

Indexed

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

Minutes, Meeting of January 3, 1985

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

Minutes, Meeting of January 3, 1985

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 2040, State Capitol, Sacramento, California, on January 3, 1985. The meeting was called to order at 1:30 p.m. by Acting Chairman Jack C. Parnell.

1. Roll Call

PRESENT: Jack C. Parnell Acting Chairman
 Nancy Ordway Member

 Assemblyman Phillip Isenberg Joint Interim Committee

ABSENT: William A. Burke, Ed.D. Chairman

 Senator Barry Keene Joint Interim Committee
 Senator Robert Presley " " "
 Senator David Roberti " " "
 Assemblyman Jim Costa " " "
 Assemblyman Norman S. Waters " " "

STAFF PRESENT:

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

OTHERS PRESENT:

Jay Anderson	Yuba City
Ed Smith	Dept. of Fish and Game
Dale Whitmore	" " "
Alston Wallace	Yuba City
Mary Spangler	City of Point Arena
Richard Wasserman	" " "
Preston Johns	Dept. of Fish and Game
Richard Spotts	Defenders of Wildlife
Linda Adams	Office of Assemblyman Costa

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2. Approval of Minutes

Mr. W. John Schmidt, Executive Officer, advised there is need to make corrections in the minutes of the October 4, 1984, meeting. He requested the following motion for the Surprise Valley Wildlife Area Addition, Modoc County, be substituted for the one that was typed on page 11:

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.

He further advised that on the last line on page 15, the figure "\$15,010,000" needs to be changed to read "\$5,010,000". With these corrections, the minutes could be approved.

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE OCTOBER 4, 1984, MEETING BE CORRECTED TO REFLECT THE CORRECT MOTION FOR THE SURPRISE VALLEY WILDLIFE AREA ADDITION, MODOC COUNTY, ON PAGE 11, AND THAT THE LAST LINE ON PAGE 15 BE CORRECTED TO SHOW THE FIGURE \$5,010,000.

PASSED UNANIMOUSLY.

3. Funding Status

Mr. Schmidt provided the following information relative to the funding status, advising that no action was necessary or required.

a. 1984/85 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget	\$3,129,000.00
Less previous Board allocations	- 721,132.51
Unallocated balance at beginning of 1/3/85 meeting	\$2,407,867.49

b. 1983/84 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget	\$4,038,000.00
Less previous Board allocations	-3,063,695.00
Unallocated balance at beginning of 1/3/85 meeting	\$ 974,305.00

c. 1976 State, Urban and Coastal Park Fund

1. Coastal Wetlands

Unallocated balance at beginning of 1/3/85 meeting ...	\$296.79
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c. 1976 State, Urban and Coastal Park Fund (continued)

2. Interior Wetlands -0-

3. Development

Unallocated balance at beginning of 1/3/85 meeting \$70,000.00

d. 1984/85 Environmental License Plate Fund

Governor's Budget \$3,000,000.00

e. 1984/85 Fish and Wildlife Habitat Enhancement Fund

1984/85 Budget \$12,100,000.00

WILDLIFE RESTORATION FUND PROJECTS

4. Heenan Lake Fish Spawning Facility, Alpine County \$90,000.00

Mr. Schmidt reported that for many years the Department of Fish and Game has conducted an egg-taking operation at Heenan Lake, Alpine County, for Lahontan cutthroat trout, a species considered threatened by the federal government. This operation was made possible heretofore through a lease with the private landowner and featured temporary spawning facilities of wood construction.

However, in 1982, when the landowner decided to terminate the lease, the WCB approved the acquisition of a portion of the property, including the 130 acre lake. This lake, incidentally, is the only Lahontan egg source in California. The Lahontan National Fish Hatchery in Nevada is also supplied eggs from Heenan Lake, as is the State of Nevada when surplus eggs are available.

It was realized at the time the land was acquired that the installation would soon have to be upgraded with more permanent spawning facilities. The Department has now completed the design and is requesting funds for development.

John Wentzel, Field Agent, pointed out on a map displayed at the meeting the present facilities and the proposed work for upgrading the spawning facility.

The new installation will be located on Heenan Creek, immediately upstream of the lake where the present structures stand. The new work will consist of a concrete diversion dam, fish ladder and fish barrier; a metal building to house the spawning facilities; pipeline, trailer pad, septic system, excavation and grading. A trailer would be moved in during the spawning season to house DFG personnel.

