

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

Minutes, Meeting of October 4, 1984

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

Minutes of Meeting, October 4, 1984

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 2040 of the State Capitol, Sacramento, California. Chairman William Burke called the meeting to order at 2:00 p.m.

1. Roll Call

<u>PRESENT:</u>	William A. Burke, Ed.D.	Chairman
	Robert C. Fox	Member, vice Jack Parnell
	Nancy Ordway	Member
	Assemblyman Phillip Isenberg	Joint Interim Committee

<u>ABSENT:</u>	Assemblyman Jim Costa	Joint Interim Committee
	Assemblyman Norman Waters	" " "
	Senator Barry Keene	" " "
	Senator Robert Presley	" " "
	Senator David Roberti	" " "

STAFF PRESENT:

W. John Schmidt	Executive Officer
Alvin G. Rutsch	Assistant Executive Officer
John Wentzel	Field Agent
Howard Dick	Land Agent
Frank Kotey	Land Agent
Marylyn Gzyms	Accountant
Nancy Pinaglia	Stenographer
Alma Koyasako	Secretary

OTHERS PRESENT:

Greg Taylor	Attorney General's Office
Lavon Day	Concerned citizen
Don Dimitratos	Marin County Parks Director
Dennis Jauch	Marin County
Preston Johns	Dept. of Fish and Game
Pat Berry	" " "
Mark Scherbert	Office of Senator Vuich
Jeff Shellito	Legislative Analyst Office
Robert Turnage	" " "
Harry Holland	Concerned citizen
Catherine Hackney	Office of Assemblyman Jim Costa

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2. Approval of Minutes.

Executive Officer John Schmidt advised that the minutes of the May 30 and August 1, 1984, meetings of the Wildlife Conservation Board have been published and circulated and can be approved.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE MINUTES OF THE MAY 30 AND AUGUST 1, 1984, MEETINGS AS PUBLISHED.

PASSED UNANIMOUSLY.

Before proceeding with the agenda, Mr. Schmidt announced that Item 10, the Daguerre Point Dam Public Fishing Access proposal, was being withdrawn pending further study by the Department of Fish and Game and WCB staff. He further stated that in the interest of time, Items 3, 4, 11 and 14 have been placed on the consent calendar, copies of which were available, and these items were to be considered as one item on consent.

Chairman Burke requested that anyone who would like to testify on any of the items on the consent calendar speak at this time. There being no objection, the consent calendar was approved as presented.

(Consent Calendar Item)

3. Funding Status

a. Wildlife Restoration Fund

Unallocated balance at end of 5/30/84 meeting	\$3,263,024.13
Less 83/84 FY salary and staff benefit increases	- 13,205.00
Less 83/84 FY Contingent Fund Transfer for Assembly and Senate	- 3,342.00
Less 84/85 FY support budget	-485,000.00
Less miscellaneous adjustment	- 900.51
Less 83/84 FY Project Planning expenses	- 14,995.44
Less allocation for Avila Pier at 8/1/84 meeting	-500,000.00
Less Elkhorn Slough Estuarine Sanctuary allocation by telephonic poll of Board	- 65,095.00
Plus Horseracing Revenue	+750,000.00
Plus Federal LWCF reimbursement	+ 6,722.80
Plus interest on Surplus Money Investment Fund.....	+437,097.31
Present unallocated balance	\$3,374,306.29

b. 1984/85 Wildlife Restoration Fund Capital Outlay Budget

Unallocated balance at beginning of 10/4/84 meeting \$2,629,000.00

c. 1983/84 Wildlife Restoration Fund Capital Outlay Budget

Unallocated balance at beginning of 10/4/84 meeting \$1,275,344.57

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d. 1976 State, Urban and Coastal Park Fund

1. Coastal Wetlands

Unallocated balance at beginning of 10/4/84 meeting -0-

2. Interior Wetlands

Unallocated balance at beginning of 10/4/84 meeting -0-

3. Development

Unallocated balance at beginning of 10/4/84 meeting \$70,000.00

(Consent Calendar Item)

4. Recovery of Funds

The following projects previously authorized by the Board have balances of funds that can be recovered and returned to the Wildlife Restoration Fund and the 1976 State Urban and Coastal Park Bond Fund. It was recommended that the total amount of \$351,213.83 be recovered to the Wildlife Restoration Fund and \$296.79 be recovered to the 1976 Bond Fund (Coastal Wetlands), and the project accounts be closed.

