

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

Minutes, Meeting of August 5, 1982

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Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 444, State Capitol, Sacramento, California, on August 5, 1982. The meeting was called to order at 10:10 a.m. by Chairman Norman B. Livermore, Jr.

1. Roll Call

PRESENT: Norman B. Livermore, Jr.

Chairman

E. C. Fullerton

Member

Susanne Morgan

Member

Greg deGierre, vice Senator Keene

Joint Interim Committee

Jeff Arthur, vice Senator Presley

" " "

ABSENT: Senator David Roberti

Joint Interim Committee

Assemblyman Douglas H. Bosco

" " "

Assemblyman Lawrence Kapiloff

" " "

Assemblyman Norman S. Waters

" " "

STAFF PRESENT:

Chester M. Hart

Executive Officer

Alvin G. Rutsch

Assistant Executive Officer

W. John Schmidt

Senior Land Agent

John W. Wentzel

Field Agent

James V. Sarro

Land Agent

Howard Dick

Land Agent

Marylyn Gzyms

Accountant

Beth Manwaring

Stenographer

Alma Koyasako

Secretary

OTHERS PRESENT:

Walt O'Sullivan

O'Sullivan Realty

John F. Silva

City Manager, Benicia

Pepe Arteaga

Mayor pro tem, Benicia

Gene Andal

County of San Joaquin

Marc Sisneroz

County of San Joaquin

Tim Gavin

County of San Joaquin

Roy Holmberg

County of Santa Cruz

Jane Kirby

City of Brisbane

Palmer H. Slack

County of Sacramento

Joel Summerhill

City of Pittsburg

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Pursuant to a request from Mr. deGierre, Chairman Livermore announced that the Point Benicia Fishing Pier project will be considered at this time.

WILDLIFE RESTORATION FUND PROJECTS

2. Point Benicia Fishing Pier, Solano County \$102,000.00

The City of Benicia has proposed a cooperative project for the construction of a new fishing pier at Point Benicia on a cost-sharing basis. The pier would be located at the most westerly point of the approved Benicia Waterfront Development Project. The project would be integrated with the Carquinez Strait shoreline public access which will extend along the waterfront and adjacent marina from west of First Street to East Fifth Street.

Point Benicia was once a shipping point, and some remnants of a rail trestle are still visible. A public parking area and access paths for the pier are to be constructed on-shore with other funds, and a restaurant will be located near the end of the Point, but not close enough to conflict with the pier use.

Point Benicia extends into the deep Carquinez Strait waters and is considered to be the best location on the Benicia waterfront for a fishing pier. The Department evaluation of this proposal notes that the pier should provide excellent fishing for striped bass and starry flounder, with sturgeon and steelhead possible catches also. Other species expected to be caught are staghorn sculpin, shiner perch and splittail. An enormous number and variety of fish and shellfish either pass by the area or are resident to the area. During years of high salinity, a few legal sized market and red crabs could be taken also at this location.

Mr. Al Rutsch pointed out on a map displayed at the meeting, the location and proposed features of the Point Benicia Pier.

It is planned to construct the pier of pre-stressed concrete piling, caps and deck. The rail will be wood, or concrete and wood in combination. A tee-shaped configuration will provide maximum fishing access adjacent to a deep trough near the proposed pier alignment. As planned, the pier will be 16 feet wide, approximately 125 feet long on the stem and 100 feet long on the tee. Benches, lights, trash receptacles and a fish cleaning sink will be included on the pier.

For compliance with CEQA, the City has filed a Notice of Determination which incorporates the fishing pier with the City's certified EIR for the Benicia Waterfront Special Area Plan of January, 1977. A cost estimate has been submitted by the City and is summarized as follows:

Mobilization	\$10,000
Pre-cast/stressed concrete piles, (20)	30,000
Cast-in-place conc. caps (11)	27,500

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Pre-cast/stressed conc. deck, 3,600 s.f.	61,000
Wood handrail, 466 l.f.	18,600
Benches and wind shelters, (8)	7,600
Light standards and fixtures, (5)	5,000
Fish cleaning sink, drinking fountain, and trash containers	3,000
Water and electric lines	2,500
Subtotal	\$165,200
Contingency, 12%	19,800
Estimated construction cost	\$185,000
Administration & Engineering, 10%	19,000
Total Project Cost	\$204,000
WCB share, 50%	\$102,000

The City will administer design and construction contracts and through the usual cooperative agreement for such WCB projects will assume long term operation and maintenance responsibilities. In addition, a lease of the premises will be granted to the State for a 25-year term to meet proprietary interest requirements for such WCB projects. A resolution adopted by the City Council attests to the City's agreement in this regard.

It was Mr. Hart's recommendation that the Board, with consideration of the EIR, approve the Point Benicia Fishing Pier project on a matching fund basis with the City of Benicia, allocate \$102,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed with the project substantially as planned.

Mr. Hart also pointed out that City Councilman Pepe Arteaga and Mayor John Silva were present to respond to any questions the Board might have.

Mr. deGierre stated that Senator Keene had asked that his support for this proposal be voiced, adding that the Senator is very familiar with and supportive of the Benicia Waterfront Development Project.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE RESTORATION BOARD, WITH CONSIDERATION OF THE EIR, APPROVE THE POINT BENICIA FISHING PIER PROJECT, SOLANO COUNTY, ON A MATCHING FUND BASIS WITH THE CITY OF BENICIA; ALLOCATE \$102,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

3. Wildlife Restoration Fund Status

Unallocated balance at end of 6/24/82 meeting	\$3,491,196.16
Plus Federal reimbursement for LWCF.	1,464,368.85
Plus unexpended 1979/80 FY support	131,642.75
Less estimated support for 1982/83 FY	- 456,000.00
Unallocated balance at beginning of 8/5/82 meeting . .	\$4,631,207.76

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Mr. Hart commented that reimbursements from the Federal Land and Water Conservation Fund program still to be received is about another \$400,000 and then that program would soon be completed. The balance shown does not include the \$750,000 annual appropriation for the 1982/83 fiscal year and also does not include interest earned from January-June, 1982, this interest being diverted into the General Fund in the budget balancing process in June. As a further comment, he advised that \$958,000 from 1976 Bond monies were appropriated for Coastal Wetland Development projects in the final budgetary process which would preclude Board's use of that sum of money for other purposes.

(Susanne Morgan arrived at the meeting at this time.)

4. Spenceville Wildlife Area Expansion, Yuba County \$24,500.00

This is a proposal to acquire a 20-acre parcel of land adjacent to the Spenceville Wildlife Area in Yuba County.

Spenceville Wildlife Area is located about 15 miles east of Marysville. The subject property is triangular in shape and is bounded on the north and west by the wildlife area. This parcel presently has no developed access, and legal access rights are questionable. The most feasible access route is across State property, which has the potential to create various problems.

The landowner has offered to sell the property to the State for one-half of its \$40,000 appraised fair market value, in effect to donate the balance to the State. Under these circumstances, the Department has recommended the Board proceed with the purchase.

Appraisal expense, title insurance, costs of sale, and other related costs are estimated to be \$4,500.