The DFG engineering staff has prepared plans and a cost estimate which have been reviewed by staff and found to be in order. The project would be constructed by private contract, supervised by the Department's engineering section. The cost estimate for this project is as follows:

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Demolition, excavation and grading	\$7,200
Building and structural concrete	34,100
Aluminum Fish Screens, 16 @ \$125	2,000
Miscellaneous metal (grates, channel, gates)	8,700
Septic tank	2,900
Dam and 18" x 50' pipeline	6,800
Fish barrier	8,100
Fish ladder	6,900
Subtotal	\$76,700
10% contingency	7,700
84/85 Inflation factor, approx. 7%	5,600
TOTAL	\$90,000

The project is exempt from CEQA provisions under Class 4(d), minor alteration in land or water on fish production facilities, resulting in greater fish production. The Notice of Exemption has been filed with the Resources Agency.

Mr. Schmidt recommended that the Board approve the project, allocate \$90,000 therefor from the 1984/85 Wildlife Restoration Fund Budget, and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE HEENAN LAKE FISH SPAWNING FACILITY, ALPINE COUNTY; ALLOCATE \$90,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Mr. Schmidt advised that the Juanita Lake Dam proposal, the next item on the agenda was deleted. The project will be presented at a future meeting when the additional information requested from the U.S. Forest Service is available.

5. Point Arena Fishing Pier, Mendocino County \$250,000.00

The City of Point Arena has proposed Wildlife Conservation Board participation in the construction of a new pier at Point Arena, on a matching fund basis with the City. The project will replace the old privately-owned wooden pier, which was extensively damaged in January, 1983, with a permanent public pier relatively safe from storm damage.

The pier is planned as a facility which can provide for a number of fishing interests, complete with hoists for launching boats and rental skiffs, docking for party boats and commercial fish boats and, of course, accommodations for pier fishing. The project will also include a parking area and public restroom.

Mr. Al Rutsch, Assistant Executive Officer, explained that the new structure is designed to replace the pier damaged in the January, 1983, storm and to with-

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stand the wave force and storm of that magnitude. He also pointed out the other features for the multiple uses planned for the pier.

A number of public agencies are contributing funds to this project, proportionate to how it meets their respective programs. The City of Point Arena is acquiring 38 acres of land needed for the pier, parking area, and adjacent urban waterfront private sector developments. This is being accomplished with a \$265,000 Coastal Conservancy grant which was approved by the Conservancy Board on November 20, 1984. A Conservancy grant was also made to the City for consulting engineering services.

The Department of Boating and Waterways has budgeted \$500,000 for the project as a boat launching facility. In consideration of the DBW grant and this proposed WCB allocation of \$250,000, the Economic Development Administration has given the City a commitment to provide such additional funds as may be needed to fully fund the \$1.2 million project to completion, or approximately \$450,000.

The amenities on the pier relative to its function as a fishing pier will include handrails for the full length of the pier, except perhaps in the immediate boat launching and fish boat service areas. A curb to separate vehicle traffic from the fishing area will be installed along the outer two-thirds of the pier on the south side and across the end of the pier. Benches, trash receptacles and two fish cleaning tables will also be included on the pier.

The pier will be at least ten feet higher than the old structure, about 320 feet long by 28 feet wide. It will have steel piles and prestressed, precast concrete caps and decking. Fender piles will be installed where needed to protect the pier at the boat docking areas. Steel piling will be epoxy coated and concrete jacketed to prevent corrosion and scour. The basic pier structure is considered permanent construction with a life expectancy in excess of 40 years.

On-shore there will be armor rock at the pier abutment. The deck will slope about 5 percent down to the parking area. The parking area will be gravel surfaced with a capacity of about 70 cars or car and boat trailer combinations. The restroom will be a 270 square foot frame structure located near the parking area. A pump station at the restroom and a force main will connect the restroom to the existing city sewage treatment plant about 2,500 feet away.

Historically, the old pier had been used for commercial and sport fishing, as well as for general freight, lumber and passenger loading. Originally constructed in 1866 it was once over 400 feet long, but was shortened in the 1940's to about 350 feet. Since then, its almost continual use for fishing purposes has grown, and its importance to the community has become well-established.