WILDLIFE RESTORATION FUND

Reef Program - General

Allocation	\$26,000.00
Expenditures	15,241.03
Balance for Recovery	\$10,758.97

Alameda Estuary Public Access

Allocation	\$112,400.00
Expenditures	-111,100.52
Balance for Recovery	\$ 1,299.48

(Federal LWCF reimbursement received - \$56,565.50)

South Kibesillah Gulch Coastal Access

Allocation	\$50,000.00
Expenditures	-33,053.22
Balance for Recovery	\$16,946.78

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Camp Cady Wildlife Area Expansion

Allocation	\$59,064.55
Expenditures	<u>-54,937.13</u>
Balance for Recovery	\$ 4,127.42

Palo Verde Weir Access

Allocation	\$64,300.00
Expenditures	<u>-62,434.43</u>
Balance for Recovery	\$ 1,865.57

(Federal LWCF reimbursement received - \$59,889.58)

Slinkard and Little Antelope Valley, Phase 2

Allocation	\$258,730.00
Expenditures	<u>- 4,867.74</u>
Balance for Recovery	\$253,862.26

Slinkard and Little Antelope Valley Wildlife Area

Allocation	\$32,300.00
Expenditures	<u>- 97.05</u>
Balance for Recovery	\$32,202.95

Salt Creek Wildlife Area

Allocation	\$ 1,000.00
Expenditures	<u>- 835.94</u>
Balance for Recovery	\$ 164.06

Peytonia Slough Access Development

Allocation	\$131,882.50
Expenditures	<u>-109,357.00</u>
Balance for Recovery	\$ 22,525.50

Tehama Wildlife Area Expansion

Allocation	\$225,000.00
Expenditures	<u>-222,696.50</u>
Balance for Recovery	\$ 2,303.50

Butte Valley Wildlife Area

Allocation	\$17,000.00
Expenditures	<u>-16,797.10</u>
Balance for Recovery	\$ 202.90

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Delta Base Relocation

Allocation	\$90,250.00
Expenditures	-89,055.78
Balance for Recovery	\$ 1,194.22

Hill Slough Wildlife Area Development

Allocation	\$90,000.00
Expenditures	-89,736.78
Balance for Recovery	\$ 263.22

Cliff House Public Access

Allocation	\$ 300.00
Expenditures	-42.30
Balance for Recovery	\$ 257.70

Calaveras River Wildlife Area

Allocation	\$ 3,000.00
Expenditures	1,704.50
Balance for Recovery	\$ 1,295.50

Lost Slough Wildlife Area

Allocation	\$20,000.00
Expenditures	-19,511.50
Balance for Recovery	\$ 488.50

Doyle Wildlife Area Expansion

Allocation	\$33,900.00
Expenditures	-32,444.70
Balance for Recovery	\$ 1,445.30

Total WRF Recoveries - \$351,213.83

1976 STATE, URBAN AND COASTAL PARK BOND FUND

COASTAL WETLANDS

Elkhorn Slough Estuarine Sanctuary, Phase 1 Development

Allocation	\$80,000.00
Expenditures	-79,853.86
Balance for Recovery	\$ 146.14

Elkhorn Slough Estuarine Sanctuary, Phase II Development

Allocation	\$72,000.00
Expenditures	<u>-71,941.75</u>
Balance for Recovery	\$ 58.25

Napa Marsh - Huichica Creek Access

Allocation	\$10,400.00
Expenditures	<u>-10,307.60</u>
Balance for Recovery	\$ 92.40

Total Bond Recoveries - \$296.79

AS A CONSENT ITEM, IT WAS MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD RECOVER FUNDS FROM THE FOLLOWING PROJECTS AND CLOSE THE PROJECT ACCOUNT AS FOLLOWS:

Reef Program - General	\$10,758.97
Alameda Estuary Public Access	1,299.48
South Kibesillah Gulch Coastal Access	16,946.78
Camp Cady Wildlife Area Expansion	4,127.42
Palo Verde Weir Access	1,865.57
Slinkard and Little Antelope Valley, Phase 2.....	253,862.26
Slinkard and Little Antelope Valley Wildlife Area	32,202.95
Salt Creek Wildlife Area	164.06
Peytonia Slough Access Development	22,525.50
Tehama Wildlife Area Expansion	2,303.50
Butte Valley Wildlife Area	202.90
Delta Base Relocation	1,194.22
Hill Slough Wildlife Area	263.22
Cliff House Public Access	257.70
Calaveras River Wildlife Area	1,295.50
Lost Slough Wildlife Area	488.50
Doyle Wildlife Area Expansion	1,445.30
Total WRF Recoveries	<u>\$351,213.83</u>

Elkhorn Slough Estuarine Sanctuary, Ph. 1 Dev.	\$ 146.14
Elkhorn Slough Estuarine Sanctuary, Ph. 11 Dev.	58.25
Napa Marsh - Huichica Creek Access	<u>92.40</u>
Total Bond Recoveries	\$ 296.79

THE SUM OF \$351,213.83 IS TO BE RECOVERED TO THE WILDLIFE RESTORATION FUND AND \$296.79 IS TO BE RECOVERED TO THE 1976 BOND FUND (COASTAL WETLANDS), AND THE PROJECT ACCOUNTS CLOSED.

