

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

Minutes, Meeting of February 7, 1979

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State of California
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WILDLIFE CONSERVATION BOARD

Minutes, Meeting of February 7, 1979

Pursuant to the call of the Acting Chairman, the Wildlife Conservation Board met in Room 1145 of the State Capitol, Sacramento, California, on February 7, 1979. The meeting was called to order by Acting Chairman Sherman Chickering at 10:30 a.m.

1. Roll Call

<u>PRESENT:</u> Sherman Chickering	Acting Chairman
E. C. Fullerton	Member
Roy M. Bell	Member
Senator John A. Nejedly	Joint Interim Committee
Assemblyman Dan Boatwright	" " "

STAFF PRESENT:

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

OTHERS PRESENT:

James F. Patterson	Dept. of Boating & Waterways
Richard E. Giegling	Caltrans
Robert E. DeCelle	Save Our Shore - BFI League
Jack White	Dept. of Fish & Game - Reg. 3
Abraham Kofman	Publisher, Times-Star
Anthony Bertero	Alameda
Grant Mainland	City of Alameda
Mark Hanna	City of Alameda
Brian R. McDonald	Office of Assemblyman Harris
Chuck Corica	Mayor, Alameda
Anne Diamant	Vice-Mayor, Alameda
Bill McCall	Sportsmen rep., Alameda
Barbara Morris	Office of Assemblyman Tom Hannigan
Bob Shaffer	U.S. Bureau of Reclamation
Dennis D. Beardsley	East Bay Regional Park District

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Elihu M. Harris
Richard Trudeau
Sandora Smith
Joe Sheehan

Assemblyman, District 13
East Bay Regional Park District
Wildlife Conservation Board
Dept. of Fish and Game

2. Election of Chairman

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT SHERMAN CHICKERING BE ELECTED CHAIRMAN OF THE WILDLIFE CONSERVATION BOARD.

PASSED UNANIMOUSLY.

3. Approval of Minutes

Mr. Hart, the Executive Officer, reported that minutes of the October 11, 1978, meeting have been published and distributed and recommended approval.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE MINUTES OF THE OCTOBER 11, 1978, MEETING OF THE WILDLIFE CONSERVATION BOARD BE APPROVED.

PASSED UNANIMOUSLY.

4. Status of Funds

Mr. Hart gave the following report as an informational item on the agenda:

Unallocated balance at beginning of 10/11/78 meeting . . .	\$985,066.62
Plus recoveries	+240,665.59
Less allocations	<u>-738,900.00</u>

Unallocated balance at beginning of 2/7/79 meeting \$486,832.21

5. Recovery of Funds

The following eleven projects have balances of funds that can be recovered and returned to the Wildlife Restoration Fund. It was Mr. Hart's recommendation that the total amount of \$561,566.14 as shown below be recovered to the Wildlife Restoration Fund and the accounts closed except as indicated.

Trinity River, Cemetery Hole Access

Allocation	\$43,000.00
Expenditures	<u>-41,415.56</u>
Balance for Recovery	1,584.44

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Trinity River, Indian Creek Access

Allocation		\$10,000.00
Expenditures		<u>-9,872.00</u>
Balance for Recovery		128.00

Horseshoe Ranch Wildlife Area

Fed. LWCF Reimbursement Recovery (Account to remain open)		\$242,201.47
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Mt. Shasta Hatchery Expansion

Allocation		\$21,000.00
Expenditures		<u>-19,583.30</u>
Balance for Recovery		1,416.70

Trinity River, Lewiston Access

Allocation		\$69,000.00
Expenditures	\$61,875.70	
Fed. LWCF Reimbursement	<u>-27,514.20</u>	
Net WCB Cost		<u>-34,361.50</u>
Balance for Recovery		\$34,638.50

Lake Tahoe Improvement

Allocation		\$3,800.00
Expenditures		<u>3,800.00</u>
Balance for Recovery		0.00

Clear Lake Highlands Access

Allocation		\$23,000.00
Expenditures		<u>-23,000.00</u>
Balance for Recovery		0.00

Honey Lake Wildlife Area

Allocation		\$120,000.00
Expenditures	\$118,340.37	
Fed. Pitt-Robb Reimb.	<u>-88,736.25</u>	
Net WCB Cost		-29,604.12
Previously Recovered		<u>-81,830.25</u>
Balance for Recovery		8,565.63

Bolsa Chica Marsh

Fed. LWCF Reimbursement Recovery (Account to remain open)		\$112,372.59
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Sacramento River - Site 21

Allocation		\$23,000.00
Expenditures	\$16,512.61	
Fed. LWCF Reimb.	<u>-8,039.97</u>	
Net WCB cost		<u>-8,472.64</u>
Balance for Recovery		<u>14,527.36</u>

Point Pinole Pier

Fed. LWCF Reimbursement Recovery (Account to remain open)		\$146,131.45
Total Recovery		<u>\$561,566.14</u>

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD RECOVER FUNDS FROM THE FOLLOWING PROJECTS AND CLOSE THE PROJECT ACCOUNTS, EXCEPT AS NOTED:

Trinity River, Cemetery Hole Access	\$1,584.44
Trinity River, Indian Creek Access	128.00
Horseshoe Ranch Wildlife Area (Account to remain open)	242,201.47
Mt. Shasta Hatchery Expansion	1,416.70
Trinity River, Lewiston Access	34,638.50
Lake Tahoe Improvement	0.00
Clear Lake Highlands Access	0.00
Honey Lake Wildlife Area	8,565.63
Bolsa Chica Marsh Re-Establishment (Account to remain open)	112,372.59
Sacramento River - Site 21	14,527.36
Point Pinole Pier (Account to remain open)	146,131.45

ALL OF THE SUMS TOTALING \$561,566.14 ARE TO BE RECOVERED AND RETURNED TO THE WILDLIFE RESTORATION FUND.

PASSED UNANIMOUSLY.

6. Staff Organization

Mr. Hart requested Board approval of a staff organization plan drawn up to delineate the responsibilities of the various functions. This delineation has been aimed at organization rather than staffing for dealing with personnel matters, particularly with the Personnel Board.

He stated that the WCB staff, in part because of its small size, has over the years, operated largely as a cooperative group under the direction of the Executive Officer, with the primary responsibilities for individuals as indicated by their position class and specifications.

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As the program and workload have expanded, there has been increasing need for a more formalized staff structure to better define areas of responsibility. This should lead to better staff understanding and performance, and be helpful in dealing with staff-related matters.

The proposal amounts to establishing a staff organization of four sections as shown on the attached table of organization, with a section chief and appropriate responsibilities for each section. (WCB organizational plan is attached as an addendum hereto.)

With this organization, the Assistant Executive Officer, in addition to duties commensurate with that position, would serve as the chief of the section handling development projects and continuing project administration; the Senior Land Agent would serve as the chief of the acquisition section; and the Executive Secretary I as the chief for secretarial and clerical services.

Further consideration will need to be given to the staffing of the administrative services section, particularly as to the level and classification of the position responsible for this unit, which the Executive Officer would work out as appropriate.

It was pointed out that the only additions to the minimal staff created for the WCB program early in its existence have been a clerical position for the additional workload of the 1964 and other Bond acts, and two land agents for the considerably increased land acquisition activities of the WCB and Department. However, the workload and complexities of processing nearly all kinds of projects have increased greatly as a result of CEQA; the Coastal Zone Act; new requirements for federal Land and Water Conservation Fund projects; Corps of Engineers permits; and State Lands Commission permits; state and federal affirmative action; protection of historical and archeological values, etc.

