

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

Minutes, Meeting of January 10, 1980

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WILDLIFE CONSERVATION BOARD

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Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 6028 of the State Capitol, Sacramento, California, on January 10, 1980. The meeting was called to order at 1:30 p.m. by Chairman Sherman Chickering.

1. Roll Call

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

STAFF PRESENT:

Chester M. Hart	Executive Officer
Alvin G. Rutsch	Assistant Executive Officer
John Wentzel	Field Agent
John Schmidt	Land Agent
Jim Sarro	Land Agent
Alma Koyasako	Secretary
Margaret Parkinson	Stenographer

OTHERS PRESENT:

Bill McCall	Alameda Rod & Gun Club
Grant Mainland	Alameda Rec. & Park Dept.
Steve Burrell	City of Capitola
Rick Karleen	City of Capitola
Bob Nuzum	East Bay Municipal Utility Dist.
Bill Schafer	Dept. of Fish & Game
Bill Treaster	Student Intern
Richard Conzelmann	Greater Vallejo Recreation Dist.
Maxine Turner	" " " "
Joe Sheehan	Dept. of Fish & Game
Bill Caryl	Consulting Engineer
Ron McClellan	San Mateo Co. Harbor District

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2. Approval of Minutes

The Executive Officer, Chester M. Hart, recommended approval of the minutes of the September 20, 1979, meeting of the Board as published and circulated.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE MINUTES OF THE SEPTEMBER 20, 1979, MEETING OF THE WILDLIFE CONSERVATION BOARD BE APPROVED.

PASSED UNANIMOUSLY.

3. Wildlife Restoration Fund Status

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 September 20, 1979, meeting \$445,356.79

Mr. Hart explained that proposed allocations in this agenda add up to slightly over \$1,200,000, but transfers to cover this amount have been effected under provisions of AB 200 (Assemblyman Boatwright). This legislation provides that federal funds previously received from federal reimbursements will be deposited in the Wildlife Restoration Fund effective January 1, 1980. All future federal reimbursements from WCB projects will also be deposited in the WRF. This bill made a practical and simple resolution of increasingly complex accounting and budgeting problems for the WCB due to federal grant reimbursements being credited to the various accounts from which eligible projects were originally funded.

This does not increase or otherwise change the overall funding available to the WCB. However, it does greatly simplify and reduce the accounting work necessary, improve cash flow, and add flexibility to the funding of projects by the Board.

The transfer of remaining federal funds that have been previously received will cause a one-time estimated increase in the WRF of approximately \$2,000,000. Thereafter, the WRF in effect will serve as a revolving fund for these federal grant monies as they are received and then allocated by the Board for future projects.

4. Recovery of Funds

Mr. Hart advised that the following projects have balances of funds that can be recovered and returned to the Wildlife Restoration Fund. It was recommended that the total amount of \$15,728.41 as shown below be recovered to the Wildlife Restoration Fund and the accounts closed.

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Eagle Lake Fishing Access, *Lawer*

Allocation	\$60,000.00
Expenditures	50,282.68
Balance for Recovery	\$ 9,717.32

Elk Herd Fencing, *E. Costa*

Allocation	\$55,000.00
Expenditures	54,009.29
Balance for Recovery	\$ 990.71

Hatchery Completion Project (Mojave and Black Rock), *SBL*

Allocation	\$35,000.00
Expenditures	32,819.19
Balance for Recovery	\$ 2,180.81

Rio Vista Riverbank Access, *Edwards*

Allocation	\$ 7,200.00
Expenditures	7,097.86
Balance for Recovery	102.14

Torrey Pines Reef, *S.O.*

Allocation	\$18,500.00
Expenditures	18,231.00
Balance for Recovery	269.00

Buena Vista Lagoon (Caltrans), *S.O.*

Allocation	\$ 300.00
Expenditures	250.37
Balance for Recovery	49.63

Cinder Flats Wildlife Area, *Shaste*

Allocation	\$78,000.00
Expenditures	75,581.20
Balance for Recovery	2,418.80

Total for Recovery - \$15,728.41

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

Eagle Lake Fishing Access	\$9,717.32
Elk Herd Fencing	990.71
Hatchery Completion Project	2,180.81
(Mojave and Black Rock)	
Rio Vista Riverbank Access	102.14
Torrey Pines Reef	269.00
Buena Vista Lagoon (Caltrans)	49.63
Cinder Flats Wildlife Area	2,418.80
	<u>\$15,728.41</u>

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ALL OF THE FUNDS TOTTALLING \$15,728.41 ARE TO BE RETURNED TO  
THE WILDLIFE RESTORATION FUND.

PASSED UNANIMOUSLY.

5. Rio Vista Fishing Pier, Augmentation Confirmation \$28,300.00

On October 11, 1978, the Wildlife Conservation Board approved the Rio Vista Fishing Pier as a cost-sharing project with the Department of Water Resources and allocated \$71,000 for the WCB share. On October 10, 1979, DWR received five bids for the project, all of which exceeded the project funds. An analysis of the bids, plus engineering and contingency costs, indicated that an additional \$28,300 from WCB would be needed.

Because of the limited time to act on the bids, Board members were polled by telephone as an emergency matter and approved the additional allocation of \$28,300 towards pier construction. This amount will be more than matched by DWR, since their total cost exceeds that of WCB. The application for federal LWCF monies will be amended to reflect the increased costs, so that there will be a 50% reimbursement to WCB of the total allocations.

Mr. Hart stated that this item is on the agenda for public confirmation of the Board's previous emergency action to increase the Rio Vista Fishing Pier project allocation by an additional \$28,300 from the Wildlife Restoration Fund. The Land and Water Conservation Fund project is being amended so that there will be a 50% reimbursement from the federal government for the additional amount.

Chairman Chickering introduced Senator John Nejedly who had joined the group during Mr. Hart's presentation of this agenda item. Senator Nejedly asked if the federal government has indicated approval of this additional amount, and when advised that such concurrence was received, recommended approval of the augmentation.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD CONFIRM THE TELEPHONIC VOTE AUTHORIZING AN ADDITIONAL ALLOCATION OF \$28,300 FROM THE WILDLIFE RESTORATION FUND FOR THE RIO VISTA FISHING PIER, SOLANO COUNTY, IN ORDER TO ACCEPT THE LOW BID FOR CONSTRUCTION THEREOF.

PASSED UNANIMOUSLY.

6. Delta Fisheries Base Relocation, Contra Costa County Change of Scope

Mr. Hart indicated this item is for public meeting confirmation of a change in scope given telephonic approval by Board members on an emergency basis.

