

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

Minutes, Meeting of April 28, 1976

C O N T E N T S

| <u>Item No.</u> | <u>Page No.</u> |
|--|-----------------|
| 1. Roll Call | 1 - 2 |
| 2. Election of Chairman | 2 |
| 3. Approval of Minutes | 2 |
| <u>PROGRAM AND POLICY REVIEW</u> | |
| 4. Boat Launching Facilities | 2 - 3 |
| <u>PREVIEW OF PROJECT PROPOSALS</u> | |
| 5. Oceanside Fishing Pier, San Diego County | 3 - 6 |
| <u>RECREATION AND FISH & WILDLIFE ENHANCEMENT BOND FUND PROJECT</u> | |
| 6. Aqueduct Fishing Access Quartz Hill (Godde Hill Road) Fishing Access | 6 - 8 |
| <u>1974 BOND ACT PROJECTS</u> | |
| 7. Recovery of Funds | 8 - 9 |
| 8. Interior Wetlands & Riparian Habitat Acquisition Project Napa River (Yountville Crossroad) Wildlife Area, Napa Co. . . | 9 - 10 |
| 9. Bighorn Sheep Range Land Acquisition Project Santa Rosa Mountains Wildlife Area, Riverside County . . . | 11 - 13 |
| 10. Coastal Wetlands and Riparian Habitat Acquisition Project Suisun Marsh - Joice Island WLA Expansion, Solano County . | 13 - 16 |
| <u>OTHER BUSINESS</u> | |
| 11. Resolution Honoring Tim Doheny | 16 |

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

Minutes, Meeting of April 28, 1976

Pursuant to the call of the Acting Chairman, the Wildlife Conservation Board met in Room 6031 of the State Capitol Building, Sacramento, California, on April 28, 1976. The meeting was called to order by Joseph Russ, III, at 3:10 p.m.

1. Roll Call

| | |
|---|--|
| <p><u>PRESENT:</u> Joseph Russ, III Roy M. Bell E. Charles Fullerton</p> <p>Senator John F. Dunlap Senator John A. Nejedly Assemblyman Barry Keene</p> <p><u>ABSENT:</u> Senator Dennis E. Carpenter Assemblywoman Pauline L. Davis</p> | <p>Acting Chairman Member Member</p> <p>Joint Interim Committee</p> <p>Joint Interim Committee</p> |
|---|--|

WCB Staff

| | |
|---|--|
| <p>Chester M. Hart Alvin G. Rutsch John Wentzel W. John Schmidt Alma Koyasako Bella Applebaum</p> | <p>Executive Officer Assistant Executive Officer Field Agent Land Agent Secretary Accountant</p> |
|---|--|

OTHERS PRESENT:

| | |
|---|---|
| <p>Melvin J. Smith Alton Ruden Clyde Truss David Laurent James B. Ruch Pete Dangermond, Jr. Francis C. Lindsay D. Chapin William L. Smith Joe Sheehan Bill Schafer Mary Chessher Bill Satow</p> | <p>Deputy Mayor, City of Oceanside Director of Public Wks., City Commissioner, Oceanside Chamber of Commerce, U.S. Bur. of Land Management Riverside County Parks Calif. Assoc. Resources Cons. District Calif. Waterfowl Association Solano Ranch Co. Dept. of Fish and Game Dept. of Fish and Game Wildlife Conservation Board Dept. Nav. & Ocean Develop- ment</p> |
|---|---|

Minutes of Meeting, Wildlife Conservation Board
April 28, 1976

Jack Fuller
David E. Pelgen
Joan Taylor

John Stull
Brian Kahn

Office of Senator Dunlap
Dept. of Water Resources
San Geronio Chapter of the
Sierra Club
Senator, 38th District
Supervisor, Sonoma County

2. Election of Chairman

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT MR. JOSEPH RUSS, PRESIDENT OF THE FISH AND GAME COMMISSION, BE ELECTED CHAIRMAN OF THE WILDLIFE CONSERVATION BOARD.

PASSED UNANIMOUSLY.

3. Approval of Minutes

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE MINUTES OF THE JANUARY 13, 1976, MEETING.

PASSED UNANIMOUSLY.

