

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

Minutes, Meeting of September 20, 1979

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WILDLIFE CONSERVATION BOARD

Minutes, Meeting of September 20, 1979

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 6028 of the State Capitol, Sacramento, California, on September 20, 1979. The meeting was called to order at 9:45 a.m. by Chairman Sherman Chickering.

1. Roll Call

PRESENT: Sherman Chickering  
Roy M. Bell

Chairman  
Member

ABSENT: E. C. Fullerton  
Senator Barry Keene  
Senator John A. Nejedly  
Assemblyman Dan Boatwright

Member  
Joint Interim Committee  
" " "  
" " "

STAFF PRESENT:

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

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

OTHERS PRESENT:

W. E. Schafer  
Diane Schafer  
Bill Treaster  
Orville P. Ball  
Willis H. Fletcher  
Patricia Mahony Getz  
Raymond J. Nesbit  
Ronald E. Werner

Dept. of Fish & Game  
Student  
Student  
Consultant, Lake Cuyamaca Rec. and  
Park District  
Director, Lake Cuyamaca Rec. and  
Park District  
Wildlife California  
Sacramento, CA.  
Batavia Enterprises, Inc.

Chairman Sherman Chickering apologized for the delay in starting the meeting and indicated that Mr. Fullerton was expected shortly, but that since there is a quorum, the meeting will proceed.

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Mr. Roy Bell, Member, advised that he has again been officially delegated to act for the new Finance Director on the Wildlife Conservation Board.

2. Approval of Minutes

Chester M. Hart, Executive Officer, requested approval of the June 22, 1979, meeting minutes which have been published and circulated, and which require no changes or additions.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE MINUTES OF THE JUNE 22, 1979, MEETING OF THE BOARD.

PASSED UNANIMOUSLY.

3. Wildlife Restoration Fund Status

Unallocated balance at end of 6/22/79 meeting . . . . .	\$137,809.51
Plus miscellaneous revenue . . . . .	+ 200.00
Plus interest on surplus money, Jan./June 1979 . . . . .	+192,830.87
Plus unexpended balance 76/77 staff support . . . . .	+ 20,079.41
Plus pari-mutuel revenue, July 1, 1979 . . . . .	+750,000.00
Less est. 1979/80 staff support . . . . .	<u>-293,963.00</u>

Unallocated balance at beginning of 9/20/79, meeting . . . \$806,956.79

WILDLIFE RESTORATION FUND PROJECTS

4. Emeryville Fishing Pier, Augmentation Confirmation \$100,000.00

Mr. Hart reported that the next two agenda items are for confirmation of telephonic approvals which the Board has given for supplemental funding.

On September 30, 1977, the Wildlife Conservation Board approved the Emeryville Fishing Pier project, and allocated \$80,000 to be matched by the City of Emeryville for pier construction. The city engineer had provided an estimate of \$160,000 for pier costs on July 28, 1977. After a delay in obtaining all permits and clearances, the City opened bids on April 12, 1979, resulting in one bid in the amount of \$410,000.

The City redesigned pier framing, shortened abutment piles, revised timber specifications, reduced pier width, and rebid the project with increased advertising circulation. On June 29, 1979, the City received three bids with the low bid being \$347,429. Staff has been informed that among the reasons for the high bids, are increasing insurance costs for marine type work, considerably increased wage rates for marine trades, and federal requirements.

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The City was convinced that rebidding the project a third time would not result in lower bids. As the City had a deadline of August 14, 1979, for awarding the contract, Board members were polled by telephone on the emergency matter and approved the allocation of an additional \$100,000 towards pier construction, to be matched by the City. The application for federal LWCF monies will be amended to reflect the increased costs and provide 50% reimbursement to both the City and WCB.

Mr. Hart recommended the Board confirm the previous emergency action to allocate an additional \$100,000 from the Wildlife Restoration Fund for the Emeryville Pier project.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD CONFIRM THE TELEPHONIC VOTE AUTHORIZING AN ADDITIONAL ALLOCATION OF \$100,000.00 FROM THE WILDLIFE RESTORATION FUND, TO BE MATCHED BY THE CITY OF EMERYVILLE, FOR THE EMERYVILLE FISHING PIER, ALAMEDA COUNTY, IN ORDER TO ACCEPT THE LOW BID FOR CONSTRUCTION THEREOF; AND AUTHORIZE SHARING LWCF REIMBURSEMENT PROPORTIONATELY AS PREVIOUSLY PLANNED.

PASSED UNANIMOUSLY.

5. Antioch Bridge Fishing Pier - Augmentation Confirmation \$92,000.00

On August 8, Caltrans received two bids for the Antioch Bridge Fishing Pier, for which the Board allocated \$300,000 on February 7, 1979. The sum of the bid items pertaining to the pier totaled \$376,786. Caltrans advised the WCB staff that should the Board elect to augment the funding to permit the pier construction as planned, an amount for contingencies also should be provided for. Their recommendation, which was concurred in by WCB staff, was that \$15,214 be added for this purpose, making the total WCB funding requirement \$392,000, or \$92,000 in excess of the Board's allocation.