Relocation of the Delta Fisheries Base as part of the overall Antioch Bridge Fishing Pier project was approved by the Board on September 20, 1979.



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An allocation of \$66,000 was made for relocation and renovation of the existing building as the least costly alternative, with a new building estimated to cost approximately 50% more.

Actual experience with prospective contractors now has demonstrated that a new building evidently can be provided for the same cost as, or possibly less than, moving and renovating the old building. The new building would have a longer life expectancy, and would be considerably better value for the expenditure.

Because of the integration of the Delta Base relocation with the ongoing, overall pier construction project, it was necessary to obtain immediate approval to proceed with the new building as an alternative.

It was Mr. Hart's recommendation that the Board confirm its telephonic approval of the change of scope to authorize the alternative of a new building for the Delta Fisheries Base relocation at no increase in project costs.

Senator Nejedly recommended approval of this change of scope.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD CONFIRM ITS TELEPHONIC APPROVAL OF A CHANGE OF SCOPE FOR THE DELTA FISHERIES BASE RELOCATION PROJECT TO AUTHORIZE THE ALTERNATIVE OF A NEW BUILDING AT NO INCREASE IN PROJECT COSTS.

PASSED UNANIMOUSLY.

7. Vallejo Fishing Pier Rehabilitation Project, Solano Co. \$60,000.00

The Vallejo Fishing Pier, a conversion of the easterly approach of the old Highway 37 bridge crossing the Napa River, was developed by the Board in 1971. The work consisted of minor structural repairs, railings, parking area, restroom, area lighting and the pier appurtenances. Its location adjacent to the older residential section of Vallejo has made it a consistently popular spot for anglers of all ages.

The pier and an adjacent parcel fronting on Wilson Way are owned in fee by the department, WCB having acquired it from the former Division of Highways in 1968. It is operated and maintained by the Greater Vallejo Recreation and Park District by a long-term agreement with the department.

Replacement of 10 pile caps is now needed. This is a major structural renovation considered to be beyond the normal maintenance responsibilities of the district. The caps are major structural members, supporting all the stringers which support the deck slab. Failure of the caps has caused settlement of the deck at the pile bents. This has accelerated the decay. As surface runoff is concentrated into the low spots, the increased exposure of the caps to moisture causes further deterioration. There is, in fact, some concern for public safety if the condition is not corrected soon, due

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to the uneven deck condition. The district has requested WCB funds for the restoration work which is estimated by their consultant at approximately \$60,000. The district's costs for preparation of plans and specs, contract administration and construction inspection could be reimbursed from the allocation, if funds remain after the project is bid. The district has done the site inspection and preliminary plans at their cost.

Staff has inspected the pier and concurs that the corrective work on the caps is urgently needed. The work is Categorically Exempt under the provisions of CEQA Class 1 - Repair of Existing Facilities, and the District has filed a Notice of Exemption pursuant to CEQA. The District has also adopted a resolution in support of this request and agreeing to an extension of the Cooperative Agreement for a continued term.

Staff plans to submit an application for 50 per cent reimbursement of costs under the federal Land and Water Conservation Fund program.

It was Mr. Hart's recommendation that the Board approve the Vallejo Fishing Pier Rehabilitation Project, allocate \$60,000 therefor from the Wildlife Restoration Fund, and authorize staff and the department to proceed with the project substantially as planned.

Senator Nejedly stated that he had discussed this problem with the Greater Vallejo Recreation and Park District staff, and it was his understanding that some of the wood used originally was not treated and that therefore deterioration occurred. He asked if consideration had been given to adding a preservative to protect the wood which is exposed to the water. Mr. Hart stated that the new materials would all be pressure-treated and inspection would be provided to insure that the work would be completed and maintained in such a manner that this problem would not recur.

Mr. Chickering asked if there was consideration given to treating those members not being replaced in this project. Mr. Dick Conzelmann, Director of the Greater Vallejo Recreation District, explained that the other caps are underneath areas which are not exposed to surface moisture. The only ones which are rotting are those under the expansion joints where they are subject to surface water and subsequent rotting. The other caps are not exposed to the same problem and will not require removal or special treatment.

With assurance that this would provide the necessary safeguards, Senator Nejedly recommended approval of this rehabilitation project.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE VALLEJO FISHING PIER REHABILITATION PROJECT; ALLOCATE \$60,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

8. Alameda Estuary Public Access, Alameda County \$112,400.00

In 1958 the WCB and the City of Alameda developed the Alameda Fishing Access consisting of a boat ramp, small pier with floats, and parking area. The lease and operating agreements with the city were recently renewed for a 25-year period, thereby assuring the continued long-term public access to the Alameda estuary and bay waters from the island side.

On renewing the agreements, the project was re-named Alameda Estuary Public Access to conform to current WCB practice and to better identify it. The city, in extending the project agreements, also requested that the Board consider possible upgrading of the facility to bring the project up to current acceptable standards of public safety and convenience.

Staff review found that the parking area, recently repaved by the city, and the launching ramp area, were in good shape, but the float system has lasted its useful life and has been worn beyond practical repair by wave action and constant use. In fact, Mr. Hart stated, there was a recent suit against the city and the WCB executive officer because of the deteriorated condition of the project. Replacement of the floats, the pier and gangway and the construction of a public restroom at this time would be appropriate for continued and improved public use of the facility for the extended term.

Staff has received and reviewed preliminary plans for such improvements and cost estimate prepared by the City of Alameda Recreation and Parks Department. The cost breakdown is as follows:

Pier, 5' x 70', incl. piles	\$11,900
Gangway, 30 feet long, inc. guide piles	7,100
Docking float, 8' x 50', inc. guide piles	12,100
Center float on ramp, 6'x100', incl. piles	16,900
Trash container area, screening & sign	1,800
Restroom building, pre-fab	31,000
Utilities	8,000
Subtotal, const. cost	\$88,800
Engineering; design & contract admin., 10%	9,000
Contingencies, 15%	14,600
Total Project Cost	\$112,400

The city's Environmental Assessment Committee found the proposed work to be exempt from the provisions of the Environmental Quality Act and the city has filed the required Notice of Exemption in accordance with the CEQA.

Staff plans that an application will be submitted for 50 percent reimbursement of the project costs under the federal Land and Water Conservation Fund program.