PROGRAM AND POLICY REVIEW

4. Boat Launching Facilities

Mr. Fullerton explained that both WCB and the Department of Navigation and Ocean Development construct boat launching facilities on a coordinated basis, with WCB having responsibility for those intended primarily for fishing use, and DNOD those for recreational boating. WCB still receives only \$750,000 annually for its regular program for all types of conservation projects whereas DNOD receives considerably more money yearly from gas tax revenues for harbor and boating facilities development only. It was his suggestion that WCB de-emphasize launching ramp construction under its program, and encourage DNOD to proceed with funding of all such projects that it can. This would be on a coordinated basis between the two agencies, and WCB would still develop some launching ramps that DNOD cannot, such as on waters where boat fishing is allowed but motor, speed and body contact restrictions in effect preclude recreational boating. It was Mr. Fullerton's thought that such a change of emphasis in the coordinated programs would better enable needs of the public to be met, including WCB's ability to develop other types of conservation project with its limited funding.

Mr. Bell asked if this was agreed to by DNOD, and Mr. Fullerton advised that a meeting was held with the Director of the Department of Navigation and Ocean Development and this was the decision. Mr. Bill Satow of DNOD who was present corroborated this statement.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD, IN VIEW OF ITS FINANCIAL LIMITATIONS, DE-EMPHASIZE BOAT LAUNCHING RAMP CONSTRUCTION AND DIRECT STAFF TO WORK WITH THE DEPARTMENT OF NAVIGATION AND OCEAN DEVELOPMENT IN A COORDINATED PROGRAM TO MEET THE BOAT LAUNCHING RAMP NEEDS OF THE STATE.

PASSED UNANIMOUSLY.

PREVIEW OF PROJECT PROPOSALS

5. Oceanside Fishing Pier, San Diego County

It has been customary for the Board to preview major new projects before staff proceeds with the final planning with the proponents for a proposed project. The City of Oceanside, Mr. Hart reported, is planning a new public fishing pier as a replacement of their existing pier. Deputy Mayor Melvin Smith was present with a delegation from Oceanside to make the presentation to the Board.

Mr. Smith introduced members of the delegation from Oceanside, and made a presentation emphasizing the importance of the pier to the City of Oceanside and to the general public in view of the heavy use of the facility from a large surrounding area. He stated there will be a general obligation bond issue on the June 8 election to fund the local share of cost for the pier replacement, and requested Board support in funding 50 per cent of the pier costs.

Senator Dunlap who had just come in was introduced, and expressed concern as to the figure given for pier users from outside of Oceanside. Mr. Alton Ruden, Director of Public Works, provided the following figures for pier users. He explained that such counts were taken when it became apparent that the City would have to repair or construct a new pier. In 1971 there were 900,000; 1972 - 980,000; 1973 - just over 1,000,000; 1974 - 1,100,000; and 1975 - 1,111,000. On spot checks by life guards, it was found that 70% of the people were from outside the city limits of Oceanside.

Mr. Ruden reported that the present wooden pier, built in 1946, was somewhat substandard when it was constructed because it was a low budget pier tailored to the amount of dollars available. In 1965, it was severely damaged and since then it has been feared that it could go at any time

Minutes of Meeting, Wildlife Conservation Board
April 28, 1976

that there was a severe storm. The pier is not repairable. There is erosion of the pilings at the sand line, dry rot is prevalent, and piles are loose and split below the water level due to flexing caused by storms and the great amount of movement.

Ferver Engineering Company has prepared a preliminary report for the City, a copy of which was provided staff, which recommended new pier construction that would meet the needs of present day safety and earthquake standards. Life of the proposed structure is estimated at 50 to 100 years, based on construction of reinforced concrete, somewhat similar to the Ocean Beach Pier, a WCB cooperative project with the City of San Diego developed ten years ago.

Pictures of the pier taken after a storm last week were provided the Board members which showed severe damage including loss of a portion of the outer section. Mr. Ruden also showed a clipping from a local newspaper showing that the pier is still being used by fishermen, although the damaged portion has been closed off. He expressed the fear that the next storm might destroy the pier completely.

In response to Mr. Fullerton's question as to the estimated cost for this proposal, Mr. Ruden advised that the Ferver Engineering Company's report estimates the construction at \$3,000,000. It was brought out that a \$1,960,000 bond issue which is on the city ballot for June 8 and which requires 66% for passage is being well-received, particularly in view of the storm damage last week. However, what transpires today at this meeting would be very important to the outcome of the bond issue for that is the main question raised by the citizens.

Mr. Russ asked about the possibility of income accruing to the City from the pier construction. Mr. Smith responded that only a bait store and lunch counter would be permitted since it is a recreational pier so that revenue would be limited.