The purchase is categorically exempt from CEQA under Section 15113, acquisition of land for wildlife conservation purposes. Funding is available from the Wildlife Restoration Fund. Management would be by the Department as part of the Spenceville Wildlife Area, at no additional expense.

Staff recommendation was for the Board to authorize the Spenceville Wildlife Area Expansion as proposed, allocate \$24,500 from the Wildlife Restoration Fund for this purchase and related costs, and authorize staff and the Department to proceed substantially as planned.

Mr. Livermore questioned the value placed on the property when there was questionable access, and Mr. Jim Sarro, Land Agent, indicated that this appraisal was made by the Department of General Services and had been reviewed by the Real Estate Services Division review process which supported this value. He pointed out, however, the State would acquire it at one-half its appraised value.

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IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE SPENCEVILLE WILDLIFE AREA EXPANSION, YUBA COUNTY; ALLOCATE \$24,500 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

5. Brannan Island Fishing Access, Sacramento County \$11,300.00

This proposal is for the purchase of 7.66+ acres in four separate parcels of land along the Sacramento River in Sacramento County.

Mr. Sarro pointed out these parcels on a map displayed and advised that they are located about 50 miles south of Sacramento on Brannan Island. They are waterward of the levee which also serves as State Highway 160 between Isleton and Antioch.

Three of the parcels are adjacent to one another and run a distance of about a half-mile along the river. The fourth is a partially inundated one-acre parcel about a quarter-mile downstream.

The parcels have been appraised and their fair market value is \$5,300.00 for the three northerly parcels. No value was allocated to the southerly one-acre parcel. The owners have offered the properties to the State for their fair market value. Appraisals and costs of processing are estimated to be \$6,000.

The Department has investigated these parcels and has advised staff that the parcels have exceptional value as riparian habitat and warrant acquisition for that purpose. In addition, the northerly portion of the property contains sufficient flat, high ground to afford an excellent opportunity to provide parking for access to the river for fishermen. The DFG, therefore recommends the purchase.

The project is exempt from CEQA under Section 15113, acquisition of land for wildlife conservation purposes.

Staff recommends the Board authorize acquisition of the Brannan Island parcels as proposed, allocate a total of \$11,300 from the Wildlife Restoration Fund for the purchase and related costs, and authorize staff and the Department to proceed substantially as planned.

In response to questions from the Board members, it was pointed out that the processing costs included the appraisal by Department of General Services and clearing of title, and also that any litter clean-up will be the responsibility of the Department of Fish and Game personnel when it becomes State property.

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IT WAS MOVED BY MR. FULLERTON, SECONDED BY MS. MORGAN, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE BRANNAN ISLAND PUBLIC ACCESS, SACRAMENTO COUNTY; ALLOCATE \$11,300 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

6. Truckee River Public Access (Polaris), Placer County \$11,000.00

At the March 6, 1978 meeting, the Board approved the acquisition of two adjacent parcels of land along the Truckee River, approximately two miles easterly of the center of the City of Truckee. The subsequent acquisition of these parcels opened up about two miles of Truckee River frontage for fishing purposes.

One of the acquired parcels contained the remnants of a wood frame and masonry residence as well as miscellaneous improvements such as well, septic tanks and remnants of a barn. These improvements, as well as the miscellaneous debris scattered about, provide a potentially dangerous situation to those using the parcel.

In order to rectify this situation, as well as provide a more aesthetically pleasing site, it is proposed that funds be provided for the cleanup of this parcel. Funds are also requested for the restoration of the roadway crossing over the Southern Pacific Railroad tracks which separate the parcel from vehicular traffic from old Highway 40. Said restoration is necessary in order to perform the cleanup work described, as well as provide for future management. A permit for a permanent railroad crossing is being negotiated with Southern Pacific Railroad.

It is anticipated that cleanup and road improvements will be handled by Department of Fish and Game with in-house personnel, as well as outside contracts as necessary. As local officials are opposed to onsite burning, all debris and building materials will have to be hauled to an offsite dump for disposal. The old septic tanks will be broken and backfilled and several wells and large holes will also be backfilled.

As the work to be performed is considered cleanup and maintenance of existing facilities, it is categorically exempt, under Class 1, from CEQA requirements.

Mr. Hart recommended that the Board approve the Truckee River access project as described, allocate \$11,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD AUTHORIZE IMPROVEMENTS AT TRUCKEE RIVER PUBLIC ACCESS (POLARIS), PLACER COUNTY; ALLOCATE \$11,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

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7. Lake Tahoe Public Access, Placer County

Mr. Hart recommended that the next agenda item relative to proposed improvements at the Lake Tahoe Public Access Project be withdrawn, inasmuch as the necessary approvals and agreement with the control agencies had not been completed as anticipated.

Mr. Fullerton believed that the use of the ball park only accelerates and increases use of the parking area and that, therefore, consideration should be given to the possibility of securing half payment for the drainage requirements of the Lahonton Regional Water Control Board from the agencies responsible for that development. The staff was requested to look into this possibility in its further negotiations with the Tahoe City PUD.

(Both Mr. Jeff Arthur and Mr. Greg deGierre were called out of the meeting at this time.)

8. Butte Valley (Meiss Lake) Wildlife Area, Siskiyou County \$20,000.00

At the December 12, 1980, and June 25, 1981, meetings, the Board approved the phased acquisition of the Butte Valley (Meiss Lake) Wildlife Area, containing 13,200± acres.

The property is located in northern California's Butte Valley, Siskiyou County, approximately 14 miles from the California/Oregon border.

The property has extremely high waterfowl values due to its existing waterfowl habitat and to its location in the heart of the Pacific Flyway. Estimates during fall migration have shown 50,000 to 60,000 ducks and 20,000 - 30,000 geese using the lake and surrounding lowlands. An average of 260 pairs of ducks (nine different species) and 1,800 Canada geese nest on the property annually, producing their young in and around this lake. The lake area is known for its abundance of Canadian geese, the only goose which commonly nests in the State of California.

The waterfowl use given above is with the property being managed primarily for agricultural purposes. With development and more intensive management for wildlife purposes, use by waterfowl and other wildlife should increase several-fold. In addition to enhancing the waterfowl and wildlife habitat on the property, public use of the area is also being planned.

An initial step in providing for public use is a proposal by the Dept. of Fish and Game for the construction of three small parking areas and the upgrading of approximately 1.5 miles of interior roadway. These improvements will provide public access to some areas of the property so that a limited public hunting program can begin this fall.

It will also be necessary to cinder .8 mile of access road off the State property, and to obtain an easement or firm up such right-of-use as may be appropriate on this roadway.

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Construction of these parking areas will be handled by Department of Fish and Game personnel as well as through outside contracts as necessary. It is currently proposed the minor grading required will be completed by Caltrans and the transporting of cinder required to surface the roads and parking areas will be done on a contract basis.

The project is considered to be categorically exempt, under Class 4, from CEQA requirements since it will only require minor land alteration for the parking areas in this previously cultivated land. The roadway will only require regrading and the placement of cinder to allow for year-round travel in lieu of the seasonal travel provided by the existing field road.