Senator Nejedly asked about the sewer line connection for the restrooms, which he believed may be located lower than the sewer main. Mr. Grant



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Mainland with the City of Alameda explained that an existing sewerline is in the street adjacent to the proposed restroom facility. The restrooms are to be located near the parking lot, on higher ground, not near the water as were the temporary chemical toilets which had been set out for the convenience of the fishermen. The Senator also asked if consideration was given to including fish cleaning facilities in the project and how they would be connected. Mr. Mainland indicated if and when fish cleaning facilities are added, they would be connected directly to the city sewer system. However, in talking with fishermen in connection with the rehabilitation proposal, it was determined that they were more interested in access with floats and restroom facilities than the fish cleaning sinks. These were not considered a must, and the city, in trying to keep costs down, did not include it in the present request. In response to Senator Nejedly's question about charges, he stated that this is a free launching ramp in accordance with the agreement with the Wildlife Conservation Board.

Senator Nejedly recommended approval of this project.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ALAMEDA ESTUARY PUBLIC ACCESS IMPROVEMENTS AS PROPOSED; ALLOCATE \$112,400 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. Black Rock Rearing Ponds Pipeline, Inyo County \$320,000.00

This proposal is to provide a needed additional water supply to this important trout-rearing operation. Recent experience has demonstrated that an augmented water supply is necessary to avoid possibly having to close the facility in future years of below normal precipitation.

The rearing ponds at this location, in Owens Valley about ten miles north of Independence, are operated in conjunction with Mt. Whitney Hatchery. The facility presently produces about 550,000 catchable trout annually, and also rears broodstock for Mt. Whitney Hatchery until these fish are about 1½ years old. The overall operation is very efficient, typically among the lowest in cost per unit of production for state hatcheries. Development of the facility has been primarily through WCB funding sources, beginning in 1949.

The water-bearing strata in Owens Valley to a large extent are divided into various separate "basins" with widely varying volumes of available water. Experience during the recent drought period has shown that the Black Rock basin has a lesser water supply than previously thought to be the case. It is now clear that an extended or severe drought could cause trout production to be largely curtailed or suspended at this important rearing facility.

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Attempts to ameliorate the water supply situation have been made by transporting water through an open ditch from the Aberdeen Basin about  $1\frac{1}{2}$  miles to the north. However, the open ditch supply is affected too much by air temperature and solar radiation, becoming too warm in summer and too cold in winter.

This proposal by the Department of Fish and Game is to convert approximately 12,100 feet of the existing ditch from the Aberdeen area to a 30" - 42" diameter buried pipeline that would minimize temperature changes in the conveyed water.

The Department of Water and Power, City of Los Angeles, has seven wells in the Aberdeen Basin that pump water into a concrete-lined ditch for delivery to the City's aqueduct. The proposed pipeline would intercept this ditch and deliver water to the Black Rock rearing ponds, with the outflow then passing on to the aqueduct after this non-consumptive use. In this manner the DFG obtains free use of water the City is pumping for its own ultimate use.

The pipeline would deliver approximately 20 cfs to the rearing facility. Together with the existing water supply system, it appears this would provide an adequately firm and continuing water supply of approximately 30 cfs, with temporary back-up capacity for outages of individual components of the system. In addition to handling the present operation, this water supply should be sufficient to enable some future expansion.

Cost estimates for the project are based on purchase of 12,100 feet of new 30" diameter or used 42" diameter low pressure pipe of the type that can be obtained and installed most economically. One pipe supplier has indicated used but serviceable plastic 42" pipe now being salvaged may be available at a substantially lower price than new 30" pipe. Estimated pipe costs are \$225,000, based on estimates of \$17+ per foot, April, 1979, pipe cost plus a contingency. The L.A. Dept. of Water and Power having necessary equipment and manpower, has offered to install the pipe at their cost, which is estimated at \$15,000 to deliver the pipe to job site and \$75,000 for actual installation.

The pipeline route is entirely on City of Los Angeles property, and City representatives have indicated willingness to grant necessary easements. Costs of processing are estimated to not exceed \$5,000. This brings total project costs to an estimated \$320,000.

Actual installation of the pipeline is expected to be relatively simple, consisting essentially of preparing the bed in the existing ditch, laying the pipe, and covering with adjacent material. The pipeline will be a straight section through gravelly or sandy areas, with some realignment of the existing ditch at the southerly end.

The Department has processed a Categorical Exemption to comply with CEQA.

It was staff recommendation that the Board approve the Black Rock Rearing Ponds Pipeline project as proposed, allocate \$320,000 from the Wildlife Restoration Fund for purchase of pipe and installation, and authorize staff and the Department to proceed substantially as planned.

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There was discussion about the cost estimate for the pipes as given in the agenda. Mr. Hart clarified that the estimates were as of April of last year and there has been a substantial increase in plastic pipe costs since then. The allocation would provide for purchase of either new 30" diameter pipes, or salvaged pipes 42" diameter at a possible savings in cost.

Mr. Bell and Senator Nejedly did not want to allocate the full \$320,000 if it was not actually needed and suggested the motion be qualified by some language as "not to exceed".

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE BLACK ROCK REARING PONDS PIPELINE PROJECTS AS PROPOSED; ALLOCATE FROM THE WILDLIFE RESTORATION FUND AN AMOUNT NOT TO EXCEED \$320,000 FOR PURCHASE OF PIPE AND INSTALLATION; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. Oyster Point Fishing Pier, San Mateo County \$222,000.00

The San Mateo County Harbor District has proposed the joint development with WCB of a public fishing pier on San Francisco Bay at the Oyster Point Marina in the city of South San Francisco, on a matching fund basis.

Oyster Point is being developed as a major recreation complex under a joint powers agreement between the city and the district, with the district having the primary financial and maintenance responsibilities. The existing marina area is being redeveloped, with the pier planned to be constructed on the bayfront at the easterly edge of the complex.

Located just four miles south of San Francisco, the pier will provide fishing near a heavily urbanized area lacking in such recreational facilities. The department's fisheries evaluation notes the pier will make improved fishing access available in an area long utilized by shore anglers. The species composition of fish caught here is expected to include several types of perch, flounders, striped bass, jacksmelt, staghorn sculpin, sharks and rays. While shore fishing will continue, the pier will provide additional variety and recreational opportunities in an area where free public fishing is currently limited.

The project is situated partially on lands owned in fee by the city and partially on tide and submerged lands granted to the city in trust by the state. The joint powers agreement conveys certain land interests to the district and permits the district to lease to the state a proprietary interest in the pier project for a 25-year term to satisfy the Board's land interest requirements. The district agrees also to assume maintenance and operation responsibilities of the project for this period. It is expected the district will adopt a resolution prior to the Board's meeting to formalize these as well as the joint funding commitments.

