

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

Minutes, Meeting of December 20, 1977

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

Minutes, Meeting of December 20, 1977

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 2117 of the State Capitol, Sacramento, California, on December 20, 1977. The meeting was called to order by Acting Chairman E. C. Fullerton at 1:30 p.m.

1. Roll Call

PRESENT: E. C. Fullerton
Sid McCausland

Member
Member

Assemblyman Barry Keene
Senator John F. Dunlap

Joint Interim Committee
" " "

ABSENT: Berger Benson
Senator Dennis E. Carpenter
Senator John A. Nejedly
Assemblyman Dan Boatwright
Assemblyman Tom Suitt

Chairman
Joint Interim Committee
" " "
" " "
" " "

STAFF PRESENT:

Chester M. Hart
Alvin G. Rutsch
John Wentzel
John Schmidt
Jim Sarro
Alma Koyasako

Executive Officer
Assistant Executive Officer
Field Agent
Land Agent
Land Agent
Secretary

OTHERS PRESENT:

Bob Schulenberg
Gerry Taylor
Ellen Taylor
Desiree Taylor
Cloyde Emrick
Bob Dietz
Barbara Weisbart
Joe Sheehan

Dept. of Fish and Game
Student
Student
Student
Shasta Co. Dept. of Water Resources
Shasta Co. Dept. of Water Resources
Wildlife Conservation Board
Dept. of Fish and Game

2. Approval of Minutes

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE
SEPTEMBER 30, 1977, MEETING OF THE WILDLIFE CONSERVATION BOARD
BE APPROVED.

PASSED UNANIMOUSLY.

3. Status of Wildlife Restoration Fund

Mr. Chester M. Hart, Executive Officer of the Wildlife Conservation Board,
presented the following informational item, indicating there were sufficient
funds to cover allocations for the proposals in the agenda.

Unallocated balance at beginning of 9/30/77 meeting . . .	\$1,181,458.48
Plus recoveries	+ 59,151.95
Less allocations	<u>-360,800.00</u>

Unallocated balance after 9/30/77 meeting \$879,810.43

WILDLIFE RESTORATION FUND PROJECTS

4. Eel River Public Access - Rio Dell, Humboldt County \$750.00

Mr. Hart reported that two parcels of Caltrans land, totaling 3.61± acres
have been declared surplus and are available to WCB for public fishing
access purposes.

Both parcels are located near the City of Rio Dell, about 25 miles south
of Eureka in Humboldt County. More specifically they are located on opposite
sides of the Highway 101 bridge on the north bank of the Eel River. Vehicular
access is available to each parcel from Edwards Drive, a paved city street.

The Department of Fish and Game recommends acquisition of these parcels as
desirable public access points. The Eel is an important fishing stream for
both salmon and steelhead.

There would be no development planned for these parcels, other than litter
cans and some signs. Humboldt County has agreed to provide litter pickup
on similar Eel River parcels in the past, and staff is exploring such
arrangements with the County.

Acquisition of these lands will not have a significant effect on the environ-
ment and falls under Class 13 of Categorical Exemptions from CEQA require-
ments.

The property has been appraised by Caltrans at \$575. It was staff's recom-
mendation that the Board approve the project, allocate \$750 from the

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Wildlife Restoration Fund for acquisition and related costs and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE EEL RIVER PUBLIC ACCESS - RIO DELL, HUMBOLDT COUNTY; ALLOCATE \$750 FROM THE WILDLIFE RESTORATION FUND FOR ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

5. Buena Vista Lagoon Expansion - Hill Street, San Diego County \$750.00

This proposal is to expand by donation the area previously acquired at Buena Vista Lagoon in San Diego County.

In 1969 the Board approved the first in a series of acquisition to preserve the wetlands of Buena Vista Lagoon and provide for compatible public use of this unique area. Since that time, the Board has acquired 192.19 \pm acres -- 116.77 by purchase and 75.42 through donation from The Nature Conservancy. This area has since been designated an ecological reserve by the Fish and Game Commission and is managed for these purposes by the Department of Fish and Game.