Mr. Hart explained the general procedures followed in the development of these pier proposals which are previewed by the Board. If the Board feels that this proposal is a desirable one, the Board generally approves the project in concept and directs the staff to work further with the local sponsor of the project in developing a more specific proposal to bring back to the Board for further consideration after project details including costs can be firmed up. The WCB does not have funds that it can allocate at this time and would have to make such an allocation out of next year's appropriation, as well as utilizing federal LWCF monies forthcoming in the next fiscal year. If the bond issue passes, the next step would be for the City to come back with a proposal to the Board for allocation of matching funds for design of the pier. After the design and cost estimates are finalized, it can then be brought back a third time for allocation of funds for the construction.

Minutes of Meeting, Wildlife Conservation Board
April 28, 1976

Senator John Stull who was present stated that it is important to the people of Oceanside to know what funds are available and asked whether the Board would know better by November. This question, Mr. Smith commented, has been raised by the people of Oceanside. He has not been able to make a commitment to them, he said, until he knows what the Board decides.

Mr. Bell was of the opinion that the most the Board could allocate, in line with what has been customary in the past for pier projects, was \$500,000. He said it is obvious that Board funds are limited when its \$750,000 annual appropriation must cover piers and other projects in all parts of the State. Mr. Hart reported that the initial cost estimates were in the neighborhood of \$1 to \$1.5 million, but that when the engineering firm's estimates were received, it jumped to the \$3 million figure. Mr. Hart noted the Board's annual appropriation has remained at \$750,000 since 1955 and has not kept up with the inflation of construction costs. He agreed that for this reason the Board may have to limit its allocation to \$500,000, which has been about the maximum matching amount provided by the Board from the Wildlife Restoration Fund in the past.

Mr. Ruden realized the impact this proposal would have on the Board program and suggested that since construction could not be completed until 1978 that the Board do what it can to provide some monies out of current year funds and the balance in the following year and make early application for reimbursement from federal Land and Water Conservation Funds. Mr. Fullerton suggested the City look into the possibility of direct grants and federal LWCF reimbursements to cities which the Department of Parks and Recreation is handling.

(Senator Dunlap was excused from the meeting at this time and Assemblyman Keene who had just come to the meeting was introduced.)

Mr. Fullerton recommended that the Board approve the concept of the pier proposal, but cautioned the City that the Board is not in a position to approve the full 50% funding for the pier, since more than the Board's entire annual allocation would be required for an equal matching fund project of this magnitude.

Mr. Smith was advised that design costs which would be on a matching fund basis would not include preliminary designs, which costs the City has already incurred, but would cover the working drawings developed for actual construction. Funds cannot be provided until a State contract for such work has been entered into with the City.

Senator Stull asked if it would be wrong to ask the Board to approve the 50% concept of pier construction. It was the consensus of the Board that such a request could not be approved since it would commit all available funds of the Board for this one project, and that at the Board's present funding level, its participation should be limited to \$500,000. Senator Stull and the City representatives elicited the help of Board staff to explore the possibility of LWCF grants to cities, and it was their hope that it could be done in the next ten days so that it could be used in local presentations promoting the bond issue.

Mr. Ruden stated it is difficult to sell a bond proposal for almost \$2 million when it is public knowledge that 70% of the use would be from outside the City. It has unusual Statewide benefit and impact. He felt that the answer might be to seek increased funding for the Board. He was always under the impression that 50% funding was available for pier projects and that the \$500,000 limit was a shock to the City. He then requested the Board to approve the project in concept and leave the amount to be determined later upon consideration of further negotiations with staff.

Senator John Nejedly who had just come in to the meeting was introduced and he asked if the possibility of federal funding was looked into, and he was assured that it would be.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE IN CONCEPT THE OCEANSIDE FISHING PIER AS A COST SHARING PROJECT, BUT NOT ON A 50% MATCHING FUND BASIS, AND DIRECTED STAFF TO PROCEED WITH FURTHER PLANNING WITH THE CITY OF OCEANSIDE ON THE PROPOSAL.

PASSED UNANIMOUSLY AS A JOINT MOTION.

Mr. Smith thanked the Board for the time and for its consideration of their proposal.

RECREATION AND FISH AND WILDLIFE ENHANCEMENT BOND FUND PROJECT

6. Aqueduct Fishing Access
Quartz Hill (Godde Hill Road) Fishing Access \$33,200.00

This proposal is for development of another fishing access site on the California Aqueduct in Antelope Valley, Los Angeles County.

