

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

Minutes, Meeting of March 6, 1978

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Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 6028 of the State Capitol, Sacramento, California, on March 6, 1978. The meeting was called to order by Chairman Berger Benson at 2:04 p.m.

1. Roll Call

PRESENT:	Berger Benson	Chairman
	E. C. Fullerton	Member
	Assemblyman Dan Boatwright	Joint Interim Committee
ABSENT:	Sid McCausland	Member
	Senator Dennis E. Carpenter	Joint Interim Committee
	Senator John F. Dunlap	" " "
	Senator John A. Nejedly	" " "
	Assemblyman Barry Keene	" " "
	Assemblyman Tom Suitt	" " "

STAFF PRESENT:

Chester M. Hart	Executive Officer
Alvin G. Rutsch	Assistant Executive Officer
John Wentzel	Field Agent
John Schmidt	Land Agent
Jim Sarro	Land Agent
Alma Koyasako	Secretary
Bella Applebaum	Accountant

OTHERS PRESENT:

Jack L. Collison	Boise Cascade
Russell D. Jones	Boise Cascade
Rose Takata	Dept. of Fish and Game
Tad Bell	" " "
L. W. Shaw	City of Antioch
Robert Schulenberg	Dept. of Fish and Game
Lou Crutcher	East Bay Regional Park District
Steve Burrell	City of San Clemente
Robert Rogerson	Caltrans
Philip Warriner	Caltrans
Pierre Joske	Marin County
Gary Shanks	Marin County

Ruth Brock	Sacramento
Bob Meyer	Sacramento
Joe Sheehan	Dept. of Fish and Game
Donna Wilkinson	Mayor, City of San Clemente
Howard Bensen	City of San Clemente
Al Tweltridge	Dept. of Finance

## 2. Approval of Minutes

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE SPECIAL MEETINGS OF THE WILDLIFE CONSERVATION BOARD HELD ON AUGUST 4, 1977, AND SEPTEMBER 6, 1977, AND THE REGULAR MEETING ON DECEMBER 20, 1977, 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 on the agenda.

Unallocated balance at beginning of 12/20/77 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 at beginning of 3/6/78 meeting . \$832,128.43

## 4. Liberty Ship Reef Project - Scope and Name Change (Newport Beach Reef, Orange County) (Channel Islands Harbor Reef, Ventura County)

This is a recommended change of scope in this project, due to inability to obtain qualified low bidders for sinking the two additional Liberty ships.

The pilot Liberty ship reef project was completed on 9/13/77, with the sinking of the U.S.S. Palawan in Santa Monica Bay. Planning proceeded for utilizing two other ships available from the U.S. Maritime Commission for reefs off Orange and Ventura Counties.

As reported at the September 30, 1977, WCB meeting, the bid opening on 9/21/77 resulted in the bidder on the U.S.S. Oahu (Ventura County location) agreeing to pay \$2,725 to the State after salvage and preparation of the ship for sinking. The lowest acceptable bid on the U.S.S. Cheleb, scheduled to be sunk in Orange County, would have required the State to pay \$141,000. A funding augmentation of \$13,000 to cover the deficit for sinking the Cheleb was allocated by the Board, as well as authorization to proceed with alternative sources of material for the Orange County reef if necessary.

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In the interim, it has turned out that none of the bidders within the limits of funding available has been able to meet final bid conditions, primarily for bonds and required insurance.

It appears that the inability to obtain successful bidders for this is basically due to a depressed market for scrap metal, with recent prices the lowest in five years, and to increased difficulty and costs for necessary bonds and insurance.

The ships have now been bid out twice, and extensions of time for availability of the ships from the Maritime Commission have expired. There also are no assurances that the market price for scrap metal will improve significantly in the foreseeable future.

Under these circumstances, plans are to proceed with the Orange County reef with alternative materials, quarry rock and/or concrete rubble, as previously authorized by the Board.

Mr. Hart stated that the Board had previously authorized proceeding with the Orange County reef with alternate materials - quarry rock or concrete rubble - due to the fact that favorable bids were not assured. It is now necessary to secure authorization for a similar procedure for the Ventura County reef. In addition, since the reefs would no longer be constructed with Liberty ships, there is a need to rename the project, using the geographic locations, Newport Beach Reef, Orange County, for the U.S.S. Cheleb reef and Channel Islands Harbor Reef, Ventura County, for the U.S.S. Oahu reef. Quarry rock reefs, having similar benefits to the Liberty ships, can be constructed with the available funds remaining in the project, which is approximately \$150,000. However, concrete rubble is becoming available from time to time, which is suitable material for reefs and which can be obtained much cheaper. Information received this morning indicated that there is available 8,000 tons at \$1.12 per ton in place off Newport Beach as compared to \$17.75 per ton for quarry rock. Mr. Hart indicated efforts would be made to build the reefs using these alternate sources of material.

Mr. Hart requested authorization for change of material for the Ventura County reef and the two name changes from Liberty Ship Reef to Newport Beach Reef in Orange County and the Channel Islands Harbor Reef in Ventura County.