The cost estimates for the project were reasonably current, but it developed that the estimators had not allowed for higher costs of over water construction.

Because of the limited time given to act on the bids, a telephonic poll of the Board was made, as an emergency matter, with the Board approving a supplemental allocation of \$92,000.

The application for federal LWCF monies will be amended to reflect the higher costs, so that there will be a 50% reimbursement to WCB of these costs.

Mr. Hart recommended public confirmation of the Board's previous emergency action to increase the Antioch Bridge Fishing Pier allocation by \$92,000 from the Wildlife Restoration Fund.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD CONFIRM THE TELEPHONIC VOTE AUTHORIZING AN ADDITIONAL ALLOCATION OF \$92,000.00 FROM THE WILDLIFE RESTORATION FUND FOR THE ANTIOCH BRIDGE FISHING PIER, CONTRA COSTA COUNTY, IN ORDER TO ACCEPT THE LOW BID FOR CONSTRUCTION THEREOF.

PASSED UNANIMOUSLY.

6. San Elijo Lagoon - Development Planning, San Diego County \$2,000.00

The Chairman requested the Board consider this small project proposal at this time.

The Wildlife Conservation Board in 1977 acquired 268 acres at San Elijo Lagoon in San Diego County, primarily in what generally is called the central basin, which is being managed by the Department of Fish and Game.

The County of San Diego has purchased approximately 451 acres at the lagoon, mainly in the east basin area. This is the upper end of the lagoon which receives at least seasonal inflow of fresh water.

Many years ago this part of the lagoon was developed with ditches and dikes, etc., for operation as a duck club which was later abandoned. However, this area has considerable potential for development and management as a fresh water or seasonal marsh, utilizing to some degree the old duck club developments.

The WCB staff, Department of Fish and Game, and County of San Diego representatives have been involved for some time in discussions and negotiations aimed at a cooperative project, in part incorporating both State and County ownership in the lagoon and general flood plain area in an ecological reserve.

The County also has had prepared, primarily through consultants, a development plan for the approximately 155 acre marsh area of the upper basin. This included dredging of ponds and channels and creation of an island. However, the estimated costs were so high, probably now in excess of \$1,000,000, that the County was unable to provide or obtain necessary funding, and abandoned attempts to pursue the plan. Due to the lack of funding, County planning for the marsh restoration has been discontinued, and recent County management of the area has been limited essentially to some vegetation control for mosquito abatement purposes.

The WCB staff and the Department of Fish and Game had reviewed the County's plan, but felt it could not be favorably recommended for WCB participation as cost-effective.

However, Department personnel have taken a new look at the area, and feel that they can develop a much more economical and practical plan for marsh restoration and management. This in part will require additional exploration of the old duck club development, with vegetation removal for these purposes as well as experimental control, soil testing, etc.

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The Department will provide personnel and equipment for the necessary field work and developing the plan, with assistance of County personnel in the field work.

However, the Department does not have budgeted funds for transporting equipment to the site, fuel and other operating costs for the additional equipment time, additional travel costs and incidentals. These are estimated to be approximately \$2,000.

Staff has reviewed the Department's proposal for plan development, and feels it has considerable merit.

If a plan is developed that is satisfactory to both the Department and the County, the concept is for cooperative agreements and such other actions as necessary to be developed providing for the Department to manage the entire lagoon and general flood plain area as an ecological reserve, with included lands of the County and State Lands Commission, and with necessary development for wildlife purposes proposed as a WCB project.

This would be complemented by the County developing and operating its adjoining lands as a regional park oriented toward enjoyment of wildlife and other natural values of San Elijo Lagoon, with responsibility for operation and maintenance of interpretive and public use facilities for the entire area.

Mr. Hart favorably recommended Board allocation of \$2,000 from the Wildlife Restoration Fund for San Elijo Lagoon planning purposes as described, and authorization for staff and the Department to proceed substantially as outlined.

Both the Chairman and Mr. Bell believed that this was a sensible way to proceed and since there were no comments or objection from those present, the following motion was made.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD ALLOCATE \$2,000.00 FROM THE WILDLIFE RESTORATION FUND FOR SAN ELIJO LAGOON PLANNING PURPOSES; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

7. Pacifica Pier Land Acquisition (County Surplus), San Mateo County \$500.00

Mr. Hart reported that this proposal is to accept the donation of two small San Mateo County surplus parcels adjoining property acquired by the Wildlife Conservation Board for the Pacifica Pier project. The two parcels contain approximately .12+ acre. The parcels were pointed out to the Board members on the map displayed at the meeting by Land Agent John Schmidt.

Property presently owned at this location was previously known as the Sharp Park State Beach, and was acquired by the Board in 1971 from the Department of Parks and Recreation. Pursuant to the Board's approval, the Pacifica Pier was constructed at this location in 1973, as a cooperative project with the City of Pacifica.

The two parcels being considered for acceptance by the Board at this time lie between the Pacific Ocean and Beach Blvd. Retention in public ownership will help to preserve public access to the adjoining beach. It will also help to clean up the property lines of present state-owned lands, as well as preclude possible uses of this area which might detract from the integrity of the overall public fishing pier project.

No development of this area is proposed. The acquisition would 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.

