting to testify in support of this project.

(Assemblywoman Davis was excused from the meeting at this time.)

9. Lake Piru Fishing Access, Ventura County

\$89,600.00

Mr. Nesbit reported that on February 21, 1968, the WCB approved construction of a fishing access project at Lake Piru and allocated \$48,300 for the facility consisting of a boat launching ramp and parking area.

The reservoir, an impoundment of the United Water Conservation District, is located in eastern Ventura County. It provides recreation benefits

to a large number of people each year. The District reported 1,850,000 visitor days of use at the reservoir during the first three years following the construction of the boat ramp.

The ramp provides boat access to the reservoir during most of the normal operating levels. There are, however, extended periods when the reservoir level is above or below the ramp. Because of the heavy use Lake Piru has received for fishing, the District has proposed high and low level ramps so as to provide access during the times the water levels are at these extreme stages.

The present ramp is located on a natural slope. Because of the topography, it is not feasible to extend each end of the ramp, and slightly different alignments are therefore planned for the two new ramps, with auxiliary parking areas for each. The existing parking area could be used for some of the lower level ramp overflow parking if needed.

Staff has inspected the site and reviewed the plans and cost estimate prepared by the District's engineers. The District has agreed to prepare final plans and specifications for the work, if approved by the Board, and would contract out and supervise the construction. The District has also agreed to amend the free lease to the State to include the area on which the proposed improvements are to be made, to extend the term of the lease for 25 years and to maintain all the WCB improvements for this period.

The estimated cost of the project is as follows:

Upper and lower concrete ramps	\$52,000
Parking areas with A.C. paving	26,000
Excavation	3,000
Striping, bumper guards	500
Contingency, 10%	<u>8,100</u>

Total estimated project cost \$89,600

An assessment of the environmental impact of this improvement was made by staff and was available for review by the Board. The conclusions of this assessment are that there would be no significant detrimental environmental effects resulting from this project.

It was Mr. Nesbit's recommendation the Board approve these improvements to the existing Lake Piru Fishing Access project, allocate \$89,600 therefor, and authorize staff and the Department of Fish and Game to proceed with the project substantially as planned. It was further recommended that staff be authorized to make application for reimbursement of matching funds under the Land and Water Conservation Fund program.

Senator Lagomarsino recommended approval of this project in order to make launching of boats possible at the various reservoir stages.

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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS TO THE LAKE PIRU FISHING ACCESS PROJECT, VENTURA COUNTY; ALLOCATE \$89,600 THEREFOR; AND AUTHORIZE STAFF TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. THE STAFF IS FURTHER AUTHORIZED TO MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUNDS. PASSED UNANIMOUSLY.

10. Channel Islands Harbor Access, Ventura County \$47,000.00

The Board was informed by Mr. Nesbit that Ventura County has requested consideration of a proposal to expand the existing WCB fishing access facility constructed at Channel Islands Harbor in 1964. The Board allocated \$61,300 for the initial developments which consist of a 4-lane concrete boat launching ramp, two loading floats, a parking area and restroom.

Public use of this access has more than doubled in the eight years since it was first constructed. There is a critical need for another lane on the boat ramp to alleviate congestion and long waits in the pre-dawn hours by fishermen who like to start early.

There is also a need for day-use docking facilities for the convenience of fishermen who wish to come in for short periods to use the restroom or to have lunch with their families on shore.

The proposal presented by Ventura County provides for the additional lane on the ramp and a float for short term tie-up. A walkway is also planned to provide access from the float to the restroom. Staff has observed the use which the project has received and agrees that these improvements are needed.

The County has agreed to extend the term of the lease to provide for a 25-year term from this date and to continue to maintain all the facilities during this period. The County Department of Airports and Harbors has maintained the project well since its construction and has made some improvements on their own. The major improvements added at County cost have been the expansion of the parking area, landscaping and the addition of some floats.

The upgrading of existing projects is in accord with the practice of the Board to do so where the use of such projects has grown substantially and where the existing facilities have become inadequate.

The cost estimate and preliminary plans provided by the County have been reviewed by staff. The County will prepare the construction drawings, bid out the project and supervise construction. The cost estimate is as follows:

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Excavation	\$2,500
Slope protection	9,000
Concrete ramp addition	13,000
Pierhead and walkway	1,200
Floats	17,000
Subtotal	\$42,700
Contingency, 10%	4,300
Estimated project cost	\$47,000

An assessment of the environmental impact of this improvement was made by staff and was available for review by the Board. The conclusions of this assessment are that there would be no significant detrimental environmental effects resulting from this project.