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The project will include the appurtenances generally provided in WCB pier projects such as benches, pier lighting, drinking fountain, trash receptacles and a fish cleaning facility. A restroom on-shore, sidewalks and 40 car parking area are also included.

As an element of the marina development, the district has completed the CEQA requirements with the filing of a final EIR. All necessary permits have been obtained.

The district's engineers have estimated the project cost at \$444,000, including a contingency and cost escalation allowance. Approximately \$9,000 in preliminary engineering costs already incurred by the district are not included in this estimate for joint funding by WCB. It is planned, however, to include these preliminary costs in the staff's application for reimbursement under the federal Land and Water Conservation Fund program, so that the district would receive matching federal funds for such preliminary costs.

The cost estimate summary is as follows:

170' long, 12' wide concrete pier with appurtenances	\$237,000
Off-structure costs: restroom, utilities, walks and parking	89,600
Subtotal	\$326,600
Contingencies, 15%	48,900
Engineering - plans, specifications, 7%	22,800
Contract administration, 3%	9,800
Escalation allowance, 11%	35,900
Total project cost	\$444,000
WCB share, 50%	\$222,000

Mr. Hart recommended the Board, with consideration of the EIR, approve the Oyster Point Fishing Pier project on a cost-sharing basis as proposed, allocate \$222,000 therefor from the Wildlife Restoration Fund, and authorize staff and the department to proceed substantially as planned, including sharing of federal LWCF reimbursements received for project costs with the district on a matching basis.

Senator Nejedly concurred in the recommendation of staff.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE EIR, APPROVE THE OYSTER POINT FISHING PIER PROJECT ON A COST-SHARING BASIS AS PROPOSED; ALLOCATE \$222,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, INCLUDING SHARING OF FEDERAL LAND AND WATER CONSERVATION FUND REIMBURSEMENTS RECEIVED FOR THE PROJECT COSTS WITH THE SAN MATEO COUNTY HARBOR DISTRICT ON A PROPORTIONATE BASIS.

PASSED UNANIMOUSLY.



11. Hill Slough Wildlife Area Internal Development, Phase 1 \$90,000.00  
Solano County

The Board has purchased approximately 1,112 acres of land primarily on Hill Slough in Suisun Marsh for management by the Department and has previously allocated \$276,800 for restoration and protection of external levees and for water control structures therein. This work is underway and should be completed in the near future.

The Department now has planned the basic internal development for marsh management on these lands, to be carried out in three phases for most efficient administration of development by the Department in the same manner as the external levee work.

Phase 1 of the internal development would consist essentially of developing four large ponds with the necessary appurtenances to circulate water through the ponds and also to drain them when required.

The ponds would be located east of Grizzly Island Road and north of Hill Slough. Entailed would be construction of approximately 10,500 feet of internal levees, a master drain with a structure on Hill Slough, and an inlet structure on McCoy Creek, supplemented by five internal structures for proper water distribution and circulation.

Cost estimates for the proposed work are as follows:

Earthwork; levee construction, 10,500 ft.	\$25,000
Pipe; 36" & 48" diam., w/couplings	27,600
Water control structures	11,400
Water control gates & risers	17,400
Subtotal	\$81,400
Contingencies	8,600
Total Project Cost	\$90,000

The proposal qualifies for a categorical exemption from CEQA under Class 4(d) as habitat improvement on an officially designated wildlife area, and the Department has filed a Notice of Exemption.

Mr. Hart recommended that the Board approve the development project as proposed, allocate \$90,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned. He explained that Suisun Marsh acquisition and development projects were being funded from an original appropriation of \$2 million from the Bagley Conservation Funds. This was to be matched as needed by the WCB for a total of \$4 million. The original funding has been expended and \$1,000,000 in matching federal monies have been received. These reimbursements, as was explained earlier, have now been transferred to the Wildlife Restoration Fund, and, therefore, development costs for Suisun Marsh are being funded from the Wildlife Restoration Fund.

Senator Nejedly questioned the adequacy and source of water for these purposes. Mr. Hart responded that there would be two sources of water, one from Hill Slough and the other from McCoy Creek. Although the Hill



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Slough water at times would be brackish, it would be satisfactory for wildlife area management purposes. The operation here would be very similar to the successful operations at Grizzly Island Wildlife Area.

In response to Mr. Bell's question as to whether or not BCDC's authority extends to this area, Mr. Hart explained that it is within their jurisdiction, since it is within the Suisun Marsh protection plan, and all necessary permits from that agency have been secured for the development work proposed.

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE HILL SLOUGH WILDLIFE AREA INTERNAL DEVELOPMENT PROJECT, PHASE 1, SOLANO COUNTY; ALLOCATE \$90,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

12. Lake Piru Public Access Improvements, Ventura Co. \$25,000.00

The United Water Conservation District has submitted a request for some minor but much needed improvements at Lake Piru, where the Wildlife Conservation Board in 1968 developed basic public fishing access facilities. Funding assistance is required for a single boarding float 6' by 100' and a fish cleaning table with an underground pump out vault.

The boarding float had, until recently, been provided by the district's concessionaire. The district terminated the concession contract two years ago and assumed direct management of the recreational facilities at the lake in order to improve unsatisfactory operations. Upon termination the concessionaire removed all his floats for use elsewhere.

The float is essential for successful and optimum use of the ramps which are heavily used every day during the summer season. Normal annual use as reported by the district is about 602,000 visitor days.

The Board constructed boat ramps covering high, mid and low stages of reservoir levels, and the boarding float would be moved to any of the three ramps, or the extreme low level boat ramps constructed by the district. It is, therefore, expected to be in constant use.

Although Lake Piru ranks as one of the best fishing lakes in Southern California, it has no facilities for the public to clean the fish that are caught. Like the float, this is considered to be a desirable public convenience which is not presently provided for. The cost estimate provided by the district for both the float and the fish cleaning facility is \$25,000. The district plans to do much of the work with their own forces.

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These improvements are normally provided by the WCB at the time of the initial developments, so it would be consistent with past practices for the Board to provide for their installation at this time. Revenue and expenditure information supplied by the district shows that they have limited funds for capital outlay for such improvements. The District has, by resolution, indicated they support this request and will agree to the operation and maintenance of the facilities as required.

The district has determined that the float is categorically exempt from the requirements of CEQA under Class 11, Accessory Structures. The fish cleaning facility was included in the district's EIR which was filed and approved for their general Lake Piru Park improvement plan.

It was staff recommendation that the Board, with consideration of the EIR, approve the Lake Piru Public Access Improvements, allocate \$25,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed with the project substantially as planned.