Mr. Benson asked if the quarry rock and concrete rubble were equal to the ships as far as habitat was concerned and Mr. Hart responded that the marine biologists believe the rock and rubble are better over the long haul since they are more natural and the smaller holes created in the placement of the reef provide better hiding places for the smaller fish. In addition, the rock reefs are more natural in appearance and longer lasting than the ships on the bottom.

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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH ARTIFICIAL REEF CONSTRUCTION IN VENTURA COUNTY, USING QUARRY ROCK, CONCRETE RUBBLE, OR OTHER SUITABLE MATERIAL IN LIEU OF THE LIBERTY SHIP PREVIOUSLY AUTHORIZED, AND FURTHER AUTHORIZE THE CHANGE IN NAME TO NEWPORT BEACH REEF IN ORANGE COUNTY AND THE CHANNEL ISLANDS HARBOR REEF IN VENTURA COUNTY.

PASSED UNANIMOUSLY.

5. Buena Vista Lagoon Expansion (Caltrans), San Diego County \$300.00

This proposal is to acquire approximately 2.6<sup>±</sup> acres of land and water area which has recently been declared surplus by Caltrans.

The parcel is located in Buena Vista Lagoon, in the City of Carlsbad, San Diego County. More specifically it is located on the north edge of the lagoon just easterly of I-5 at the Highway 78 offramp. It adjoins previously acquired WCB land to the south and east.

In 1969 the Board approved the first in a series of acquisitions 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<sup>±</sup> 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. Staff is working on the closure of the donation of an additional 4.73<sup>±</sup> acres as approved by the Board at its December 20, 1977, meeting.

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.

The acquisition of this parcel will not only add to the overall protection of this lagoon, but will provide additional public access along the shores of the lagoon. No development of this area is proposed. The parcel would be managed in essentially its existing state by the Department of Fish and Game.

The proposal will have no significant effects on the environment and acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes including preservation of fish and

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wildlife habitat, establishing ecological reserves under Fish and Game Code Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

The property has been appraised by Caltrans at \$100. Approximately \$200 will be required for document processing costs.

It was Mr. Hart's recommendation that the Board approve the acquisition as proposed, allocate \$300 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE BUENA VISTA LAGOON EXPANSION, SAN DIEGO COUNTY; ALLOCATE \$300 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.

6. Paradise Beach Fishing Pier, Marin County \$21,000.00  
(Design for reconstruction)

The Paradise Beach Pier, formerly a part of an old naval net repair facility on San Francisco Bay in Marin County, was reconstructed as a fishing pier with Wildlife Conservation Board funds in 1962. Restoration primarily involved only the above-water portions of the pier at that time, and the Board allocated \$34,000 for this purpose.

The pier, a 513 x 20 foot structure, has proved to be a popular fishing spot for striped bass, jacksmelt, starry flounder and various perch species of the bay. It receives 20 to 25 thousand visitor days of use each year. Marin County has developed on-shore improvements, such as parking areas and restrooms, and has maintained the facility.

It has been determined that the pier pilings, part of the original Navy construction, cannot be considered reliable to support the pier much longer. The alternatives of pile replacement, concrete encasement of existing piles, abandonment, or completely new construction have been considered. The County recommends the construction of a new concrete pier of approximately the same size, and has proposed this as a cost-sharing project in accordance with WCB policy for new fishing piers.

Factors supporting the proposal for a new pier at this site are the proven success of the original project with its consistent popularity as a fishing access, its location near the heavy population centers of the Bay area - 10 miles from San Rafael and about 15 miles from San Francisco - and the fact that excellent access, parking, sanitary and picnic facilities are established at the site.



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The construction of a new concrete fishing pier of about the same size - 1,075 lineal feet of railing - will require the services of a consulting engineering firm experienced in this type of construction. The County estimates that a detailed site investigation, preliminary design concept, construction drawings, final cost estimate and engineering services to job completion would cost approximately \$42,000.

In accordance with usual procedures on such WCB projects, the design costs would be divided equally between the County and the State. On the completion of this phase, a firm proposal could be presented to the Board for consideration of allocating one-half of the estimated construction costs. Application would be made for 50% reimbursement of local and WCB costs under the federal Land and Water Conservation Fund program for this project and the engineering will be included as a project cost.

It was Mr. Hart's recommendation that the Board allocate \$21,000 for its share of the engineering services for pier construction as proposed, conditioned upon the County matching this sum, and authorize staff to proceed with planning of the project as proposed.

Mr. Hart noted that Mr. Pierre Joske, Parks Director for Marin County, was present and could respond to any questions the Board might have.

In response to Mr. Fullerton's question about the estimated total cost of construction, Mr. Joske and Mr. Hart both estimated that it would be in the neighborhood of \$300,000 to \$325,000. Mr. Fullerton commented that these fishing piers are very valuable in the bay area because it permits the people to fish without a license and thereby provides an opportunity for the poor folk and some of the minority groups to fish and have some enjoyment without a lot of expense.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD ALLOCATE \$21,000 FROM THE WILDLIFE RESTORATION FUND ON A MATCHING FUND BASIS WITH THE COUNTY OF MARIN FOR ENGINEERING COSTS FOR PROPOSED RECONSTRUCTION OF THE PARADISE BEACH FISHING PIER, MARIN COUNTY.