The WCB has responsibility under the Davis-Dolwig Act to provide fishing access to waters of the State Water Project, other than areas developed and managed by the Department of Parks and Recreation. To date the WCB has completed 20 projects of this nature, providing fishing access to the California Aqueduct, Feather River, and Lake Oroville, primarily with funds provided by the Fish and Wildlife Enhancement Bond Act of 1970.

Some of the most recent projects of this type have been in Los Angeles County, which by resolution adopted in 1973 requested development of sites along the aqueduct in Antelope Valley, and expressed willingness to operate and maintain such projects if developed.

Surveys of this area indicated that five sites might ultimately be needed, but there was agreement among representatives of the participating agencies -- WCB, Department of Water Resources, and Los Angeles County -- that two sites be developed initially and evaluated.

Minutes of Meeting, Wildlife Conservation Board
April 28, 1976

The WCB funded the first two sites, 77th Street East and Longview Road, at its August 20, 1974, meeting and the projects were completed in 1975.

These areas have proven popular with residents of Antelope Valley, the greater Los Angeles area, and with nearby residents. Because of this, representatives of the participating agencies have agreed that development of additional accesses is desirable, and have proceeded with plans for the Quartz Hill site. Development of a Palmdale site has been proposed, but possible safety and access problems here need to be resolved before proceeding. However, it is planned to proceed toward development of additional sites on an orderly basis as warranted.

The Quartz Hill site would serve the Palmdale, Lancaster, and nearby areas. Channel catfish from earlier Department of Fish and Game plants have reached several pounds in weight. It is hoped that striped bass and some of the other species that survive the pumped trip over the Tehachapis will contribute significantly to the fishery in the future. The Department of Fish and Game, incidentally, states that the food supply for good fish growth is bountiful.

Development will include a paved fishing walkway, fencing, stairway, parking, sanitary facilities, trash cans and signs. Safety devices will be furnished by the Department of Water Resources. Construction will be performed by DWR's Southern Field Division. An encroachment permit from DWR will provide the necessary proprietary interest. The County of Los Angeles would maintain the site open and free to the public.

An environmental assessment has revealed there will be no significant effects caused from project construction or operation. The project is not subject to CEQA requirements.

A cost estimate furnished by DWR and reviewed by staff is as follows:

| | |
|---------------------------------|-----------------|
| Paved parking area | \$ 6,500 |
| Restrooms | 12,000 |
| Paved walkway, fencing & stairs | 11,750 |
| Miscellaneous | 1,300 |
| | <u>\$31,550</u> |
| Contingencies | 1,650 |
| TOTAL | <u>\$33,200</u> |

Mr. Hart recommended that the Board approve the Quartz Hill Fishing Access project, allocate \$33,200 from the Recreation and Fish and Wildlife Enhancement Bond Act of 1970, and authorize staff and the Department to proceed with the project substantially as planned.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN KEENE, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE QUARTZ HILL (GODDE HILL ROAD) FISHING ACCESS, LOS ANGELES COUNTY; AND ALLOCATE THE NECESSARY FUNDS FOR CONSTRUCTION THEREOF.

PASSED UNANIMOUSLY.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE DEVELOPMENT OF THE QUARTZ HILL (GODDE HILL ROAD) FISHING ACCESS, LOS ANGELES COUNTY; ALLOCATE \$33,200 FROM THE 1970 FISH AND WILDLIFE ENHANCEMENT BOND ACT FUNDS BUDGETED FOR THIS PURPOSE FOR CONSTRUCTION THEREOF; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1974 BOND ACT PROJECTS

7. Recovery of Funds

This item was inserted to standardize procedures for handling of funds for the four types of funding the Board now has. The Board agreed that recovery of funds for bond projects should be handled in the same manner as Wildlife Restoration Funds.

Mr. Hart then reported that Federal Land and Water Conservation Fund reimbursements have been received for the two projects listed below:

Bighorn Sheep Range Acquisition

Martinez Canyon Wildlife Area (Account to remain open)

| | |
|----------------------------------|--------------|
| Allocation | \$362,000.00 |
| Expenditures | \$358,044.44 |
| Fed. LWCF Reimb. (Progress pmt.) | -172,975.09 |
| Non-reimbursable Expenditures | 185,069.35 |
| Available for Recovery | \$176,930.65 |

| | |
|-----------------------------|--------------|
| Amount budgeted | \$500,000.00 |
| Amount expended | 185,069.35 |
| Fund balance after recovery | \$314,930.65 |