The administrative services section is particularly needed for specialized support for such purposes within the WCB staff for personnel working directly on acquisition and development projects. For example, this will allow land agents to concentrate more on actual acquisition work and possibly catch up on accumulated backlogs, instead of also handling peripheral paperwork necessary to meet increasing requirements of the type noted above.

Although this organization would help to define and clarify responsibilities, Mr. Hart's intent was that the staff continue to work as a coordinated and cooperative group, with assistance between sections as necessary to get the overall job done, particularly in peak workload periods.

Mr. Hart reassured the Board that there is no new staffing anticipated at the present time. However, he did emphasize that if additional paperwork is generated to meet federal LWCF project requirements, it is possible there would be further staffing problems. His purpose in putting this on the agenda was to clarify the organization plan and division of responsibility.

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IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY MR. BELL, AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE STAFF ORGANIZATION PLAN PRESENTED BY THE EXECUTIVE OFFICER.

PASSED UNANIMOUSLY.

WILDLIFE RESTORATION FUND PROJECTS

7. San Clemente Fishing Pier, Orange County \$44,050.00
Supplementary Funding

Mr. Hart advised that on March 6, 1978, the Board allocated \$219,000 from the Wildlife Restoration Fund, to be matched by the City of San Clemente, for renovation of the municipal pier for public fishing purposes. Bids for this development were opened on November 28, 1978, and the low bid was \$88,100 in excess of available funds.

The City carefully examined the bid proposals and concluded the low bid was realistic and should be accepted. WCB staff concurred and on November 29, 1978, WCB members were polled by telephone. They approved allocation of \$44,050 in supplemental funding, to be matched by the City, so that the project work could be awarded to the low bidder.

An amendment to so increase the Land and Water Conservation Fund project for federal reimbursement will be processed.

Mr. Hart requested the Board confirm at this time the November 29, 1978, telephonic approval of \$44,050 in supplemental funding from the Wildlife Restoration Fund for the San Clemente Pier rehabilitation.

Chairman Chickering, in introducing Assemblyman Dan Boatwright who arrived at the meeting at this time, indicated for the benefit of the audience that there are three members of the Wildlife Conservation Board, and three members of each house of the legislature. Inasmuch as there has been a recent election, there is presently only one representative each from the Assembly and the Senate -- two from each house remain to be named.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN BOATWRIGHT, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD CONFIRM THE VOTE BY TELEPHONE NOVEMBER 29, 1978, AUTHORIZING ALLOCATION OF \$44,050 FOR THE SAN CLEMENTE FISHING PIER, ORANGE COUNTY, IN ORDER TO ACCEPT THE LOW BID FOR CONSTRUCTION THEREOF.

PASSED UNANIMOUSLY.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD CONFIRM THE VOTE BY TELEPHONE NOVEMBER 29, 1978, AUTHORIZING AN ADDITIONAL ALLOCATION OF \$44,050 FOR THE SAN CLEMENTE FISHING PIER, ORANGE COUNTY, IN ORDER TO ACCEPT THE LOW BID FOR CONSTRUCTION THEREOF.

PASSED UNANIMOUSLY.

8. Buena Vista Lagoon Expansion - Hill Street, San Diego County

Mr. Hart reviewed that at its December 20, 1977, meeting the WCB approved the acceptance of a donation of a 4.73+ acre parcel of land in Buena Vista Lagoon, San Diego County. This proposal is to expand this donation by .15+ acre and planned improvements for the area.

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+ 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.

In expansion of the original offer to donate 4.73+ acres the property owners have offered to donate an additional .15+ acre, which is subject to a final survey to determine exact acreage. They have also agreed to improve the property prior to the donation, with such improvements as a parking lot, landscaping, public information sign, and other minor improvements. These improvements, which would be made in accordance with Fish and Game approved specifications, would make the westerly end of Buena Vista Lagoon more readily accessible to the public.

The property to be improved includes the original 4.73+ acre parcel and the subject .15+ acre. The total 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 desired public access. Staff has been in contact with representatives of the City of Oceanside who have indicated a possible interest in entering into a cooperative agreement for operation and maintenance of these improvements, similar to other WCB projects with local governments. The City has informally been providing cleanup of the area as desirable from the ongoing public use.

The acceptance of this parcel falls within Class 13 of Categorical Exemptions from CEQA requirements. All clearances and permits required for development will be obtained by the property owners.

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Mr. Hart recommended that the Board approve this project expansion as proposed, including the acceptance of the donation of the additional .15+ acre and the public improvements to be located thereon, and authorize staff and the Department of Fish and Game to proceed substantially as planned. He indicated that Senator William Craven, as well as the City of Oceanside, had written a letter in support of this donation.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN BOATWRIGHT, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE BUENA VISTA LAGOON EXPANSION - HILL STREET, SAN DIEGO COUNTY; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, INCLUDING THE ACCEPTANCE OF THE DONATION OF PROPERTY AND THE PUBLIC IMPROVEMENTS TO BE LOCATED THEREON.

PASSED UNANIMOUSLY.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE BUENA VISTA LAGOON EXPANSION - HILL STREET, SAN DIEGO COUNTY; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, INCLUDING THE ACCEPTANCE OF THE DONATION OF PROPERTY AND THE PUBLIC IMPROVEMENTS TO BE LOCATED THEREON.

PASSED UNANIMOUSLY.

9. Lower Sherman Island Public Access, Sacramento County \$24,250.00
Erosion Controls

On April 15, 1966, the Board allocated funds to develop a boat launching ramp, parking area, access road, floats, and sanitary facilities at Lower Sherman Island. This area of approximately 3,100 acres reverted to the State many years ago for non-payment of taxes after levee breaks and reflooding, and was placed under the management of the Department of Fish and Game because of its high values for fish and wildlife.

The Department of Fish and Game first proposed this development to provide improved access primarily for the fishing and waterfowl hunting opportunities on the State-owned area and nearby sections of the lower Delta.

The County of Sacramento has operated the project, free to the public since December, 1966. Use has shown a steady increase since opening. In the past year, however, the access road in a short section fronting on the Sacramento River has eroded badly from winds and high water conditions.

Sacramento County has requested WCB to provide erosion controls and road restoration to keep the area useable and lessen potential liability. As lead agency the County has determined the work will have no significant effect upon the environment, is exempt from CEQA requirements, and has filed the necessary Notice of Exemption with the County Clerk.

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The County prepared plans and cost estimates have been reviewed by staff and the department engineering section and found to be adequate. The County will handle all construction details, including engineering and construction supervision. The cost estimate is as follows:

1/4 ton rock protection	\$18,000
Pavement replacement	3,150
Contingencies	<u>1,000</u>
Subtotal	\$22,150
Engineering and construction supervision	<u>2,100</u>
TOTAL	\$24,250

John Wentzel, Field Agent, pointed out on a map displayed on the wall, the area requiring riprapping and the road section requiring pavement replacement.

In response to Mr. Bell's question regarding maintenance, Mr. Hart stated that this is presently being undertaken by Sacramento County and the County has agreed to continued maintenance of the project. Mr. Hart then recommended the Board approve the project, allocate \$24,250 therefor from the Wildlife Restoration Fund and authorize staff and the Department to proceed with the project substantially as planned.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN BOATWRIGHT, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS TO THE LOWER SHERMAN ISLAND PUBLIC ACCESS, SACRAMENTO COUNTY; ALLOCATE \$24,250.00 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS TO THE LOWER SHERMAN ISLAND PUBLIC ACCESS, SACRAMENTO COUNTY; ALLOCATE \$24,250.00 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. Nimbus Shoals Public Access, Sacramento County \$35,000.00

This proposal is to provide improved facilities for public access to the American River immediately downstream from Nimbus Dam, which is one of the most heavily utilized areas on the entire American River. Anadromous runs of shad, striped bass, steelhead and salmon are blocked by Nimbus Dam. During these runs the fishermen saturate the area.