Two of the parking areas are to be located at the easterly side of the wildlife area adjacent to two fields presently planted in barley. Under terms of a lease agreement with a private rancher, one-third of this crop will be left standing for wildlife forage.

Canada geese are known to prefer feeding sites as close to their roosting areas as possible. The major roosting site in Butte Valley is Meiss Lake, immediately adjacent to the two barley fields. Heavy goose and duck use is therefore expected in these fields this fall.

Without adequate access for a hunting program, these birds will remain on the area instead of feeding throughout the Butte Valley as they have in the past. This will significantly reduce, if not eliminate, hunting opportunities on private lands within the valley. If this loss of public hunting occurs, some public relations problems could occur with local property owners, as well as others who commonly hunt these properties. Trespass problems could also occur on the wildlife area.

The third parking area is proposed for the southerly side of the wildlife area and would also provide hunting opportunities on this portion of the property.

Mr. Hart recommended that the Board approve the Butte Valley Wildlife Area improvements as proposed, allocate \$20,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned, including obtaining such easements or rights of use as may be necessary.

This proposal has received the support of the Shasta-Cascade Wonderland Association, which organization has written such a letter to the Board staff.

Mr. John Schmidt, Senior Land Agent, responding to Mr. Livermore's question about obtaining easements or rights of way for the access road, assured him that the four owners have already been contacted and all have initially indicated willingness to provide free easements. It was possible that the owners recognize that the State may already have the right to use the road right-of-way, and that securing the easements is merely a formality.

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IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE BUTTE VALLEY WILDLIFE AREA IMPROVEMENTS, SISKIYOU COUNTY; ALLOCATE \$20,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, INCLUDING OBTAINING SUCH EASEMENTS OR RIGHTS OF USE AS MAY BE NECESSARY.

PASSED UNANIMOUSLY.

9. Pittsburg Fishing Pier Improvements, Contra Costa County \$51,000.00

The City of Pittsburg has proposed an extension of the fishing pier which was built eight years ago in the City's Riverview Park as a matching fund WCB project.

Mr. Al Rutsch, Assistant Executive Officer, provided the Board a summary of the proposal and the need which has developed for an expansion of the facilities. He advised that Mr. Joel Summerhill from the City of Pittsburg was here to respond to any questions the Board might have.

Since the completion of the pier, the City has developed a parking area for 100 cars, erected temporary toilets, constructed access roads and pathways and landscaped the area. The fishing pier is the major attraction at the park and gets almost constant use, day and night.

A 20' x 50' float at the end of the pier provides the best fishing opportunity but is not large enough to handle the number of anglers most of the time. The pier was designed for adding on future floats, and it appears desirable now to do so.

The proposal is to install a new 20' x 48' float and gangway on the east side of the pier. This would give anglers excellent access to the best fishing waters and would relieve pressure on the existing single float. The City would provide matching funds for this work.

In addition, it is proposed that funds be allocated for a restroom building near the pier as the chemical toilets are inadequate to meet the public need.

The Department of Fish and Game has made a recent fisheries evaluation of this project and recommends the proposed improvements, noting the fishing pressure on the facilities is considerable.

The City has by resolution agreed to the extension of the State's lease and maintenance agreements, and has agreed to provide matching funds for the pier addition. A Negative Declaration has been filed by the City as required by the CEQA.

A cost estimate and preliminary plans have been submitted by the City and reviewed by staff. The breakdown is as follows:

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Float, 20' x 48' incl. gangway, benches, railing and fish cleaning board	\$26,000
Pile guides	6,000
Contingency	2,000
Subtotal, float	<u>\$34,000</u>
WCB costs: 50% share of float	17,000
Restroom	<u>34,000</u>
Total (WCB allocation)	\$51,000

Mr. Hart recommended that the Board, with consideration of the Negative Declaration, approve the Pittsburg Fishing Pier Improvements as proposed, allocate \$51,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Livermore questioned the full funding of the restroom by the WCB, but it was called to his attention that the City had, through the years, provided additional facilities which were not matched by the WCB.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE THE PITTSBURG FISHING PIER IMPROVEMENTS, CONTRA COSTA COUNTY, AS PROPOSED; ALLOCATE \$51,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND WITH THE UNDERSTANDING THAT THIS ALLOCATION CONSTITUTES 50% MATCHING FUND FOR THE TOTAL PROJECT COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. Pinto Lake Public Access, Santa Cruz County \$196,000.00

The County of Santa Cruz has proposed the development of fish and wildlife recreational improvements at Pinto Lake as a Wildlife Conservation Board project. Pinto Lake, located in the Watsonville area is a natural lake that provides unique, freshwater fish and wildlife habitat supporting an abundance of wildlife.

Since 1974, the County has expended approximately \$1 million to acquire and minimally develop 180 acres at the upper end of the lake for controlled public access. The Soil Conservation Service has participated in the planning for the development and reportedly has ranked it as its top priority among California projects of this type for further funding.

The completed Phase I work and planned Phase II, which includes this proposal, follow a master plan adopted in 1977. Phase II is to be a joint or coordinated and compatible efforts of the County, the Soil Conservation Service and the WCB as proposed herein to finally develop a functional public facility.

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The Department of Fish and Game has reviewed the Phase II development plans and has recommended habitat improvement and public access features that would be appropriate for WCB funding. It has been determined that facilities near or over the water for fishing and wildlife observation are of considerable importance to the proper public utilization and enjoyment of the natural values of the site.

Mr. Rutsch pointed out the various features of this proposed development on a map that was displayed. He also advised that Mr. Roy Holmberg from the County of Santa Cruz was present and had reported that the Soil Conservation Service had committed \$147,000 for their matching funds for this project.

Proposed improvements which directly fill this need are the marsh walks, fishing platforms or piers, and the wildlife observation blinds. The County has estimated the cost as follows:

Marsh walk and fishing piers	\$136,000
Wildlife observation blinds (2)	<u>14,000</u>
Subtotal	\$150,000
Contingency, 15%	23,000
Administration and Engineering, 15%	<u>23,000</u>
TOTAL	\$196,000

The Board of Supervisors has submitted a resolution supporting this proposal and agreeing to the long term lease of the WCB developed area to the State, as well as providing for the operation and maintenance requirements for the lease term. As lead agency, the County has filed an Environmental Impact Report for the project in compliance with CEQA.

Staff recommended that the Board, in consideration of the EIR, approve the Pinto Lake project as proposed, allocate \$196,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD, WITH CONSIDERATION OF THE EIR, APPROVE THE PINTO LAKE PUBLIC ACCESS, SANTA CRUZ COUNTY; ALLOCATE \$196,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

In his response to Mr. Livermore's question relative to the amount set forth for administration and engineering, Mr. Hart advised that a contract is entered into for an amount not to exceed the amount approved by the Board, and that any funds not expended in the construction of the project are returned to the project account and ultimately to the Wildlife Restoration Fund. Audits of these project accounts are then made by the departmental auditor upon completion of the project.

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11. Dos Reis Public Access Improvements, San Joaquin County \$54,000.00

This proposal by San Joaquin County is for the development of a public restroom facility at this existing Wildlife Conservation Board project on the San Joaquin River south of Stockton.