It was staff recommendation that the Board approve the acceptance of this dedication from San Mateo County, allocate \$500 from the Wildlife Restoration Fund for costs related to this acceptance, and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACCEPTANCE OF DONATION OF SURPLUS PROPERTY FROM SAN MATEO COUNTY; ALLOCATE \$500.00 FROM THE WILDLIFE RESTORATION FUND FOR COSTS RELATED TO THIS ACCEPTANCE; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

8. Sacramento River Salmon Spawning Gravel Replenishment, Shasta County

Chairman Chickering requested that Item 12 on the agenda be considered at this time. This is a project which has already been approved but on which the concept has changed due to circumstances beyond the control of WCB and DFG staff.

At the WCB meeting of April 16, 1979, the Board approved a \$100,000 project aimed at providing 25,000 cubic yards of gravel for restoration of salmon spawning beds in the Sacramento River in the Redding area. Spawning gravels in this area are becoming depleted from their continued movement downstream with high river flows and the lack of gravel recruitment due to Shasta and Keswick dams.

The proposal was based on a very favorable offer to provide the gravel in place in the river for approximately \$4 per cubic yard, due to ongoing construction in the area that would make the gravel available.

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Since the WCB approved the project, the Department proceeded further with the necessary planning, obtaining required permits and compliance with CEQA.

The original spawning bed site adjacent to the reported gravel source was determined to have hydraulic conditions that would make the project short-lived, so that a better site farther downstream was selected. This would add to the cost.

Circumstances for the developer that made the \$4 per yard offer evidently had changed also. The gravel stockpile from which the material was to come has largely disappeared, and the developer did not bid on the project when it was advertised.

After the Department had completed necessary steps, bids on the project were opened on August 30, with five bids received. The low bid would enable approximately 10,000 cubic yards to be placed for salmon spawning purposes, compared to the original estimate of 25,000 cubic yards.

It was recognized that the original offer of gravel for approximately \$4 per cubic yard was an extremely favorable price. However, state procedures did not allow immediate acceptance of the offer in a manner binding on both parties, and in the end the offer did not materialize.

It is felt that the bids received tend to reflect what is more the "going market" for gravel and work of the type involved.

However, the Department feels that the project still is very worthwhile and should be pursued at the low bid price. It would still yield approximately \$2 in benefits per \$1 in costs based on the Department's original calculations which they feel were very conservative.

If the project is to be completed in time to be available for spawning by the fall run of salmon this year, which is the major Sacramento River run, WCB action at this meeting is required.

By expediting contract and other processing, it is expected that the work could be completed by about November 1. Arrangements have already been made with the Bureau of Reclamation for the necessary low flows in the river in this period to enable the gravel to be spread in the desired areas of the river channel.

In view of the considerable effort that has gone into this project, the needs of the declining Sacramento River salmon populations, and the favorable benefits vs. costs that the Department predicts for the project, staff recommended that the Board authorize proceeding with the project on the basis of the bids received.

In recognition of the fact that the cost of the project will still be cost beneficial, the Board members believed we should go ahead with the contract as presented.

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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE PROCEEDING WITH THE SACRAMENTO RIVER SALMON SPAWNING GRAVEL REPLENISHMENT PROJECT, SHASTA COUNTY, BASED UPON THE ACTUAL BIDS RECEIVED; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. Lake Cuyamaca Public Fishing Area, San Diego County \$58,100.00

The Chairman noted the presence of people from San Diego and ordered that this item be considered at this time.

Preliminary information on this item was presented at the June 22, 1979, meeting. Some of the original facilities completed with Wildlife Conservation Board funds in 1968 were damaged by unusual high water and wind-caused wave conditions early this summer, and the necessary remedial work is beyond the normal local responsibility for operation and maintenance. The extent of these damages were shown in the photographs made available to the Board.

A detailed assessment of the damages and estimates of costs to restore the facilities has now been provided by the Lake Cuyamaca Recreation and Park District. One abutment of the spillway bridge collapsed, and embankments of the spillway and a service road were severely eroded. These improvements are vulnerable to further and possibly extensive damage next spring unless corrective and protective measures are taken while water levels are low this fall.

None of the north shore improvements approved by the Board in March, 1977, were damaged by the high water conditions.

The Lake Cuyamaca project is essentially a sub-impoundment within the old Cuyamaca lake basin. The project utilizes the main dam, the sub-impoundment dam, and sub-dam spillway to provide a year-round 110 acre recreation pool for public fishing.

The improvements completed in 1968 and 1977 with WCB funds, in addition to the sub-dam and spillway, included such developments as water transfer pumping facilities, access roads, parking areas, restrooms, fishing pier, floats, boat dock, and fish cleaning facilities. The project provides both warm-water and trout fishing, as well as duck hunting. Some 149,000 visitor days of use was reported last year.

The cost to restore the spillway bridge and service road as originally constructed, but with additional riprap for greater protection, is estimated by the District's consulting engineer at \$58,100.

Alternatives were examined for modification of the project structures to provide vehicular access entirely across the main dike, but cost estimates for this approach were greater.