Senator Nejedly asked if there was a charge for use of these facilities at Lake Piru, and Mr. Hart responded that there is an entry fee there. The United Water Conservation District has provided staff with a breakdown of revenues and expenses and the fee charged, he noted, is barely paying for the operations. In connection with this, Senator Nejedly questioned if the District were aware of the costs in connection with the fish cleaning facilities which require pumping and hauling of the wastes. Mr. Fullerton stated he was certain District staff is aware of the problems involved in this system, which would be similar to the operations at Lake Casitas where the wastes are pumped out and dumped into the sewer system. He was not familiar with the processes prior to dumping into the system, but pointed out that the District was willing to undertake that in preference to permitting the cleaning of fish in the lake.

Senator Nejedly noted that several resorts in the Delta have developed a system for utilization of these wastes for fertilizer. He requested he be provided a report on how they intend to dispose of the residue of the fish cleaning process at this installation, and with that request, he recommended approval of this project. (It was later reported disposal would be by grinding with a septic tank and seepage pit system.)

IT WAS MOVED BY MR. BELL, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE EIR, APPROVE THE LAKE PIRU PUBLIC ACCESS IMPROVEMENTS; ALLOCATE \$25,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

13. Capitola Fishing Wharf, Santa Cruz County \$298,700.00

The City of Capitola has proposed the renovation of the Capitola Wharf as a WCB fishing pier project on a 50/50 matching fund basis. The City has recently obtained clear title to the 100 year old wharf which for many years has been privately operated under lease from the county as a commercial and recreational facility.

The City in December, 1979, also received trusteeship of the underlying state tide and submerged lands which had been held by the County since 1935. A succession of county lessees could not economically invest the necessary capital expenditures to keep up the wharf, and it has progressively deteriorated to its present unsafe condition.

The all-wood structure, located in the Village Area of Capitola, is approximately 850 feet long and varies from 24 to 50 feet in width. It has been closed for the past two years due to severe damage it suffered during storms. The damage occurred primarily because the wharf had not been properly maintained by the previous owners and lessees. It is expected some components of the structure are sound and useable. Selective replacement of piles and reconstruction of the superstructure with some salvage of materials is contemplated, but a detailed survey must be made before the full extent of the work can be determined. The City has proceeded with this engineering work at their cost.

Prior to its closing two years ago, the wharf provided an attractive recreational opportunity for thousands of visitors each year, and fishing was a popular activity. The department recommends the wharf renovation project. The fisheries evaluation lists surf perch, white croaker, jacksmelt and small bocaccio among the species of fish likely to be caught off the wharf. A kelp bed adjacent to the wharf contributes to a high success rate for the anglers. There also is some crabbing from the pier, and the planned small boat hoist will provide skiff fishing opportunity for salmon, rockfish, and other species.

The City proposes to restore the wharf so that it will serve primarily as a public fishing pier but plans to add such concessionaire-provided conveniences on the wharf as would be totally in harmony with its primary function. A bait and tackle sales and rental shop, a snack shop, rest-rooms and a hoist for small private boats, as well as rental skiff launching are planned. The cost of these facilities would not be a part of the WCB project cost. Fishing access to the entire perimeter of the wharf would be retained, with the concession structures located in the center of the wharf.

Limited on-street parking is available on the city streets adjacent to the pier and through the Village Area, and many other parking opportunities exist within short walking distances. In addition, the City has a growing network of satellite parking areas where visitors to the Village and Wharf can park free and ride in the free shuttle bus which the City operates between the lots and the waterfront.

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The City, as lead agency, has determined that the project is exempt from the requirements of the California Environmental Quality Act and has filed a Notice of Exemption in accordance with the CEQA requirements. The City has also, by resolution, agreed to lease the project premises to the Department of Fish and Game for a 25 year period and to assume the operation and maintenance responsibilities by agreement with the Department for the term of the lease.

The City's preliminary estimate was that the renovation work, including design and construction inspection costs would not exceed \$500,000. A refinement of that preliminary estimate has now been made by the City engineers and is noted below.

Mobilization; l.s.	\$20,000
Timber - piles, caps, stringers, deck, rail; l.s.	357,400
Mechanical and Utility piping; l.s.	50,000
Electrical; l.s.	50,000
Painting; l.s.	10,000
Hardware; l.s.	10,000
Subtotal, Construction cost	<u>\$497,400</u>
Contingencies, 10%	50,000
Engineering - design, contract admin. & inspection, 10%	<u>50,000</u>
TOTAL PROJECT COST	<u>\$597,400</u>
WCB Cost, 50%	\$298,700

It is expected the project will qualify for federal reimbursement of 50% of costs under the Land and Water Conservation Fund program. Staff will make application for such reimbursements to be shared with the City as is the usual WCB practice on such matching fund projects, including the City's preliminary engineering costs.

Staff recommended the Board approve the Capitola Fishing Wharf restoration project, allocate \$298,700 therefor from the Wildlife Restoration Fund for 50 percent of the project costs, and authorize staff and the Department of Fish and Game to proceed substantially as planned, including sharing of Federal Land and Water Conservation Fund reimbursements with the City of Capitola on a proportionate basis.

Mr. Fullerton asked if the City in the future plans to allow larger boats, such as party boats to operate there. He did not wish to get into the same situation as previously where the pier was not built strong enough in the beginning to take that kind of beating. Mr. Steve Burrell, City Manager for the City of Capitola, responded that the City does not intend to have larger boats operate from that facility. They are satisfied with the operations such as at Santa Cruz and Moss Landing facilities.

In response to Senator Nejedly's questioning about concessionaire operations at the pier and the timing for this project, Mr. Burrell advised that there will be a new concessionaire who will be in operation 120 days



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after renovation of the pier. This agreement with the concessionaire is contingent upon improvement of the wharf itself. The concessionaire buildings, however, are not a part of this request to the Board. He further advised that it is anticipated the pier will be open to the public by the end of summer and that the income which the City would share would be \$10,000 the first year because of limited operations and \$15,000 a year thereafter. Following renovation there would be very little maintenance costs to the City, and by the end of five years there would be sufficient funds accumulated along with interest to maintain the pier. These monies would go into a special wharf fund for the purpose of maintaining the project. Mr. Hart corroborated that the provision for pier income from concessionaire operations being deposited in a special fund is in accordance with the usual WCB pier policy and would be required under the operation and maintenance agreement to be drawn up between the City and the WCB.