The old pier was regularly subjected to fairly extensive damage each winter and a pile driver was kept on-hand to replace piles annually. The January, 1983, storm, however, ravaged such destruction on the pier and the Arena Cove Area that the owners could not afford to rebuild. The wharf (or pier) and fish packing house were destroyed and the cafe and boat house severely damaged.

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No fish were landed by commercial boats at Point Arena in 1983 due to the loss of the pier and the inability to launch boats. The Department of Fish and Game reports that sport divers for abalone continue to come to the cove more than any other area on the North Coast. However, virtually all commercial activity was transferred to Noyo Harbor or Bodega Bay. Sport fishing activity has moved to Albion.

Point Arena economic activity dependent on the fishing industry has similarly ground to a virtual halt. Area unemployment is high, in part attributable to the loss of the pier. In the last two years, Point Arena has seen the demise or relocation of 25 local businesses. Along the main street, State Highway 1, there are numerous vacant storefronts. It is this state of affairs the City hopes to redress by rebuilding the pier and reactivating the local economy.

For a time the City sought the formation of a port district to carry out the reconstruction effort, but recently reversed itself and agreed to take on the responsibility of the local lead agency role. A supporting resolution was adopted by the City Council on November 13, 1984, agreeing to the WCB lease, pier operation, and cost sharing requirements.

The City on September 11, 1984, filed a Notice of Exemption with the County Clerk and Secretary for Resources pursuant to the CEQA Guidelines, declaring an exemption for this project under the following: Section 15301, Class I, Article b, c, and f; Section 15302, Class II, Article b and c; Section 15311, Article b.

The Department of Fish and Game has responded favorably to the City's proposal, noting the importance of restoring this pier to once again permit public access to pier and boat fishing in the Point Arena Cove area.

The City's engineering consultant has examined the site and gathered data on weather, storm waves, soils and hydrography and concludes that with proper design a permanent and useful pier can be constructed at Point Arena Cove. The presently planned design of the pier and on-shore improvements is considered to be the best of several alternatives studied and one which is structurally and economically feasible.

The project cost estimate below has been prepared by the consultants and updated to mid-1986, the estimated construction year. Funds allocated by the Board would remain in the WCB project account until final agreements are drawn up with the City and the costs are actually incurred for the project construction. All WCB costs are for the basic public fishing facilities. Additional facilities to be provided by the fish boat concessionaire are not included.

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Mobilization	\$30,000
Site preparation	42,200
Pier abutment, piling & concrete	531,000
Pier handrail, gangway & landings	57,300
Pier misc. equipment, hoists & utilities	61,900
Parking area, grade & surface	36,700
Restroom, sewer pump & mains	145,000
Subtotal, construction cost	\$904,100
Contingency, 10%	90,400
Engineering, 10%	99,400
Subtotal, project cost (1984)	\$1,093,900
Cost escalation 2 years @ 6%/yr.	112,000
TOTAL PROJECT COST (1986)	\$1,205,900

Mr. Schmidt recommended that the Board approve the Point Arena Fishing Pier project as proposed, allocate \$250,000 therefor from the Wildlife Restoration Fund on a matching fund basis with the City of Point Arena for construction thereof, and authorize staff and the Department of Fish and Game to proceed with the project substantially as planned. He noted the presence of Mary Spangler and City Councilman Richard Wasserman from the City of Point Arena, who would be able to respond to any questions the Board might have.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE POINT ARENA FISHING PIER, MENDOCINO COUNTY, AS PROPOSED; ALLOCATE \$250,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND ON A MATCHING FUND BASIS WITH THE CITY OF POINT ARENA FOR CONSTRUCTION THEREOF; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Mary Spangler from the City of Point Arena thanked the Board for its approval and participation in the project.

6. Donner Creek Public Access Easement, Nevada County \$700.00

This is a proposal to acquire, from the State Department of Transportation, an easement for public recreational purposes involving an area of approximately 12.6 acres in Nevada County. The acceptance of this easement, which is located near the community of Truckee, has been recommended by the Department of Fish and Game. The property is an irregular shaped strip of land that varies in width from 100 to 180 feet and extends along the relocated Donner Creek and along the south line of Interstate 80 for some 4,200 feet.