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Presently there are essentially no improvements to the area for public use. The existing rough, dirt road is hazardous during wet weather. There are no sanitary facilities, and continued "as is" use could become a health problem.

The owner of the property, the U.S. Bureau of Reclamation, has expressed concern over the continuing use of the area in its existing state, and has proposed the project for improvements. The proposal has the support of the State Department of Parks and Recreation, Sacramento County Parks and Recreation, and the Department of Fish and Game. The DFG states the proposal is excellent and indicates the facilities are badly needed.

Mr. Wentzel pointed out the facilities proposed for the project which would consist of improving and paving the existing dirt access road, constructing a guard rail along part of the road, grading and graveling a parking area, and installing portable chemical toilets. He also mentioned heavy fishing pressure at this site which necessitates these minimum developments.

The Bureau of Reclamation would lease the 20 acre site, covering both north and south banks of the river between Nimbus Dam and Hazel Avenue to the Department of Fish and Game to satisfy proprietary interest requirements for WCB projects. All of the improvements would be on lands located on the south bank.

Operation and maintenance of the area would be assumed by State Parks and Recreation from their immediately adjacent Folsom-Nimbus complex. Both the lease and cooperative agreement for maintenance would be for terms of 25 years, and use of the area would be free to the public.

An environmental assessment of the proposed action indicates no significant environmental effects would result. A negative declaration has been filed in compliance with CEQA regulations.

The Department engineering section has prepared plans and a cost estimate, will bid out the job and handle construction supervision. The cost estimate is as follows:

Access road, grading, paving and drainage	\$17,000
Parking area, grading and graveling	10,000
Guard rail	2,000
Sanitary facilities	1,000
Signs and contingencies	<u>5,000</u>
TOTAL	\$35,000

The project should qualify for 50% federal reimbursement under the Land and Water Conservation Fund program and application for such funds is planned.

It was brought out that the State Department of Parks and Recreation has agreed to maintain the facilities in conjunction with their operations at nearby Folsom Lake State Recreation Area.

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Mr. Hart recommended that the Board, with consideration of the Negative Declaration, approve the Nimbus Shoals Public Access project as proposed, allocate \$35,000 therefor from the Wildlife Restoration Fund for development, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN BOATWRIGHT, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE NIMBUS SHOALS PUBLIC ACCESS PROJECT, SACRAMENTO COUNTY, AS PROPOSED; ALLOCATE \$35,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE NIMBUS SHOALS PUBLIC ACCESS PROJECT, SACRAMENTO COUNTY, AS PROPOSED; ALLOCATE \$35,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

11. Antioch Bridge Fishing Pier, Contra Costa County \$300,000.00

This project for the conversion of the southerly end of the old Antioch Bridge to a fishing pier was previewed at the June 21, 1977, and March 6, 1978, meetings. The project was approved in principle as a cooperative project with the East Bay Regional Park District and Caltrans.

The new bridge, named the Senator John A. Nejedly Bridge, has now been completed and is open to traffic. Caltrans is in the process of demolishing the old structure, except for the bridge footings which are to remain in place to support the fishing pier. Caltrans has prepared preliminary plans and has updated the cost estimate to current prices.

The District is preparing plans for the on-shore improvements to be located on leased Caltrans property and a portion of the adjacent Fish and Game property of the Delta Fisheries Base. It is expected that the development of these on-shore facilities, consisting of an access road, parking area, restroom, landscaping and area lighting will not be completed until after the pier is constructed.

The cost estimate for the pier is \$300,000. The cost of the on-shore improvements as estimated by the District is \$125,000, so that the overall project totals \$425,000.

Proposed funding for the project is somewhat changed from the concept as it was presented at the last meeting. The WCB allocation would be for the pier only. Funding for the on-shore improvements would be accomplished with a \$60,000 Caltrans grant to the District and \$2,500 in District funds to be

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matched by \$62,500 in Land and Water Conservation Funds. The overall project would be submitted for matching federal monies under the LWCF program, from the allocation of such funds available to the WCB.

The Department of Fish and Game has indicated the pier should provide significant fishing benefits, pointing out that there is considerable fishing from the shoreline and boats in this area. Primary species that would be caught include striped bass, catfish and possibly sturgeon, as typical of Delta waters.

The District has, as of the agenda preparation date, informally indicated its agreement to assuming the operation and maintenance responsibilities of the pier and on-shore improvements for a 25-year period. The District will also sublease the Caltrans-leased site to the Department for a 25 year term to meet necessary proprietary interest requirements for WCB projects. Agreements for these purposes would be executed prior to any funding commitments, and staff's favorable recommendation for WCB approval was contingent thereon.

The pier will be constructed by placing pre-cast concrete beams and tee deck sections on 19 of the existing bridge footings. It will be 535 feet long and 16 feet wide, with a 46 by 25 foot platform at the outer end. Lights, benches, drinking fountains, and trash receptacles will be provided on the pier. The cost estimate prepared by Caltrans is for expected June, 1979, prices.

Caltrans, acting as lead agency, has completed a Negative Declaration and filed a Notice of Determination for the fishing pier and on-shore development pursuant to CEQA. Caltrans also is providing necessary engineering design and construction supervision services for the pier.

Mr. Hart recommended the Board, with consideration of the Negative Declaration, approve the Antioch Bridge Fishing Pier project as proposed, allocate \$300,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed with the project substantially as planned, including sharing of federal Land and Water Conservation Funds received in reimbursement of pier and on-shore development costs with the East Bay Regional Park District on a proportionate basis.

Mr. Chickering questioned whether there would be a contract with East Bay Regional Park District for operation and maintenance of this project. Mr. Hart responded that this is a three-way cooperative project with Caltrans and East Bay Regional Park District, and an operation and maintenance agreement will need to be executed with the District. Mr. Dennis Beardsley, representing EBRPD, advised that the District is exploring means for undertaking this obligation and have met with industrial groups in the area seeking funding for this commitment. He was confident that such funding would become available, although he stated the District is not ready at this time to absolutely commit themselves to this obligation.

There was discussion about funding the project without a commitment for operation and maintenance responsibilities, and the consensus was that approval of the project must be contingent upon such commitment.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN BOATWRIGHT, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE ANTIOCH BRIDGE FISHING PIER, CONTRA COSTA COUNTY, AS PROPOSED; ALLOCATE \$300,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND ON A COST SHARING BASIS WITH THE EAST BAY REGIONAL PARK DISTRICT; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING SHARING WITH THE EAST BAY REGIONAL PARK DISTRICT ANY FEDERAL LAND AND WATER CONSERVATION FUNDS RECEIVED IN REIMBURSEMENT OF PROJECT COSTS, CONTINGENT UPON THE EAST BAY REGIONAL PARK DISTRICT AGREEING TO PROVIDE OPERATION AND MAINTENANCE OF THE PROJECT FOR A 25-YEAR PERIOD.

PASSED UNANIMOUSLY.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE ANTIOCH BRIDGE FISHING PIER, CONTRA COSTA COUNTY, AS PROPOSED; ALLOCATE \$300,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND ON A COST SHARING BASIS WITH THE EAST BAY REGIONAL PARK DISTRICT; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING SHARING WITH THE EAST BAY REGIONAL PARK DISTRICT ANY FEDERAL LAND AND WATER CONSERVATION FUNDS RECEIVED IN REIMBURSEMENT OF PROJECT COSTS; CONTINGENT UPON THE EAST BAY REGIONAL PARK DISTRICT AGREEING TO PROVIDE OPERATION AND MAINTENANCE OF THE PROJECT FOR A 25-YEAR PERIOD.

PASSED UNANIMOUSLY.