PASSED UNANIMOUSLY.

(The Chairman ordered that Item 7, the Antioch Fishing Pier proposal, be postponed until later in the meeting when some of the legislative members of the Board who had indicated interest in this proposal are present.)

7. San Clemente Fishing Pier, Orange County \$219,000.00

The City of San Clemente has proposed the renovation of the municipal pier as a WCB ocean fishing pier project on a 50/50 cost-sharing basis.



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This timber pier was constructed in 1928. The original pier was considerably longer, but outer sections were lost, primarily to the force of winter storms. However, for a number of years the existing 1,200 foot section has been kept structurally sound by a regular maintenance program, involving annual diving inspections and selective replacement of piling and upper structural components.

The 50 year existence of this timber pier in the open ocean reflects good maintenance, but the structure now is at the point where extensive rehabilitation is necessary if it is to be continued in public use.

Such a project, being exclusively the renovation of a structure presently serving as a fishing pier, has not been previously undertaken by the WCB. However, the proposal meets all of the basic requirements of the Board's pier policy. Even though it is not a new pier, the City does agree to the Board's joint funding requirement for new piers. The project should assure the continued useful life of this structure as a major ocean fishing pier for at least 25 years.

The renovation is to be done in accordance with recommendations made by a consulting engineering firm hired by the City. From a May, 1977, inspection, most of the pilings were reported to be jacketed and generally sound. The major renovation required is due to dry rot or other deterioration of the caps, stringers, deck and railings, although some piling need replacement or wrapping for protection.

The project does not involve modification to the existing pier. All replacement of pier members or component parts will be like for like replacement, except for the electrical. Existing conduit will be replaced with conduit which conforms to present-day electrical code requirements and light fixtures on the pier will be replaced with modern units.

The City, as lead agency for this project, has filed a Negative Declaration in accordance with CEQA. No negative comments were received. The City has also commenced the permit process with the appropriate agencies. A resolution of the City Council endorsing this proposal and agreeing to the WCB's lease, maintenance and funding requirements was acted on by the City on March 2, 1978.

A current cost estimate has been submitted by the City as follows:

Replace piles, 16 ea.	\$34,000
Wrap piles, 23 ea.	30,000
Replace stringers, 600 ea.	83,000
Replace decking, 30,736 sq. ft.	191,500
Replace railing, 2600 lin. ft.	17,500
Replace light fixtures, 8 each	12,000
Replace elec. conduit & wire, 1200 lin. ft.	19,000
Replace 400 amp. elec. service & transformer	10,000
Subtotal	<u>\$397,000</u>
Contingencies, 10%	39,700
Total estimated project cost	<u>\$436,700</u>
WCB share, 50%	218,350
Misc. WCB costs	650
Total WCB costs	<u>\$219,000</u>

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This project is similar to many previous pier projects as to its qualification for reimbursement of total project costs under the federal Land and Water Conservation Fund program. If the project is approved, application for such federal funding is planned, with the reimbursement to be shared with the City as has been the usual WCB practice for such cost-sharing projects.

Staff recommends the Board, with consideration of the Negative Declaration, approve this project as proposed, allocate \$219,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed with the project substantially as planned, including sharing of any federal Land and Water Conservation funds received in reimbursement of project costs with the City on an equal basis.

Mr. Hart reported that a letter was received from Senator Dennis Carpenter, who was unable to be at this meeting, recommending approval of this project. He also noted that Mr. Steve Burrell from the City of San Clemente who was present might want to introduce others in his group or answer any questions the Board might have.

Mr. Fullerton asked Mr. Burrell if it were true that the Coastal Commission is negative to the idea of new pier construction and that that is the reason we are going into the reconstruction of old piers. Mr. Burrell stated he could not respond to that question, but that he did not encounter any problems whatsoever in securing permission for renovation of this one.

Mr. Hart pointed out that the San Clemente pier in times past had a sportfishing boat landing on it, but that has been removed so the pier would be exclusively for on-pier fishing and concession arrangements that would serve the public. Therefore, the pier would not have to be constructed to accommodate a sportfishing boat landing facility with the more expensive reconstruction and increased maintenance this would require.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE SAN CLEMENTE FISHING PIER, ORANGE COUNTY, AS PROPOSED; ALLOCATE \$219,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND ON A MATCHING FUND BASIS WITH THE CITY OF SAN CLEMENTE; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING SHARING WITH THE CITY OF SAN CLEMENTE ANY FEDERAL LAND AND WATER CONSERVATION FUNDS RECEIVED IN REIMBURSEMENT OF PROJECT COSTS.

PASSED UNANIMOUSLY.

1974 RECREATION BOND ACT PROJECTS

8. Deer Winter Range Acquisition Project  
Surprise Valley Deer Winter Range, Modoc County \$98,000.00

This proposal is to acquire approximately 420<sup>±</sup> acres of private land in Modoc County which will protect a key deer winter range area and provide public access and recreational benefits. The acquisition has been recommended by the Department of Fish and Game.