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The district, as lead agency, is processing categorical exemption for this work in compliance with CEQA, and a notice of this action was provided to staff prior to the meeting.

The district by resolution supports this request, and has authorized their chairman to execute the necessary agreements with the State to carry out the work as presented.

The cost estimate submitted by the district for the spillway embankment, bridge, and service road restoration, with review and slight modifications by staff, is as follows:

Reconstruct spillway abutments and bridge, 1.s.	\$2,000
Reconstruct spillway and roadway embankments, 1065 cy @ \$17.00	18,110
Riprap (spillway), 867 tons @ \$20.00	17,340
Riprap (roadway), 475 tons @ \$19.00	9,030
Subtotal	<u>\$46,480</u>
Contingency, 15%	6,972
A&E, 10%	<u>4,650</u>

Total Estimated cost \$58,100

Mr. Hart recommended the Board approve the Lake Cuyamaca restoration work as presented, allocate \$58,100 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Mr. Hart indicated that two representatives from the Lake Cuyamaca Recreation and Park District, Mr. Willis Fletcher and Orville Ball, were present if the Board members had any questions.

Mr. Fletcher requested favorable consideration of this request and stated they were ready to respond to any questions the Board members might have.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE RESTORATION WORK FOR THE LAKE CUYAMACA PUBLIC FISHING AREA, SAN DIEGO COUNTY; ALLOCATE \$58,100.00 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. Paradise Beach Fishing Pier, Marin County

Bids for this project, which was approved at the April 16, 1979, meeting of the Board, were opened by the County on August 20th. The low bid for the actual pier construction is within the joint WCB/County/Federal LWCF funding of \$325,600 and requires no augmentation.

However, the bid to demolish the existing pier, exceeded the estimate by \$33,500. This work is to be funded by the County and was approved for inclusion in WCB's application for federal LWCF reimbursements. Proceeding with the funding arrangement previously authorized by the Board will require staff amending the application to increase the amount of this item from \$31,500 to \$65,000.

Stated in another way, actual low bid for the overall project is \$33,500 above the estimate, with the increase planned to be funded by the County with 50% LWCF reimbursement.

Staff recommended that the Board approve the \$33,500 overall project increase, with no additional costs to the WCB, and authorize reimbursement to the County as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD RECOGNIZE THE INCREASE IN THE OVERALL LAND AND WATER CONSERVATION FUND PROJECT FOR PARADISE BEACH FISHING PIER, MARIN COUNTY, WHICH INCREASES THE AMOUNT OF COUNTY PARTICIPATION BY \$33,500.00; AND AUTHORIZE SHARING LAND AND WATER CONSERVATION FUND REIMBURSEMENTS PROPORTIONATELY WITH THE COUNTY AS PREVIOUSLY PLANNED.

PASSED UNANIMOUSLY.

11. White Slough Ponds Public Access, San Joaquin County \$43,000.00

The Department of Water Resources has proposed development of access facilities for excavated ponds at White Slough, near Highway 12 and Interstate 5 in San Joaquin County. DWR would lease the project area to the Department of Fish and Game and would operate and maintain the area for a minimum five-year period. If and when the Peripheral Canal is constructed, it will occupy the proposed project area.

Five ponds were created several years ago when material was excavated for construction of I-5 from the proposed Peripheral Canal alignment. Natural ground water has filled the excavations, creating the ponds.

The Department of Fish and Game stocked the ponds in 1976 and 1977 with channel catfish, largemouth bass, and three species of sunfish. Some trespass fishing has occurred, and growth of the fish has reportedly been good. The ponds are long and narrow, averaging about 300 feet in width and varying from 1300 to 5200 feet in length. The average depth is about 25 feet. In addition to fishing, the area will provide hunting for pheasants, doves, rabbits, and waterfowl on the considerable acreage adjacent to the ponds that will become a wildlife area. The Department of Fish and Game will plant the area with a seed mix for both feed and cover. This will complement revegetated natural growth that has occurred on the area since excavation.

Additional uses would include hiking, bird watching, and photography. The area is three miles long, and since there will be no connecting road between ponds, people willing to walk should find semi-secluded areas for fishing.

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DWR, acting as lead agency for CEQA purposes, has completed a Negative Declaration and filed the necessary Notice of Determination.

DWR has also prepared a cost estimate and plans that have been reviewed by staff and found to be adequate.

Cost estimate is as follows:

Access road and fencing	\$26,000
Parking area - 40 cars	12,900
Signs	700
Trash receptacles	600
Fishing platform	800
Lifesaving devices	<u>2,000</u>

TOTAL \$43,000

Chemical toilets will be provided by DWR on a contract or rental basis.

The development has been planned to minimum standards so that costs can be amortized quickly, in view of the uncertain life of the project. However, to date no version of the Peripheral Canal has been authorized by either the State or federal government, so that a minimum project life of five years is expected.