Mr. Frank Kotey, Land Agent, pointed out to the Board members the property involved and indicated how it connects up to other properties acquired by the Department for fishing access purposes.

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In 1957 the Department of Fish and Game acquired a 5.9+ acre fishing easement on an upstream section of the same relocated Donner Creek. That earlier acquired easement, which originates near Donner Park, will connect with the proposed easement and will extend a continuous access downstream easterly to State Highway 89.

Legal access to the midstream portions of Donner Creek is complicated by reason of private development (residential and some commercial) on the south, and the adjoining freeway right-of-way to the north. However, in the final scheme, access will be available under the Highway 89 bridge for anglers to fish in the stream or along the banks to the west. Similar access may be available from Donner Park.

Acceptance of this transfer will assure protection of the riparian habitat and allow continuous public access along Donner Creek. Management of the easement will be assumed by the Department of Fish and Game, but will be limited to an occasional field review of the area.

This proposal falls within Section 13 of Categorical Exemptions from CEQA requirements. Section 13 consists of the acquisition of lands for fish and wildlife conservation purposes. Transfer of this easement is to be made at no cost by the Department of Transportation. Approximately \$700 will be needed for processing costs.

Mr. Schmidt recommended that the Board approve the acceptance of this Transfer of Control and Possession, allocate \$700 from the 1984/85 budgeted Wildlife Restoration Funds for related processing costs, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACCEPTANCE OF AN EASEMENT FROM THE DEPARTMENT OF TRANSPORTATION FOR THE DONNER CREEK PUBLIC ACCESS, NEVADA COUNTY; ALLOCATE \$700 FROM THE WILDLIFE RESTORATION FUND FOR RELATED PROCESSING COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

7. Cantara Loop Public Fishing Access, Siskiyou County \$151,000.00

Mr. Schmidt reported that this proposal is for the acquisition of 46+ acres of land with over 1,800 feet of frontage on the Sacramento River, three miles south of the City of Mt. Shasta, Siskiyou County. Mr. Jim Sarro, Senior Land Agent, pointed out the area on a map displayed at the meeting and indicated its location in relation to other acquisition of the Board in recent years.

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The parcel is located on Cantara Road, and its ready accessibility and excellent fishing have made this stretch of the river a favorite for local fishermen. The Department of Fish and Game recommended purchase of this parcel in 1978 to secure public fishing access and preserve the surrounding habitat, and the Board did, in fact, make an offer to the owners which was subsequently rejected. Since then, the WCB has acquired fee ownership and access and conservation easements over lands immediately upstream from the subject property, comprising about 183 acres. The Department's interest in the acquisition of this particular 46 acres remains strong because its accessibility and areas of flat, higher ground along the river and along the public road make this parcel a natural for public access facilities and as a complement to the existing DFG holdings. Furthermore, with projected rapid growth trends in the vicinity of the project and significant building in the form of housing and commercial developments, it can be expected that the fishery and its supporting habitat will see even greater pressure in the future and the demand for public access will greatly increase. As future public use does increase, this parcel would afford the potential for a typical WCB cooperative public access project with local government or other agencies. In the meantime the land would be managed by the Department in conjunction with its adjacent holdings.

The property has been appraised and the owners have now agreed to a sale for fair market value, \$145,000. Funding is available from the Wildlife Restoration Fund, and the project would be exempt from CEQA under Class 13 of Categorical Exemptions: preserving public access to public lands and waters and for wildlife conservation purposes. The additional costs for appraisals, escrow, closing and General Services Department review are estimated to be \$6,000.

Mr. Schmidt recommended that the Board approve this transaction, allocate \$151,000 from budgeted 1984/85 Wildlife Restoration Funds for the purchase price and related costs and authorize staff and the Department to proceed substantially as outlined.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE CANTARA LOOP PUBLIC FISHING ACCESS, SISKIYOU COUNTY; ALLOCATE \$151,000 FROM THE WILDLIFE RESTORATION FUND FOR THE PURCHASE PRICE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1976 STATE URBAN & COASTAL PARK BOND PROJECT

8. Petaluma Marsh Wildlife Area Development, Marin County \$38,000.00

In 1983 the Wildlife Conservation Board allocated funds to improve habitat on a portion of the Petaluma Marsh complex. The work which was done included excavating two deep channels and placing the material nearby to form habitat

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islands and berms. It was completed in early 1984 by Department of Fish and Game personnel and the site is currently developing into healthy marsh habitat.