Buena Vista Lagoon, which is one of the few fresh water lagoons remaining in the southern part of the Pacific Flyway, is located approximately 33 miles north of the City of San Diego in San Diego County. The lagoon originally was brackish or tidal at intervals, but a weir was constructed at the mouth which converted the area to a fresh water body. The lagoon, with its vegetated shoreline and islands of marsh vegetation, provides feeding, nesting and resting areas for both land and shore birds. Because of its depths, varying up to six feet, it also provides fishing in selected areas.

Board staff has recently secured a donation offer from a private landowner of an additional 4.73 \pm acres located on the edge of the lagoon and adjoining lands previously acquired.

This parcel is largely within the City of Oceanside, with a small portion lying within the City of Carlsbad. It is located on the north side of the lagoon and fronts on Hill Street to the west. Approximately three acres of water surface are included, and slightly less than two acres of adjacent upland. The upland area is suitable for parking for public recreational uses such as nature observation and fishing, and recently has been used by the public for these purposes.

The acceptance of this donation will not only add to the overall protection of this lagoon, but will provide desirable public access. Representatives of the City of Oceanside have indicated a possible interest in entering into a cooperative agreement for operation and maintenance of future minor

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development on the parcel for public access purposes, and litter pickup, similar to other WCB projects with local governments.

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

Mr. Hart noted that Assemblyman William Craven has written a letter of support. He recommended that the Board authorize the acquisition of this parcel by donation as proposed, allocate \$750.00 for related acquisition costs from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Mr. Fullerton questioned the \$750.00 acquisition cost and Mr. Hart advised that this represents costs for title insurance and Department of General Services review of acquisition documents.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD ACCEPT DONATION OF PROPERTY FOR THE BUENA VISTA LAGOON EXPANSION - HILL STREET, SAN DIEGO COUNTY; ALLOCATE \$750.00 FROM THE WILDLIFE RESTORATION FUND FOR RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Mr. McCausland requested the Executive Officer to provide information regarding the WCB for the benefit of the three students present in the audience. Mr. Hart explained that the Board has responsibility for acquiring lands and developing them for wildlife conservation and related public recreational purposes. The members consist of the Directors of the Department of Fish and Game and Department of Finance, and the President of the Fish and Game Commission. Six legislative members also meet with and provide advice to the Board members. None of them were present, but Mr. Hart mentioned that Senator Dunlap and Assemblyman Keene were expected momentarily. The Board receives \$750,000 yearly on a continuing appropriation basis to fund projects such as those on the agenda. The source of funds, he explained, was from the state horse racing revenues.

He explained further that project proposals are received by the Board staff and are evaluated, and if the proposals meet all criteria for a WCB project, including being of a priority nature, the proposals are prepared in agenda form and are considered by the Board at a public meeting called by the Chairman. There have been special bond act funds appropriated to the Board, more recently the 1974 Bond Act which provided \$10 million and the 1976 Bond Act which provided \$15 million, as well as a share of the Federal Land and Water Conservation Funds which amounts to about \$3 million annually. He also mentioned the Environmental Protection Program for which the Department of Fish and Game receives money from the special license plate funds. These monies are used primarily to purchase ecological reserves. Although the funds are appropriated to the Department of Fish and Game, the Board staff provides the service and handles the acquisition for this program.

Mr. McCausland emphasized that most projects on the agenda of a WCB meeting have usually no controversy associated with them because the staff has already reviewed and cleared the proposals. In addition, the members receive a briefing from the staff prior to the meeting at which time maps and other backup material are reviewed so that members have a very good idea of what the proposal is. It is very easy for the Board to pass on the proposals without asking any question at a public meeting because they had already been answered. He was concerned that it may appear to the public that the Board is passing on whatever the staff recommends. Mr. Fullerton verified that staff does work out ahead of time any problems that may present itself before placing a proposal on the agenda. Mr. Fullerton then introduced Assemblyman Keene who had just joined the group and explained that the students were being given a quick summary of the Board responsibility, program, funding, and procedure.