Staff recommended the Board, with consideration of the Negative Declaration, approve the White Slough Ponds Public Access project, allocate \$43,000 from the Wildlife Restoration Fund therefor, and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE WHITE SLOUGH PONDS PUBLIC ACCESS PROJECT; ALLOCATE \$43,000.00 FROM THE WILDLIFE RESTORATION FUND THEREFOR; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

12. Delta Fisheries Base Relocation, Contra Costa County \$66,000.00

The Department has proposed the relocation and restoration of the Delta Fisheries Base, located at the Antioch Bridge Fishing Pier site. The Delta Base facility, consisting of a 40' x 60' metal storage, shop and office building and adjacent outside net drying racks was developed in 1950 with WCB funds. The formerly leased 1.3 acre property was acquired by the Board from the Division of Highways in 1969.

In recent years, subsidence of the area has subjected the facilities to occasional flooding during seasonal high water levels. Raising the building to a higher elevation is necessary to overcome the flooding problem.

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At the same time, it would be desirable to move the facility inland about 300 feet to free the riverbank area for public use in connection with the new pier project. It would be most advantageous to do the relocation at this time so as to permit proper planning of the public use area adjacent to the pier and to coordinate the work with the pier and site grading contract already under way.

If the building is not moved, planned grading of the surrounding area would leave the building in a depression, with the probability of aggravating the flooding problem.

The Department engineers have advised that some restoration of the building also should be made, consisting primarily of replacement of corroded side panels and painting. Their cost estimate for the relocation to a new foundation and minimal repairs is as follows:

Site preparation	\$ 3,000
Slab and footings	12,000
Move building	8,000
Plumbing and electrical	10,500
Siding panels	6,000
A.C. pavement	12,000
Fence & gates	3,000
Painting	1,400
Building modifications (doors, windows, etc.)	<u>3,200</u>
Subtotal	\$59,000
Contingencies	<u>6,900</u>
Total estimated cost	\$66,000

Caltrans, as lead agency for the fishing pier project, has filed a Negative Declaration which included the concept of relocation of this facility as proposed.

Mr. Hart recommended the Board, with consideration of the Negative Declaration, approve the Delta Fisheries Base Relocation, allocate \$66,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

In response to Mr. Chickering's question as to why there has been more flooding there recently than historically, Mr. Hart responded that this was on an old fill area adjacent to the old bridge and there must have been subsidence through the years.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE DELTA FISHERIES BASE RELOCATION; ALLOCATE \$66,000.00 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1974 AND 1976 BOND ACT PROJECTS

13. Interior Wetlands and Riparian Habitat Acquisition Project  
Putah Creek Expansion, Solano County \$101,000.00

Mr. John Schmidt, land agent, pointed out on a map displayed the existing WCB ownerships along Putah Creek and the subject parcels to be acquired and to be donated by the present owner. Including the BLM land and the recently acquired University of California property, he advised that there would be a total block of approximately 3,400 acres in public ownership in this area.

Mr. Hart then presented this proposal to acquire approximately 488 acres along Putah Creek, Solano County, for protection of riparian habitat values, and for public access purposes. Acquisition will include a partial donation by the owners.

The property proposed for acquisition is located about 10 miles westerly of Winters, and about three-quarters of a mile downstream from the Monticello Dam, which impounds the waters of Lake Berryessa. The dam is the approximate focal point of the boundaries of three counties - Yolo, Solano, and Napa. The northerly property line fronts on Putah Creek for approximately one mile. The northerly bank of the river fronts on a WCB fishing access site, which fronts on State Highway 128.

In addition to providing local residents with a very popular recreational opportunity, the Lake Berryessa-Putah Creek area is widely used by many Californians for fishing, boating, hunting, camping, hiking, and swimming. The Board has previously acquired about  $2\frac{1}{2}$  miles of river frontage on the northerly side of Putah Creek (Yolo County), and approximately one-half mile on the south side, adjoining this property to the west. The north side properties have been developed with access facilities including parking and restrooms maintained by Yolo County, and are very heavily used by the public. The subject property, on the south side of the creek, will have access via an unimproved dirt road extending from Pleasant Valley Road, as well as water access from the present Wildlife Conservation Board access areas.

The proposal would actually be acquired in two separate transactions with the same grantor. The first acquisition will include  $168\pm$  acres, and is planned to be acquired at the approved appraised fair market value of \$96,600. The second acquisition includes  $320\pm$  acres, and will be a full donation by the grantor.

Acquisition of the property by WCB will provide several public benefits. Perhaps highest is the preservation of riparian habitat values, which would be threatened by possible residential or commercial development. The upland areas of the property also provide significant habitat for a number of wild-life species.

Public access values of the property also are high. In addition to providing access to the south bank of the creek for fishing, the parcel adjoins  $2,525\pm$  acres of BLM land, and  $160\pm$  acres of previously acquired WCB land. This

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provides public access to a large block of land for deer and other hunting, and other recreational use. No development of this parcel is presently planned.

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 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 the approximately 168 acre parcel and the acceptance of the 320+ acre donation as proposed, allocate \$101,000 for the purchase and related costs from the 1974 and 1976 Bond Act funds available for this project, and authorize staff and the Department to proceed substantially as planned.