Mr. Schmidt explained that this proposal is to do additional marsh restoration work to improve the habitat on a portion of the Petaluma Marsh complex by providing water circulation and drainage on a previously acquired parcel.

Mr. Wentzel explained the project, indicating the location of the culverts and other developments proposed to accomplish the desired habitat improvements.

The Board originally acquired the Petaluma Marsh in two acquisitions authorized in 1979 and 1980. It is the second largest block of contiguous marsh in the San Francisco Bay area and supports a large number of resident and migratory wildlife species. The marsh has four miles of frontage along the Petaluma River and three miles of frontage on San Antonio Creek.

The portion proposed for further enhancement at this time is located at the southernmost end of the marsh complex. It lies just north of the State Highway 37 bridge where the WCB developed a boat launching ramp facility in 1960.

When the acquisition of this area was being considered for approval, the Department noted that the parcel was an example of excellent marsh habitat, but could support an even greater abundance and variety of wildlife with the application of intensive marsh management practices. The Department at that time recommended this be done at a future date. This proposal is a second phase follow up on that recommendation.

The Department is now proposing to improve additional areas on the marsh by providing better water circulation and drainage facilities. A new 18" culvert and flapgate would be installed at the Channel Drive road and some ditching would be provided to drain the low marsh which would be served by this culvert. In addition to improving the marsh values, this work would also assist in efforts to control mosquitoes in the area.

During extreme high tides, water enters the marsh on the northeast corner through breaks in the outer levee, as well as the existing culvert and tide-gate. Because of the lack of good drainage, water cannot flow out of these breaks as the tide recedes, resulting in a shallow lake, instead of a marsh for long periods of time, occasionally lasting several months. This open water condition precludes the establishment of several wildlife species on the site, including the endangered salt marsh harvest mouse and the California clapper rail. Installation of a 36" culvert and flapgate here will facilitate outflow of water and encourage the establishment of marsh vegetation and the eventual colonization by numerous wildlife species.

Two barren ponds at the southern end of the marsh also hold standing water for long periods of time and have no vegetation growth. A permanent channel from these ponds to the Petaluma River would be dredged and islands and high ground for nesting habitat would be created. In addition, another 36" culvert and flapgate will be installed to improve water circulation through this area.

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This development is exempt from CEQA under Section 15104 of the State Guidelines (minor alteration to land on a state wildlife area which improves wildlife habitat), and a Notice of Exemption has been filed with the Secretary for Resources.

It is proposed that all work will be accomplished by outside contract to be administered and supervised by Department of Fish and Game personnel.

The following cost estimate has been prepared by the Department and reviewed by staff.

1	36" coupler	400
1	18" x 20' culvert	1,200
1	18" flapgate	800
2	36" x 20' culverts	4,500
2	36" flapgates	1,800
1	flashboard riser.....	1,000
	Dragline time	25,000
	Subtotal	\$34,700
	Contingency	3,300
	TOTAL	\$38,000

Mr. Schmidt recommended that the Board approve the Petaluma Marsh project as proposed, allocate \$38,000 therefor from the 1976 Bond Act funds budgeted for habitat improvement on the marsh, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PETALUMA MARSH WILDLIFE AREA DEVELOPMENT, MARIN COUNTY, AS PROPOSED; ALLOCATE \$38,000 THEREFOR FROM THE 1976 BOND ACT FUNDS BUDGETED FOR HABITAT IMPROVEMENT ON THE MARSH; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

ENVIRONMENTAL LICENSE PLATE FUND PROJECT

9. Abbott Lake, Sutter County

\$191,000.00

Mr. Schmidt stated that this proposal is for the purchase of 146+ acres of Feather River wetlands habitat with two freshwater ponds and riparian habitat. The property is essentially an old oxbow lying about 7 miles downstream from Yuba City and about 30 miles north of Sacramento. It is about one-quarter mile off the Garden Highway.

Mr. Sarro pointed out the location of the proposed acquisition and the oxbow, the word used to describe the parcel under discussion.