The property, located on the eastern slopes of the Warner Mountains, is approximately 4 miles north of Eagleville. Elevation of the parcel varies from approximately 4,640 feet to 5,280 feet. It is considered a key portion of deer winter range for the Warner Mountains deer herd, which spends the remainder of the year in the higher elevations, primarily on U.S. Forest Service and Bureau of Land Management lands. The property contains a heavy growth of bitterbrush providing excellent winter food and cover for deer.

The general locale of this parcel, which is commonly known as Surprise Valley, supports farming of alfalfa, potatoes, grain crops and irrigated pasture. The parcel proposed for purchase has agricultural potential and no doubt will be cleared and developed for like purposes in the future if not acquired. This, of course, would destroy more of the decreasing wintering areas for deer in this vicinity.

In addition to protecting such winter range values, this acquisition will provide many consumptive as well as non-consumptive recreational opportunities to the public. Such uses include deer, rabbit, and quail hunting, hiking and other enjoyment of natural areas. It will also provide public access, via Surprise Valley Road, to adjoining USFS and BLM lands. Such public access to these public lands is not presently available in this area.

Because of the recreational potential, it is felt that purchase of this property will qualify for matching federal Land and Water Conservation Fund monies, and application therefor is planned.

The owners have agreed to sell the property to the State for \$93,600, which is the appraised fair market value. It is planned that the property will be managed by the Department of Fish and Game. No development is planned or considered necessary.

The proposed acquisition is within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes including preservation of fish and wildlife habitat, establishing ecological reserves under Fish and Game Code Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

Mr. Hart recommended that the Board approve the purchase of this 420<sup>±</sup> acre parcel as proposed, allocate \$98,000 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.

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Mr. Hart reported that a phone call this morning from a Modoc County representative asked questions about the acquisition and expressed some concern about the loss of tax revenues. Mr. Fullerton confirmed that he had talked to the local supervisor whose only concern was that this land was being taken off the tax rolls. The supervisor was assured that, under the law, the Department would be paying in lieu taxes and therefore the supervisor expressed that he had no objection to this purchase.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SURPRISE VALLEY DEER WINTER RANGE ACQUISITION, MODOC COUNTY; ALLOCATE \$98,000 FOR THE ACQUISITION AND RELATED COSTS FROM THE 1974 STATE BEACH, PARK, RECREATIONAL, AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED IN THE 1975-76 FISCAL YEAR FOR DEER WINTER RANGE ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. Wild Trout, Steelhead, and Salmon Habitat Acquisition Project  
Truckee River - Polaris, Nevada County \$242,000.00

This proposal is for the acquisition of two adjacent parcels of land with nearly two miles of frontage on the north side of the Truckee River, off of old Highway 40 approximately two miles easterly of the center of the City of Truckee. This stretch of the Truckee River, between Truckee and the state line, is managed by the Department of Fish and Game as a wild trout fishery, and provides quality fishing of this type.

This would add to the nine parcels along the Truckee River that the Board approved acquiring at its December 20, 1977, meeting, under the Wild Trout, Steelhead, and Salmon Habitat Acquisition Project. This major project was recommended by the Department of Fish and Game and approved by the Board on November 6, 1975, as a \$1,000,000 project utilizing 1974 Bond Act funds. The basic objectives of this project are to acquire and protect key areas of salmonid fisheries habitat and adjacent lands where impending or potential development threatens degradation of high quality fisheries habitat and loss of public access. These purchases would bring the WCB acquired stream frontage on the Truckee River to nearly six miles and would assist materially in meeting the objectives of this project.

Because of their location, the parcels proposed for acquisition are under the continuing threat of some type of development. Both are relatively long and narrow, and are situated between the Southern Pacific Railroad tracks and the Truckee River. Because of proximity to the railroad, industrial development has been considered in past years and appears a continuing possibility. Residential development through a series of waterfront lots also is a potential. Both types of development would block public access to this stretch of the river in addition to posing additional threats to the quality of the fisheries habitat.

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No development of either parcel is planned, with the intention that these lands 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 parcels have potential for typical WCB cooperative public access projects with local government or other agencies.

The proposed acquisitions fall within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes including preservation of fish and wildlife habitat, establishing ecological reserves under Fish and Game Code Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

Because of the existing and potential recreational use of these parcels, it is felt that acquisition should qualify for matching federal funds under the LWCF program and application for such funds is planned.

The westerly parcel consists of approximately 48 acres with more than a mile of river frontage. The majority of the property is a relatively flat bench about 20 feet above river level, with brush and scattered pine tree vegetation. The appraised fair market value is \$133,500, and representatives of the owners have indicated willingness to sell for this price if the purchase will be pursued without delay.

The easterly parcel includes approximately 34 acres of similar land and has a river frontage of more than 3/4 miles. The appraised fair market value is \$102,000, and the owners have agreed to sell to the State for this amount.

In addition to the \$235,000 in land costs, an estimated \$7,000 will be needed for appraisal, escrow, title insurance and other processing costs, requiring a total of \$242,000.

Mr. Hart recommended that the Board approve the purchase of these two parcels as proposed, allocate \$242,000 for the purchase and related costs from the 74 Bond Act funds available for such purposes, and authorize staff and the Department to proceed substantially as planned.