6. Fall River Public Access, Shasta County

Mr. Hart explained that there are two proposals under this item. One is to develop a public access to Fall River and the other is to acquire lands that have been purchased by another organization at the Island Road Bridge.

For several years the County of Shasta, Department of Fish and Game, and the Wildlife Conservation Board, as well as many concerned citizens, have expressed interest in improving public access to Fall River. The river is a large, clear, meadow type stream, one of the finest flyfishing trout streams in California. It flows almost entirely through private lands for its 20+ miles before draining into the Pit River in eastern Shasta County.

Fall River was designated by the Fish and Game Commission for special management and habitat protection as one of the original streams in the state's Wild Trout program. A two trout limit for the entire river was established in 1971. A later restriction provides that only flies and artificial lures may be used upstream from Island Road Bridge.

In early 1970, Senator Fred Marler, then a WCB legislative member, requested staff to keep abreast of litigation under way at the time on the issue of whether Fall River was a navigable stream. He felt that WCB should be prepared to assist in any access plans ultimately proposed for the river.

Later in 1970 the litigation ended with the courts declaring a section of Fall River to be navigable. Since that time, staff, DFG, and Shasta County personnel have investigated numerous access potentials.

Presently there are only three areas where the public can gain access to the stretch of Fall River declared navigable by the courts. Near the upstream end of this section, a commercial resort has rental boats available and allows launching of private boats for a fee when use by resort guests is not heavy. Only electric motors are used by the resort, or accepted on boats to be launched.

The next site where public access is permitted is adjacent to Island Road Bridge, about 6.4 miles downstream. This parcel was purchased in 1976 by the California Trout Foundation as a holding action to ensure availability of the parcel for future public use. Limited public access is allowed, aimed primarily at launching and retrieving small boats for float fishing.

The other location used by the public for access is on PG&E property at its dredger site near Glenburn, about 5.5 miles below Island Road Bridge. This location requires a powered boat and a time-consuming trip to reach the more productive fishing areas that are located upstream.

Shasta County has established a 5 m.p.h. speed limit for boating on the river to minimize bank erosion and conflict with fishing.

Although there is opposition to prohibiting gasoline powered boats on the river, many people feel that float fishing is the most desirable way to fish the river and maintain the high quality of the fishing experience. However, because of the slow current in the river, access points that are closer together are needed for drift fishing. More frequent access points also will reduce travel time needed by powered boats, and possibly the temptation to exceed the 5 m.p.h. speed limit. In addition, reasonable and assured public access to this navigable river requires some access points in public ownership or control.

a. Gas Line Crossing Development Proposal \$73,200.00

Shasta County has proposed a public access development that would help meet such needs, on a parcel of PG&E land at its gas line crossing of the river about 2.1 miles below the commercial resort and 4.3 miles above Island Road Bridge.

A long-term free lease or other appropriate proprietary interest in the access site will be needed from PG&E. Representatives of this company have indicated willingness to enter into such a lease provided the facilities are located the necessary distance from the gas line, which presents no significant problems.

The development would consist essentially of an access road and parking area with river bank sloping and improvements to allow only hand launching and retrieval of car top or similar small boats or rafts. Cost estimates for these and necessary ancillary facilities that have been prepared by Shasta County and reviewed by staff are as follows:

1. Access road	\$15,000
2. Parking area	9,500
3. Bank sloping and launching improvements	15,000
4. Sanitary facilities	5,000
5. Well, manual pump, & fish cleaning facilities	4,500
6. Fence	4,000
7. Cattle guards	4,000

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Contingencies and signs		9,000
	Subtotal	\$66,500
Engineering		6,700
	Grand total	\$73,200

A 15% contingency factor is included to cover the costs of a cultural assessment and any possible mitigation for archeological or historical values.