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Abbott Lake is an excellent example of well preserved interior wetlands and riparian habitat. The river bottom in this parcel is unique because it is unspoiled and contains a large stand of valley oak and cottonwood, along with dense undergrowth of other native riparian species. The area provides significant habitat for resident and migratory waterfowl as well as for resident deer, several species of raptors, beaver, upland birds, small mammals, and assorted furbearers. The area is a possible location for yellow billed cuckoo, a State endangered species, and it also provides cover for numerous species of passerine birds.

Waterfowl use of the property is very high, because it is one of the last remaining such wetlands areas in the Feather River bottom. The present owners have preserved it in its natural condition and have used it primarily for duck hunting. However, the owners have now listed the property for sale and, considering the potential for conversion of the parcel to agricultural uses in conjunction with the surrounding properties, the Department has indicated State purchase as among the first priorities for action under the 1984 Fish and Wildlife Enhancement Bond Act. The Department would then "manage" the property by assuring its preservation in its natural state.

The property has been appraised and the owners have agreed to a sale at fair market value of \$185,000. Appraisal costs, escrow fees and Department of General Services review charges are expected to be about \$6,000. Funding for these expenditures would be from the Environmental License Plate Funds rather than the 1984 bond funds because the area provides habitat for endangered species.

This purchase is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of land for wildlife conservation purposes.

Mr. Schmidt recommended that the Board approve this purchase, and allocate \$191,000 from the Environmental License Plate Funds to cover the purchase price and costs, and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR ABBOTT LAKE , SUTTER COUNTY, AS PROPOSED; ALLOCATE \$191,000 FROM THE ENVIRONMENTAL LICENSE PLATE FUND TO COVER THE PURCHASE PRICE AND COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Mr. Schmidt recognized Jay Anderson, Dale Whitmore, and Alston Wallace who were supporting the project, and thanked them for their attendance at the meeting this afternoon.

1984 FISH & WILDLIFE ENHANCEMENT BOND PROJECT

10. Napa Marsh - Huichica Creek Expansion, Napa County \$378,000.00

This proposal is for the purchase of approximately 161 acres of land in the Napa River marsh complex. Studies by the Department of Fish and Game indicate that economic pressures and urbanization have brought on reclamation and conversion of much of the San Pablo Bay area wetlands to residential, commercial, industrial, and agricultural uses. This has resulted in the destruction of key wetlands habitat for resident and migratory waterfowl, as well as for various rare and endangered species, such as the California clapper rail and salt marsh harvest mouse. In fact, a study by the U.S. Fish and Wildlife Service in 1980 indicated that total wetland losses due to various forms of development had reached 80% of the historic marshes. Generally marshes and estuarine areas are considered the most important and productive habitat overall for fish and wildlife.

Mr. Sarro was requested to point out the proposed acquisition, and he further explained the desirability of this acquisition because of its relation to other holdings of the Department in the Napa Marsh complex.

This particular property has been reclaimed and used in recent years for grazing and growing of oat hay. The Department has highly recommended the purchase of the subject property for a number of reasons. Most importantly, State acquisition will allow for a reversion of this tract to its natural, tidal marsh condition, thereby actually increasing the availability of wetlands habitat for dependent species. Also, with its close proximity to populated areas, this would afford an excellent opportunity for public uses, such as nature study, birdwatching, and wildlife photography and waterfowl hunting.

By prior WCB actions of March, 1983, and May, 1984, the State acquired a 349-acre parcel to the immediate west and a 244-acre parcel to the immediate east of the subject property. The addition of this 161+ acres will actually simplify the DFG's management of the entire tract and will allow for a continuous block of waterfowl habitat nearly three miles in length and containing more than 750 acres.

The appraised fair market value of the property is \$392,000, and the owners have agreed to a sale of the property at this price. By separate agreement with a third party for mitigation of damages resulting from a nearby development, \$20,000 of the purchase price will be paid by the third party, thus reducing the WCB's cost to \$372,000. Costs of the appraisal, escrow closing and General Services' review are estimated to be \$6,000. Funding would be from the 1984 Fish and Wildlife Enhancement Bond Act, subject to the actual sale of bonds.

The purchase is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of land for wildlife conservation purposes.