Mr. Bell asked if this acquisition would come before the Public Works Board for final approval, and Mr. Hart advised that action by this Board would be final. He stated the Bond Act provides that such acquisitions would be administered under the Wildlife Conservation Law rather than the Property Acquisition Law.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PURCHASE AND DONATION OF PROPERTY AS PROPOSED ALONG PUTAH CREEK, SOLANO COUNTY; ALLOCATE \$101,000.00 THEREFOR FROM THE 1974 AND 1976 BOND ACT FUNDS AVAILABLE FOR INTERIOR WETLANDS AND RIPARIAN HABITAT ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

14. Interior Wetlands and Riparian Habitat Acquisition Project  
Acker Island, San Joaquin County \$7,500.00

This proposal is for the acquisition of approximately 25 acres of State surplus property from the Department of General Services. The parcel is part of property originally acquired by the Department of Finance for construction of the Stockton Deep Water Channel. Mr. Jim Sarro, land agent, indicated on a map the parcel under consideration which is about 10 miles northwest of Stockton where the San Joaquin River and the Deep Water Channel and Turner Cut-off meet.

The land was recently offered to the Board for preservation of riparian habitat and for management by the Department of Fish and Game. An evaluation of the proposal by the Department indicates that about half the property is excellent marshland and the remainder is typical delta riparian vegetation. The entire parcel provides important habitat for both resident and migratory birds, particularly in the winter months. For this reason, the Department recommends that the Board proceed with the acquisition and thereafter turn over the management of the property to the Department.

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An estimate by the Department of General Services indicates the market value of the 25 acres to be \$7,500. This would appear appropriate when compared with recent Board purchases of similar lands along the Sacramento River. There would be no added costs for processing of the transaction.

Funding for the transfer of this land is available from the 1974 and 1976 Bond Acts and the transfer is exempt from CEQA requirements under Class 13 of Categorical Exemptions, acquisition of lands for wildlife conservation purposes.

Staff recommended that the Board approve this transfer, allocate \$7,500 from 1974 and 1976 Bond Act funds to cover costs, and authorize staff and the Department to proceed substantially as planned.

In response to Mr. Chickering's question as to who owns the rest of the island, it was brought out that it is private. The only development is a marina and a boat dock, and that access is only by boat. It appeared there would be no conflict with WCB acquisition.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF SURPLUS PROPERTY AT ACKER ISLAND, SAN JOAQUIN COUNTY; ALLOCATE \$7,500.00 THEREFOR FROM THE 1974 AND 1976 BOND ACT FUNDS AVAILABLE FOR INTERIOR WETLANDS AND RIPARIAN HABITAT ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

15. Wild Trout, Salmon and Steelhead Habitat Acquisition Project \$44,800.00  
Keys Creek, Marin County

Land agent Jim Sarro, at the request of Mr. Hart, pointed out the parcels under consideration in this proposal on a map displayed at the meeting.

This proposal is for the acquisition of three parcels of land along Keys Creek near its confluence with Walker Creek in Marin County. These parcels lie between State Highway 1 and the creek, providing excellent access to and approximately one mile of frontage on the creek and the highway. The total size is about 19.6 acres.

The Department of Fish and Game and the Marin Municipal Water District have initiated a silver salmon and steelhead restoration program on Walker Creek as an element of MMWD's Soulajule Dam Project, and expect this restoration to provide an additional 1,000 salmon angling days and 2,000 steelhead angling days of recreation per year in lower Walker and Keys Creeks.

The Department also has advised staff that obtaining angler access in this area is a major DFG objective in achieving public utilization of these resources, and strongly urges that WCB purchase the subject properties. The area would be managed by the Department of Fish and Game, and no development is planned. However, the parcels have good potential for future development of public access facilities if considered desirable.

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The three parcels really have a combination of values that merit public ownership. These include riparian and marsh habitat in addition to the salmon and steelhead and public access values mentioned. However, it is felt that under the circumstances, the salmon and steelhead values predominate.

An appraisal of the parcels indicates their fair market value to be \$41,300, and the owner has offered the lands to the Board for that price. Costs of the appraisal and closing of sale would be approximately \$3,500.

Funding is available from the 1974 and 1976 Bond Act under the Board's Wild Trout, Salmon and Steelhead Habitat Acquisition Project. The project carries a categorical exemption from CEQA under Class 13, acquisition of lands for wildlife conservation purposes.

Staff recommended that the Board approve this acquisition, allocate \$44,800 from the 1974 and 1976 Bond Act to cover the purchase price and costs and authorize staff and the Department to proceed as outlined.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY AT KEYS CREEK, MARIN COUNTY; ALLOCATE \$44,800.00 THEREFOR FROM THE 1974 AND 1976 BOND ACT FUNDS AVAILABLE FOR WILD TROUT, SALMON AND STEELHEAD HABITAT ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

16. Coastal Wetlands Acquisition Project \$92,500.00  
Petaluma Marsh - Channel Drive, Marin County

This project is for acquisition of approximately 53 acres of coastal marshland along the Petaluma River. The Petaluma Marsh complex is bounded generally by the City of Petaluma on the north, San Pablo Bay on the south, Lakeville Highway on the east, and U.S. Highway 101 on the west.

The 53 acres in question is located on the right, or west, bank of the Petaluma River a short distance upstream from the Highway 37, or Black Point cut-off bridge, and this area was pointed out on a map by Mr. Sarro.