PASSED UNANIMOUSLY.

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5. Agate Beach Fishing Access, Marin County \$21,650.00

In 1964 the County of Marin requested funding to develop the 6½ acre Agate Beach area for public use. WCB funds were allocated for parking, drainage and erosion controls. The County added sanitary facilities and has maintained the area since original construction under a normal WCB cooperative agreement. Located on the ocean within the town of Bolinas, the area is also known as the Bolinas Tidepools. An average of 25,000 recreation days annually has been estimated at this area for the past several years.

Fishing, clamming, and abalone picking are popular at this area. Rockfish, greenling, perch and ling cod are the most common species taken. The area is also used by students from colleges and universities in the Bay Area for the study of marine fauna. At low tide this site provides access to over two miles of beach area, one of the most outstanding for marine invertebrates along the coast. Public use other than for fishing purposes is quite common also.

The County is now requesting funds to upgrade the parking area, pave a short service road, and construct restroom screening. By resolution the County has agreed to extending for an additional 20 years, both the lease of the project area to WCB and the cooperative agreement for area operation.

The County has prepared plans and a cost estimate and would bid out and supervise construction if approved by the Board. The cost estimate is as follows:

Restroom screen	\$2,700
Parking and service road paving	16,125
Contingency (15%)	<u>2,825</u>
TOTAL	\$21,650

The County has determined the project is exempt from CEQA requirements and has filed the necessary Notice of Exemption with the County Clerk.

Mr. Schmidt recommended the Board approve the Agate Beach Fishing Access project, allocate \$21,650 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Mr. Schmidt noted that two representatives from Marin County were present to testify should the Board have any questions relative to Item 5, Agate Beach Fishing Access and Item 6, White House Pool Public Access.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS AT THE AGATE BEACH FISHING ACCESS, MARIN COUNTY; ALLOCATE \$21,650 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

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6. White House Pool Public Access, Marin County

\$31,300.00

In 1974 the WCB acquired a 13 acre parcel of land fronting on Papermill (Lagunitas) Creek, known as White House Pool, for a public fishing access site. Prior to State acquisition, public use was permitted, but was uncontrolled and became damaging to the area.

The DFG and local residents recognize Papermill Creek as the most important salmon-steelhead stream in Marin County. In 1977 at the County's request, the Board allocated funds to develop public use facilities at the White House Pool site. Improvements were made consisting of parking and restroom facilities, an access trail, foot-bridge, benches and barriers to control vehicle traffic.

The White House Pool site and an additional 11.5 acre parcel on the opposite side of the creek acquired by the Board in 1975 have continued to grow in popularity since the initial development, with the County reporting use figures in excess of 8,500 visitor days per year.

Flood damage has occurred during the last three years, and the County has proposed resetting the vehicle barriers in concrete. Additionally it is planned to regrade and asphalt-surface the parking area. This activity is exempt from CEQA requirements, and the Notice of Exemption has been filed with the County Clerk.

The County's preliminary plans and cost estimate have been reviewed. If approved by the Board, staff will prepare an agreement with the County for construction of the proposed improvements.

The cost estimate is as follows:

Barrier, posts, in concrete, installed	\$3,500
Grade and asphalt surface parking area	23,700
Contingency (15%)	<u>4,100</u>
TOTAL ...	\$31,300

It was staff recommendation that the Board approve the White House Pool project, allocate \$31,300 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Mr. Schmidt advised that a letter of support has been received from Assemblyman Filante in support of the two Marin County projects.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS AT THE WHITE HOUSE POOL PUBLIC ACCESS, MARIN COUNTY; ALLOCATE \$31,300 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

7. Tehama Wildlife Area Addition, Tehama County \$95,000.00

This is a proposal to acquire a 520+ acre inholding within the Tehama Wildlife Area. The Tehama Wildlife Area is located in eastern Tehama County south of the community of Paynes Creek, northeast of Red Bluff (via Highway 36). The property has 2+ miles of frontage on Hogsback Road, the only other east-west road south of Highway 36 in Tehama County. In addition, the property has over 1/2 mile of stream frontage on Antelope Creek. The acquisition of this property would round out the Department's holdings along Hogsback Road.