Mr. Schmidt recommended that the Board approve this purchase, subject to the sale of 1984 Fish and Wildlife Enhancement Bonds, allocate \$378,000 from these funds as designated for interior wetlands, and authorize staff and the Department to proceed substantially as outlined, including the authorization to secure a temporary loan from the General Funds pending sale of these bond funds.

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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR NAPA MARSH-HUICHICA CREEK EXPANSION, NAPA COUNTY; ALLOCATE \$378,000 FROM THE 1984 FISH AND WILDLIFE ENHANCEMENT BONDS, SUBJECT TO THE SALE OF THESE BONDS, DESIGNATED FOR INTERIOR WETLANDS TO COVER THE PURCHASE PRICE AND COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, INCLUDING AUTHORIZATION TO BORROW FROM THE GENERAL FUND SHOULD AN EARLY ESCROW CLOSURE BE NECESSARY.

PASSED UNANIMOUSLY.

1984 FISH & WILDLIFE ENHANCEMENT BOND/ENVIRONMENTAL LICENSE PLATE FUND

11. Mendota Wildlife Area/Alkali Sink Ecological Reserve Expansion, \$2,035,000.00
Fresno County

Mr. Schmidt advised that this item is to consider the proposed acquisition of a total of 949+ acres of land in Fresno County, adjacent to both the Alkali Sink Eco-Reserve and the Mendota Wildlife Area. The acquisition of this land will tie the two areas together on the southeast side. The Mendota Wildlife Area and Alkali Sink Ecological Reserve are located approximately 30 miles west of Fresno via Highway 180 (Whitesbridge Road) and about 2 miles southeast of the town of Mendota. The wildlife area and the reserve both have frontage on Highway 180. The acquisition will provide protection for the last 212+ acres of native land adjacent to the existing Alkali Sink Ecological Reserve. The remaining 737+ acres is proposed for development to marsh habitat by the Department of Fish and Game. Its acquisition will also make it possible to develop an additional 300+ acres of land on the existing wildlife area by providing a way to get water to that area.

Mr. Howard Dick, Land Agent, showed on a map the relationship of this proposed acquisition to the existing Mendota Wildlife Area and the Alkali Sink Ecological Reserve.

The owners have agreed to sell this property at its appraised value of \$1,900/acre for the 212 acre native pastureland portion (containing habitat for rare and endangered species) of the property (\$402,800), and \$2,200/acre for the developed land (area to be converted to wetlands) comprising up to 737+ acres (\$1,621,400) for a total of up to \$2,024,200. In addition to the appraised value of \$2,024,200 it is estimated that an additional \$10,800 is necessary for related acquisition costs, such as appraisals, title insurance and processing costs.

Funds for the property's acquisition are currently available from the Environmental License Plate fund for the 212 acre portion of the property which is to be incorporated into the Alkali Sink Eco-Reserve. Funds for the 737+ acre portion of the property are to be provided for from the 1984 Fish and Wildlife Enhancement Bond pending the sale of the bonds. Acquisition costs will be taken from the ELP funds, since this portion of the acquisition will likely be the first to close escrow.

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It was staff's recommendation that the Board approve allocating (1) \$413,600 from the Environmental License Plate Fund to cover acquisition of 212+ acres of native pastureland and related acquisition costs, and (2) \$1,621,400 from the 1984 Fish and Wildlife Enhancement Bond Fund subject to the sale of the bonds to cover acquisition of up to 737+ acres to be incorporated into the Mendota Wildlife Area; and authorize staff and the Department to proceed substantially as planned, including the authorization to borrow from the General Fund pending sale of bonds.

Mr. Schmidt advised that application has been made to secure 50% reimbursement under the Federal Land and Water Conservation Fund Program for the 737+ acre parcel to be incorporated into the Mendota Wildlife Area. He stated that Assemblyman Costa's office is in favor of this acquisition and indicated that Linda Adams from his office was present, as well as Ed Smith, Wildlife Management Supervisor from the Department of Fish and Game in Fresno, who could answer questions as to future operations of the acquired parcel.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE MENDOTA WILDLIFE AREA/ ALKALI SINK ECOLOGICAL RESERVE EXPANSION, FRESNO COUNTY; ALLOCATE (1) \$413,600 FROM THE ENVIRONMENTAL LICENSE PLATE FUND TO COVER ACQUISITION OF 212+ ACRES AND (2) \$1,621,400 FROM THE 1984 FISH AND WILDLIFE ENHANCEMENT BOND FUND, SUBJECT TO THE SALE OF THESE BONDS, TO COVER THE PURCHASE PRICE AND COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED, INCLUDING AUTHORIZATION TO BORROW FROM THE GENERAL FUND SHOULD AN EARLY ESCROW CLOSURE BE NECESSARY.