Interior Wetlands & Riparian Habitat Acquisition

Hidden Valley Wildlife Area (Account to be closed)

| | |
|-------------------------------|----------------|
| Allocation | \$1,260,000.00 |
| Expenditures | \$1,255,763.70 |
| Fed. LWCF Reimb. | -619,200.55 |
| Non-reimbursable Expenditures | 636,563.15 |
| Available for Recovery | \$623,436.85 |

| | |
|-----------------------------|----------------|
| Amount budgeted | \$1,500,000.00 |
| Amount expended | 636,563.15 |
| Fund balance after recovery | \$863,436.85 |

It was recommended that the \$800,367.50 available from the above two projects be recovered to the appropriate budget item.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN KEENE, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD RECOVER FUNDS AS SET FORTH ABOVE AND CLOSE THE PROJECT ACCOUNT AS INDICATED.

PASSED UNANIMOUSLY.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD RECOVER FUNDS FROM THE FOLLOWING PROJECTS:

Bighorn Sheep Range Acquisition

Martinez Canyon Wildlife Area (Acct. to remain open) \$176,930.65

Interior Wetlands & Riparian Habitat Acquisition

Hidden Valley Wildlife Area (Account to be closed) \$623,436.85

ALL OF THE SUMS TOTALING \$800,267.50 ARE TO BE RECOVERED AND RETURNED TO THE APPROPRIATE BUDGET ITEM AND THE PROJECT ACCOUNT CLOSED AS INDICATED.

PASSED UNANIMOUSLY.

Senator Nejedly asked to be excused since he has a coastal bill coming up at 4:00 o'clock in committee.

8. Interior Wetlands & Riparian Habitat Acquisition Project

Napa River (Yountville Crossroad) Wildlife Area, Napa County \$113,500.00

The Board at its October 25, 1974, meeting approved \$1,500,000 from the 1974 Bond Act for a project to acquire key wildlife habitat of the interior wetlands and riparian type, which is rapidly disappearing in many areas of the State. A proposed purchase under this project is 73 acres of prime riparian habitat on the Napa River. Purchase has been recommended by the Department of Fish and Game. In addition, various conservation organizations, public agencies and individuals have encouraged public acquisition of this area for several years.

The parcel is located in the scenic Napa Valley at the confluence of Conn Creek and Napa River, approximately 2 miles east of the town of Yountville. Its unique value lies in the fact that it is the last sizeable, natural riparian, oak flood plain habitat in the Napa Valley. Most of the adjoining riparian lands, as well as a large portion of the valley floor, have already been converted to other uses, particularly to vineyards.

An abundance of wildlife is supported by this parcel, including more than 45 species of birds, as well as deer, small mammals and amphibians. The Napa River, in this area, has a run of steelhead, as well as some resident species of fish.

Minutes of Meeting, Wildlife Conservation Board
April 28, 1976

Acquisition of this area will preserve the important wildlife habitat values of this unique parcel and prevent the increasing threat of private development. It will also provide opportunity for compatible public uses, primarily for nature observation of the varied birds, mammals and amphibians located on the property.

Staff has recently negotiated for the purchase of this area and has obtained agreement from the owners to sell at the appraised fair market value of \$110,000. An additional \$3,500 would be needed to pay for appraisal, escrow and related acquisition costs.

It is planned that the Department of Fish and Game will manage the area, essentially as an ecological reserve. This property also has been identified as an alternative park site by Napa County, which is considering a county-wide parks and recreation district with a proposed parks and trails system. There may be a potential for a future cooperative project with the county on compatible development and public use of part of the property, as with WCB projects in other counties.

This proposed acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements.

It was the recommendation of staff that the Board approve the acquisition of the 73 acres as proposed, allocate \$113,500 for the purchase and related costs from the 1974 Bond Act funds, and authorize staff and the Department to proceed substantially as planned, including the authorization to apply for federal Land and Water Conservation Funds.

Assemblyman Siegler and Senator Dunlap have indicated support of the acquisition. Mr. Hart pointed out that Senator Dunlap first brought this to the attention of staff. A high school teacher, a personal friend of the Senator, had his class make an ecological study of the area and wrote up a report on their study. There has been a good deal of public interest in the area as a wildlife area.