Wildlife uses of the property include the eastern Tehama deer herd's use of the north rim of Antelope Creek as a major holding area during movements to and from their winter range. The range supported 328 deer-days use per acre as noted in samples taken in 1973-74 and 1974-75. Upland game species include valley quail and tree squirrels. The area also has potential for Rio Grande turkeys. Mourning dove nesting occurs here and Lewis' woodpeckers are seasonal visitors. Resident and migratory salmonids occur in Antelope Creek and the rim associated with Antelope Creek is an important habitat for raptors and furbearers, including bald eagles. The riparian plant community along Antelope and Cameron Creeks is important habitat for resident wildlife.

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

The Department of Fish and Game has highly recommended the acquisition of this parcel as a means of insuring protection of this area. Management responsibilities would be assumed by the Department as an addition to Tehama Wildlife Area.

The property owners have agreed to sell this 520+ acre parcel for an approved fair market value of \$91,000. An additional \$4,000 will be required for related acquisition costs, including appraisals, title insurance and processing costs.

It was recommended by staff that the Board approve the purchase of this property as proposed, allocate \$95,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Assemblyman Isenberg also recommended approval.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY AS PROPOSED FOR THE TEHAMA WILDLIFE AREA ADDITION, TEHAMA COUNTY; ALLOCATE \$95,000 FROM THE WILDLIFE RESTORATION FUND FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

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(Nancy Ordway, Chief Deputy Director of Finance, and Assemblyman Phil Isenberg were introduced at this time. Mr. Fox who had been acting for the Director of Fish and Game remained as observer only, since a quorum was now provided with the attendance of Ms. Ordway.)

8. Surprise Valley Wildlife Area Addition, Modoc County \$22,500.00

The Department of Fish and Game has recommended WCB acquisition of 40+ acres of private property in Modoc County. The primary objective of this proposal is to preserve an important wildlife habitat that is rapidly being lost to changes in land use. A secondary objective is to provide improved access and recreation benefits to adjacent public lands.

The property, located on the eastern slopes of the Warner Mountains, is approximately 5½ miles northwest of Eagleville, and Howard Dick, land agent, pointed out the property on a map displayed at the meeting. Elevation of this nearly square parcel varies from approximately 4,880 feet to 5,200 feet. It is considered a key portion of the deer winter range for the Warner Mountains deer herd which spends the remainder of the year in the higher elevations, primarily on U.S. Forest Service and Bureau of Land Management lands. The property contains vegetative cover of bitterbrush providing excellent winter food as well as good deer cover.

The general locale of this parcel, which is commonly known as Surprise Valley, supports farming of alfalfa, potatoes, grain crops and irrigated pasture. Currently the property is zoned "Unclassified" with a general plan designation of Agriculture. The highest and best use is estimated to be rural recreational homesite or wildlife habitat.

An earlier purchase of 420+ acres of private property in March, 1978, provided protection to a key deer winter range area, as well as furnishing access and recreational benefits. The subject 40+ acres abuts that acquisition area and will provide similar benefits. In addition to protecting additional deer winter range, this acquisition will provide many consumptive, as well as non-consumptive recreational opportunities to the public. Such uses include deer, rabbit, and quail hunting, hiking, and other enjoyment of natural areas. It will also provide public access, via Surprise Valley Road, to adjoining BLM lands. Such access to these public lands is presently limited. State acquisition will also prevent almost certain development of this important habitat.

The owners have agreed to sell the property to the State for \$20,000, which is the appraised fair market value. It is planned that the property will be managed by the Department of Fish and Game in conjunction with its current ownership. No development is planned or considered necessary and management will no doubt be limited to field reviews by local DFG personnel when they are in the area.

This proposed acquisition is within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of the acquisition of lands for fish and wildlife habitat, establishing ecological reserves under Fish and Game Code

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Section 1580, and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition.

It was staff recommendation that the Board approve this project, allocate \$22,500 from the Wildlife Restoration Fund to cover acquisition and related costs, and authorize staff and the Department of Fish and Game to proceed with the project substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY AS PROPOSED FOR THE SURPRISE VALLEY WILDLIFE AREA ADDITION, MODOC COUNTY; ALLOCATE \$22,500 FROM THE WILDLIFE RESTORATION FUND FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. Indian Valley Reservoir, Lake County \$321,000.00

This proposal is to acquire approximately 1,184 acres of land surrounding Indian Valley Reservoir in Lake County. The property lies about 25 miles north of Clear Lake, off Bartlett Springs Road.

Presently, the land is fairly accessible to the public via Bartlett Springs Road and through surrounding Bureau of Land Management holdings. However, the owner of the property, Yolo County Flood Control and Water Conservation District, announced in 1981 its intention to dispose of the lands around the reservoir by public sale. Public sale would not only eliminate access to 39+ miles of shoreline, but lead to development which would adversely affect the wildlife values of the area. The District has worked with WCB staff and BLM to arrange some method for public acquisition of the property on a basis which will be economically feasible for all parties.