Coastal marshes are among the most productive of all ecosystems. Petaluma Marsh is the second largest block of contiguous marsh in the San Francisco Bay area. It supports a large number of resident and migratory species.

In recent years peak duck populations have approached 5,000. Pintail, shovelers and gadwall are the most abundant species. The marsh potholes and open water areas are used by limited numbers of canvasback wintering in the north San Pablo Bay area. The area normally supports a limited number of coots and occasional use by snow and Canada geese.

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The marsh provides habitat for a variety of shorebirds, wading birds, raptors and song birds. Avocets and black-necked stilts are permanent residents. Other shorebirds such as least and western sandpipers, willets, marbled godwits, dunlins, long-billed curlews, black-bellied plovers, yellowlegs and dowitchers used the mud flats and potholes during migration and as over-wintering habitat. Wading birds, primarily snowy egret, great blue herons, black-crowned night herons and great egrets are observed in limited numbers throughout the year.

Raptors use the area extensively. Kestrels, red-tailed hawks, marsh hawks, rough-legged hawks and white-tailed kites are common visitors. Peregrine and prairie falcons occasionally use the marsh.

Two endangered species, the California clapper rail and the salt marsh harvest mouse, are year-round inhabitants of the natural marshes. Available data indicate that populations of both species are present at low-medium density levels. Black rails, also threatened, are probably present; however, no census data are available for this species. Samuel's song sparrow, which is now under consideration for designation as a threatened or endangered species, is relatively abundant and well-dispersed over the area proposed for acquisition.

The number of mammalian species is limited. Marsh inhabitants include raccoons, muskrats, skunks, shrews, and the endangered salt marsh harvest mouse.

In June of 1978, the Board authorized and staff completed the acquisition of 1,844 acres within the marsh being managed by the Department of Fish and Game. The Department has now recommended that the Board acquire additional holdings to assure maximum protection of this critical habitat.

The subject property is considered excellent marsh habitat and, according to the Department, would support an even greater abundance and variety of wildlife if intensive marsh management techniques were employed, although no development is presently planned. It is adjacent to a completed subdivision on the west and a partially constructed homesite/marina development on the north. With increasing suburban expansion, it is inevitable that at some point in the near future the development of the subject 53 acres will be economically viable. This being the case, the Department has recommended its purchase at this time.

An appraisal of the property indicates its value to be \$85,000. The appraisal was reviewed and approved by the Department of General Services. The landowner is offering the property to the Board at fair market value as determined by the appraisal, and additional costs of \$7,500 are expected for costs of the appraisal, escrow and title insurance.

Funding is available from the 1974 and 1976 Bond Acts. The project is exempt from CEQA requirements, falling under Categorical Exemption 13, for protection of fish and wildlife habitat. Management of these wetlands would be undertaken by the Department.

It was recommended that the Board approve this purchase, allocate \$92,500 therefor, and authorize staff and the Department to proceed with the acquisition substantially as outlined.

There was discussion on the value placed on the 53 acres which Mr. Chickering believed was too high to pay for marshland. It was brought out that the parcel is adjacent to developable property. The hill just west of the property is dotted with homes, making the property more valuable. Although there are intervening State lands, there is no encumbrance of a State lands claim which would have a tendency to devalue property. The only impediment to immediate development is the number of different agencies that would have to review and approve the proposals, but it would only be a matter of time. In Southern California, this type of property would be valued at \$2,000-\$3,000 per acre as it does have potential for development; and people are willing to pay that price for that kind of property. Mr. Sarro pointed out that this property was offered to the Department three or four years ago for \$4,500 per acre. The present per acre price is \$1,600.

Mr. Chickering commented that he was familiar with the area, and although the price seemed rather high, it appeared acceptable inasmuch as there have been, in effect, two appraisals made of the property substantiating the value.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY AT PETALUMA MARSH - CHANNEL DRIVE, MARIN COUNTY; ALLOCATE \$92,500.00 THEREFOR FROM THE 1974 AND 1976 BOND ACT FUNDS AVAILABLE FOR COASTAL WETLANDS ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

17. Coastal Wetlands Acquisition Project \$63,500.00  
Elkhorn Slough (#1), Monterey County

Mr. Hart reported that this proposal is to acquire approximately 163 acres of privately owned land within the boundaries of the proposed Elkhorn Slough Estuarine Sanctuary.

Mr. Schmidt, land agent, traced on the map the property proposed for purchase and the boundary of the estuarine sanctuary. The subject property, he indicated, lies on the easterly side of Elkhorn Slough, approximately 5 miles northeasterly of Moss Landing. More specifically, it is bounded by Elkhorn Road to the east, Elkhorn Slough to the west, and private ownerships to the north and south. A Southern Pacific Railroad track splits the parcel into two parts in a north-south direction.

For the most part, the property is relatively flat, marshy land at an approximate elevation of "0" feet, or at sea level. As such, the property is subject to tidal action which has, in the past, been controlled on the easterly side of the railroad by tidegates located at a railroad bridge near the center of the property.