Mr. Nesbit recommended the Board approve the proposed additions to the existing Channel Islands Coastal Access project, allocate \$47,000 therefor, and authorize staff to proceed substantially as planned. It was his further recommendation that staff be authorized to apply for reimbursement of one-half of the construction costs under the federal Land and Water Conservation Fund program.

Chairman Russ asked if it would be more economical to put in a second ramp as was proposed at Lake Piru, and Mr. Donald Williams of the Ventura County Department of Harbors and Airports, responded that there is no room at the harbor other than to enlarge the existing ramp and adding the float for tie-up. This fact was confirmed by Senator Lagomarsino who recommended approval of the project as proposed.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ADDITION TO THE CHANNEL ISLANDS HARBOR COASTAL ACCESS, VENTURA COUNTY; ALLOCATE \$47,000 THEREFOR; AND AUTHORIZE STAFF TO PROCEED SUBSTANTIALLY AS PLANNED. THE STAFF IS FURTHER AUTHORIZED TO MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUNDS.

PASSED UNANIMOUSLY.

Senator Lagomarsino was excused from the meeting at this time, and Chairman Russ explained that inasmuch as there is still a quorum present, the Board will continue with the remaining agenda items.

11. Lake Tahoe Fishing Access, Placer County
Change in maintenance responsibilities

Mr. Nesbit advised that this item does not require an allocation of funds and is a proposal to change operation and maintenance responsibilities from Placer County to the Tahoe City Public Utility District.

The Lake Tahoe Fishing Access, located just east of Tahoe City on the State-owned hatchery property, was approved by the Board in 1961, and

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\$74,800 was allocated for the project. A boat launching ramp, pier, floats, parking area, restroom and access road were constructed, and maintenance responsibilities were assumed by Placer County.

At the March 23, 1971, meeting, the Board approved the construction of, and allocated \$48,300 for a breakwater to provide a safer launching area and to protect the ramp and pier from damaging wave action. This improvement has been approved by the State Lands Commission and the Tahoe Regional Planning Agency, and construction is expected to be completed next year.

Placer County developed an overnight campground on a portion of the property and this has added to the public use of this access. The campground has not been open continuously, however, as the County has found it difficult to operate such a facility in the Lake Tahoe basin from their operating base in Auburn.

The County has arranged for routine maintenance of the fishing access area by the Tahoe City Public Utility District, and this has been satisfactory as a temporary measure. More direct maintenance responsibility is needed, however, and this change in local cooperating agencies would accomplish that.

The County has by resolution requested that the cooperative agreement with them be terminated subject to their maintenance responsibilities being taken over by the District. The District has also by resolution, agreed to enter into a cooperative agreement with essentially the same terms as presently exist.

Mr. Nesbit believed this transfer of operation and maintenance responsibilities to the Tahoe City Public Utility District will be an improvement with direct public benefit. The District office is in Tahoe City, just a short distance from the project. A recreation district has been formed under the Utility District, and an experienced Recreation Director is on their staff. The reopening of the campground and other desirable improvements at District's cost would be possible, as well as better maintenance with this change.

Mr. Nesbit recommended the approval of this change, and requested authorization of staff to proceed with the execution of the necessary agreements to effect the transfer of operation and maintenance responsibilities of the Lake Tahoe Fishing Access from the County to the Tahoe City Public Utility District. He introduced Mr. Ken Milam from the County of Placer and the three representatives of the Tahoe City Public Utility District: Bill Layton, General Manager; Ted Mastain, Director of Parks and Recreation; and Earl Jackson.

Mr. Layton declared that the District was formed many years ago to serve the community with water and more recently to provide sewage service. In the last two years, it has taken on recreation responsibilities and to implement their recreation program has hired a Director of Parks and Recreation.

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Mr. Mastain, Director of Parks and Recreation, stated they are most anxious to take over operation and maintenance and intends to accomplish this in a first class manner. It is the District's plan to operate a camping area in conjunction with the access facility.