12. Alameda - San Francisco Bay Public Access, Alameda County \$150,000.00

This is a cooperative project between the City of Alameda, the Department of Boating and Waterways (formerly Navigation and Ocean Development) and the WCB for the development of a boating and breakwater fishing access facility. It is the culmination of many years of efforts between the City and WCB staff to locate a fishing access on the Alameda shoreline of San Francisco Bay.

The WCB in 1957 developed the only public boat ramp in the City, which is located on the Alameda Estuary at the north end of Grand Street. It has been an important boating access, but does not provide easy or direct access to the better fishing areas of the south San Francisco Bay

The site for this proposed project, between Encinal High School and the Alameda Naval Air Station, has been made available with the cooperation of the Alameda Unified School District and the U.S. Navy by their willingness to lease to the City some of the property needed for the project. The City will in turn sublease these lands and some adjacent City property to the State for a 25-year period, pursuant to the WCB proprietary interest requirement.

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The overall project will include the construction of a two-lane concrete boat ramp, floats, parking area, access road, fencing, and a pedestrian walkway 1,000 feet in length for fishing from the Naval Air Station breakwater. The cost, as estimated by the City engineering department, is \$479,400, but with some bid alternatives affecting the parking area, could be reduced to \$455,000.

The Department of Boating and Waterways (DBW) has agreed to participate in the project and has budgeted \$150,000 for the boat ramp and appurtenances, in part pursuant to the WCB April, 1976, action to defer most boat ramp developments to that agency.

The proposed WCB allocation of \$150,000 would be for the access road, a portion of the parking area and the breakwater walkway. Chain link fencing of the area, to meet Navy requirements, is included.

The command at the Naval Air Station has pledged support for this project in addition to providing the land areas. Navy Seabees and equipment, if available at the time of construction, may be able to assist in some of the fencing and road work.

From the cost estimate for the project prepared by the City, proposed cost sharing for the project is as follows:

	<u>WCB</u>	<u>DBW</u>	<u>City</u>
Access road	\$26,000		
Parking area	32,700		\$74,300
Turn-around area			65,400
Boat ramp and floats		\$150,000	15,300
Breakwater boardwalk	<u>91,300</u>		
	\$150,000	\$150,000	\$155,000

The figures include 20 percent for contingencies, engineering, and contract administration.

The proposed funding is based on the WCB and DBW funding being firm figures, with the City agreeing to provide such additional funding as necessary up to a maximum of \$155,000 (\$77,500 after Federal reimbursement). This is also with the further understanding that joint WCB and City project costs will be submitted for matching federal funds from the Land and Water Conservation Fund program allocation available to the WCB. Such reimbursement would then be shared with the City so that the City's net costs would not exceed the \$77,500.

The City will prepare the plans, bid out the project and handle the contract administration. City engineers have surveyed the site and prepared legal descriptions for the five separate parcels to be leased. The City has also adopted a resolution agreeing to assume the operation and maintenance of the project upon its completion, for the term of the lease.

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The Department of Boating and Waterways' 1977/78 fiscal year budgeted funds for this project were encumbered in an April 3, 1978, agreement with the City of Alameda. A Cooperative Agreement of the same date between the City of Alameda, DBW, and Fish and Game which includes all funding, as well as O&M responsibilities and the lease of project lands to DFG would be entered into so as to simplify project administration and assure the continuity of the DBW funds.

In evaluating the project's fishing benefits, the Department commented that the project would provide an important contribution to angler opportunity in the Alameda area of San Francisco Bay. It was noted particularly that the breakwater walkway would provide fishing opportunities for the handicapped, elderly people or children. The project is within an area of the bay which produces excellent catches of striped bass and large surfperch. Primary fishing effort is expected to be for these species, with incidental catches of jacksmelt, starry flounders, sharks, rays and rock crabs.

The City, as lead agency for this project, has prepared a Negative Declaration and filed a Notice of Determination in compliance with CEQA requirements.

Alvin Rutsch, Assistant Executive Officer, gave additional testimony regarding ownerships of the area involved, as well as the responsibilities of each agency which include the Department of Boating and Waterways, Alameda School District, City of Alameda, and the Navy.

The Executive Officer then recommended the Board, with consideration of the Negative Declaration, approve the Alameda - San Francisco Bay Public Access project, allocate \$150,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed with the project substantially as planned, including sharing federal Land and Water Conservation Fund reimbursements with the City on a proportionate basis.

(Senator Nejedly was called out of the meeting at this time.)

As spokesman for the proponents of this proposal, Mayor Chuck Corica introduced Anthony Bertero, Grant Mainland, Mark Hanna, Brian McDonald, Anne Diamant (Vice-Mayor), Bill McCall, Abraham Kofman, and Assemblyman Elihu Harris, mentioning Bill McCall's long commitment to provide such a facility for the City of Alameda. Also introduced was Bob DeCelle representing the Save-Our-Shore organization.

Assemblyman Harris provided further support for the project and gave additional testimony regarding the need for this facility for the people in the area. The efforts and commitment of a great number of people were enumerated and commended by the Assemblyman.

The need for BCDC clearance of this proposal was brought up and it was pointed out that staff was already working on it.

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Assemblyman Boatwright recommended approval.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE ALAMEDA - SAN FRANCISCO BAY PUBLIC ACCESS PROJECT; ALLOCATE \$150,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED, INCLUDING SHARING FEDERAL LWCF REIMBURSEMENTS WITH THE CITY, AND ENTERING INTO THE THREE-WAY COOPERATIVE AGREEMENT DATED APRIL 3, 1978, AS REQUIRED.

PASSED UNANIMOUSLY.

Assemblyman Harris thanked the Board for the action taken and for the support from the City of Alameda and others.

13. Marine Fisheries Aircraft

Mr. Hart introduced the proposal by the Department of Fish and Game for purchase of a twin engine airplane for use by the Department of Fish and Game, which is pursuant to Section 1353 of the Fish and Game Code and as authorized in the Wildlife Conservation Law of 1947.

Mr. Fullerton explained that this is a replacement for the present plane working for marine fisheries patrol. It is aimed at protection of recreation areas such as around Santa Monica Bay and up and down the coast and to detect pollution. The deterioration of the present aircraft due to age and damage caused by salt water makes it imperative to replace it and Mr. Fullerton recommended approval of the Board for this purchase.

Mr. Bell suggested the Board request the Fish and Game Department to go through Section 28 procedures in order to allow additional legislative review before Board action to provide funding. It was his contention that this is a request for purchase of large equipment, and that it was worth going through the normal procedures. It should clear within a 30-day period, and it was his recommendation the request then be brought back at the next meeting. Assemblyman Boatwright's thoughts on this procedure were requested. He stated that he felt chances are less than favorable and that we would be back to the Board. He believed the purchase of this plane was a necessary item.

After some discussion, Chairman Chickering ordered that this item be put over for one month during which time the Section 28 procedures be followed.

BAGLEY CONSERVATION FUND PROJECT

14. Tomales Bay - Walker Creek Marsh, Marin County \$30,460.00

Jim Sarro, Land Agent, explained that although the agenda item was titled Keys Creek, it should more correctly be referred to as Walker Creek and requested this title correction. By means of a map, he indicated the location of the proposed acquisition which fronts on Highway 1, and provided additional information concerning topography and description of the area under consideration.

Mr. Hart then explained that Tomales Bay is an area of very high interest for its fisheries resources as well as its valuable tidal flats and marshland ecology. In recent years, preservation of this habitat has been undertaken by both public and private organizations by way of land acquisition. Since 1973, about 542 acres along the bay, primarily at the upper end, have been acquired by authorization of the WCB.