In response to Mr. Fullerton's question, Mr. Hart indicated that we would have a total of six miles of stream frontage on Truckee River with the purchase of this proposal -- 4 miles in the previous authorization and two miles in this proposal located in five different sections of the river.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION PROJECT AS PROPOSED ON THE TRUCKEE RIVER - POLARIS, NEVADA COUNTY; ALLOCATE \$242,000 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



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ACQUISITION PROJECT; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING PHASED ACQUISITION IF NECESSARY.

PASSED UNANIMOUSLY.

The Chairman noted the presence of Assemblyman Dan Boatwright and ordered that Item 7 on the agenda be considered at this time.

10. Antioch Bridge Fishing Pier, Contra Costa County

A preview of a proposal to convert a portion of the old Antioch Bridge to a fishing pier upon the completion of the new bridge presently under construction was presented to the Board at the June 21, 1977, meeting. The proposal was approved in principle and staff was authorized to proceed with planning for the project.

As described at the earlier meeting, the project included a pier approximately 300 to 400 feet long. Precise cost estimates were not available at that time, but the total project cost of pier and on-shore developments was expected to be about \$200,000.

The new bridge is ahead of schedule, and Caltrans, under the terms of their Corps of Engineers permit, must shortly prepare plans and specifications for the demolition of the old bridge structure. Staff and the East Bay Regional Park District, which will operate and maintain the project, have been requested to determine the length of the pier so the existing bridge footings which are to remain in place for the fishing pier can be specified in the demolition contract.

This is a cooperative project with Caltrans providing the engineering and design for the pier and East Bay Regional Park District providing the operation and maintenance of the pier, as well as the planning for the project, including on-shore facilities. The pier project for which staff desires approval in concept would be 526' long and 16' wide, which is two feet wider and about 250' longer than was originally proposed. It would include benches, wind shelters, drinking fountains, fish cleaning station, lighting, parking for 100 cars and an access road.

Mr. Lou Crutcher with the EBRP District was requested to explain the details of the plan. Mr. Crutcher prefaced his explanation of the proposal with an acknowledgement of Board participation in the Point Pinole project which is very popular and where fishing has been good. He pointed out the details of the proposal using the artist's drawing displayed at the meeting. He believed that there was a good balance between the back-up facilities proposed on-shore and the length of the pier.

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Mr. Hart stated that Caltrans' estimate as it now stands for the pier reconstruction is \$234,000 and the land facilities estimated by EBRP District is about \$121,000, so the total cost would come to about \$355,000. This would not include landscaping, but only the basic facilities in keeping with Board policy, and the District is looking to other funding to provide for the landscaping proposed and as shown on the drawing.

Since the project size and costs are substantially larger than that presented earlier, staff felt that the Board should be advised of these facts and be given opportunity for further consideration of the project at this point. Commitments by Caltrans in their Negative Declaration for the pier and in their demolition contract will be made on the basis of project scope as finally determined by the Board at this time.

Staff considers that the proposed fishing pier is in a desirable location and will receive significant use, so that advantage should be taken of the present potential for cost savings in developing a pier of optimum length. Approval by the Board in principle and authorization for staff to proceed with planning for the expanded project as described was recommended by Mr. Hart.

Assemblyman Boatwright asked how long it would be before the pier is opened to the public. Mr. Phil Warriner, Caltrans design engineer for the pier, assumed it would be approximately spring or summer of 1979. Plans are scheduled to be completed about May if there is approval at this meeting as to the pier length, and some time in July or August they would have a contract out for demolition, so possibly early next spring or summer the pier could be completed.

Assemblyman Boatwright commented that the WCB pier at Pittsburg was getting very extensive use and the fishing pier at Antioch also. He stated this pier would probably provide better opportunities for fishing for more people than the other two combined because this one will go into the deep water, out toward the channel. There would likely be heavy use, with people coming from as far away as Livermore and Tracy. Since there has been a high unemployment rate in Pittsburg for a long period of time due to a number of plants closing down, the pier would provide other benefits that cannot be measured. It would provide food for people who otherwise would be living strictly off of unemployment insurance and welfare.

Mr. Fullerton agreed that these projects would give urban people an opportunity that they might not otherwise have for fishing.

Assemblyman Boatwright then recommended approval of this fishing pier project as presented.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE IN PRINCIPLE THE CONVERSION OF THE OLD ANTIOCH BRIDGE TO A FISHING PIER AS PROPOSED, AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH PLANNING FOR THE EXPANDED PROJECT AS PRESENTED.

PASSED UNANIMOUSLY.



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Assemblyman Boatwright announced that it was necessary for him to leave for another commitment and that he wanted to comment that there are a lot of good projects on the agenda today, from the rebuilding of the pier down in San Clemente to acquisition of deer winter range in the Warner Mountains, and he recommended approval of all of the proposals.

11. Coastal Wetlands Acquisition Project (AB 2133)  
Batiquitos Lagoon, San Diego County

\$283,000.00

This proposal is to acquire approximately 145± acres of Batiquitos Lagoon, San Diego County. This lagoon has been designated as a coastal wetlands area for purchase with 1974 Bond Act funds appropriated to the WCB by AB 2133 (Keene), as recommended by the Department of Fish and Game.