Assemblyman Keene recommended approval of the proposal.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE NAPA RIVER (YOUNTVILLE CROSSROAD) WILDLIFE AREA, NAPA COUNTY; ALLOCATE \$113,500 FROM THE 1974 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED IN THE 1975-76 FISCAL YEAR FOR INTERIOR WETLANDS AND RIPARIAN HABITAT ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING AUTHORIZATION TO MAKE APPLICATION FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE FEDERAL LAND AND WATER CONSERVATION FUND PROGRAM.

PASSED UNANIMOUSLY.

9. Bighorn Sheep Range Land Acquisition Project
Santa Rosa Mountains Wildlife Area, Riverside County \$314,930.00

This proposal is to acquire approximately 10,206 acres of private land in the Santa Rosa Mountains, southeast of Palm Springs in Riverside County. Purchase would be primarily for preservation of bighorn sheep habitat under the 1974 Bond Act project for such purposes proposed by the Department of Fish and Game and approved by the Board at its meeting of October 25, 1974.

The Santa Rosa Mountains contain the largest numbers of the rare peninsular bighorn sheep remaining in California. However, their habitat and continued well-being are threatened by encroaching residential and other development.

The first acquisitions under this project were completed last year, consisting of approximately 4,742 acres in the Martinez Canyon area. Total purchase costs were \$358,044, for which a partial federal reimbursement of \$172,975 was recently received under the Land and Water Conservation Fund program.

This proposal consists of five acquisitions for which options or agreements for sale have been obtained by staff, in part with the cooperation of The Nature Conservancy. A summary of these transactions is as follows:

| | <u>Acres</u> | <u>Fair Market Value</u> | <u>Purchase Price</u> |
|-------|--------------|--------------------------|-----------------------|
| 1. | 7,911.31 ± | \$523,000 | \$424,372 |
| 2. | 679.54 ± | 50,000 | 50,000 |
| 3. | 1,160.00 ± | 536,000 | 260,000 |
| 4. | 180.00 ± | 90,000 | 90,000 |
| 5. | 275.00 ± | 150,000 | 150,000 |
| TOTAL | 10,205.85 ± | \$1,349,000 | \$974,372 |

In the above table, the purchase prices are firm but with some further reductions possible if payment is completed before September. Based on the above figures, total purchase price is \$374,628 below fair market value.

If purchase is made now, federal matching funds are available under the Land and Water Conservation Fund Program. Such federal funds would be provided for half of the fair market value less applicable surcharge or approximately \$667,080. This would leave a balance of approximately \$307,292 of the purchase price plus escrow and other acquisition costs to be provided by WCB funds.

Minutes of Meeting, Wildlife Conservation Board
April 28, 1976

To carry out these acquisitions, an advance of the federal funds would be required, which is possible under federal procedures when necessary. There presently is a balance of approximately \$314,930 in 1974 Bond Act funds appropriated for bighorn sheep range acquisition, from which the required WCB funding can be provided.

A total of approximately 8,591 acres of the proposed acquisitions generally adjoin the previously acquired Martinez Canyon properties to the west and south through important bighorn habitat. These lands consist of 13 sections mostly in an alternating pattern with BLM sections, so that the purchase will block up in public ownership at least twice the acreage acquired.

The remaining 1,615 acres of proposed acquisitions consist of four parcels in the northerly portion of the Santa Rosas, west of the Pines to Palms Highway (Highway 74). Included is the Carrizo Spring area, a traditional watering place for bighorns which is threatened by encroaching development, and other parcels in this vicinity.

The Department of Fish and Game has previously purchased three parcels of land totalling nearly 365 acres in this area with special license plate funds to preserve bighorn sheep and desert salamander habitat. There also are intermingled sections or parcels of BLM lands, and adjoining on the east is the Deep Canyon Research Center of the University of California, with approximately 3,600 acres owned by the University and 10 sections of BLM lands set aside for related purposes. In addition to directly securing critical habitat areas, the proposed acquisitions will help to block up a sizeable area of public land ownership in this vicinity and preserve a key area of concentrated bighorn use.

The Department of Fish and Game will assume management responsibility for the property, with cooperative agreements between the Department and BLM anticipated due in part to the intermingled land ownership pattern. Preliminary plans are that uses compatible with the continued well-being of the bighorn sheep will be permitted. Such potential uses may include nature observation, hiking, hunting, horseback riding, and primitive camping. Primary restrictions expected are on vehicular access and incompatible development.

The proposed acquisitions fall under Class 13 of Categorical Exemptions from CEQA requirements.