This proposal is to acquire approximately 16.38 acres of marshland habitat at the mouth of Keys Creek. This property is located on the east side of the bay, near the town of Marshall, and is about 6 miles north of the existing Tomales Bay Ecological Reserve.

The parcel lies between Highway 1 and the tidelands of the bay. About two acres of the property is a filled area of the marsh and, at one time, was the location of a bayfront residence. The remaining 14.38+ acres is prime marsh and tideland habitat. Its purchase will eliminate the potential of development of the homesite area in the future and subsequent adverse effects upon the marsh.

The Department of Fish and Game has recommended this purchase in order to assure preservation of this marsh.

The owners of the subject property have granted the Board an option to purchase the land at its appraised fair market value of \$26,460.00. It is estimated that costs of appraisal and escrow will be \$4,000.00.

It is planned that the area will be managed by the Department and would have potential for inclusion in the Tomales Bay Ecological Reserve. No development is planned. The proposal falls within Class 13 of Categorical Exemptions from CEQA requirements.

It was Mr. Hart's recommendation that the Board approve this project as proposed, allocate \$30,460.00 for payment of the purchase price and costs from Bagley Conservation Fund monies available for this purpose, and authorize staff and the Department to proceed substantially as planned.

Assemblyman Boatwright recommended approval of this acquisition.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE TOMALES BAY - WALKER CREEK MARSH PROJECT, MARIN COUNTY; ALLOCATE \$30,460.00 FOR ACQUISITION AND RELATED COSTS FROM BAGLEY CONSERVATION FUND MONIES AVAILABLE FOR THIS PURPOSE; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

SUISUN MARSH PRESERVATION ACT PROJECT

15. Suisun Marsh - Hill Slough Wildlife Area Development \$93,800.00
Levee Reconstruction, Phase II

John Schmidt, Land Agent, explained the previous development and the present proposed water control structures as it relates to the acquisitions of the Board in Suisun Marsh by use of a map display.

This project, Mr. Hart advised, has been proposed by the Department of Fish and Game as the second phase of developing lands acquired at Hill Slough in Suisun Marsh, Solano County. The first phase was approved by the Board at its meeting on October 11, 1978.

Phase II consists essentially of reconstructing the main levees and water control structures for that portion of the state-owned area that fronts on the north side of Hill Slough and easterly side of Suisun Slough and is located west of Grizzly Island Road and south of the main powerlines.

The Department considers that the best use of this area is as a managed marsh with flooding regulated to produce desirable marsh vegetation. The proposed project will enable the Department to utilize slough water and the tide to flood the area on a gravity flow basis.

The area proposed for such development is part of the 1,112 acres acquired in the Hill Slough area southeast of Fairfield-Suisun as authorized by the WCB, pursuant to the Nejedly-Bagley-Z'berg Suisun Marsh Preservation Act of 1974 and the superseding Suisun Marsh Preservation Act of 1977.

Cost estimates provided by the Department and reviewed by staff are as follows:

Levee Reconstruction:

Restore 10,000 lineal feet of levee;
est. 400 hours floating dredge time @ \$150/hr. \$60,000

Water Control Structures:

130' of 36" dia. CMP, asbestos bonded, asphalt coated	7,579
60' of 48" dia. CMP, asbestos bonded, asphalt coated	4,261
5 ea. slide flap gates	10,123
1 ea. flashboard riser 48" dia.	848

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CMP Couplers		
8 ea. 36" dia.		\$1,272
4 ea. 48" dia.		636
CMP Stubs		
4 ea. 36" dia.		424
1 ea. 48" dia.		<u>106</u>
	Subtotal	\$85,249
	Contingency	<u>8,551</u> 25,249
	TOTAL	\$93,800

Such reconstruction of levees and water control structures is categorically exempt from CEQA under Class 2, reconstruction of existing structures and facilities on the same site with substantially the same purpose and capacity.

Mr. Hart then recommended that the Board approve the proposed Phase II levee reconstruction project for the Suisun Marsh - Hill Slough Wildlife Area, Solano County, allocate \$93,800 therefor from the Suisun Marsh acquisition and development funds; and authorize staff and the Department to proceed substantially as planned.

Assemblyman Boatwright recommended approval of this development proposal.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PHASE II LEVEE RECONSTRUCTION PROJECT FOR SUISUN MARSH - HILL SLOUGH WILDLIFE AREA, SOLANO COUNTY; ALLOCATE \$93,800.00 THEREFOR FROM THE SUISUN MARSH ACQUISITION AND DEVELOPMENT FUNDS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1974 AND 1976 BOND ACT PROJECTS

16. Coastal Wetlands Acquisition Project
Napa Marsh - Fagan Slough, Napa County \$106,540.00

This proposal is for the acquisition of approximately 292 acres of property in the Napa Marsh area. The parcel is located in Napa County, immediately to the west of the Napa County Airport. It is traversed by Fagan Slough and various smaller waterways. The parcel proposed for acquisition is part of a 357 acre ownership. The portion not being acquired by the Board in this transaction is being acquired concurrently by the Napa Sanitation District as a buffer to NSD's adjacent lands. NSD will provide an easement for access through its property to serve the parcel being acquired by the State.

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Studies by the Department of Fish and Game indicate that economic pressures and urbanization have brought on reclamation and conversion of much of the San Pablo Bay Area marshes to residential, commercial, industrial, and agricultural uses. This has resulted in the destruction of key habitat and various rare and endangered species, such as the California clapper rail and salt marsh harvest mouse, as well as the loss of other important natural values of the area. Generally, marshes and estuarine areas are considered the most important and productive habitat overall for fish and wildlife.

The Department, therefore, has recommended acquisition of the subject property and others in the marsh in order to assure preservation of this type of habitat.

Staff has obtained an option to purchase this property for its appraised, fair market value of \$100,540.00. Engineering, appraisal and escrow costs are expected to be \$6,000.00. Management of the area in essentially its existing state would be by the Department.

Funds for the purchase are available from the 1974 Bond Act, specifically from the portion earmarked for coastal wetlands acquisition in the Napa Marsh by AB 2133. The acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements.

Mr. Sarro indicated on a map displayed the portion of the property being picked up by the Sanitation District which will provide a buffer for the area to be acquired.

It was Mr. Hart's recommendation that the Board approve the project as proposed, allocate \$106,540 for payment of the purchase price and costs from 1974 Bond Act funds available for this purpose (AB 2133), and authorize staff to proceed substantially as planned.

With Assemblyman Boatwright's recommendation, the following motion was made and passed.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE NAPA MARSH - FAGAN SLOUGH ACQUISITION PROJECT, NAPA COUNTY; ALLOCATE \$106,540 FOR ACQUISITION AND RELATED COSTS FROM THE 1974 BOND ACT FUNDS FOR COASTAL WETLANDS ACQUISITION PROJECTS (AB 2133); AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

17. Coastal Wetlands Acquisition Project
Napa Marsh - White Slough, Solano County \$1,825.00

Mr. Hart advised that this is the second proposal on the agenda for land acquisition in the Napa Marsh. In this case, the property is located along White Slough in Vallejo, near the intersection of the Napa River and State Highway 37.

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The property has been protected by levees along the Napa River, but with last year's heavy rains and the deterioration of the levees, the lands are now, for the most part, inundated.

Due to the very high wildlife values in the White Slough area, and its proximity to commercial and industrial developments, the Department of Fish and Game has recommended acquisition of the available undeveloped properties on a priority basis.

The subject property consists of four parcels totaling approximately 38 acres. The Napa Land Trust recently acquired the property as a donation and will make it available to the Board for its costs of acquisition, which will total approximately \$1,375 or about \$36 per acre. Title insurance and related costs for state acquisition from the Trust are expected to be \$450.00.