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The property is valuable as part of the overall Elkhorn Slough ecosystem, providing a large area of undisturbed marsh. The slough and its adjoining tidal flats and salt marshes support many wildlife species. Over 90 species of water-associated birds have been observed and identified in the area. The waters of the slough provide an important nursery and feeding area for many sport and commercial fishes, in addition to supporting a rich fauna of bottom and mud-dwelling organisms. The mudflats are also known for their shellfish production. Because of the high resource values of this parcel, it would be a valuable wildlife acquisition either with or without the total proposed sanctuary.

No development is proposed for this parcel. 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.

State ownership would provide the potential for 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 its inclusion within the proposed sanctuary, this acquisition will qualify for federal funding participation from the Office of Coastal Zone Management if the state application for the estuarine sanctuary grant is approved.

The proposed acquisition falls 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.

The property owners have agreed to sell this property to the State for \$60,000, so that there is a donation of \$70,000 of the total appraised fair market value of \$130,000. Approximately \$3,500 is needed for appraisal, title insurance and processing costs.

Mr. Hart then reviewed briefly the status of the estuarine sanctuary proposal and the related WCB-DFG application for federal grant funds for acquisition. The federal Office of Coastal Zone Management has published and distributed the final environmental impact statement for the project. The 30-day public review period terminated on September 17 and from a telephone message received yesterday, he was informed the grant award had been signed by OCZM. It is being processed through the Department of Commerce and the documents should be received early next week.

The Board many years ago delegated authority to sign these federal grant documents to its executive officer. This is a new federal grant program, so that Mr. Hart believed it might be desirable for the Board to confirm this delegation as part of this project motion.

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The grant will be for \$1,042,000 in federal funds as part of an estimated \$3,000,000 project. This works out to 35% reimbursement overall, based on fair market value. The State can use fair market value as a basis for reimbursement rather than cost, so in this circumstance where there is a sizeable donation it would work out that we could receive about 72% of the \$130,000 fair market value.

Mr. Hart recommended that the Board approve purchase of the total 163+ acre parcel as proposed, allocate \$63,500 for the purchase and related costs from the 1974 and 1976 Bond Act funds available for this project, and authorize staff and the Department to proceed substantially as planned, with confirmation of authority for the Executive Officer to sign the necessary documents for the transfer of funds.

The Chairman asked for comments from the audience, but there were none. He then asked what the involvement of The Nature Conservancy was in this project. Mr. Hart responded that it will actually be The Nature Conservancy that will be selling the property to the WCB under these circumstances. They have been aware of both the state and federal planning for acquisition in the area and had made some preacquisitions, which no doubt will save money for the federal and state agencies involved. They propose to sell the property at a bargain sale and use the funds to purchase other properties in the area.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ELKHORN SLOUGH (#1) ACQUISITION PROJECT, MONTEREY COUNTY, AS PROPOSED; ALLOCATE \$63,500.00 THEREFOR FROM THE 1974 AND 1976 BOND ACT FUNDS AVAILABLE FOR COASTAL WETLANDS ACQUISITION PROJECTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, WITH CONFIRMATION THAT THE BOARD'S PREVIOUSLY DELEGATED AUTHORITY TO THE EXECUTIVE OFFICER TO EXECUTE NECESSARY DOCUMENTS FOR FEDERAL GRANTS EXTENDS TO THE ELKHORN SLOUGH ESTUARINE SANCTUARY PROJECT.

PASSED UNANIMOUSLY.

A message was received from Mr. Fullerton indicating he was still delayed, and the Chairman asked that he be informed that the meeting has proceeded and action on the agenda was now completed.

There being no further business to be considered, the meeting was adjourned at 10:45 a.m.

Respectfully submitted,



Chester M. Hart  
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on September 20, 1979, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$41,979,801.35. 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 . . . . .	4,729,196.79
	1. Reservoir Construction or Improvement . . . . .	\$2,731,719.19
	2. Stream Clearance and Improvement. . . . .	343,013.03
	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 . . . . .	14,157,968.57
	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 . . . . .	5,905,744.69
d.	Game Farm Projects . . . . .	146,894.49
e.	Wildlife Habitat Development and Improvement Projects . . . . .	11,517,494.84
	1. Wildlife Areas . . . . .	10,870,845.72
	2. Miscellaneous Wildlife Habitat Development . . . . .	646,649.12
f.	Hunting Access . . . . .	472,436.81
g.	Miscellaneous Projects . . . . .	612,422.31
s.	Special Project Allocations . . . . .	58,500.00
	Total Allocated to Projects . . . . .	<u>\$41,979,801.35</u>

STATUS OF FUND  
Wildlife Restoration Fund

Unallocated balance at beginning of 9/20/79 meeting . . . . .	\$137,809.51
Plus miscellaneous revenue . . . . .	+ 200.00
Plus interest on surplus money, Jan./June 1979 . . . . .	+192,830.87
Plus unexpended balance 76/77 staff support . . . . .	+ 20,079.41
Plus pari-mutuel revenue, July 1, 1979 . . . . .	+750,000.00
Less est. 1979/80 staff support . . . . .	-293,963.00
Less allocations . . . . .	<u>-361,600.00</u>
Unallocated balance at end of Sept. 20, 1979, meeting . . . . .	\$445,356.79