The Board acquired 10 acres at this site in 1963 and developed a boat launching ramp and gravel parking area to provide access to the river and the many miles of delta waterways. County-owned lands are leased to the State for a portion of the project improvements. The restroom will be on the State-owned parcel.

Several improvements have been added since the initial development and more are planned. The parking area was paved and striped with funds allocated by the Board in 1973. San Joaquin County, the maintaining agency on this project, has put in picnic facilities, a domestic water line and some landscaping, and plans to develop a primitive campground. The Department of Boating and Waterways has funds budgeted for a new concrete ramp and floats.

There is a definite need now for an improved restroom building, in lieu of chemical toilets, to better serve the increasing public use at this project, and the County has requested WCB funding for this purpose. The waterline installed to the site by the County makes this a desirable and practical improvement.

The County has submitted a resolution supporting this request and as lead agency has filed a Notice of Exemption pursuant to CEQA requirements.

The County engineers provided a cost estimate and preliminary plans. A permanent concrete block structure is planned, including septic tank and leach field. The cost breakdown is as follows:

Restroom building, 3 stall, concrete block	\$46,000
Contingency	4,600
Engineering and contract administration	<u>3,400</u>
TOTAL ESTIMATED COST	\$54,000

Mr. Hart recommended that the Board approve the Dos Reis Public Access restroom facility as proposed, allocate \$54,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Gene Andal, San Joaquin County Parks Director, who was present at the meeting, advised Mr. Livermore of the exact project location.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MS. MORGAN, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS AT DOS REIS PUBLIC ACCESS, SAN JOAQUIN COUNTY, AS PROPOSED; ALLOCATE \$54,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

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12. Hogback Island (Steamboat Slough) Public Access, Sacramento Co. \$24,000.00

Basic recreational facilities, including access road, parking, boat ramp, loading float, etc., were developed at Hogback Island in the Delta area by the U.S. Corps of Engineers and the State Reclamation Board in conjunction with constructing a unit of the Sacramento River Bank Protection Project in 1967.

After these developments, the Wildlife Conservation Board completed the public access project with other improvements, including a well and water system, and in 1968 arranged for operation and maintenance of the area through cooperative agreement with the County of Sacramento. The area receives heavy use in the spring through fall period and provides productive fishing most of the year.

The County is now requesting WCB funding to restore the water system at Hogback. The well is no longer useable due to an unstable sand strata that has worsened over the years. The solution is to re-drill the well and convert to a reverse rotary type well.

As lead agency the County has determined the project will not have a significant effect upon the environment and is categorically exempt from CEQA regulation under Section 15101 and has filed the required Notice of Exemption. The County is also willing to extend the O&M agreement at this time or when it expires in 1988.

The County has prepared a cost estimate and preliminary plans which have been reviewed by staff. Cost is as follows:

8" rotary well, 150 feet casing, screen and testing	\$8,700
Pump base, pad, and related items	1,250
Concrete saddle for pressure tank	2,000
Plant relocation, connecting mechanical & electrical	3,500
Fence and gate relocation	400
New pump and installation	3,500
500 sq. ft. paving and base	1,500
	<u>Subtotal</u>
	\$20,850
Engineering	2,090
Contingencies	1,060
	<u>TOTAL</u>
	\$24,000

If the old pump is found to be sound or repairable, it will not be necessary to purchase a new pump and some economies leading to recovery of funds may be possible

Mr. Hart recommended the Board approve the proposed Hogback Island improvements, allocate \$24,000 therefor from the Wildlife Restoration Fund and authorize staff and the Department to proceed with the project substantially as planned.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS AT HOGBACK ISLAND (STEAMBOAT SLOUGH) PUBLIC ACCESS, SACRAMENTO COUNTY, AS PROPOSED; ALLOCATE \$24,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1976 BOND ACT PROJECTS

13. Napa River - Rutherford Crossroad, Napa County \$5,000.00

This proposal is to accept donation of a 1.7+ acres of land at the intersection of State Hwy. 128 and the Napa River. The parcel is located about a mile east of Rutherford, 10 miles north of the City of Napa.

The property has about 150 feet of highway frontage and about 300 feet of frontage on the Napa River. The parcel is covered with various species of riparian vegetation, including smaller shrubs, grasses, willows and a few oaks. As most properties in this part of the Napa Valley are planted to vineyards, the Department of Fish and Game sees this as an excellent opportunity to preserve riparian habitat and allow for potential river fishing access in the future, and has favorably recommended the acquisition.

Comparable local properties are currently selling for \$12,000 to \$15,000 per acre. The only costs which would be incurred in this acquisition, however, would be engineering expense, title insurance and other costs relating to transfer of ownership to the State, estimated to be \$5,000. In the event that development of the property appears desirable in the future, this could be brought to the Board for consideration at the appropriate time. Meanwhile, any necessary management of the property would be undertaken by the Department.

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

Mr. Sarro pointed out on a map the location of this proposed acquisition and indicated that after a recent staking of the property, the owner asked that the boundary be changed, and it would now be .1 acre less than indicated in the agenda. The donation would be more on the order of 1.6+ acres. In response to a question from Mr. Livermore, Mr. Sarro reported that the reason for this donation could be for two reasons - the owners are a long-time Napa Valley family and there would be possibly some tax benefits, since the donation was specified to be made in 1982.

Mr. Hart recommended the Board authorize acceptance of this donation of land at Napa River - Rutherford Crossroad, allocate \$5,000 from 1976 Bond Funds available for acquisition of interior wetlands and riparian habitat, and authorize staff and the Department to proceed substantially as outlined above.

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Mr. Sarro clarified that the word "potential" river fishing access refers to the fact that if Region 3 were to determine in the future that fishing access would be a desirable use of that property, the area does have that potential.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD AUTHORIZE ACCEPTANCE OF A DONATION OF LAND AT NAPA RIVER - RUTHERFORD CROSSROAD, NAPA COUNTY; ALLOCATE \$5,000 FOR RELATED COSTS FROM 1976 BOND FUNDS AVAILABLE FOR ACQUISITION OF INTERIOR WETLANDS AND RIPARIAN HABITAT; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

14. Lake Earl/Talawa Wildlife Area, Phase 2, Del Norte County \$14,000.00

This proposal is for additional funding to complete an acquisition previously authorized by the Board, as part of continuing efforts for protection of Lakes Earl and Talawa in Del Norte County.

Mr. Schmidt reported that at its meetings of September 18 and December 12, 1980, the Board authorized the acquisition of six privately owned parcels along the easterly shore of Lake Earl. A total of approximately 323 acres were involved in the authorization for purchase, for which the Board allocated \$636,395 from 1976 Bond Act funds.

Subsequently, an owner of one of the smaller parcels, about 14 acres, decided not to sell at that time.

Recently new contacts have been made with this owner, and a new appraisal of his property was prepared and approved by Real Estate Services. The new appraised value of this 13.97+ acre parcel is \$36,700. The owner accepted this new appraisal and signed the necessary documents to enable completion of the transaction.