Funds are available from the 1974 Bond Act, AB 2133 in particular, for purchase of coastal wetlands in Napa Marsh. It is planned that the Department would manage the property. The proposal falls within Class 13 of Categorical Exemptions from CEQA.

It was recommended by Mr. Hart that the Board approve the project as proposed, allocate \$1,825 from 1974 Bond Act monies available for this purpose for payment of the purchase price and costs, and authorize staff and the Department to proceed substantially as planned.

Mr. Sarro indicated that most of the subject property in the photograph which was passed around to the Board members is under water. He further explained that in December the owner decided to donate the property, but there was not sufficient time for the Board to take action last year. Therefore, the Napa Land Trust was contacted to accept the donation as previously stated.

(Senator Nejedly returned to the meeting at this time.)

Assemblyman Boatwright recommended approval of the acquisition and further suggested that an appropriate letter be written to the owner for the donation. Chairman Chickering ordered that such a letter be prepared for his signature.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE NAPA MARSH - WHITE SLOUGH ACQUISITION, SOLANO COUNTY; ALLOCATE \$1,825 FOR ACQUISITION AND RELATED COSTS FROM THE 1974 BOND ACT FUNDS FOR COASTAL WETLANDS ACQUISITION PROJECTS (AB 2133); AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

18. Coastal Wetlands Acquisition Project \$595,000.00
San Dieguito Lagoon, San Diego County

Chairman Chickering explained that because of a conflict of interest, he is disqualifying himself from any participation in the proceedings relating to this acquisition, both while serving as Chairman of the Board and as a trustee of Scripps Institute, one of the owners of property in the San Dieguito Lagoon acquisition proposal. He then requested Mr. Bell to serve as chairman during this deliberation.

Mr. Schmidt explained the proposal which consists of three separate ownerships, delineating on a map the Scripps ownership, as well as the others, for a total of 124+ acres.

Public ownership of these parcels has been given a high priority recommendation by the Department of Fish and Game, Mr. Hart reported.

San Dieguito Lagoon is located on the Southern California coastline approximately 20 miles north of the San Diego Civic Center partly within the city limits of both Del Mar and San Diego.

The total lagoon area is approximately 407 acres, with about half consisting of channels, ponds, and marsh, and the remaining half made up of upland transition grasslands. It has long been cut off from regular tidal influence, but does get occasional fresh water inundation from the flood waters of San Dieguito Creek.

According to the Department of Fish and Game, the remaining undeveloped lands of San Dieguito Lagoon have high resource values for a wetland area of this size. Sixty-three species of water oriented birds have been recorded in the area in a single winter period. The area is extremely important for the California least tern, an endangered species. An estimated 10% of the entire existing population of this bird has been observed roosting and feeding in the lagoon.

In addition to protecting a valuable wildlife habitat from further degradation, these acquisitions may make it possible for restoration of some of the historical nesting sites of the least tern. State ownership would also provide public access to this area for a variety of recreational and educational uses including fishing, bird watching, nature study, and scientific and educational observation. Because of the potential recreational uses of the area, it is felt that these acquisitions should qualify for matching federal funds from the Land and Water Conservation Fund, and application under this program is planned.

No development is proposed for these parcels. Management by the Department of Fish and Game is planned, with the land being kept in essentially its existing state except for minor habitat improvements previously mentioned.

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

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Approximately 100 acres of the proposed acquisition are made up of several contiguous parcels located at the upper end of the present lagoon area, in the southerly portion of the basin and westerly of Interstate Highway 5.

The owners of one of the parcels have indicated their willingness to sell approximately 5.39+ acres of their 10.6+ acre parcel to the State at its appraised fair market value of \$206,760. The remaining 5.21 acres of this parcel would be donated to the State.

Negotiations for the second ownership in this area of approximately 90 acres are still proceeding. Settlement is proposed at the fair market value, as appraised, of \$307,420, based on maximum estimated acreage. However, prior to settlement, a survey will be required to determine exact acreage of one small parcel. Final value will be adjusted on the basis of acreage determined at \$3,600 per acre.

Because of local development requirements the owners may have to retain a 30' roadway easement over the northerly boundary of this parcel for emergency use only. Final valuation of this encumbered area (2.3 acres) would then be reduced to \$650 an acre.

The remainder of the proposed acquisition consists of approximately 23.4+ acres, essentially making up the mouth and immediately adjacent areas of the lagoon.

Negotiations for this area are also proceeding at this time. This property, which is split into two separate parcels by Camino Del Mar (old Highway 1), lies between the railroad and the Pacific Ocean. Settlement is proposed at the approved appraised fair market value of \$63,500. However, as ownership is fragmented, with the largest property owner having an 85% interest, it is necessary to have alternative plans for acquiring this property. Therefore, it is proposed that the Board authorization be on the basis of acquiring 85% or more of the property. If the 85% interest can be purchased at fair market value, staff will make continuing efforts to acquire all or part of the remaining 15% interest. As these are undivided interests, values for each transaction would be based on the appropriate percentage of the total property value of \$63,500.

Staff recommended that the Board approve the purchase of the parcels in three areas of San Dieguito Lagoon as proposed, allocate \$595,000.00 for their purchase and related costs from the 1974 and 1976 Bond Act funds available for coastal wetland acquisitions, and authorize staff and the Department to proceed substantially as planned.

Questions relating to State lands interest were raised by Acting Chairman Bell, who was informed by Mr. Hart that such State lands interests have been included in the total valuation in the appraisal report. Mr. Bell also asked what would be the procedure if the Scripps Board of Directors do not accept the offer because they feel it is not sufficient. Mr. Schmidt advised that the proposal would be reconsidered if they have factual basis for a higher value and get another appraisal which would be reviewed by the Real Estate Services Division of the Department of General Services.

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Mr. Hart advised that Senator William Craven had written a letter in support of the acquisition.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN BOATWRIGHT, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE SAN DIEGUITO LAGOON ACQUISITION PROJECT, SAN DIEGO COUNTY; ALLOCATE \$595,000 FOR ACQUISITION AND RELATED COSTS FROM THE 1974 AND 1976 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED FOR COASTAL WETLANDS ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

IT WAS REGULARLY MOVED AND SECONDED, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SAN DIEGUITO LAGOON ACQUISITION PROJECT, SAN DIEGO COUNTY; ALLOCATE \$595,000 FOR ACQUISITION AND RELATED COSTS FROM THE 1974 AND 1976 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED FOR COASTAL WETLANDS ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

19. Wild Trout, Steelhead and Salmon Habitat Acquisition Project
Cantara Loop, Siskiyou County \$130,000.00

This proposal is for the acquisition of two adjacent parcels of land with a combined total of 4,600+ feet of frontage on each side of the Sacramento River about 3 miles south of the town of Mt. Shasta in Siskiyou County. The properties have access from Cantara Road, a public road.

The Department of Fish and Game has recommended the purchase of these properties under the Board's Wild Trout, Steelhead and Salmon Habitat Acquisition Program. The excellent access to the river and the good fishing in this vicinity combine to make the area a favorite for local fishermen. With rapid growth trends in the vicinity of the project and significant building in the form of housing and commercial developments, it can be expected that the fishery and its supporting habitat will see even greater pressure in the future and the demand for public access will greatly increase.

In addition, both properties are traversed by Southern Pacific railroad tracks which adds to the potential for industrial use and possible habitat degradation in the future.

The Department has proposed acquisition of both parcels to assure preservation of habitat values and access to this stretch of the river.

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.

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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.

In accordance with usual procedures for WCB acquisitions, staff has obtained appraisals of fair market value of these properties by contract with qualified, private appraisers, and has submitted the appraisals for Department of General Services review and concurrence as to value.