Senator Nejedly reiterated his desire to see that the City be able to fund repairs to the pier by setting aside income from that source, rather than permitting the income to go into the general fund.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE CAPITOLA FISHING WHARF RESTORATION PROJECT; ALLOCATE \$298,700 THEREFOR FROM THE WILDLIFE RESTORATION FUND ON A MATCHING FUND BASIS WITH THE CITY OF CAPITOLA, AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, INCLUDING SHARING OF FEDERALLY REIMBURSED PROJECT COSTS WITH THE CITY ON A PROPORTIONATE BASIS.

PASSED UNANIMOUSLY.

14. Test Well Drilling - Kernville Area, Kern County \$4,000.00

This proposal is to enable test wells to be drilled to help determine suitability of a proposed new site for the Kern River planting base or possible future hatchery.

The old Kern River Hatchery has been operated for a number of years at a site on the Kern River about six miles north of Kernville. The water supply comes from the river at the outlet of a hydro-generating plant, which is fed by a flume that bypasses the river for some distance.

Despite this water supply system that in effect takes water from the river several miles upstream, the hatchery in recent years has had severe production problems at times due to high water temperatures and unsatisfactory water quality. At times it has been necessary to close the hatchery and make emergency transfers of fish to other installations. For these reasons, in 1978 the full hatchery operation was discontinued and the site converted to a planting base. Actual fish rearing was transferred to facilities in Owens Valley, Fish Springs and Black Rock Rearing Ponds.



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Although potential fish losses and related problems have been reduced due to the conversion to a planting base, the river water supply still leaves the facility subject to unscheduled closures due to water temperature or quality problems.

Heavy recreational fishing pressure in the general vicinity of Kernville requires a trout hatchery or planting base in this area for operational efficiencies in stocking local waters. Several years ago a new site was located and a test hatchery operation completed, but the site was not acquired, in part due to a change in ownership of the ranch involved. Efforts to acquire another site were also unsuccessful.

The ranch with the original site has again changed ownership and the new owners have indicated willingness to sell a parcel suitable for a planting base or possible future hatchery.

However, before proceeding with purchase, it appears prudent to drill one or two test wells to be sure that the parcel contemplated for acquisition is underlain by water-bearing strata that appear capable of producing an adequate water supply for planting base or hatchery operation by one or more wells. Quotes from local well drillers indicate it would cost as much as \$2,000 to drill a well for such purposes.

If such a water supply cannot be developed by one or more wells on the parcel, the landowner has indicated willingness to grant an easement for a well elsewhere on his property over known water-bearing strata. This will be undertaken as a last resort due to the additional expense and problems connected with this approach for a water supply.

Mr. Hart recommended that the Board allocate \$4,000 from the Wildlife Restoration Fund for drilling not to exceed two test wells prior to concluding negotiations for purchase of a new planting base or future hatchery site near Kernville, and authorize staff and the Department to proceed substantially as planned.

Senator Nejedly asked if there has been communication with the Department of Water Resources for investigations being made in that area so that there would be assurance of an adequate water supply for a long-term project. Both Mr. Hart and Mr. Fullerton assured the Senator that contact with DWR geologists has been typical in the Department's investigations for a water supply. With that assurance, Senator Nejedly recommended approval.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD ALLOCATE \$4,000 FROM THE WILDLIFE RESTORATION FUND FOR DRILLING NOT TO EXCEED TWO TEST WELLS AT THE PROPOSED FISH PLANTING BASE NEAR KERNVILLE.

PASSED UNANIMOUSLY.

15. San Pablo Reservoir Fish Habitat Improvement, Contra Costa Co.     \$37,500

On July 29, 1971, the Board approved a project to develop San Pablo Reservoir for public fishing purposes and open it to public use. This was a matching fund project with the East Bay Municipal Utility District, owners and operators of the reservoir. The District also constructed many other improvements at its own expense and the area opened to the public in July, 1973. It has been very popular with the public since opening. About 221,000 user days were recorded in the first year's operation.

In the fall of 1978 the District was required to drain the reservoir to reconstruct the dam for seismic stability. The District has requested WCB funding assistance to provide fish habitat improvements while the reservoir is drawn down. The reservoir will be filled and restocked with fish by the District in 1980. The cooperative trout stocking program between the Department of Fish and Game and East Bay Municipal Utility District will probably be re-established as well.

The project consists of constructing about 30 spawning beds 12' x 30' x 2' in protected areas to provide spawning areas at varying elevation to compensate for annual drawdown. Each bed will have one large earthmover tire (furnished by the contractor) along with 60-65 yards of gravel. This portion of the project will be a coordinated effort by the contractor, the District, the Diablo Fly Fishermen's Club and the Department of Fish and Game.

Enhancing fish shelter areas will be accomplished by scarifying, discing, and bulldozing various area of the reservoir bottom to break up the smooth contours of the shoreline to provide hiding places for both juvenile and adult fish. Rock riprap will be placed in other areas to create or enhance fish shelter.

Additionally, an angler access ramp to the main courtesy fishing dock area will be constructed. This will serve all persons, including the handicapped. The District, as lead agency, has circulated an Environmental Impact Report for the entire project, which includes the fish habitat portion, and has filed the necessary Notice of Determination.

The Department of Fish and Game endorses the project, pointing out that the enhanced areas will attract adult fish, thus creating especially good fishing in these areas. Several of the project items are direct recommendations of the Department.

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

Cost estimates are as follows:

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Bulldozer and operator	\$9,700
(scarifying, discing, bulldozing)	
Spawning gravel - 810 yards	12,800
Gravel and tire placement labor	1,000
Rock riprap	11,300
Access ramp to dock	<u>2,700</u>
TOTAL -	\$37,500

The improvements would be amended into the cooperative agreement for maintenance of the existing project by East Bay Municipal Utility District.

Mr. Hart recommended that the Board approve the San Pablo Reservoir Fish Habitat Improvement project, allocate \$37,500 from the Wildlife Restoration Fund therefor, and authorize staff and the Department to proceed substantially as planned.

This project is categorically exempt from CEQA and such notice of exemption has been filed.

It was the consensus of the Board that this would be an opportune time to do some habitat work to improve the fishery while the water was drawn down for the dam reconstruction work.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SAN PABLO RESERVOIR FISH HABITAT IMPROVEMENT PROJECT; ALLOCATE \$37,500 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

16. Suisun Marsh - Peytonia Slough Expansion, Solano County \$750.00

This proposal is for the acquisition, through a donation, of a 45+ acre parcel of privately owned land located immediately south of the City of Suisun City. Land Agent John Schmidt, indicated on a large map displayed at the meeting the areas previously acquired and the relationship of this parcel to the overall Suisun Marsh and the adjacent ecological reserve.