Shasta County will handle final design and construction of the project under contract with the State and will also be responsible for operation and maintenance of the project by the usual cooperative agreement for a 25-year term.

The project should qualify for matching federal funds under the LWCF program, and an application will be made.

The Department of Fish and Game has prepared and processed a final EIR on the project.

Staff recommended that the Board, with consideration of the EIR, approve the project as proposed, allocate \$73,200 from the Wildlife Restoration Fund for development and related costs, and authorize staff and the Department to proceed with the project substantially as planned.

Mr. Hart noted that Mr. Bob Dietz, representing Shasta County, was present, should anyone have questions regarding this proposal. Mr. Dietz responded to Mr. Fullerton's question regarding the County's support of this proposal by stating that the County was still in favor.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE EIR, APPROVE THE GAS LINE CROSSING DEVELOPMENT PROJECT ON FALL RIVER; ALLOCATE \$73,200 FROM THE WILDLIFE RESTORATION FUND FOR DEVELOPMENT AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

b. Island Road Bridge Acquisition Proposal

The parcel proposed for acquisition is the approximately 5 acres at the Island Road Bridge acquired by California Trout Foundation in 1976. When first placed on the market this site was inspected by staff and found to be a very desirable access location. Because of the necessity for immediate purchase, Cal-Trout acquired the property with the understanding that the WCB staff would later recommend that the Board acquire the parcel. Cal-Trout has also developed an access road, small parking lot and a loading float. Additional development after acquisition by WCB is not planned and is not needed at this time. The parcel would be managed by the Department of Fish and Game.

The property presently has an appraised fair market value of \$25,000. The acquisition should qualify for matching federal funds under the LWCF program, and an application will be made if purchase is approved.

Mr. Hart explained that subsequent to publishing the agenda, a letter was received from Cal-Trout in which they indicated that they would like to retain the property for a short time longer and would like to see some other conditions met before they turn the property over to the State. However, Mr. Hart believed it desirable for the Board to allocate the funds and be in a position to complete the purchase at the time that Cal-Trout agrees to sell. He recommended the Board, with consideration of the EIR, approve this project, allocate \$25,500 to cover acquisition and related costs, and authorize staff and the Department to proceed with the project substantially as planned.

Mr. McCausland stated that inasmuch as Cal-Trout has requested the Board defer action until the Gas Line Crossing development has been evaluated and the Fall River Management Plan is published, he was inclined to proposing that this item be placed on a later agenda. Mr. Fullerton had no objection to setting this proposal aside. He planned to meet with the Board of Governors of Cal-Trout and would discuss this matter further with them. The original agreement between the Department and Cal-Trout was that they would just purchase the land in a holding action, but now they want to put some demands on it.

Mr. Fullerton, with concurrence by Assemblyman Keene and Mr. McCausland, ordered that the proposal for acquisition from Cal-Trout of property at Island Road Bridge be deferred and brought back to the Board at a future meeting.

1974 RECREATION BOND ACT PROJECTS

7. Wild Trout, Steelhead, and Salmon Habitat Acquisition Project
Truckee River - Nevada and Placer Counties \$359,000.00

Three acquisitions consisting of nine individual parcels are proposed along the Truckee River from the City of Truckee downstream to approximately 7 miles northeast of Truckee. Although the parcels lie mainly within the County of Nevada, a small portion of one parcel is located within Placer County.

These purchases would be under the Wild Trout, Steelhead and Salmon Habitat Acquisition Project recommended by the Department of Fish and Game and approved by the Board on November 6, 1975, for which \$1,000,000 in 1974 Bond Act funds were appropriated to WCB in the 1976/77 budget. The basic objectives of this project are to acquire and protect key areas of salmonid fisheries habitat and adjacent land where potential development of private lands threatens degradation of high quality fisheries habitat and loss of public access.