Mr. Ken Milam, representing the Placer County Board of Supervisors, expressed the desire of the County to withdraw from the operation and maintenance responsibility at Lake Tahoe in favor of the District. He explained that this launching ramp at Lake Forest is the only free ramp in north Lake Tahoe and therefore was a much-needed facility, but the County has found it difficult to operate it properly from their operating base in Auburn.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE CHANGE IN THE COOPERATING AGENCY FOR THE LAKE TAHOE FISHING ACCESS, PLACER COUNTY, AND THAT STAFF BE AUTHORIZED TO ENTER INTO AGREEMENTS WITH THE TAHOE CITY PUBLIC UTILITY DISTRICT TO CONTINUE PROJECT OPERATION AND MAINTENANCE.

PASSED UNANIMOUSLY.

12. Noyo River Fishing Access, Mendocino County \$77,300.00

Mr. Nesbit advised that on October 9, 1969, the Board allocated \$19,000 for the purchase of two parcels of land adjacent to Noyo Harbor District property on the Noyo River for fishing access purposes. At that time, it was explained that the District proposed a WCB allocation at a later date for the development of facilities at this site for boat access to the river.

The land acquisition has been made and the Harbor District has completed preliminary plans and a cost estimate for the construction which will consist of a boat ramp, parking area and floats. Staff has reviewed the plans and has found that they are in line with the concept as originally proposed.

The District will complete construction drawings, bid out the project, and supervise the project during construction. A resolution submitted by the District Board of Directors declares that the District will provide a free long-term lease of a portion of their property needed for the boat ramp. The parking area will be located on the property acquired by WCB. The District's resolution also states that the District will maintain the entire area and keep it open free of charge during the term of the lease.

At the October, 1969, meeting the Board was informed that there was a real need to replace the existing boat launching facility which consists merely of the end of the old county road. In the past three years the conditions there have grown worse and congestion has increased as ownership of seaworthy trailer-borne boats has increased. The new ramp will provide a safe, adequate and convenient boat access to the lower Noyo River and the Pacific Ocean for fishing purposes. The parking area will

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be paved and lighted. The ramp will be a two-lane, concrete, pile-supported structure. Floats for loading and unloading passengers will be provided.

The Department of Fish and Game recommendation for the project made in 1969 is still valid. The Department reported good fishing for salmon, steelhead and rockfish in the ocean and in the river.

An environmental impact statement had been prepared and was available for review by the Board. After completing the environmental impact study, staff concluded that there will be no significant adverse environmental impact caused by the construction of this project.

The cost estimate submitted by the District has been reviewed by staff and appears to be in line with prevailing construction cost in the area. The estimate is broken down as follows:

Mobilization: site preparation, clearing	\$5,200
Earthwork: cut, fill, dredging	4,700
Grading and paving	26,400
Slope protection	2,100
Drainage: trenching, structures, pipe	2,000
Ramp: piling and concrete	15,000
Floats and walkways	5,900
Electrical: trenching, conduit poles	4,900
Fencing	700
Contingencies, 10%	6,700
Estimated construction cost	<u>\$73,600</u>
Engineering, 5%	3,700
Estimated project cost	<u>\$77,300</u>

Mr. Nesbit recommended the Board approve this development, allocate \$77,300 therefor, and authorize staff to proceed with the project substantially as planned. It was his further recommendation that staff be authorized to apply for reimbursement of one-half the costs of the project under the federal Land and Water Conservation Fund program.

Mr. Arnett asked if there was assurance that the Board would be paid by the federal government for this project, and Mr. Nesbit responded that this is a reimbursement program and the Board must expend their own funds before reimbursement can be received from the federal government for the matching funds. He was certain that this project would qualify for matching funds under the Land and Water Conservation program.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE DEVELOPMENT AT NOYO RIVER FISHING ACCESS, MENDOCINO COUNTY; ALLOCATE \$77,300 THEREFOR; AND AUTHORIZE STAFF TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED. THE STAFF IS FURTHER AUTHORIZED TO MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUNDS.

PASSED UNANIMOUSLY.

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Mr. Leonard Holmes of the Noyo Harbor District, the cooperating agency, and Mendocino County Supervisor August Avila were introduced. Mr. Holmes thanked the Board for their approval of their project.

Mr. Nesbit acknowledged Al Rutsch's good work on this proposal which enabled staff to present it to the Board today. He also took this opportunity to introduce two new staff members, Mrs. Mary Chessher and Mr. Jim Sarro, land agent, who is presently working on the Environmental Protection Program and who just recently passed the California State bar examination.