Staff recommended that the Board approve the acquisitions as proposed, allocate \$314,930 from 1974 Bond Act funds available for such purposes, authorize staff to apply for the necessary Land and Water Conservation Funds on an advance basis, and authorize staff and the Department to proceed substantially as planned.

Letters of support from Assemblyman Suitt and Senator Stull have been received, along with communications from the County of Riverside and the Sierra Club. Mr. Hart reported that the Bureau of Land Management

has been exchanging and blocking up lands in the area, so that it is not totally a WCB effort to place these lands in public ownership. This was corroborated by Mr. Jim Ruch, Assistant State Director, who endorsed this proposal. Mr. Ruch pointed out that where the Bureau of Land Management enters into a cooperative agreement with the Department of Fish and Game, they now have specific law enforcement authority to close off areas to restrict off-road vehicles to preserve specific wildlife species - bighorn sheep - in this instance.

Mr. Pete Dangermond, Director of Parks for Riverside County, spoke in support of the proposal and presented a letter from the County Administrative Officer, Robert T. Andersen, as well as a resolution of the Riverside County Board of Supervisors, supporting the acquisition.

Joan Cravens, a resident of Palm Springs, California, and representing the San Geronio Chapter of the Sierra Club, reported that they recognize this bighorn sheep range land as a vital area and heartily endorse the funding of this acquisition.

Assemblyman Keene approved the acquisition and pointed out that this is the kind of project the WCB should undertake.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SANTA ROSA MOUNTAINS WILDLIFE AREA, RIVERSIDE COUNTY; ALLOCATE \$314,930 FROM THE 1974 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED IN THE 1975-76 FISCAL YEAR FOR BIGHORN SHEEP RANGE LAND ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING AUTHORIZATION TO MAKE APPLICATION FOR FEDERAL LAND AND WATER CONSERVATION FUNDS.

PASSED UNANIMOUSLY.

10. Coastal Wetlands & Riparian Habitat Acquisition Project
Suisun Marsh - Joice Island Wildlife Area Expansion, Solano Co. \$197,000.00

This proposed acquisition would be the first by WCB in relation to the Suisun Marsh Preservation Act of 1974.

With the help of a map, Mr. Hart indicated the area under consideration. The property proposed for purchase consists of a 262.73± acre parcel bounded for the most part by Grizzly Island Road, Montezuma Slough, and Cutoff Slough, being adjacent to the northeasterly end of Joice Island in Suisun Marsh. In the zones established by the Suisun Marsh Preservation Act, the parcel falls in the marsh zone immediately adjacent to the buffer zone.

Minutes of Meeting, Wildlife Conservation Board
April 28, 1976

Joice Island Wildlife Area consists of 1,887 acres originally purchased for a State game refuge in 1931. It is managed by the Department of Fish and Game in conjunction with the nearby 8,600 acre Grizzly Island Wildlife Area, which was acquired by WCB in 1950. These areas provide very important wintering habitat for large numbers of Pacific Flyway waterfowl. They also provide habitat for many other migratory and resident wildlife species, as well as recreation in the form of fishing, hunting, and nature observation.

Access to Joice Island is across this parcel from Grizzly Island Road and via the Department's bridge over Cutoff Slough.

The property proposed for purchase is primarily tidal marsh, and provides good quality habitat of this type.

The parcel has approximately two miles of frontage on Montezuma and Cutoff Sloughs and provides considerable bank fishing opportunity. That part of the property easterly of Grizzly Island bridge, in particular, is heavily used by fishermen and waterfowl hunters. This area formerly supported a commercial development known as Beldon's Landing that catered primarily to such sportsmen, and also contained the slip for the county ferry service that preceded bridge construction over Montezuma Slough.

All of the improvements have been removed from this area but the remains of the ferry slip are still used somewhat for small boat launching by recreationists. This part of the property has potential for possible future development as a public fishing access and recreational site.

Acquisition of this parcel will add desirable wildlife habitat to the Joice Island Wildlife Area, provide considerable opportunity for public fishing and other compatible recreational uses, and serve to further objectives of the Suisun Marsh Preservation Plan.

It is planned that the property will be managed by the Department of Fish and Game in conjunction with the overall Grizzly Island - Joice Island Wildlife Area complex.

This proposed acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements.

It was the staff's recommendation that the Board fund this purchase from the 1974 Bond Act appropriation for coastal wetlands acquisition. Suisun Marsh was listed as one of the priority areas for use of these funds when the Board originally approved the coastal wetlands acquisition project.