Batiquitos Lagoon is located on the coastline about 28 miles north of San Diego, between the unincorporated community of Leucadia and the City of Carlsbad. The total lagoon area comprises about 340± acres. However, only the western portion (which includes the proposed acquisition) and the San Marcos Creek delta at the eastern end contain essentially permanent water filled channels and brackish marsh areas. Normally, a sand bar separates the lagoon from the ocean and prevents tidal flushing. This bar is occasionally opened by floods or by man, temporarily creating tidal action into the lagoon that reportedly was present in historical times. The easterly portion of the lagoon is flooded seasonally by storm runoff.

The diverse habitat formed at Batiquitos Lagoon supports many waterfowl, shorebirds, and upland birds, as well as many small mammals, reptiles, and aquatic organisms. As many as 75 species of water-associated birds have been recorded at the Lagoon, including the rare and endangered California least tern.

The area proposed for acquisition is actually split into three segments by Interstate Highway 5 and the Santa Fe Railroad tracks. An estimated 200± acres of the lagoon lie to the east of this proposal. This area is under private ownership, but San Diego County is presently involved in its possible purchase. Property to the west of the proposal (west of the Coast Highway) is owned by the Department of Parks and Recreation as part of their state beach system.

In addition to protecting a valuable wildlife habitat from further degradation, the acquisition of this parcel will provide public access to this area for a variety of recreational and educational uses, such as bird watching, nature study, and scientific study in addition to shoreline hiking.

Because of the existing and potential recreational use of this parcel, it is felt that it should qualify for matching federal funds from the LWCF program and application for such funds is planned.

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No development is proposed for this parcel. It would be managed in essentially the existing state by the Department of Fish and Game. The proposed acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes including preservation of fish and wildlife habitat, establishing ecological reserves under Fish and Game Code Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

The owners of the property have agreed to sell for the approved appraised value of \$268,628. However, they do not have clear title to approximately 10 acres of the 145± acre total. Depending upon their success in clearing title, it is necessary to have alternative plans for acquiring all of the 10± acres, approximately half of this area, or eliminating it from the transaction. If less than the 10± acres in question is acquired, the purchase price would be reduced accordingly. Thus, actual acquisition may vary from approximately 135 to 145 acres.

Mr. Hart recommended that the Board approve the purchase of this parcel as proposed, allocate \$283,000 for the purchase and related costs from the 1974 Bond Act funds available for this project (AB 2133) and authorize staff and the Department to proceed substantially as planned.

Mr. Benson asked if the representative for the owner would have any comment, but Mr. Jack Collison indicated that Mr. Hart's presentation fully covered the situation.

Mr. Fullerton believed this property was valuable for the resource and very necessary in the Department's efforts to preserve the coastal wetlands as much as possible.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF THE PROPERTY AS PROPOSED IN BATIQUITOS LAGOON, SAN DIEGO COUNTY; ALLOCATE \$283,000 FOR PURCHASE AND RELATED COSTS 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.

12. Interior Wetlands and Riparian Habitat Acquisition Project  
Little Lake Wildlife Area, Inyo County \$197,000.00

This is a proposal to acquire approximately 346 acres of land and water area at Little Lake, Inyo County, as recommended by the Department of Fish and Game.

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Location of the proposal is adjacent to State Highway 395 about 61 miles south of Independence, the Inyo County seat, and about 133 miles north of San Bernardino.

Little Lake has a surface area of approximately 110 acres, and is considered to be one of the oldest, if not the oldest, fresh water lakes in California. It is almost totally spring fed, with very little of its water coming from runoff. It is a unique and valuable natural area in that it is a permanent, natural lake on the edge of the Mojave Desert.

Historically Little Lake has been an important resting and feeding area for migratory waterfowl in the flyway along the eastern side of the Sierra Nevada Mountains. Because of its depth and aquatic vegetation, it provides important habitat of this type for diving ducks such as canvasbacks, redheads, lesser scaup and ringnecks, as well as for various species of "puddle" ducks and other water-associated birds.

The area is also utilized by a wide variety of other wildlife, including chukars, California quail, doves, and many other small birds and mammals. Golden eagles and prairie falcons have been sighted in the area.

Waterfowl use of the lake led to development of this property by the owner for hunting club purposes. There are thirteen permanent and seasonal ponds with a water supply managed primarily for waterfowl hunting, and an old dwelling that has been converted to a hunting lodge. In addition, there is an old, small barn and other minor improvements on the property.

The Department of Fish and Game's initial management concepts for the area do not include public hunting, however. Management emphasis will be aimed at habitat preservation and improvement, and providing compatible outdoor recreation.

The lake and at least one of the parcels provide fishing opportunities for warmwater fish, primarily largemouth bass and Sacramento perch.

There are existing public rights for use of the lake and adjacent lands that apparently have not been exercised, at least in recent years. Some of these lands were originally sold by the State, with rights retained for public fishing. The proposed acquisition would facilitate public access and exercise of such public rights.

The staff of the State Lands Division indicates that while Little Lake is not presently named on their unofficial listing of navigable waterways, it is possible that the State would claim a navigational easement over the surface of the lake for recreation on behalf of the public.