More specifically, this parcel is located north of a previous Board approved acquisition of a 206-acre parcel, which was subsequently acquired and is managed by the Department as the Peytonia Slough Ecological Reserve. The subject proposal is separated from the reserve by a 400-foot undeveloped strip (utility easement) of land which now is owned by the State Lands Commission. It is bounded to the west by the Southern Pacific Railroad tracks and to the north and east by private property. The property lies within the boundaries of those lands protected through the Suisun Marsh Preservation Act of 1977.

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Although not prime marshland, the acceptance of this fringe marsh area will provide a buffer for the ecological reserve and provide the opportunity for marsh restoration and management. Also, additional area will be made available for public access for recreational and educational purposes.

It is planned that this property will be managed by the Department of Fish and Game in conjunction with their management of other Suisun Marsh property. The proposed acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements.

It was Mr. Hart's recommendation that the Board approve the acceptance of this land conditioned upon the removal of the fill material thereon as required by BCDC prior to acceptance of the donation, allocate \$750 from the Wildlife Restoration Fund for processing and closing costs, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

There was discussion of the provision for the fill material removal which was explained in more detail by John Schmidt. With this explanation, Senator Nejedly recommended approval of this item.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACCEPTANCE OF DONATION OF PRIVATELY OWNED LAND AT SUISUN MARSH FOR EXPANSION OF PEYTONIA SLOUGH ECOLOGICAL RESERVE, CONDITIONED UPON THE REMOVAL OF THE FILL MATERIAL THEREON AS REQUIRED BY THE SAN FRANCISCO BCDC PRIOR TO ACCEPTANCE OF THE DONATION; ALLOCATE \$750 FROM THE WILDLIFE RESTORATION FUND FOR PROCESSING AND CLOSING COSTS AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1974 AND 1976 BOND ACT FUND PROJECTS

17. Wild Trout, Steelhead & Salmon Habitat Acquisition Project  
Deadwood Hole, Trinity River, Trinity County \$48,000.00

This proposal is to acquire approximately 4.36 acres of private land along the Trinity River, in the community of Lewiston, Trinity County. The property is located on the southerly bank of the Trinity River about one mile downstream from the Trinity River Salmon and Steelhead Hatchery. Deadwood Creek enters the Trinity River about 200 yards upstream from this parcel.

Acquisition of this property has received a high priority recommendation from the Department of Fish and Game because of its high fisheries value as well as its wildlife values. In 1977 the Trinity River Task Force built a spawning riffle in the section of the river flowing through this parcel. King salmon, principally spring-run fish, utilize this area through



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the summer, while waiting to spawn. The area is also an important nursery area for juvenile salmon, steelhead, and trout.

In addition to the fishery values, this parcel has high wildlife values because of prime riparian vegetation. It has been used as a loafing and feed area by waterfowl. Other species that have been noted on the property, either nesting or feeding, include mink, otter, bald eagles, and various other non-game birds. The opportunity exists for habitat improvement on the uplands on the southerly side of the river.

Although salmon fishing is not allowed in this portion of the river, the acquisition of this parcel will provide good access to a portion of the special trout fly fishing area of the Trinity River. The acquisition will also provide needed access to Deadwood Hole for periodic cleaning operations of the riffle.

The property owner has agreed to sell this property to the State for the appraised fair market value of \$45,000. It is planned that the Department would manage the property. The proposal falls within Class 13 of Categorical Exemptions from CEQA.

It was recommended that the Board approve this project as proposed, allocate \$48,000 from the 1974 Bond Act monies available for this purpose for payment of the purchase price and processing costs, and authorize staff and the Department to proceed substantially as planned.

Mr. Hart noted that letters of support for this acquisition proposal have been received from Senator Ray Johnson and the Shasta-Cascade Wonderland Association. Senator Nejedly recommended approval.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF PROPERTY AT DEADWOOD HOLE, TRINITY RIVER, TRINITY COUNTY, AS PROPOSED; ALLOCATE \$48,000 THEREFOR FROM THE 1974 BOND ACT FUNDS AVAILABLE FOR SUCH PURPOSES; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

18. Coastal Wetlands Acquisition Project  
Elkhorn Slough (Elkhorn Ranch), Monterey County \$2,320,000.00

This proposal is to acquire approximately 821 acres of privately owned land within the boundaries of the planned Elkhorn Slough Estuarine Sanctuary. This is the second acquisition for this purpose to be considered by the Board.

John Schmidt pointed out the actual estuarine sanctuary and the property authorized at the previous meeting and the property presently under consideration.



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The property proposed for purchase at this time lies on the westerly side of Elkhorn Road, approximately four miles northeasterly of Moss Landing. More specifically, it is bounded by Elkhorn Road to the east, Elkhorn Slough to the west, the previous Board approved project to the north, and private ownerships to the south. A Southern Pacific Railroad track goes through the westerly edge of the property in a general north-south direction.

The property extends from its sea level elevation adjacent to Elkhorn Slough and the Southern Pacific Railroad to a maximum elevation of slightly more than 100 feet in the hills adjoining Elkhorn Road. As part of a now defunct dairy operation, portions of the lowlands have been reclaimed and used for irrigated pasture. Other portions of the lowlands are used as marsh pasture land and are subject to tidal action. The uplands include some open space but are largely made up of areas covered with stands of eucalyptus, pine and oak trees.

The property is valuable as part of the overall Elkhorn Slough ecosystem, providing a large area of undisturbed marsh, riparian strips, and adjacent upland. 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.

Specific uses and future development of the property will be dependent upon management plans for the area yet to be prepared by the Department of Fish and Game. Such plans would be in conformance with the previously prepared EIS for the estuarine sanctuary project. The area has potentials for tidal marsh restoration, a main public access point, and for establishment of such on-site administrative and interpretive facilities as may be considered appropriate for the estuarine sanctuary.

Because of its inclusion within the proposed sanctuary, this acquisition will qualify for federal reimbursement of approximately 34% of the costs from the Office of Coastal Zone Management, in accordance with provisions of the federal grant for estuarine sanctuary purposes.

The proposed acquisition falls within Class 13 of the 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 is presently owned by Stanford University. Results of contacts made with Stanford administrative staff regarding possible state acquisition appear generally favorable. However, authorization for sale must be given by Stanford University Board of Trustees which had not been received at the time of this meeting.

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An independent appraisal has been obtained by the WCB staff and approved by the Department of General Services in the amount of \$2,250,000. An additional estimated \$70,000 will be required for relocation expenses, archeological survey, acquisition expenses and closing costs.