Purchase of fee title is planned. This is necessary to realize the public recreational potential of the property, to enable the Department to fully manage the parcel as part of the Joice Island Wildlife Area, and to qualify the purchase for federal matching funds that are available under the Land and Water Conservation Fund program.

In response to Mr. Bell's question as to whether or not there must be matching funds expended from both the SB 1981 (Bagley Conservation Funds) appropriation and the 1974 bond funds for each acquisition, Mr. Hart stated in effect, no, that there would be matching in total expenditures only. Monies from the two different sources must be expended under different statutory authorities so it would be difficult, or practically impossible, to have a co-mingling of funds for each acquisition. It would be simpler to acquire different areas using the different funds as appropriate to the circumstances and ultimate use of each area. He also pointed out that use of Bagley Conservation Funds would be dictated in some instances, including those where only development rights might be acquired. In such cases there would not be the possibility of securing matching LWCF funds, since public use is a requirement for such federal fund participation. Also, Federal reimbursements for acquisition projects using Bagley Conservation Funds would go back into that fund, because there is no provision for the WCB to retain and utilize those reimbursements once the \$2 million were expended. A second step in the form of a budget appropriation for the use of those reimbursements would be required. Mr. Bell suggested that in the next legislative session this be corrected so that the Board will not lose such reimbursements. The fact that Bagley Conservation Funds would revert in three years was mentioned by Mr. Fullerton who believed, therefore, that these funds should be expended first. It was pointed out, however, that the bond monies too would revert in three years so there is no significant difference in this respect.

Mr. Hart reported that staff has contracted for an appraisal that has undergone review by the Real Estate Services Division of the Department of General Services. The appraisal for the 262.73[±] acre parcel has now been approved in the amount of \$190,765. It has been estimated that appraisal, escrow, and other related purchase costs will total \$6,235, so that an allocation of \$197,000 will be required for the acquisition.

It was Mr. Hart's recommendation that the Board approve the acquisition as proposed, allocate \$197,000 for the purchase and related costs from the 1974 Bond Act Funds available for such purposes, and authorize staff and the Department to proceed substantially as planned, including authorization to apply for federal Land and Water Conservation Funds.

Mr. Francis Lindsay, representing the Suisun Marsh Resource Conservation District, pointed out that it was the testimony of Mr. Smith, owner of this parcel and one of the largest landowners in the marsh, endorsing acquisition of a buffer zone, which influenced the passage of this legislation. This particular acquisition includes the area where there was a proposal to build a commercial docking facility, and this is one of the reasons for the higher price for a portion of this land.

Mr. Hart expressed appreciation to Mr. Smith for his patience in the negotiations which has taken place for over a year because of the various difficulties encountered along the way.

Assemblyman Keene concurred with the staff recommendation and recommended approval.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SUISUN MARSH - JOICE ISLAND WILDLIFE AREA EXPANSION, SOLANO COUNTY; ALLOCATE \$197,000 FROM THE 1974 STATE BEACH, PARK, RECREATIONAL, AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED IN THE 1975-76 FISCAL YEAR FOR COASTAL WETLANDS AND RIPARIAN HABITAT ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING AUTHORIZATION TO MAKE APPLICATION FOR REIMBURSEMENT OF MATCHING FUNDS UNDER THE FEDERAL LAND AND WATER CONSERVATION FUND PROGRAM. PASSED UNANIMOUSLY.

11. Resolution Honoring Tim Doheny

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD ADOPT THE FOLLOWING RESOLUTION IN RECOGNITION OF MR. TIM DOHENY'S SERVICE TO THE BOARD AS CHAIRMAN. PASSED UNANIMOUSLY.

Resolution Honoring Timothy M. Doheny

WHEREAS, Mr. Timothy M. Doheny retired as President of the Fish and Game Commission and Chairman of the Wildlife Conservation Board on January 15, 1976; and

WHEREAS, Mr. Doheny, as a rancher and ardent sportsman, has filled a unique need and position on the Board, particularly in the marine resources field; and

WHEREAS, Mr. Doheny during his term as Chairman has made a substantial contribution to the program of this Board; Now therefore be it

RESOLVED, that we, the members of the Wildlife Conservation Board, the Joint Interim Committee and the Board staff convey our sincere appreciation to Mr. Doheny for his efforts and contributions to the work of the Board; 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 Mr. Doheny.

There being no further business, the meeting was adjourned at 4:30 p.m.

Respectfully submitted,

Chester M. Hart
Chester M. Hart
Executive Officer