Mr. Hart mentioned that it would be highly desirable for any acquisition here be made in the near future because if the Disneyland development goes

in at Lake Independence, there probably would be a land boom in this area with a lot of speculation, and possibilities of acquiring properties such as this would vanish.

The Truckee River from the vicinity of Truckee downstream to near the Nevada state line is one of California's finest wild trout streams. Only a few miles of publicly owned stream frontage exist below Truckee with this generally near the state line. The proposed acquisitions would secure in public ownership nearly 4 miles of additional river frontage in the upstream section of this stretch of river.

All purchases would be appraised fair market value, on the basis of willing sale by the landowners.

No development of the parcels is planned. All of the river frontage involved presently is accessible to fishermen, and there is existing use, either by permission of the landowner or evidently by trespass in some instances.

These parcels would be managed in essentially their existing state by the Department of Fish and Game. If future use develops to where providing public use facilities becomes desirable, some portions of the properties have potential for typical WCB cooperative public access projects with local government or other agencies.

Because of existing or potential recreational uses of these parcels, it is felt they should qualify for matching federal funds under the LWCF program, and application for such funds are planned.

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

The parcels as grouped into three acquisitions are described as follows:

a. Truckee River - Truckee Vicinity

This parcel contains approximately 41 acres with about three-quarter mile of stream frontage. It is located on the southerly side of the river, just downstream from the mouth of Donner Creek. It is easily accessible by bridge and road from Truckee, being only about one-half mile southwest of the downtown area.

The southwesterly tip of this parcel is in Placer County with most of the property in Nevada County.

Staff has recently negotiated for its purchase of this parcel, and has obtained an option from the owners to sell at the appraised fair market value of \$123,000.

b. Truckee River, Prosser Creek - Boca - *Napkins Est.*

This acquisition would consist of approximately 88 acres of Truckee River frontage, about six miles northeast of Truckee. There is a potential to acquire as many as five individual parcels, varying in size from about 2 acres to 40± acres. Collectively they will provide about 1.7± miles of public ownership along the Truckee River between the mouth of Prosser Creek and Boca, in a river stretch considered to be very productive for both rainbow and brown trout. This is one of the most heavily used fishing areas along the unstocked section of this river.

The Board staff has not yet negotiated an option to acquire this property, but it appears that the owners, an estate, may be willing to negotiate a sale of all or most of the parcels. Total appraised value is \$70,000.

c. Truckee River, Juniper Creek - Casey Canyon (*Union Sec.*)

The third proposed acquisition in this series comprises three separate parcels totaling 545± acres. Together they provide approximately 1.25 miles of Truckee River frontage. These parcels are located about 9 miles northeast of Truckee, downstream from the community of Hirschdale.

The Department of Fish and Game has indicated that the stretch of river fronting on this property has the best deep pool habitat along the river, providing anglers with many trophy brown trout ranging from two to five pounds each. In addition to providing this excellent fishing, the upland portions of the parcels provide good deer and other wildlife habitat, as well as providing opportunity for hunting and other forms of outdoor recreation.

Although the Board staff has not secured an option for these parcels, it appears that the owners may be willing to negotiate a sale at the appraised value of \$157,500.

The appraised values for the three acquisitions total \$350,500. An estimated \$8,500 will be needed for appraisals, escrow and other related acquisition costs, requiring an allocation of \$359,000.

It was Mr. Hart's recommendation that the Board approve this series of acquisitions of Truckee River parcels totaling approximately 674± acres as proposed, allocate \$359,000 for the purchase and related costs from the 1974 Bond Act funds, and authorize staff and the Department to proceed substantially as planned.