The property proposed for purchase consists of three parcels separated by Highway 395 and the Southern Pacific Railroad. The largest parcel, approximately 292 acres, lies easterly of Highway 395 and includes about 25 acres of the southerly end of Little Lake.

The acquisition proposal falls within Class 13 of categorical exemptions from CEQA requirements. Class 13 consists of the acquisition of lands

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for fish and wildlife conservation purposes including preservation of fish and wildlife habitat, establishing ecological reserves under Fish and Game Code Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

In addition to its wildlife values, the area has a high potential for wildlife related and other outdoor recreation. A high volume of traffic from southern California to Owens Valley and the Sierra Nevadas for outdoor recreational pursuits passes through the area on Highway 395.

The acquisition should qualify for matching federal funds from the LWCF program and application for such funds is planned.

Acquisition of this property has been supported by resolution of the Inyo County Board of Supervisors. The County also has indicated an interest in participating in possible future development of the property for public use purposes, and willingness to enter into a cooperative agreement for operation and maintenance. However, any significant development will need to be a future consideration and be carried out in compliance with provisions of CEQA.

The owners have agreed to sell this property to the State for its approved appraised value of \$187,000. Funds for purchase are available from 1974 Bond Act monies appropriated to WCB for purchase of interior wetlands and riparian habitat.

Staff recommends that the Board approve purchase of the approximately 346 acres as proposed, allocate \$197,000 for the purchase and related costs from 1974 Bond Act funds available for this project, and authorize staff and the Department to proceed substantially as planned.

Mr. Fullerton commented that this is an area that the Department has been looking at over a long period of time. It is the only actual permanent water between Lone Pine and Palmdale, and it is a place that could be used for a duck resting area for those ducks coming down on that side of the flyway, as well as for all the other birds.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION PROJECT AS PROPOSED FOR THE LITTLE LAKE WILDLIFE AREA, INYO COUNTY; ALLOCATE \$197,000 FOR THE PURCHASE AND RELATED COSTS FROM THE 1974 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED IN THE 1975/76 FISCAL YEAR FOR THE 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.



13. Coastal Wetlands Acquisition Project  
Day Island Wildlife Area, Marin County \$467,000.00

This is a proposal by Marin County, with the support of the Department of Fish and Game, for a cooperative project to acquire approximately 130 acres of private land in Marin County for the preservation of San Francisco Bay wetlands and open space. The property is located on the west shore of San Pablo Bay, immediately south of the community of Black Point, and between the mouths of Novato Creek and Petaluma River.

With the aid of a map displayed for this purpose, Mr. Hart pointed out the area proposed for purchase which consists essentially of Day Island and a small island that rise considerably above the bay and are heavily wooded, with nearly 100 acres of surrounding marsh and lagoons.

Much of the lagoon area was originally marsh or adjacent lands that were altered several years ago by dredge and fill operations aimed at eventual development for residential or commercial purposes.

However, the lagoons in their present state evidently provide very attractive habitat to waterfowl and shorebirds, which flock into their waters in large numbers. It is evident that the lagoons are sheltered, calm rest areas for water-associated birds when the bay waters are rough, and they may also provide feeding areas or other habitat requirements.

The heavy cover on the islands provides habitat for a variety of land birds and other wildlife.

The property also has fairly deep channels on two sides that are State-owned tidelands and connect to the bay for boat access to or from the property, as well as provide fishing opportunity.

The San Pablo Bay Wildlife Area, which the Department is pursuing for use of surplus federal property, lies a short distance south. The elevation of Day Island would provide a very desirable point for public viewing and enjoyment of this area and its birdlife, as well as other nearby marsh and bay areas.

Marin County has an interest in public acquisition of the property for several reasons, including preserving its open space and outdoor recreational values as part of the proposed linear park from San Pablo Bay along Novato Creek to Stafford Lake, as well as maintaining the flood plain of Novato Creek for wildlife habitat and flood control purposes.

The County has secured a short-term option from the principal landowner to sell his holdings, consisting of nearly 130 acres with a residence and related improvements, for the appraised fair market value of \$617,500. Possible relocation expenses would be additional.

Because of the desirability of the property for a wildlife conservation and wildlife-related recreational area under the WCB program, Marin County has proposed that the acquisition be approached as a County-WCB cost-sharing project, and also as a LWCF project for federal reimbursement.

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From discussions to date with County representatives, Marin County had indicated willingness to provide at least half of the initial costs for acquisition, and provide for the operation and maintenance of existing and future improvements on the area for nature center and public recreational use.

For WCB participation, the State would receive title to such lands, or rights in the lands and improvements, as may be necessary to meet requirements for the expenditure of State funds as well as federal funds under the LWCF program. The Department of Fish and Game would have wildlife management responsibilities for the area.

This proposal has considerable merit, and would be to the mutual advantage of WCB and Marin County. If not acquired in public ownership, it appears highly probable that this property will be developed in the not-too-distant future, in effect as an expansion of residential development from nearby Black Point. Such development undoubtedly would have an adverse impact on the significant wildlife values of the area, and preclude public enjoyment of its outdoor recreational potential.

The WCB could meet its share of acquisition costs with coastal wetlands project funds from the 1974 Bond Act.