The first parcel consists of approximately 46 acres and was appraised for \$60,000.00. This parcel has 1,800+ feet of river frontage. The second parcel contains about 61 acres, is valued at \$64,000.00 and has 2,800+ feet of river frontage.

At the time of preparation of this agenda, the review by the Dept of General Services was not completed, but review and approval of appraised values for the 46 acre parcel has now been secured. Approval of the appraisal of the second parcel is expected shortly.

Discussions with the respective property owners indicate the necessity for prompt offers. Therefore, staff is recommending that the Board authorize the staff to make offers to purchase these properties at the prices indicated when all the appraisals are approved. Appraisal and incidental acquisition costs are estimated to be \$3,000 for each parcel.

As indicated, funding is available from the 1974 Bond Act under the Board's previously approved Wild Trout, Steelhead and Salmon Habitat Acquisition Project.

Mr. Sarro explained that the 46-acre parcel was put on the market for sale, and it was brought to the attention of staff by Fish and Game employees. He gave a description of the area involved in the acquisition, indicating the potential for various developments.

Mr. Hart recommended that the Board authorize the purchase as planned, including alternatives of partial acquisition in fee or less than fee title if the owner of the 61 acre parcel so desires, allocate \$130,000 for the payment of the purchase prices and costs of the two acquisitions, and authorize staff and the Department to proceed substantially as planned.

Mr. Fullerton inquired about any opposition to the acquisition, perhaps by the Board of Supervisors of Siskiyou County. Mr. Hart responded that staff has not heard of any opposition, although the County Supervisors are interested and he has explained the proposal to the Chairman of the Board and the local Supervisor.

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Mr. Chickering asked if an easement were acquired, would it be a term or perpetual easement? Mr. Hart responded that it would be perpetual.

Discussion on the value of acquiring conservation easements versus fee title was had. It was the consensus that when acquisition of perpetual conservation easements run as much as 85% of full value, that fee title should be acquired whenever feasible.

Mr. Hart mentioned that the Shasta-Cascade Wonderland Association had written a letter in support of this acquisition.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY ASSEMBLYMAN BOATWRIGHT, THAT THE JOINT INTERIM COMMITTEE RECOMMEND THE WILDLIFE CONSERVATION BOARD APPROVE THE CANTARA LOOP ACQUISITION PROJECT, SISKIYOU COUNTY; ALLOCATE \$130,000 FOR ACQUISITION AND RELATED COSTS FROM THE 1974 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED 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.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE CANTARA LOOP ACQUISITION PROJECT, SISKIYOU COUNTY; ALLOCATE \$130,000 FOR ACQUISITION AND RELATED COSTS FROM THE 1974 STATE BEACH, PARK, RECREATIONAL AND HISTORICAL FACILITIES BOND ACT FUNDS BUDGETED 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.

OTHER BUSINESS

20. Resolutions

Mr. Hart noted that resolutions honoring people who have served on the Wildlife Conservation Board - Berger Benson, Senator Dennis Carpenter, Senator John Dunlap, and Assemblyman Tom Suitt, have been prepared. Although Senator Keene is no longer on the Board as an Assembly representative, it was his understanding that the Senator may be serving as a Senate representative. He suggested a resolution in his honor be postponed until further information is received.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE FOLLOWING RESOLUTIONS HONORING MR. BERGER BENSON, SENATOR DENNIS CARPENTER, SENATOR JOHN DUNLAP, AND ASSEMBLYMAN TOM SUITT BE READ INTO THE MINUTES OF THIS MEETING, AND A COPY BE PROVIDED EACH INDIVIDUAL.

PASSED UNANIMOUSLY.

(Resolutions are attached as Addendum II)

Minutes of Meeting, Wildlife Conservation Board
February 7, 1979

21. Agenda Format and Minute Distribution

Staff has been requested to review potentials for reducing paper requirements for production of the WCB agenda and minutes, primarily due to an impending and possibly long-continuing paper shortage.

It appears there could be a significant savings in paper if the WCB went to a "line item" format for the agenda that is published for general public notification purposes, such as is done for Fish and Game Commission agenda. This system is used by most boards and commissions, and evidently works fairly well.

The full agenda write-up could be supplied to Board members; to a selective list of agencies, organizations and individuals known to have direct interest; and to those that request copies. This information also would be available at the Board meetings for those attending.

Mr. Hart felt there could also be a reduction in the distribution of minutes, particularly in the number of copies supplied to some agencies.

By these two actions, there would be a significant reduction in such paper requirements. Of course, there also would be some cost savings, both for paper and for postage.

He pointed out that such a change was considered several years ago, but was not adopted by the Board. Legislative members in particular favored continuing the existing system because it provided a more complete public disclosure of information on proposed projects before Board action.

However, it appears this matter warrants renewed consideration by the Board in view of present needs for economies in government and conservation of paper.

Mr. Hart recommended Board approval of this change in agenda format and related actions for economy and reduction of paperwork.

Chairman Chickering believed there was consensus on this recommendation and suggested staff go ahead on this basis.

IT WAS MOVED BY SENATOR NEJEDLY, SECONDED BY MR. FULLERTON, AS A JOINT MOTION, THAT THE WILDLIFE CONSERVATION BOARD, IN AN EFFORT TO CONSERVE PAPER AND EFFECT OTHER ECONOMIES, APPROVE THE CHANGE IN THE AGENDA FORMAT AS PROPOSED AND INSTITUTE OTHER ACTIONS AS NEEDED FOR ECONOMY AND REDUCTION OF PAPERWORK.

PASSED UNANIMOUSLY.

There being no further business to consider, the meeting was adjourned by Chairman Chickering at 11:45 a.m.