If Stanford University agrees to sell, their conditions may include retaining oil and gas rights to this property, with surface rights to extract these minerals over a small portion of the property (say: 1-3 acres). If final settlement requires this, the state's offer would be reduced accordingly, in the amount established by the appraiser.

Mr. Hart believed that successful negotiations with Stanford can possibly be expedited by Board approval of the proposed transaction at this time so that a firm offer can be presented to the Stanford University Board of Trustees at their next meeting.

It was staff recommendation that the Board approve the purchase of the total 821+ acre parcel as proposed, allocate \$2,320,000 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.

Senator Nejedly questioned the policy of Stanford University to retain mineral rights on all property they sell and wondered if it would not be more prudent to condemn the property rather than run the risk of this kind of activity taking place in the future. Mr. Schmidt felt there would be a chance of losing the condemnation settlement at a much higher price. Mr. Hart advised that subsurface extraction of oil or gas has not been detrimental to the use of such properties as a wildlife area. It is a question of whether it would be worth resorting to condemnation and what actually is affected or lost by the retention of oil and gas rights in this manner.

Mr. Chickering expressed concern about the costs for restoring these properties into marshland, and it was pointed out that by breaching a couple of places on the levees the marsh would be restored, although there may be need for some cleanup work using CCC crews. It was also pointed out that the federal government under their estuarine sanctuary program can provide up to 50% funding for marsh restoration work.

It was suggested by Mr. Bell that an offer be made to Stanford of our appraised value, subject to the condition that they waive their mineral rights. Mr. Schmidt advised that in his negotiations with Stanford this very proposal was made, and Stanford made a counter to us in a letter that this is the only way they would consider selling the property. The appraiser has advised that \$50 an acre would be a maximum for mineral rights since there are no known deposits of oil and gas in this area, so that there would be a total devaluation within a range that would not exceed a maximum of \$40,000 for the whole acquisition. This appraisal is still subject to General Services approval.

Mr. Bell suggested that we offer the appraised value less the value for the mineral rights, and Senator Nejedly concurred, pointing out that we

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could go back to their Board and request that they relinquish the mineral rights sometime in the future.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MR. BELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF ELKHORN RANCH IN THE ELKHORN SLOUGH ESTUARINE SANCTUARY, MONTEREY COUNTY, AS PROPOSED; ALLOCATE \$2,320,000 THEREFOR FROM THE 1974 AND 1976 BOND ACT FUNDS AVAILABLE FOR COASTAL WETLANDS ACQUISITION; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

OTHER BUSINESS

19. San Jacinto Mitigation Area - Staff Services for Purchase, Riverside Co.

The Department of Fish and Game has concluded an agreement with the Department of Water Resources and Metropolitan Water District for mitigation of the effects of the State Water Project upon wildlife resources in southern California.

The settlement is to a large extent monetary, with funds from the State Water Project and other sources available to the Department of Water Resources being turned over to the Department of Fish and Game for acquisition, development and management of the mitigation areas.

The major part of the \$8 million monetary settlement will be utilized to purchase lands in or adjacent to a natural flood basin on the San Jacinto River near Perris Reservoir, about 10 miles northwesterly of Hemet.

In order to proceed as rapidly and efficiently as possible on the acquisitions, to accomplish as much as possible with the available funding, the Department desires that the purchases be handled by the WCB staff. This would be in a manner similar to the way the acquisitions of ecological reserves under the Environmental Protection Program have been handled by the WCB staff as a service to the Department of Fish and Game since 1972.

However, this is a much larger acquisition project which presents problems for the small WCB staff due to the heavy and continuing acquisition workload already being handled. Procedures are being worked on to accomplish the objectives, but have not been finalized for reporting to the Board at this time.

Mr. Hart stated this item was placed on the agenda to inform the Board of the added responsibilities that would be placed on the small staff with the heavy acquisition workload anticipated. This is a \$5.5 million worth of acquisition of 5,000+ acres. The main problem is working out procedures that will enable us to secure some additional staffing with existing staff supervising this acquisition.

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Mr. Fullerton agreed that it would be necessary to at least put on another land agent position with some additional support to handle the extra paper work. He stated we have finally settled after 10 years of negotiations for mitigation for the southern part of the water project, and now we have it, and we must move along before land values go completely out of line.

It was pointed out that DWR estimates for their acquisition services would be approximately \$350,000. Mr. Hart believed the WCB staff with its much lower overhead could accomplish the acquisition for closer to \$100,000 in staff costs.

Mr. Bell commented that his primary concern was why the Department of Water Resources could not handle this acquisition in the first place and now understood why the Department of Fish and Game would prefer to have the WCB staff take on these responsibilities.

The WCB members did not have any objection or concern in having the staff take on this added acquisition responsibilities, utilizing mitigation funding to accomplish these objectives.

There being no further business to be considered, the meeting was adjourned at 3:25 p.m.

Respectfully submitted,

*Chester M. Hart*

Chester M. Hart  
Executive Officer

### PROGRAM STATEMENT

At the close of the meeting on January 10, 1980, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$43,162,722.94. 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 . . . . .	\$10,606,706.73
b. Fish Habitat Development . . . . .	4,728,927.79
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. . . . .	377,010.36
5. Fish Screens, Ladders and Weir Projects . . . . .	837,681.89
c. Fishing Access Projects . . . . .	14,932,049.11
1. Coastal and Bay Access. . . . .	1,530,189.61
2. River and Aqueduct Access . . . . .	3,575,135.83
3. Lake and Reservoir Access . . . . .	3,311,978.98
4. Piers . . . . .	6,514,744.69
d. Game Farm Projects. . . . .	146,894.49
e. Wildlife Habitat Development and Improvement Projects . . . . .	11,604,785.70
1. Wildlife Areas. . . . .	10,958,377.29
2. Miscellaneous Wildlife Habitat Development. . . . .	646,408.41
f. Hunting Access. . . . .	472,436.81
g. Miscellaneous Projects. . . . .	612,422.31
s. Special Project Allocations . . . . .	58,500.00
Total Allocated to Projects . . . . .	<u>\$43,162,722.94</u>

### STATUS OF FUND Wildlife Restoration Fund

Unallocated balance at beginning of 1/10/80 meeting . . . . .	\$ 445,356.79
Plus interest on surplus money, (July/Dec 1979) . . . . .	+ 144,754.16
Plus transfer of Federal monies from various funds. . . . .	+1,228,451.79
Plus recoveries . . . . .	+ 15,728.41
Less allocations. . . . .	<u>-1,149,950.00</u>
Unallocated balance at end of January 10, 1980, meeting	\$ 684,341.15