In addition to the two ownerships authorized at the June 24, 1982, meeting which have not yet closed escrow, in accordance with specific authorizations made by the Board over the last three years, staff has acquired a total of 2,130 acres within or adjacent to Lakes Earl and Talawa. An additional 2,600 acres has been leased from the State Lands Commission, which has placed a total of 4,730 acres under Department of Fish and Game management. This acquisition will leave only two ownerships on the east side of Lake Talawa which have not been authorized for acquisition by the Board.

The acquisition of this parcel will provide additional protection to the riparian habitat, as well as some small portions of actual lake area included within the parcel. As part of the acquisition process, any claims of the State Lands Commission to underlying lake bed areas will be recognized on the basis that such lands be leased by the Commission to DFG for a long-term period.

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This general area is on the Smith River plain, which extends southward from the mouth of the Smith River to Crescent City, the county seat of Del Norte County.

The Smith River plain is an integral part of the coastal arm of the Pacific Flyway. The waters of Lakes Earl and Talawa and the lands in this proposal include habitat that is critical to the existence of significant waterfowl populations, such as the Aleutian Canada goose. This species is presently listed by the U.S. Fish and Wildlife Service as endangered. The waters of Lake Earl also support the highest wintering population of canvasback ducks north of San Francisco Bay. The overall floodplain, lakes and surrounding uplands support over 250 species of birds, most of them water-associated (almost three million bird days of use annually between 1970 and 1973), and 58 species of mammals.

In addition to protecting valuable and additional ecologically significant wildlife habitat, this acquisition will help ensure public access to the overall Lake Earl area for a wide variety of compatible recreational and educational uses such as fishing, bird watching, nature and scientific study, hiking, and horseback riding. The lakes harbor 15 species of fish, including salmon and trout, and as much as 3,000 user days have been expended on them during the waterfowl season.

The proposed acquisition by WCB falls within Class 13 of Categorical Exemptions from CEQA requirements, which include acquisition of lands for fish and wildlife conservation purposes. No development is planned for this area. Management by the Department of Fish and Game is planned with some joint use or coordinated management agreements with the Department of Parks and Recreation anticipated.

To finalize this transaction, it is estimated that a total of \$42,000 is necessary. In addition to \$36,700 which is the approved market value of the property, an estimated \$5,300 is required for appraisal, survey, processing charges, and escrow fees. There is balance from the 9/18/80 and 12/12/80 allocations of approximately \$28,000. Subtracting this balance from the estimated \$42,000 indicates an additional allocation of \$14,000 is required to consummate this transaction.

Mr. Hart recommended that the Board reaffirm authorization to purchase the Lake Earl parcel as proposed, allocate an additional \$14,000 for the purchase and related costs from the 1976 Bond Act funds available for coastal wetlands acquisition, and authorize staff and the Department to proceed substantially as planned.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD REAFFIRM AUTHORIZATION TO PURCHASE THE LAKE EARL PARCEL AS PROPOSED; ALLOCATE FROM 1976 BOND FUNDS AN ADDITIONAL \$14,000 FOR THE LAKE EARL/TALAWA WILDLIFE AREA, PHASE 2, DEL NORTE COUNTY, FOR ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

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The fact that the financial statement on the first page of the agenda does not carry information about the condition of the bond funds was brought up by Mr. Livermore. There was consensus that information about all of the funds available to the WCB should be included in the agenda, and staff was so instructed. Procedures followed in the budgeting and allocating of bond funds were explained by Mr. Hart, who promised that a statement of bond fund balances would be made available to the Board at its next meeting.

15. Elkhorn Slough Estuarine Sanctuary - Phase II Development \$72,000.00

This item is proposed funding for additional improvements aimed at meeting development and management needs for this area.

The Board on December 1, 1981, approved \$80,000 for boundary fencing, road improvements, and contour mapping as Phase I development.

An important step towards further development of the area is demolition and removal of a number of old structures. An archeological and historical survey has been completed, with extensive review by the Department of Fish and Game, State Historical Preservation Office, Monterey County Historical Office and the Sanctuary Advisory Committee.

The decision was reached that approximately twenty old buildings or structures have no historical value, are beyond practical restoration, and should be removed to clean up the area and to avoid potential hazard and liability problems with public use.

The Department also has proposed further minor capital outlay projects as outlined below.

Funding for the proposed Phase II developments is available from 1976 Bond Act monies. Fifty percent reimbursement of such costs also would be available from the federal Office of Coastal Zone Management in accordance with grant provisions for acquiring and developing the estuarine sanctuary.

Cost estimates are as follows:

Demolition/removal of structures	\$50,000
Building renovation	10,000
Foundation, roofing, and interior work on manager's residence and other quarters	
Water System	4,000
Tank and water lines for emergency system	
Road seal treatment	<u>8,000</u>
TOTAL	\$72,000

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The federal Office of Coastal Zone Management and the Department of Fish and Game have processed a Final Environmental Impact Statement for the acquisition and management of the estuarine sanctuary, which has been previously provided to the Board and meets CEQA requirements. In addition, the improvements proposed are categorically exempt from CEQA under Class 2.

Mr. Hart recommended that the Board approve the Phase II development project for the Elkhorn Slough Estuarine Sanctuary as proposed, allocate \$72,000 therefor for 1976 Bond Funds available for this purpose, and authorize staff and the Department to proceed substantially as planned.

Mr. Fullerton advised that it was first proposed to burn the buildings to get rid of them, but it has now been decided that they would be torn down and the weathered wood sold.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PHASE II DEVELOPMENT PROJECT FOR THE ELKHORN SLOUGH ESTUARINE SANCTUARY, MONTEREY COUNTY, AS PROPOSED; ALLOCATE \$72,000 FROM 1976 BOND ACT FUNDS AVAILABLE FOR THIS PURPOSE; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

(Jeff Arthur returned to the meeting at this time.)

16. Elkhorn Slough Estuarine Sanctuary Funding Reserve \$1,000,000.00

At its meeting on April 16, 1979, the Board authorized entering into the Elkhorn Slough Estuarine Sanctuary project on the basis that matching fund grants would be obtained from the federal Office of Coastal Zone Management.

The project as planned called for acquisition of approximately 1,510 acres along the easterly and southerly edges of Elkhorn Slough, and for appropriate development including marsh restoration and public access, interpretive and administrative facilities.

To date approximately 1,227 acres have been acquired. Some minor development work has been completed, and planning is underway for additional development and management,

Including project amendments now undergoing processing by OCZM, the overall project cost is scheduled to be \$4,521,270.

Including Item 15 on this agenda, the WCB to date will have allocated \$3,494,043 for the project. This leaves a total of \$1,027,227 still to be funded by WCB for the overall project based on the above project amount. Although there will be 50% reimbursement by OCZM for eligible project costs, the procedure being followed requires initial funding to be provided by the WCB.

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The WCB funding source for this project has been the 1976 Bond Act, which contains provisions that these funds may not continue to be available to the WCB after July 1, 1983.

Staff will be processing priority projects for Board consideration as rapidly as possible to attempt to ensure that these funds will be encumbered by July, 1983.

However, to ensure that funding obligations will be met for the Elkhorn Slough project, it would appear prudent to reserve an adequate amount of 1976 Bond Funds for this purpose. This is a procedure that the WCB has used from time to time in the past to ensure adequate funding for completion of certain ongoing or priority projects.