The DFG has strongly recommended the proposed purchase. According to the Department, the shoreline is critical habitat as a spawning area for a high quality fishery. It is also an important wintering area for bald and golden eagles, and waterfowl. The area is also developing into an important nesting area for waterfowl, osprey, and other raptors. The interspersed of herbaceous growth around the shoreline affords good winter feeding area for deer.

The upper end or north end of the property supports the last known site of the Indian Valley brodiaea, (*Brodiaea coronaria*). Its status is classified as endangered.

Due to the reservoir's remote location and a general lack of public awareness of its fishery resources, fishing pressure has been light. However, as the reservoir gains in popularity, there has been an increasing fishery use. The rainbow trout fishery is already judged to be of excellent quality, and it is anticipated that the warmwater game fish will attain a similar level in the future.

The Indian Valley Reservoir location, adjacent to Bureau of Land Management and U.S. Forest Service lands has made this area a public use recreational paradise. The area has deer, pig, bear, quail, dove, waterfowl, squirrel, and some turkey hunting.

The properties are a key to public recreational access to the reservoir and the BLM lands that surround the area. It is contemplated that the Department will enter into a cooperative agreement for BLM management in conjunction with their adjacent lands. This would minimize ongoing State management costs.

This purchase would be exempt from CEQA under Class 13 of Categorical Exemptions, land acquisition for wildlife conservation purposes.

The property has been appraised for \$515,000, subject to a very slight modification of total acreage (10 acres, more or less) depending on a final survey of one area which is not being acquired in its entirety. In the negotiations handled by Jim Sarro, land agent, the District has offered the property to the State for \$313,000 total. The resultant savings to the State would be about \$202,000. In addition, staff has applied for matching federal Land and Water Conservation Fund monies to further reduce the final cost to the State to approximately \$156,500 for the entire acquisition. The NPS has proposed that BLM rather than the State proceed with this acquisition, but since the Bureau does not have the funds at this time, staff will challenge this preliminary decision. Costs of closing the sale, appraisals and related expenses are expected to be \$8,000. Funding is available from the Wildlife Restoration Fund for these purposes.

Mr. Schmidt recommended the Board approve this acquisition, allocate \$321,000 from the Wildlife Restoration Fund for the purchase price and costs, and authorize staff and the Department to proceed substantially as planned. Assemblyman Isenberg also recommended approval of this item.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY AS PROPOSED FOR INDIAN VALLEY RESERVOIR, LAKE COUNTY; ALLOCATE \$321,000 FROM THE WILDLIFE RESTORATION FUND FOR THE PURCHASE PRICE AND COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. (Daguerre Point Dam Public Fishing Access, Yuba County)

Mr. Schmidt reiterated that this agenda item had been withdrawn from consideration until further study can be made.

11. (Consent Calendar Item)
Elkhorn Slough Estuarine Sanctuary, Monterey County \$65,095.00
Visitor and Service Facilities

This item is to confirm the previous emergency action by the Board in a telephone vote (taken on August 14 and 15, 1984) to allocate an additional \$65,095 to the proposed construction of visitor facilities at the Elkhorn Slough Estuarine Sanctuary.

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In the way of a recap, Mr. Schmidt reported the Board's involvement in Elkhorn Slough Estuarine Sanctuary began at its April 16, 1979, meeting when it authorized entering into the sanctuary project on the basis that matching funds would be obtained from the Federal Office of Coastal Zone Management (now the Office of Ocean and Coastal Resources Management - OCRM). The project, as planned, called for the acquisition of approximately 1,510 acres along the easterly and southerly edges of Elkhorn Slough, and for appropriate development including marsh restoration, public access projects, education, interpretive, and administrative facilities.

To date approximately 1,227 acres have been acquired. Some minor development projects have also been completed. Project costs were estimated to amount to \$4,521,270. Approximately \$3,384,863 have been spent to date by the Board, 50% of which is to be, or has already been, reimbursed to the State by OCRM.

Recognizing the need to ensure that funding obligations are met for this project, the Board, at its August 5, 1982, meeting, set aside a \$1,000,000 reserve for continued acquisitions and development within the boundaries of this sanctuary.

At the February 15, 1983, meeting, the Board allocated \$40,000 for a 16+ acre acquisition. This was followed by two additional allocations of \$215,000 (marsh restoration) and \$655,650 (visitor facilities) at the March 15, 1984, meeting.

Due to the magnitude of the visitor and services facilities construction project, the Department of Fish and Game was required to use the services of the Office of the State Architect for design, contract award and final construction supervision. It was their estimate upon which the \$655,650 allocation was based.