Acquisition by WCB would fall within Class 13 of categorical exemptions from CEQA. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes including preservation of fish and wildlife habitat, establishing ecological reserves under Fish and Game Code Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

Mr. Hart then outlined the proposal provided in a separate report to the Board members which is as follows:

1. The WCB would purchase the 127± acre portion of the property for wildlife habitat and outdoor recreational purposes, for the appraised fair market value of \$465,000 plus an estimated \$2,000 in acquisition costs.

County Flood Control Zone #1 has indicated willingness to fund 25% of the acquisition cost (\$116,250) of this parcel if justification for Zone #1 participation meet with State and Federal requirements. In this case, costs for WCB would be reduced 25%.

2. County Open Space District will provide funding to acquire the lands and improvements constituting the 2 residences that are inholdings in the 127 acre parcel, at an estimated cost of \$316,000 for purchase and relocation. Purchase would be on the basis of willing sale by the owners at appraised fair market value.

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3. Title to the land and improvements for the overall project would be vested in the State to ensure meeting federal Land and Water Conservation Fund requirements, with a guarantee that the property acquired with County funding would continue in a use consistent with County purposes.
4. By cooperative agreement, the County would agree to assume operation and maintenance responsibilities for a 25-year period for the improvements on the County-acquired lands that are useable for project or project-related purposes, and for such other improvements as may be added by mutual agreement for public outdoor recreational purposes.

Initial plans are that the larger residence would be operated primarily as a nature center or interpretive center, and that a suitable use would be found for the other residence or the site will be restored to natural conditions.

5. The Department of Fish and Game would have responsibility for wildlife management on the project area.
6. The overall project would be structured to be eligible for matching federal funds from the Land and Water Conservation Fund program, with participation by both WCB and Marin County conditional upon such approval by HCRS (formerly BOR).
7. With project approval by HCRS, each participating agency would receive 50% federal reimbursement for its share of eligible project costs, from the WCB allotment of LWCF monies.

It was also pointed out that in view of local flood control requirements in the area and the State's intent to maintain much of the project area in ponds or marsh, that it may be mutually advantageous to flood portions of the low lying 97 acres, in a manner established by mutual agreement to be compatible with or to enhance wildlife and recreational values.

Mr. Benson stated that the County proposes to assume operation of the facilities which include a house for a 25-year period. What would happen after the 25-year period? he asked. Mr. Hart responded that the agreement may be renewed after the 25-year period if it is mutually agreeable, or perhaps in the 25 years, if it is not serving a useful purpose, it could be removed and restored to open space. Since County open space monies would be used to purchase the residence which would be donated to the State, it would be necessary that the lands remain in permanent open space or their existing use. There would need to be some assurance to the County that these lands would continue to be used for the purposes for which they were acquired.

Mr. Fullerton asked how often it floods, and Mr. Pierre Joske, Parks Director for Marin County, stated that it floods only from the water from surrounding lands, not from Novato Creek because the island is surrounded by dikes.



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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE JOINT ACQUISITION PROJECT WITH MARIN COUNTY AS PROPOSED FOR THE DAY ISLAND WILDLIFE AREA, MARIN COUNTY; SUBJECT TO APPROVAL AS A FEDERAL LAND AND WATER CONSERVATION FUND PROJECT; ALLOCATE \$467,000 FOR THE WILDLIFE CONSERVATION BOARD PORTION OF THE ACQUISITION AND RELATED COSTS FROM THE 1974 STATE, BEACH, PARK, RECREATIONAL, AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED IN THE 1975/76 FISCAL YEAR FOR COASTAL WETLANDS ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING ACCEPTANCE OF TITLE FOR LANDS AND IMPROVEMENTS ACQUIRED BY MARIN COUNTY, PHASED ACQUISITION IF NECESSARY, AND SHARING WITH PARTICIPATING MARIN COUNTY AGENCIES ANY LAND AND WATER CONSERVATION FUNDS RECEIVED IN REIMBURSEMENT OF PROJECT COSTS.

PASSED UNANIMOUSLY.

There being no further items for discussion, the meeting was adjourned at 3:02 p.m.

Respectfully submitted,

*Chester M. Hart*  
Chester M. Hart  
Executive Officer

## PROGRAM STATEMENT

At the close of the meeting on March 6, 1978, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$39,452,685.30. 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 and 1976 State Beach, Park, Recreational and Historical Facilities Bond Acts 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 . . . . .	12,556,976.19
	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 . . . . .	4,881,894.69
d.	Game Farm Projects . . . . .	146,894.49
e.	Wildlife Habitat Development & Improvement Projects . . . . .	11,425,554.47
	1. Wildlife Areas . . . . .	10,870,105.35
	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 . . . . .	\$39,452,685.30

## STATUS OF FUNDS Wildlife Restoration Fund

Unallocated balance at beginning of 3/6/78 meeting . . . . .	\$832,128.43
Plus interest on surplus money, July/Dec. 1977 . . . . .	+118,079.71
Plus miscellaneous revenue . . . . .	+ 3,360.57
Less allocations . . . . .	-240,300.00
Unallocated balance after 3/6/78 meeting . . . . .	\$713,268.71