It was Mr. Hart's recommendation that the Board establish a reserve of \$1,000,000 from remaining 1976 Bond Act funds for completion of Elkhorn Slough Estuarine Sanctuary acquisition and development substantially as planned, with staff and the Department to present specific projects for Board approval to encumber such funds before July 1, 1983.

Mr. Fullerton asked if federal reimbursements for these bond projects received after July 1, 1983, would be lost to the WCB, and Mr. Hart advised that by law, federal reimbursements must be received into the Wildlife Restoration Fund so that matching federal monies received after July 1, 1983, would still be available to the WCB.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MS. MORGAN, THAT THE WILDLIFE CONSERVATION BOARD ESTABLISH A RESERVE OF \$1,000,000 FROM REMAINING 1976 BOND ACT FUNDS FOR COMPLETION OF ELKHORN SLOUGH ESTUARINE SANCTUARY ACQUISITION AND DEVELOPMENT SUBSTANTIALLY AS PLANNED, WITH STAFF TO PRESENT SPECIFIC PROJECTS FOR BOARD APPROVAL TO ENCUMBER SUCH FUNDS BEFORE JULY 1, 1983.

PASSED UNANIMOUSLY.

Mr. Jeff Arthur asked if it was the intention to have a special bill passed before July 1 next year to utilize the \$2 million unencumbered balance. Mr. Hart stated that the 1976 Bond Act provides that the Resources Agency Secretary shall submit a program for use of those unencumbered bond fund balances after July 1, 1983, and consequently it would be after the 1983-84 fiscal year budget is passed. With the projects being worked on already, it was anticipated that the \$2 million would all be committed by that date.

ENERGY AND RESOURCES FUND PROJECTS

In view of the questions raised earlier, Mr. Hart reported that the Board received \$2,565,000 for this fiscal year from the Energy and Resources Fund, some for specific projects and some for land acquisition. Projects included under this funding source follow.

17. Berkeley Fishing Pier (Change in scope), Alameda Co. \$400,000.00

At the March 10, 1982, meeting the Board approved the expansion and renovation of the Berkeley Pier. However, the \$750,000 budgeted from ERF monies for the project was frozen and reverted to the State as an economy measure.

Funds have been rebudgeted to the WCB in the amount of \$400,000 for the project, which will enable renovation, but not expansion of the pier. The City is still very interested in proceeding with the project to the extent possible. This would include reconstructing the railing, luminaires, fish cleaning station, and restroom facilities.

Mr. Hart recommended the Board rescind its previous allocation of \$750,000 for the Berkeley Fishing Pier project, approve change in scope of the project to provide only for renovation of the facility, allocate \$400,000 therefor from the Energy and Resources Fund appropriated to the Board for this purpose in the 1982/83 budget, and authorize staff and the Department to proceed with the project substantially as planned.

Mr. Hart reported that Mr. Chuck Roberts from the City of Berkeley was present to respond to any questions the Board might have.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MS. MORGAN, THAT THE WILDLIFE CONSERVATION BOARD RESCIND ITS PREVIOUS ALLOCATION OF \$750,000 FOR THE BERKELEY FISHING PIER, ALAMEDA COUNTY; APPROVE CHANGE IN SCOPE OF THE PROJECT TO PROVIDE ONLY FOR RENOVATION OF THE FACILITY; ALLOCATE \$400,000 THEREFOR FROM THE ENERGY AND RESOURCES FUND APPROPRIATED TO THE BOARD FOR THIS PURPOSE IN THE 1982/83 BUDGET; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

18. Oyster Point Fishing Pier, San Mateo County \$165,000.00

The Wildlife Conservation Board approved this project at the January 10, 1980, meeting and allocated \$222,000 for the development of a fishing pier, restroom, and parking area to provide its share of project costs on a matching fund basis with San Mateo County. At the time, it was anticipated that federal Land and Water Conservation Fund reimbursements would be received for about 50% of the project costs, and the Board authorized sharing any such reimbursements with the County on a proportionate basis.

Federal funds for the LWCF program were frozen in fiscal 1980/81 and have not been provided as grants to states since that time. This was the first WCB project to be so affected. The County did not have sufficient funds to make up for the loss of their expected LWCF reimbursements, and so the project had to be deferred until funds could be augmented.

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This has now been accomplished in that the 1982/83 budget contains \$165,000 in ERF monies as an appropriation to WCB for the Oyster Point Fishing Pier to provide the additional funding required.

It was Mr. Hart's recommendation that the Board augment funding for the Oyster Point Fishing Pier project by allocating \$165,000 therefor from the Energy and Resources Fund monies appropriated to the Board for this purpose in the 1982/83 budget, and authorize staff and the Department of Fish and Game to proceed otherwise substantially as the project was originally planned.

The County had originally agreed to provide \$111,000 which was one-fourth of the total cost, anticipating that an equal amount would be forthcoming from the federal LWCF program. The County has indicated their willingness to provide the \$111,000, provided that the improvements that they have made for the pier in the interim constitute part of their share. Mr. Hart also reported that the City of South of San Francisco, in a letter from Mayor Robert Teglia, has written in support of this pier proposal.

Mr. Ron McClellan confirmed that the San Mateo County Harbor District, subsequent to the original approval, has expended approximately \$75,000 in design costs, site preparation, utilities, etc., and stated his Board would like to have those contributions considered as part of the \$111,000 or one-fourth contribution.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MS. MORGAN, THAT THE WILDLIFE CONSERVATION BOARD AUGMENT FUNDING FOR THE OYSTER POINT FISHING PIER, SAN MATEO COUNTY, BY ALLOCATING \$165,000 THEREFOR FROM THE ENERGY AND RESOURCES FUND APPROPRIATED TO THE BOARD FOR THIS PURPOSE IN THE 1982/83 BUDGET; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT AS ORIGINALLY PLANNED, INCLUDING THAT THE SAN MATEO COUNTY HARBOR DISTRICT PROVIDE NOT LESS THAN \$111,000 FOR DIRECT PROJECT COSTS.

PASSED UNANIMOUSLY.

19. Brisbane Fishing Pier, San Mateo County

The City of Brisbane has requested that the Sierra Point Fishing Pier be renamed the Brisbane Fishing Pier so as to strengthen community identity of this public facility. The change is also considered desirable in order to avoid confusion with the Sierra Point Development Company which is doing much of the development in the vicinity.

The 1981/82 budget language appropriating ERF funds to the Wildlife Conservation Board for this project and the September 2, 1981, WCB action authorizing the project, specified the name Sierra Point Fishing Pier. Formal action of the Board in changing the project name is therefore considered necessary. A resolution in support of this request has been received from the City.

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The new proposed name would be in conformance with WCB policy that projects be named for geographical locations, and may better identify the general location of the pier.

Staff recommends that the Board approve changing the name of the Sierra Point Fishing Pier project to Brisbane Fishing Pier as proposed and authorize staff and the Department of Fish and Game to proceed accordingly.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE CHANGING THE NAME OF THE SIERRA POINT FISHING PIER PROJECT TO BRISBANE FISHING PIER AS PROPOSED; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED ACCORDINGLY.