Subsequently, the proposed construction project was put out to bid with the bid opening scheduled for March 27, 1984. The low bid received was more than \$200,000 over OSA's estimate. The project was then redesigned to relocate the proposed facilities to a location farther from the water, a site which requires less site preparation and substantially less roadwork. However, the low bid received at the July 12, 1984, bid opening was still \$65,095 over OSA's revised estimate.

In the telephonic poll of the Board members it was recommended that we proceed with this project as bid on July 12, 1984, and avoid further redesign costs from OSA. This will also allow us the opportunity to open this area to the public for those uses compatible with the wildlife values present at this location and for those purposes for which the estuarine sanctuary was acquired.

It was pointed out that there is a good possibility that the funds allocated herein may be reimbursed, in part or in total, to the Board by OCRM, depending on the final outcome of an application for additional funding.

It was hereby recommended that the Board confirm their previous action to increase the Elkhorn Slough Estuarine Sanctuary (Visitor and Service Facilities) project by \$65,095 as described above from the Wildlife Restoration Fund.

AS A CONSENT ITEM, IT WAS MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD CONFIRM ITS TELEPHONIC APPROVAL OF THE SUPPLEMENTAL ALLOCATION OF \$65,095 FROM THE WILDLIFE RESTORATION FUND TO MEET ADDITIONAL COSTS FOR VISITOR AND SERVICE FACILITIES AT THE ELKHORN SLOUGH ESTUARINE SANCTUARY, MONTEREY COUNTY; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED. UNANIMOUSLY.

12. Lake Country Estates, El Dorado County \$5,010,000.00
(Tidelands Oil Revenues)

This proposal is for the acquisition of about 777 acres of land along the Upper Truckee River, generally lying halfway between the town of Meyers and the South Lake Tahoe airport on U.S. Highway 50.

The property is the subject of a lawsuit filed by the owners against the Tahoe Regional Planning Agency (CalTRPA) about twelve years ago. The suit is being defended by the Attorney General for the Resources Agency, as successor to CalTRPA. The proposal before the Board is the purchase of the property to allow a full settlement of this litigation.

The subject property is the largest contiguous private ownership in the Tahoe Basin suitable for development. Currently, portions of the property are used for cattle grazing, a sand and gravel quarry, and a 150-acre golf course. Insofar as the ecological and public fishing values are concerned, studies conducted in the course of litigation have indicated the following.

The Lake Country Estate property contains unique and irreplaceable resources in the Lake Tahoe Basin, and is extremely valuable to the maintenance of the water quality of Lake Tahoe itself.

A primary feature of the property is that the Upper Truckee River bisects the property. The Upper Truckee River is the largest watershed in the Lake Tahoe basin and supplies approximately 40% of the water which flows into Lake Tahoe, therefore, any human disturbance (as by development) within the reaches of the stream environment zone of the Upper Truckee River could have long-lasting adverse effects on the quality of water flowing into Lake Tahoe.

In addition, the land itself performs an important water quality maintenance function. The property is characterized by many acres of low lying ground with a high water table. Property with these characteristics plays a significant role in water quality maintenance by uptaking the nutrients and trapping sediments which would otherwise flow into Lake Tahoe. By preventing the flow of nutrients and sediments into Lake Tahoe, the Lake's remarkable clarity is preserved -- a clarity which has been observed in only one other location in the world, resulting in the Congressional recognition of Lake Tahoe as a national treasure.

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The Upper Truckee River, Angora Creek and the low lying wetlands on the property provide riparian habitat -- the single most important habitat in the Lake Tahoe Basin. Eighty percent (80%) of the 300 wildlife species present in the Basin are supported by riparian habitat, and the maintenance of that habitat is vital to the maintenance of these species. The presence of the Upper Truckee River and Angora Creek on the property result in a merger of two natural wildlife movement corridors. Waterfowl such as Canada geese and mallard ducks have been observed on the property with regularity, suggesting that this land is valuable habitat for birds along the Pacific Flyway. The diversity of plant communities, the presence of small pond areas and the two creeks all create exceptional conditions for wildlife on the property.

The most unusual feature of this property, however, is the presence of a fish habitat which has never before been observed in the Tahoe Basin. The western portion of the property is characterized by a series of wetland and bog plant communities recognized as unique in the High Sierra. These bogs and wetlands contain streams which flow through the forest areas and into holes of 2' to 3' depth. These holes are connected by subsurface stream flows and within these holes, resident eastern brook trout have been observed. The trout are able to live year round in these deep holes because the water is below the freezing level and is supplied by the subsurface flows. Such a phenomenon is of great scientific interest. The Upper Truckee River is noted for the best trout fishing in the Lake Tahoe Basin and the segment of the river which bisects the property provides the best trout habitat along the river. It is a spawning area for rainbow, brook and brown trout.