Assemblyman Keene recommended approval of the proposal.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE THREE ACQUISITION PROJECTS ON THE TRUCKEE RIVER;

ALLOCATE \$359,000 FOR PURCHASE AND RELATED COSTS FROM THE 1974 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED IN THE 1976/77 FISCAL YEAR FOR WILD TROUT, STEELHEAD AND SALMON HABITAT ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

8. Interior Wetlands and Riparian Habitat Acquisition
Sacramento River - Jacinto, Glenn County

\$118,000.00

This is a proposal to acquire a key parcel of riverfront land with riparian habitat along the Sacramento River in Glenn County.

Studies by the Department of Fish and Game indicate that only about one percent of the Sacramento Valley riparian forests that existed in the early 1800's remain at present. These remaining forests are being reduced at the rate of several hundred acres per year, primarily for agricultural development, timber, firewood, and wood chipping operations. Riparian habitat such as this supports more than 200 species of birds and 42 species of mammals. This type of habitat is considered by the Department of Fish and Game to be the most productive terrestrial ecosystem.

With acquiring rights in land considered the most feasible method of retaining the small remaining amounts of riparian habitat, the Department recommended by a proposal in June, 1977, that the Board undertake the acquisition of key parcels of such lands between the levees along the Sacramento River in the stretch from Colusa to Hamilton City.

Previously the WCB has acquired more than 20 parcels of land along the Sacramento River from Solano County to Shasta County. Generally these have been primarily for fishing access purposes, but many parcels have provided both access and habitat preservation benefits.

The first of a possible new series of acquisitions with greater emphasis on habitat preservation is a parcel consisting of approximately 180 - 200 acres in Glenn County, about 4 miles north of the town of Glenn. The area to be acquired is part of a larger ownership, a portion of which has already been cleared and planted to walnuts.

The parcel contains typical riparian forest habitat, large valley oaks, willows, cottonwood, ash and walnuts and includes about 4,500' of river frontage. A small portion of the property consists of a recently formed gravel bar which is developing new growths of shrubs and trees.

Access to the property is via Highway 45, which abuts the subject ownership, and then along a farm road into the habitat area.

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An appraisal of the area to be acquired indicates a market value for the lands with the riparian habitat to be \$550 per acre and the owner has granted the Board an option to purchase the land at that price.

This parcel has potential for some recreational uses compatible with preservation of the riparian habitat and related wildlife, such as fishing for shad, steelhead and salmon and for nature study or observation. Application for matching federal LWCF funds is planned on that basis.

It is planned that the area will be managed by the Department and would have potential for designation as an ecological reserve. No development is planned. The proposal falls within Class 13 of Categorical Exemptions from CEQA requirements.

The total area involved is believed to be 180 acres, but surveying will be needed and is planned for an accurate acreage determination. Mr. Hart explained that staff is recommending the allocation of sufficient funds to cover a total purchase of up to 200 acres with the understanding that the per acre price will be \$550. Appraisal, survey, escrow and other acquisition costs are estimated to be \$8,000.

Mr. Hart recommended that the Board approve the project as proposed, allocate \$118,000 therefor from the 1974 Bond Act funds, and authorize staff and the Department to proceed with the acquisition substantially as planned.

Senator Dunlap, who had joined the group at this point, asserted that this type of acquisition is very important. He related that his office, in conjunction with the Department and the Resources Agency, has been attempting to develop an inventory of riparian habitat, not only along the Sacramento River but throughout the State. He believed this action by the Board would be most appropriate in setting the tone for what we need to do throughout the State in the next few years. He was hopeful that the Department would be successful in getting this legislation passed. Assemblyman Keene recommended adoption of the motion.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF THE PROPERTY UNDER OPTION AT THE SACRAMENTO RIVER - JACINTO SITE, GLENN COUNTY; ALLOCATE \$118,000 THEREFOR 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.

PASSED UNANIMOUSLY.