PASSED UNANIMOUSLY.

20. Coachella Valley Eco-Reserve Expansion, Riverside County \$275,000.00

This proposal is for the acquisition of 90+ acres in Riverside County, about 10 miles east of Palm Springs, for inclusion in the Coachella Valley Ecological Reserve managed by the Department of Fish and Game. Mr. Sarro pointed out on a map the area under consideration and its relationship to the Ecological Reserve.

The Department has been aware for a number of years that population growth and associated development in the Coachella Valley could eventually lead to the complete loss of wildlife habitat in this natural desert ecosystem. The species that has focused attention on this problem has been the Coachella fringe-toed lizard, an endemic species restricted to sand dunes and sand hummock habitat. Almost all of the wildlife habitat in the Valley is in private ownership and subject to development. In 1978, the DFG concluded that the only way to effectively protect the fringe-toed lizard and other native animals and plant was to set aside a representative portion of Valley habitat in public ownership. Environmental Protection Program funds were allocated for this purpose in fiscal years 1979-80 and 1980-81. Due to relatively high and rapidly rising land values, acquisitions were limited to 10 acres in 1981 and 80 acres in 1982 with the program's limited funding.

Staff has had discussions with the owners of 90+ acres which border the west and south boundaries of the Department's 80 acre ownership. An appraisal of the property indicates the fair market value of the land is between \$270,000 and \$315,000, depending on a legal interpretation of the validity of the assumptions made in the appraisal. The Department strongly recommends the purchase of this exceptionally well-situated property. The DFG has identified expansion of the Coachella Valley Ecological Reserve as among its highest priority recommendations for land acquisition.

At the time of preparation of the agenda, further review of the appraisal was underway and negotiations with the landowners were continuing. The appraised fair market value has since been established as \$270,000. An

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additional \$5,000 will be needed for various processing costs.

This project is exempt from CEQA under Category 13 as an acquisition of land for wildlife conservation purposes. Funding would be from Energy and Resources Fund monies appropriated to the WCB in the 1982/83 budget for such purposes. Management of these lands, which would be retained in their natural state, would be by the Department as part of its Coachella Valley Ecological Reserve.

Staff recommends the Board approve this acquisition for expansion of the Coachella Valley Eco-Reserve as proposed, allocate \$275,000 from available ERF monies for purchase and related costs of the 90+ acres, and authorize staff and the Department to proceed substantially as planned.

Mr. Richard Spotts, California field representative for Defenders of Wildlife, advised that his group strongly supports and urges the Board's adoption of Energy and Resources Fund agenda items 20 through 23 and wished to indicate their support and commendation to the Department of Fish and Game and the Wildlife Conservation Board for their efforts for endangered species habitat and riparian forest acquisition. He stated he was also informed that there may be some questions with regard to the Alkali Sink acquisition proposal and requested an opportunity to testify on that item.

Mr. Fullerton commented that there is a question with regard to the Alkali Sink proposal and that he would suggest the item be withdrawn, and that an explanation would be provided at the time this agenda item comes up.

There was discussion of the value of the property which, according to Mr. Livermore, approximated \$3,200 per acre, and it was brought out that the appraisal had been reviewed and substantiated by the Department of General Services.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE COACHELLA VALLEY ECO-RESERVE EXPANSION, RIVERSIDE COUNTY; ALLOCATE \$275,000 FROM 1982/83 ERF MONIES AVAILABLE FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

21. Alkali Sink Ecological Reserve, Fresno County

Mr. Fullerton requested that this item be withdrawn. He advised that after a thorough review and consultation, this land, even though it is completely surrounded by agricultural land, does not, at this time, have any of the kangaroo rat on it. The best information from the university people studying the problem indicate the chances for recovering the species are not the greatest because the land has been used to the point where there is no longer the native habitat necessary to maintain these animals. There is another parcel bordering the present ecological reserve

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now up for sale, which still has the native type habitat and where there is better opportunity for maintaining this species.

Mr. Spotts expressed the concern they have that there is a possibility the Governor may contemplate another freeze on capital outlay of this type, because of the fiscal and budget problems of the state. He did not disagree with Director Fullerton's desire to change the area of acquisition, but voiced the hope that the Board would expedite the approval process for this new parcel so that it might be finalized in the next several weeks, since it was his understanding the next meeting may not occur until October.

Mr. Fullerton assured Mr. Spotts that meeting dates are not set in concrete, and that the Board staff would be requested to work on this acquisition as soon as possible, because he has the same concerns. He further confirmed that this new location does indeed have the kangaroo rats and has the required habitat types for the other two endangered species types.

22. Battle Creek - Phase III, Tehama County

\$430,000.00

This proposal is for the acquisition of approximately 80 acres of land along Battle Creek approximately 11 miles northeast of Red Bluff in Tehama County. The property fronts on Jellys Ferry Road and includes approximately 1.5 miles of Battle Creek frontage.

This is the third acquisition project on Battle Creek to be presented to the Board for habitat protection as well as for public access. The first two proposals, located upstream and totaling 29.58 acres were subsequently acquired by staff action. One of these, containing 4.68 acres, located on the easterly side of Jellys Ferry Road (north side of Battle Creek) has been developed in part as a public access project under a cooperative project with Shasta County.

The Department of Fish and Game has long recommended purchase of Battle Creek properties as high priority acquisitions for protection of prime migration channels and spawning habitat for anadromous fishes including king salmon and steelhead. The waters of Battle Creek also provide excellent habitat and spawning grounds for resident species of fish. This acquisition will also provide the Department with the opportunity to do stream restoration work to enhance the stream's potential for spawning habitat.

In addition to the protection and restoration potential available in Battle Creek, this acquisition would also provide protection of 1½ miles of riparian habitat from almost certain degradation as a result of future development along the creek.

The frontage on Jellys Ferry Road will also provide good access to this stretch of Battle Creek for management as well as public fishing opportunities.

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With the exception of property line fencing, no development of this property is contemplated. It is planned that the property will be managed by the Department of Fish and Game in its present condition with the possibility of some future restoration or habitat enhancement being done as necessary.

Mr. Howard Dick pointed out the complete ownership and the portion the Board proposes to acquire. The owners have agreed to sell this 80-acre parcel for its approved appraised value of \$5,000 per acre. An additional \$30,000 is needed for appraisal, survey, fencing, title insurance and processing costs.

The proposed acquisition by WCB falls within Class 13 of Categorical Exemptions from CEQA requirements which include acquisition of lands for fish and wildlife conservation purposes.

It was Mr. Hart's recommendation that the Board authorize the purchase of the Battle Creek property as proposed, allocate \$430,000 from the Energy and Resources Fund monies available for the payment of the purchase price and costs of the acquisition and authorize staff and the Department to proceed substantially as planned.

Mr. Hart advised that a letter of support has been received from the Shasta-Cascade Wonderland Association for this acquisition.