The unique Lake Country property is scientifically valuable, environmentally sensitive, vital to the maintenance of riparian habitat and to the maintenance of water quality in Lake Tahoe, and is, therefore, highly suitable for public acquisition in order to preserve and maintain these natural resource values.

As to economic property value, appraisals of the property indicate a range of value from \$2.1 million to \$14 million, depending upon which party's view of the legal limitations on uses are applicable. The settlement provides for payment of \$5 million to the landowners. This settlement proposal has been reviewed and approved by the Office of Real Estate Services, Department of General Services.

Finally, legislation has been passed by the Legislature which provides funding of \$5 million from Tideland Oil Revenues to the Board to accomplish the acquisition for the State. The legislation also provides \$10,000 to cover the Board's acquisition expenses. Upon close of escrow, as required by the legislation, the property would be transferred to the Department of Parks and Recreation for operation and maintenance in a manner which promotes its environmental and recreational values. The acquisition is exempt from CEQA under Class 13 of Categorical Exemptions, acquisition of land for wildlife conservation purposes.

It was Mr. Schmidt's recommendation the Board approve this purchase, allocate \$ 5,010,000 from Tidelands Oil Revenues as provided by the legislation (SB 1374)

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and authorize staff and the Department to proceed substantially as outlined, including the transfer of control and possession to the Department of Parks and Recreation. He advised that Greg Taylor, Assistant Attorney General, was present in order to respond to any questions the Board might have.

Assemblyman Isenberg recommended approval.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR LAKE COUNTRY ESTATES, EL DORADO COUNTY; ALLOCATE \$5,010,000 FROM TIDELANDS OIL REVENUES AS PROVIDED IN SB 1374, RECENTLY SIGNED BY THE GOVERNOR (STATS. OF 1984, CH. 1470); AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

13. South Fork Kern River (Schaeffer) Fish Barrier, Tulare County \$15,650.00

At the June 25, 1981, WCB meeting the Board allocated funds for the construction of the Schaeffer fish barrier in eastern Tulare County. This is the first, or farthest downstream, one of a series of structures on the South Fork Kern River which have been developed to prevent upstream movement of brown trout and other non-native fish into golden trout habitat in the upper reaches of the South Fork Kern River drainage. This item is to consider a Department of Fish and Game recommendation to add three feet to this barrier to improve its effectiveness.

Improvements to another barrier five miles upstream, the Templeton fish barrier, were funded by the Board last year and completed this summer. The Schaeffer and Templeton barriers, together with the Ramshaw barrier constructed in 1970 are the key elements of a cooperative effort by the department and U.S. Forest Service to preserve the golden trout, California's official State fish, in this section of its natural habitat. Special status and added protection to most of this area was provided by Congress recently when the Golden Trout Wilderness Area was established in the upper Kern River plateau region.

The success of this program depends primarily on the effectiveness of these three barriers. The Schaeffer and Templeton barriers are gabion, or rock filled wire cage structures with filter cloth membranes to make them partially impervious. The spillways are designed to create a vertical drop which the fish cannot jump. The department, by chemical treatment, has pretty well eradicated the browns and rainbows that had earlier migrated into the protected area, and is completing the laborious process of restocking the entire upper South Fork Kern River drainage with golden trout.

After close monitoring of the Schaeffer barrier since its construction, department and Forest Service biologists have concluded that under certain river flow conditions it would be relatively simple for a larger trout to jump the existing barrier. They recommended that another course of gabions be laid on top of the present 189 foot long structure to provide approximately three feet of additional height. The need for this addition cannot be stressed

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too strongly, because if either brown or rainbow trout were to surmount the Schaeffer barrier, it would again be necessary to repeat the difficult and costly chemical treatment and restocking effort.

Because of the critical nature of the problem and the enormous importance of the golden trout resource, the department and Forest Service are prepared to do the work this fall if funds are approved. As before, Forest Service personnel would supervise the work of experienced seasonal crews under an agreement with the department. Costs would include setting up a spike camp at the site for housing and feeding the working personnel, and for materials or equipment. The cost estimate as provided by the Forest Service engineers is as follows:

Materials - 3'x3'x3' wire gabions	\$ 950
Equipment - backhoe, handtool rentals	7,800
Labor - equipment operator & work crews	4,420
Provisions - 17 day supply	1,050
Contingencies	<u>1,430</u>

TOTAL ESTIMATED COST \$15,650

The site of this barrier is just outside the Golden Trout Wilderness Area and is near the end of a road extending northwesterly from Highway 395 north of Inyokern. The activity is a minor addition to an existing structure and is exempt from the CEQA under the provisions of Class 1, Section 15101 of the State Guidelines. A Notice of Exemption has been filed in accordance with the Act.