9. Coastal Wetlands Acquisition Project - (AB 2133)
Napa Marsh - Steamboat Slough, Sonoma County

\$64,615.00

This proposal is for the acquisition of approximately 188 acres of property in the Napa Marsh area as recommended by the Department of Fish and Game. The parcel is located about 6 miles southeast of Sonoma, on the south side of Ramal Road. It is part of a 1,000 acre dairy ranch and consists of approximately 141 acres of native salt marsh and 47 acres of levee protected, relatively flat, reclaimed marshland. Survey of a portion of the property will be necessary and is planned to determine acreage and correct legal description. The levee protected portion of the property can be restored to tidal marsh by construction of a low levee on the upland side of the property and breaching the existing levee, or converted to managed marsh by water supply and control structures through the levee. Steamboat Slough runs through the marsh, empties into Third Napa Slough, then into the San Pablo Bay.

Studies by the Department indicate that the Steamboat Slough vicinity, which consists of about 1,175 acres of marsh probably contains the highest population density of endangered clapper rails in the San Pablo Bay area. The studies also point out that economic pressures and urbanization have caused rapid reclamation and conversion of the Bay area marshes to residential, commercial, industrial, and agricultural uses. In view of this, the Department recommends acquisition of key and sensitive parcels to assure preservation of as much of this critical habitat as possible.

Staff is presently negotiating for the possible acquisition of a number of these key parcels and has obtained an option to acquire the subject parcel at its appraised market value of \$58,615. The Department recommends its purchase in fee title. This would allow effective management by the Department and public use of the area, as well as the ability to increase the marsh by about 47 acres in the future by relocation of the levee. Management and development is planned to be by the Department.

Funds for the purchase are available from the 1974 Bond Fund and, in particular, the portion which was earmarked for coastal wetlands acquisition in the Napa Marsh by AB 2133 which was carried by Assemblyman Keene.

It is anticipated that the purchase also would be eligible for matching funds under the Land and Water Conservation Fund program. The acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements.

Mr. Hart recommended that the Board approve the project as proposed, allocate \$64,615 from 1974 Bond Act funds for purchase and for appraisal, escrow and related acquisition costs, and authorize staff and the Department to proceed substantially as planned.

Mr. Fullerton introduced Senator John Dunlap who represents the area now under consideration and who had joined the group earlier.

Both Senator Dunlap and Assemblyman Keene recommended approval of this acquisition.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF THE PROPERTY AS PROPOSED IN NAPA MARSH - STEAMBOAT SLOUGH, SONOMA COUNTY; ALLOCATE \$64,615 THEREFOR FROM THE 1974 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED FOR COASTAL WETLANDS ACQUISITION (AB 2133); AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. Other Business - Procedures

Assemblyman Keene commented that in this era of environmental impact reports and statements, it is imperative that the Board look at the pros and cons of a particular project, including the available options before making any decision. He stated that his remarks were not in the nature of a criticism of the agenda analyses, which he felt were excellent and very detailed, and hoped that the staff would not construe it as such. In the staff analysis, it appeared to him that both the pro and con side are not presented. For example, if there is opposition to a particular project, he believed this should be mentioned, as well as a staff analysis of what negative features there might be in a particular proposal. He indicated that legislative analyses of bills proceed on a pro and con basis. Although WCB proposals may not be controversial, he stated he has questions in his own mind about whether he knows enough about a project to vote on it, particularly when he has only one side of the issue. Also, he suggested including possible options and priorities, so that a determination of what is the best expenditure of money could be made.

Senator Dunlap agreed with this concept, stating that it would be easy enough to say the cons of an acquisition project would be that it would take property off the tax rolls, which is an objection to anything we do. He stated that although he did not have trouble with it today and generally does not with the worthwhile projects of the Board - he had never seen a bad project presented to the Board - he occasionally has problems with the question of priority. Is this project more worthwhile than another? He believed this would be a difficult task to cover in an analysis to provide information about every other proposal, but he requested that a few words in the analysis be given over to that issue.