IT WAS MOVED BY MS. MORGAN, SECONDED BY MR. FULLERTON, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PHASE III ACQUISITION ON BATTLE CREEK, TEHAMA COUNTY; ALLOCATE \$430,000 FROM 1982/83 ERF MONIES AVAILABLE FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

23. Upper Sacramento River Riparian Habitat Area (Cottonwood Creek Unit Expansion), Shasta County \$117,400.00

Mr. Sarro summarized the proposal which includes purchase of 55+ acres and a lease-back of 39+ acres for a five-year period, pointing out these parcels on a map that was displayed.

In April of 1981 the Department acquired with EPP funding some 262 acres of land at the confluence of Cottonwood Creek and the Sacramento River, about 15 miles south of Redding. This was one of a number of parcels acquired by the Department of Fish and Game or the Wildlife Conservation Board in the last four years for preservation of prime riparian habitat along the Upper Sacramento River and its tributaries.

The area is presently used by a wide variety of wildlife year around. The area is most important from a species diversity standpoint for nesting and migrating songbirds. It is considered critical riparian and associated habitat for the California yellow-billed cuckoo, a species listed as rare in the

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State of California. Protection of habitat in this area is considered very important to the Department's recovery efforts for this species. Studies along the Sacramento River have indicated that 139 species use this habitat type during seasonal migrations and 25 species nest in climax high terrace vegetation.

Resident game species include blacktailed deer, valley quail, ring-necked pheasant, brushrabbit and gray squirrel. Furbearers include opossum, raccoon, ringtail, long-tailed weasel, mink, river otter, striped and spotted skunk, gray fox, coyote, beaver, and muskrat. Red fox may also occur on the property. Many species of raptors use the area including red-tailed hawk, red shouldered hawk, Cooper's hawk, osprey, southern bald eagle, barn owl, great horned owl and white tailed kite. Water associated birds use the aquatic habitat along the streams including great blue heron, green heron, great egret, killdeer and greater yellowlegs.

Very little of this prime riparian habitat remains along the Sacramento River and its tributaries. Because of its value to wildlife and the rate at which it is being destroyed, remaining areas are of statewide importance.

The owner of three parcels immediately north of the DFG's Cottonwood Creek site has offered 55+ acres to the State for addition to the wildlife area. One parcel consisting of about 20 acres is presently planted to alfalfa. The remaining 35+ acres contain riparian habitat which is typical of the State's wildlife area. Under this proposal, the landowner would sell the properties to the State immediately and would continue to occupy the easterly 39+ acres, including the alfalfa field, for a period of five years under a lease-back arrangement. Nineteen+ acres of the property would continue to be used as it is now, for cattle grazing. The sale would be for the fair market value of the property, \$128,565, less payment of the full five-year lease payment of \$18,230.50. The total to be paid to the owner would be \$110,334.50.

In addition, the owner would grant a 24' wide roadway easement to the State through his remaining property to the nearest public street, Adobe Road, on the north. The landowner is donating the cost of grading and light-duty surfacing of the road, as well as engineering costs related to this proposed sale to the State.

Costs of appraisal, title insurance and other related expenses of purchase are estimated to be approximately \$7,000.

The Department highly recommends this acquisition as it will add very valuable riparian lands to the wildlife area immediately and will allow for restoration of the 20+ acre field to riparian vegetation in the future.

The purchase is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of land for protection and restoration of wildlife habitat.

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Funds are available for the purchase from Energy and Resources Fund monies appropriated to WCB in the 1982/83 budget.

Mr. Hart recommended the Board approve this purchase/lease-back proposal for expansion of the Upper Sacramento River Riparian Habitat Area (Cottonwood Creek), allocate \$117,400 for the adjusted purchase price and costs from 1982/83 Energy and Resources Fund monies available for this purpose, and authorize staff and the Department to proceed substantially as planned.

In regard to Mr. Livermore's question about appraisals, both Mr. Sarro and Mr. Hart explained that appraisals are usually contracted for from private appraisers. However, in this instance, because of the freeze on personal services contracts, the Department of General Services was requested to provide the appraisal. In all instances, appraisals are then reviewed by the Department of General Services, Real Estate Services Division, and their concurrence and approval must be secured.

It was also brought out that the Shasta-Cascade Wonderland Association had written in support of this acquisition.

IT WAS MOVED BY MR. FULLERTON, SECONDED BY MS. MORGAN, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PURCHASE AND PARTIAL LEASE-BACK PROPOSAL FOR EXPANSION OF THE UPPER SACRAMENTO RIVER RIPARIAN HABITAT AREA (COTTONWOOD CREEK UNIT EXPANSION), SHASTA COUNTY; ALLOCATE \$117,400 FOR THE ADJUSTED PURCHASE PRICE AND COSTS FROM 1982/83 ERF MONIES AVAILABLE FOR THIS PURPOSE; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Mr. Fullerton stated he wished to publicly thank Richard Spotts and his colleagues for their part in helping the Department secure the \$2,000,000 funding from the Energy and Resources Fund during the last budget process.

Mr. Hart stated the Board members are now aware of his intention to retire at the end of September and stated it has been a pleasure to work with the Board members, both present and past, and wished the Board every success in the future.

The Board members individually wished Mr. Hart the very best in his retirement and commented on his professionalism, great interest and love of his work, and some of his accomplishments for the Board as well as the Department of Fish and Game.

24. Other Business

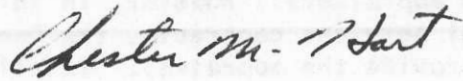
Mr. Fullerton reported that during the last winter, there were great wash-outs on Fish and Game property along Papermill Creek. He requested the Board staff study this problem and come back with a recommendation as to

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how we should be sharing in the cost of riprapping to protect both our property and the Giacomini property. Mr. Hart agreed that the Board staff will study this problem and come back with a recommendation.

There being no further business, the meeting was adjourned at 11:55 a.m. by Chairman Livermore.

Respectfully submitted,



Chester M. Hart
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on August 5, 1982, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$51,984,576.89. This total includes funds 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	\$10,597,762.93
b.	Fish Habitat Development	5,036,856.95
	1. Reservoir Construction or Improvement	\$2,817,644.19
	2. Stream Clearance and Improvement	431,492.19
	3. Stream Flow Maintenance Dams	439,503.32
	4. Marine Habitat	502,135.36
	5. Fish Screens, Ladders and Weir Projects	846,081.89
c.	Fishing Access Projects	16,131,941.33
	1. Coastal and Bay Access	1,654,680.04
	2. River and Aqueduct Access	4,111,305.12
	3. Lake and Reservoir Access	3,633,755.14
	4. Piers	6,732,201.03
d.	Game Farm Projects	146,894.49
e.	Wildlife Habitat Development and Improvement Projects	18,803,116.47
	1. Wildlife Areas	17,973,345.70
	2. Miscellaneous Wildlife Habitat Dev.	829,770.77
f.	Hunting Access	549,036.81
g.	Miscellaneous Projects	635,467.91
s.	Special Project Allocation	83,500.00
	TOTAL ALLOCATED TO PROJECTS	\$51,984,576.89

STATUS OF FUNDS WILDLIFE RESTORATION FUND

Unallocated balance at beginning of 8/5/82 meeting	\$4,631,207.76
Less allocations	- 493,800.00
Unallocated balance at end of 8/5/82 meeting	\$4,137,407.76