Staff has reviewed the cost estimate as well as the data and strong recommendation provided by the department. It was therefore the staff recommendation that the Board approve the modification of the Schaeffer Fish Barrier as proposed, allocate \$15,650 therefor from the Wildlife Restoration Fund, and authorize staff and the department to proceed substantially as planned.

Assemblyman Isenberg recommended approval of this item as presented.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SOUTH FORK KERN RIVER (SCHAEFFER) FISH BARRIER, TULARE COUNTY; ALLOCATE \$15,650 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

(Consent Calendar Item)

14. Special Project Allocation - Account S-2500 \$25,000.00

The board has historically used special project account S-2500 to provide working funds for staff evaluation (appraisals, engineering, preliminary title reports, etc.) of proposed projects. This account is in part a revolving fund

in that, upon approval of a project, any preliminary costs charged to S-2500 are reimbursed to the account. It was requested that \$25,000 be allocated for this account for future operations from the 1984/85 fiscal year budget item.

AS A CONSENT ITEM, IT WAS MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD ALLOCATE \$25,000 FROM THE WILDLIFE RESTORATION FUND BUDGETED IN THE 1984/85 FISCAL YEAR TO FUND ACCOUNT S-2500 FOR THE 1984/85 FISCAL YEAR.

PASSED UNANIMOUSLY.

15. Other Business

a. Funding Status at end of 10/4/84 meeting

1. Wildlife Restoration Fund

Unallocated balance at beginning of 10/4/84 meeting...	\$3,374,306.29
Plus recoveries at 10/4/84 meeting	+ 351,213.83
Less allocations at 10/4/84 meeting	- 532,100.00
Unallocated balance at end of 10/4/84 meeting	\$3,193,420.12

2. 1976 State Urban and Coastal Park Fund

Coastal Wetlands

Unallocated balance at beginning of 5/30/84 meeting ..	\$ -0-
Plus recoveries at 10/4/84 meeting	296.79
Unallocated balance at end of 10/4/84 meeting	\$ 296.79

Interior Wetlands

Unallocated balance at end of 10/4/84 meeting	\$ -0-
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Development

Unallocated balance at end of 10/4/84 meeting	\$ 70,000.00
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b. Proposition 19 Project Funding

Mr. Schmidt advised that SB 2052 introduced during the latter part of the legislative session provided \$12,100,000 to the Board for Proposition 19 bond project funding. This legislation was signed by the Governor on September 30. Development of a priority list of projects utilizing these funds is underway and is almost completed. Recent discussions with the Treasurer's Office revealed possible sales of bonds within 30 days or possibly as late as January, 1985, to provide funds for Proposition 19 projects.

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There being no further items for consideration, the Chairman adjourned the meeting at 2:17 p.m.

Respectfully submitted,

W. John Schmidt
W. John Schmidt

Executive Officer

PROGRAM STATEMENT

At the close of the meeting on October 4, 1984, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$75,332,279.71. 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, the Pittman-Robertson Program, and the Estuarine Sanctuary Program.

The statement includes projects completed under the 1964 State Beach, Park, Recreational and Historical Facilities Bond Act, the 1970 Recreation and Fish and Wildlife Enhancement Bond Fund, the Bagley Conservation Fund, and the 1974 Bond Act. Projects funded under the 1976 Bond Act will be included in this statement after completion of this program.

a.	Fish Hatchery and Stocking Projects	\$15,729,485.80
b.	Fish Habitat Development	5,400,211.27
	1. Reservoir Construction or Improvement ...	\$2,981,312.39
	2. Stream Clearance and Improvement	456,115.44
	3. Stream Flow Maintenance Dams.....	439,503.32
	4. Marine Habitat	620,198.23
	5. Fish Screens, Ladders and Weir Projects .	903,081.89
c.	Fishing Access Projects	21,165,693.62
	1. Coastal and Bay Access	1,802,705.06
	2. River and Aqueduct Access	5,726,823.10
	3. Lake and Reservoir Access	4,414,886.91
	4. Piers	9,221,278.55
d.	Game Farm Projects	146,894.49
e.	Wildlife Habitat Acq., Development & Improvement Projects ..	31,431,998.59
	1. Wildlife Areas	30,226,470.49
	2. Miscellaneous Wildlife Habitat Dev.	1,205,528.10
f.	Hunting Access	546,069.66
g.	Miscellaneous Projects	747,622.42
h.	Special Project Allocations	164,303.86
	Total Allocated to Projects	\$75,332,279.71