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Mr. Fullerton did not see it as a problem in having pros and cons included in the staff analysis. He also mentioned that projects must go through the EIR process, although some are categorically exempt from CEQA. He stated he demands complete analyses of a proposal from his staff before a project ever comes up. The question of priority - why we should do this project over another - must be answered.

Mr. McCausland mentioned that he has taken advantage of a prior briefing by the staff in order to get this type of information which the Assemblyman may not get. Assemblyman Keene felt that it was a shortage of his own time rather than a failing of the Executive Officer to provide briefing, but also that he felt he would be rubberstamping the recommended proposals if he did not raise these questions. Mr. Fullerton recalled that it is one of the policies of the Board to have staff work out all of these difficulties before the proposals are placed on the agenda.

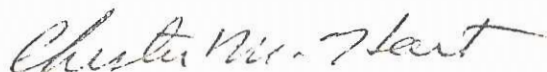
Mr. Hart stated he would be glad to provide further back-up material or additional information the Board desired. Because of the timing problem during Board meetings, staff attempts to show, in effect, only the tip of the iceberg. He cited as an example in Napa Marsh, all of the area outlined on the map are considered for acquisition since the Napa Marsh has been designated as an area worthy of protection because of urbanization and other pressures. The proposal presented today is the first acquisition staff has been able to put together as a willing sale and work is continuing on other acquisitions in the area.

IT WAS MOVED BY ASSEMBLYMAN KEENE, SECONDED BY SENATOR DUNLAP, AS A JOINT MOTION, THAT THE BOARD STAFF, IN PREPARING AGENDA AND OTHER MATERIAL FOR BOARD MEMBERS, ATTEMPT TO SECURE A PRO AND CON ANALYSIS AND PROVIDE A DISCUSSION OF WHAT OTHER OPTIONS THERE ARE FOR THE USE OF LIMITED FUNDS OF THE WILDLIFE CONSERVATION BOARD.

PASSED UNANIMOUSLY.

There being no further discussion, the meeting was adjourned at 2:10 p.m.

Respectfully submitted,



Chester M. Hart
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on December 20, 1977, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$39,212,385.30. This total includes \$5,710,257.08 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. Projects funded under the 1970 Recreation and Fish and Wildlife Enhancement Bond Fund, the Bagley Conservation Fund, and the 1974 State Beach, Park, Recreational and Historical Facilities Bond Act will be included in this statement after completion of these programs.

a. Fish Hatchery and Stocking Projects	\$10,286,304.24
b. Fish Habitat Development and Improvement Projects	4,104,596.79
1. Reservoir Construction or Improvement	\$2,225,619.19
2. Stream Clearance and Improvement	243,013.03
3. Stream Flow Maintenance Dams	439,503.32
4. Marine Habitat	358,779.36
5. Fish Screens, Ladders and Weir Projects	837,681.89
c. Fishing Access Projects	12,316,976.19
1. Coastal and Bay Access	1,244,008.39
2. River and Aqueduct Access	3,557,476.81
3. Lake and Reservoir Access	2,873,596.30
4. Piers	4,641,894.69
d. Game Farm Projects	146,894.49
e. Wildlife Habitat Development & improvement Projects	11,425,254.47
1. Wildlife Areas	10,869,805.35
2. Miscellaneous Wildlife Habitat Development	555,449.12
f. Hunting Access	472,436.81
g. Miscellaneous Projects	401,422.31
s. Special Project Allocations	58,500.00
Total Allocated to Projects	\$39,212,385.30

STATUS OF FUNDS Wildlife Restoration Fund

Unallocated balance after 9/30/77 meeting	\$879,810.43
Plus miscellaneous revenue	+ 45,000.00
Less adjustment - 1977/78 staff support	- 17,982.00
Less allocations	- 74,700.00
Unallocated balance after 12/20/77 meeting	\$832,128.43