13. Resolution Honoring Assemblyman Frank P. Belotti

Mr. Nesbit reported that Assemblyman Frank Belotti will retire after this year's legislative session and that he was ill and in a San Francisco hospital. A resolution, he believed, was in order.

IT WAS REGULARLY MOVED AND SECONDED THAT THE FOLLOWING RESOLUTION
HONORING ASSEMBLYMAN FRANK P. BELOTTI BE ADOPTED.

PASSED UNANIMOUSLY.

Resolution Honoring
Assemblyman Frank P. Belotti

WHEREAS, The Honorable Frank P. Belotti, the beloved Assemblyman from Eureka, will retire this year after 22 years of dedicated service as a legislator; and

WHEREAS, Assemblyman Belotti has served with singular distinction on the legislative committee of the Wildlife Conservation Board since 1952; and

WHEREAS, Assemblyman Belotti has consistently worked for the improvement of wildlife resources for all Californians; and

WHEREAS, He has commanded the love and respect of everyone with whom he came in contact because of his kindness, integrity, fine judgement, and keen sense of humor; and

WHEREAS, The fine direction, guidance, and counsel provided by Assemblyman Belotti are reflected in the accomplishments of the Board;
Now Therefore Be It

RESOLVED, That we, the members of the Wildlife Conservation Board, the Joint Interim Committee and Board staff convey to Assemblyman Belotti our sincere thanks and appreciation for his never tiring efforts in behalf of all sportsmen of California; and be it further

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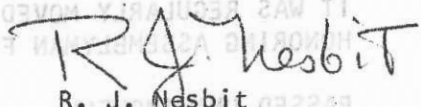
RESOLVED, That this expression of love and good wishes be conveyed to Assemblyman Belotti and his gracious wife Del; and be it further

RESOLVED, That this resolution be made a part of the official minutes of this Board and that a copy of this resolution be furnished to our beloved Assemblyman Belotti.

(It is with deep regret that the reporter must record in these minutes that on November 30, 1972, subsequent to these proceedings, Assemblyman Belotti passed away in his home in Eureka.)

There being no further business, the meeting was adjourned by Chairman Russ at 2:20 p.m.

Respectfully submitted,


R. J. Nesbit
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on November 13, 1972, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$33,826,766.90. This total includes \$3,611,298.83 reimbursed by the Federal Government under the Accelerated Public Works Program completed in 1966, the Land and Water Conservation Fund Program, the Anadromous Fish Act Program, and the Pittman-Robertson Program.

The statement includes projects completed under the 1964 State Beach, Park, Recreational and Historical Facilities Bond Act.

a.	Fish Hatchery and Stocking Projects	\$10,119,821.59
b.	Fish Habitat Development and Improvement Projects	3,552,895.48
	1. Reservoir Construction or Improvement	\$1,760,838.63
	2. Stream Clearance and Improvement	244,092.28
	3. Stream Flow Maintenance Dams	439,503.32
	4. Marine Habitat	270,779.36
	5. Fish Screens, Ladders and Weir Projects	837,681.89
c.	Fishing Access Projects	10,427,066.27
	1. Coastal Access	1,017,273.23
	2. River, Stream and Bay Access	2,733,119.50
	3. Lake, Reservoir & Salton Sea Access	2,721,927.02
	4. Piers	3,954,746.52
d.	Game Farm Projects	146,894.49
e.	Game Habitat Development and Improvement Projects	8,698,829.95
	1. Wildlife Areas	8,260,380.83
	2. Miscellaneous Game Habitat Development	438,449.12
f.	Hunting Access	472,436.81
g.	Miscellaneous Projects	375,322.31
s.	Special Project Allocations	33,500.00
	Total Allocated to Projects	\$33,826,766.90

STATUS OF FUNDS Wildlife Restoration Fund

Unallocated balance at close of 6/28/72 meeting	\$264,243.92
Appropriation made available 7/1/72	+ 750,000.00
Less Estimated 1972/73 Operating Costs	- 128,813.00
Unallocated balance at beginning of 11/13/72 meeting	885,430.92
Plus Recovery of Funds	+ 257,675.13
Less Allocations	- 858,900.00
Unallocated balance at close of 11/13/72 meeting	\$284,206.05