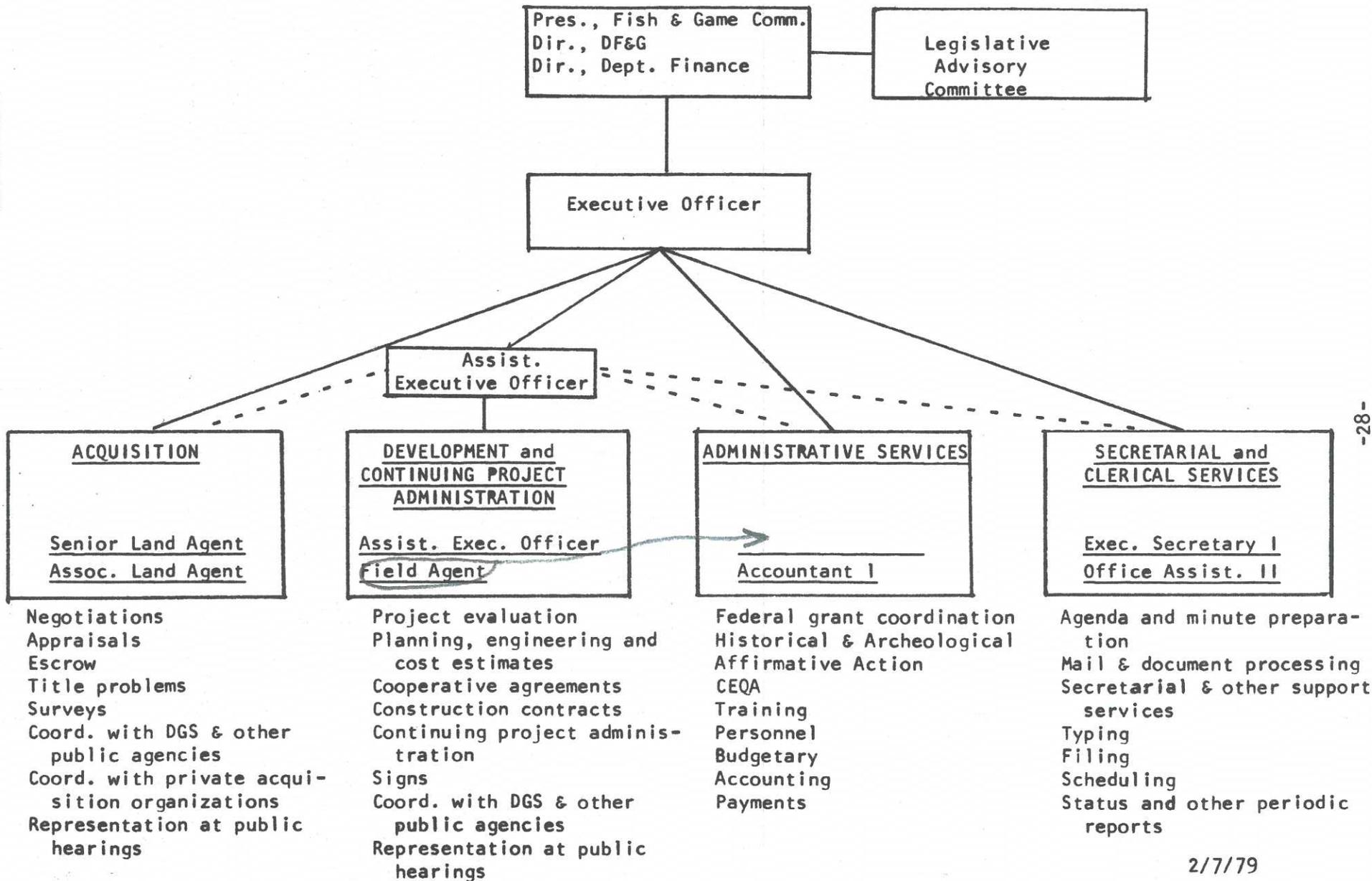
Respectfully submitted,

Chester M. Hart
Chester M. Hart
Executive Officer

WCB STAFF ORGANIZATION PLAN

Note:
Later revised as indicated.
C. Ad

ADDENDUM I



Resolution Honoring Mr. Berger Benson

WHEREAS, Mr. Berger Benson's term as President of the Fish and Game Commission and Chairman of the Wildlife Conservation Board expired on January 15, 1979; and

WHEREAS, Mr. Benson has served with distinction for the last two years as Chairman of the Wildlife Conservation Board, giving of his time and energy to promote wildlife conservation and related recreation through the Wildlife Conservation Board program for the benefit of all of the citizens of the State of California; and

WHEREAS, Mr. Benson is deserving of recognition for his outstanding leadership role in improving fishing, hunting, and preservation of wildlife lands and species as Chairman of the Board and in his capacity as an interested and concerned citizen; Now therefore be it

RESOLVED, that we, the members of the Wildlife Conservation Board, the Joint Interim Committee, and the Board staff, convey to Mr. Benson our appreciation for his guidance, contributions and leadership during his tenure as Chairman; and be it further

RESOLVED, that we express our hopes that he continue to provide leadership, counsel, and support for wildlife conservation and the program for which this Board is responsible; and be it further

RESOLVED, that this resolution be made a part of the official minutes of this Board and that a copy of this resolution be furnished Mr. Benson.

Resolution Honoring Assemblyman Tom Suitt

WHEREAS, Honorable Tom Suitt has served as a member of the Joint Legislative Committee of the Wildlife Conservation Board since his appointment on March 29, 1977; and

WHEREAS, the Board has greatly benefited from Assemblyman Suitt's guidance during his term on the committee; and

WHEREAS, the services of Assemblyman Suitt will be missed, both in the legislature and on the Joint Legislative Committee of the Wildlife Conservation Board; Now therefore be it

RESOLVED, that we, the members of the Wildlife Conservation Board, the Joint Legislative Committee and the Board staff, express our sincere appreciation to Assemblyman Suitt for his contributions in behalf of the program of the Board; and be it further

RESOLVED, that this resolution be made a part of the official minutes of this Board and that a copy of this resolution be furnished Assemblyman Suitt.

Resolution Honoring Senator Dennis Carpenter

WHEREAS, the Honorable Dennis Carpenter retired from the State Senate and concurrently from the Wildlife Conservation Board in December, 1978; and

WHEREAS, Senator Carpenter served with great distinction on the Joint Legislative Committee of the Board since his appointment in 1974; and

WHEREAS, his farsightedness, innovative and wise counsel have furthered the cause of wildlife conservation and recreation related thereto for the benefit and enjoyment of all the people of California; Now therefore be it

RESOLVED, that we, the members of the Wildlife Conservation Board, the Joint Interim Committee, and Board staff, take this opportunity to convey our sincere appreciation for his contributions; and be it further

RESOLVED, that we extend our best wishes for many happy and fruitful years of retirement; and be it further

RESOLVED, that this resolution be made a part of the official minutes of this Board and that a copy of this resolution be furnished Senator Carpenter.

Resolution Honoring Senator John Dunlap

WHEREAS, the Honorable John Dunlap has been a forceful, active member of the Joint Legislative Committee of the Wildlife Conservation Board since 1974; and

WHEREAS, he has, both in the Senate and on the Joint Legislative Committee, demonstrated great interest and concern for protection of wildlife resources and the environment to the benefit of future generations of Californians; and

WHEREAS, such emphasis in the program of the Wildlife Conservation Board is evident as a result of his guidance; Now therefore be it

RESOLVED, That we, the members of the Wildlife Conservation Board, the Joint Legislative Committee and the Board staff, express our sincere appreciation to Senator Dunlap for his contributions in behalf of wildlife conservation and the program of the Board; and be it further

RESOLVED, That this resolution be made a part of the official minutes of this Board and that a copy of this resolution be furnished Senator Dunlap.

PROGRAM STATEMENT

At the close of the meeting on February 7, 1979, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$41,157,901.35. This total includes \$6,448,313.02 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 Bond Acts will be included in this statement after completion of these programs.

a.	Fish Hatchery and Stocking Projects	\$10,284,887.54
b.	Fish Habitat Development	4,571,096.79
	1. Reservoir Construction or Improvement	\$2,673,619.19
	2. Stream Clearance and Improvement	243,013.03
	3. Stream Flow Maintenance Dams	439,503.32
	4. Marine Habitat	377,279.36
	5. Fish Screens, Ladders and Weir Projects	837,681.89
c.	Fishing Access Projects	13,707,168.57
	1. Coastal and Bay Access	1,417,789.61
	2. River and Aqueduct Access	3,575,237.97
	3. Lake and Reservoir Access	3,216,196.30
	4. Piers	5,497,944.69
d.	Game Farm Projects	146,894.49
e.	Wildlife Habitat Development and Improvement Projects	11,515,494.84
	1. Wildlife Areas	10,868,845.72
	2. Miscellaneous Wildlife Habitat Development	646,649.12
f.	Hunting Access	472,436.81
g.	Miscellaneous Projects	401,422.31
s.	Special Project Allocations	58,500.00
	Total Allocated to Projects	\$41,157,901.35

STATUS OF FUND
Wildlife Restoration Fund

Unallocated balance at beginning of 2/7/79 meeting	\$486,832.21
Plus interest on surplus money July/Dec. 1978	+172,984.40
Plus miscellaneous revenue (Dos Reis)	+ 275.00
Plus miscellaneous revenue (Lawler Lease)	+ 5,001.66
Plus recoveries	+561,566.14
Less Fish Rearing Facilities Approp.	- 25,000.00
Less tort claim (Tulloch)	- 50,000.00
Less allocations	<u>-553,300.00</u>
Unallocated balance after 2/7/79 meeting	\$598,359.41