PASSED UNANIMOUSLY.

12. Coachella Valley Eco-Reserve Expansion, Riverside County \$1,042,500.00

This proposal is for the purchase of 183+ acres of critical desert habitat about 10 miles east of Palm Springs for inclusion in the Coachella Valley Eco-Reserve. To aid the Board members in their orientation of this area, a large aerial photo of the Coachella Valley was displayed. Mr. Sarro proceeded to point out the various communities in close proximity of the reserve. He stated the project is designed to provide for preservation of perhaps 15% of this unique habitat.

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 endangered 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 plants was to set aside a representative portion of Valley

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habitat in public ownership. Environmental Protection Program funds were allocated in fiscal years 1979-80 and 1980-81, and then Energy and Resources Funds were appropriated in 1982-83 for these purposes. With this funding, staff has negotiated the acquisition of 426+ acres for inclusion in the Eco-Reserve.

As staff's acquisitions have proceeded, the Department, U.S. Fish and Wildlife Service, Bureau of Land Management, The Nature Conservancy, local developers and local governmental agencies have commenced a vigorous program for the long-term survival of this unique ecosystem. The result has been a rather complex plan for the preservation of some 10,000 acres of occupiable habitat. The proposed, combined funding from all sources, including private contributions, State and Federal funds and fees to be assessed to developers, would be about \$23 million.

The particular 184+ acre parcel which is proposed for WCB acquisition at this time lies at the southeasterly corner of the reserve and was the DFG's first priority for acquisition when the reserve was proposed in 1978. Funding limitations at that time, however, made this purchase impossible, so staff has directed its attention to smaller, less costly parcels as funds have become available. The Nature Conservancy, as part of its ongoing efforts to preserve this habitat, purchased the subject 184+ acre parcel to prevent its development and has held it pending availability of funds for State acquisition. The land has a fair market value of \$1,100,000, and TNC has offered it to the State for \$1,037,500, which would cover TNC's purchase price and costs of acquisition. In turn, TNC has agreed, as a part of this sale, to apply the proceeds to their continuing acquisition program for the Coachella Valley Eco-Reserve.

The property abuts three parcels of DFG-owned lands and would be managed by the Department until such time as a management plan for the entire reserve is set in place. It is planned that the eventual management of the overall reserve would be by cooperative agreement between all landowner-agencies.

Funding for this acquisition is available from the 1984/85 Environmental Protection Program Fund from the sale of personalized auto license plates. The purchase is exempt from CEQA under Class 13 of Categorical Exemptions, acquisition of land for wildlife habitat preservation.

Mr. Schmidt recommended that the Board approve this acquisition, allocate \$1,042,500 from the Environmental License Plate Fund, which includes the purchase price and an estimated \$5,000 for costs of escrow and related expenses, and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE COACHELLA VALLEY ECO-RESERVE EXPANSION, RIVERSIDE COUNTY; ALLOCATE \$1,042,500 FROM THE ENVIRONMENTAL LICENSE PLATE FUND FOR THE PURCHASE PRICE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

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13. Other Business

a. Funding Status at end of 1/3/85 meeting

1. 1984/85 Wildlife Restoration Fund

Unallocated balance at beginning of 1/3/85 meeting	\$2,407,867.49
Less allocations at 1/3/85 meeting	- 241,700.00
Unallocated balance at end of 1/3/85 meeting	\$2,166,167.49

2. 1983/84 Wildlife Restoration Fund

Unallocated balance at beginning of 1/3/85 meeting	\$ 974,305.00
Less allocation at 1/3/85 meeting	-250,000.00
Unallocated balance at end of 1/3/85 meeting	\$ 724,305.00

3. 1976 State Urban and Coastal Park Fund

Coastal Wetlands

Unallocated balance at end of 1/3/85 meeting	\$ 296.79
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Development

Unallocated balance at beginning of 1/3/85 meeting	\$ 70,000.00
Less allocation at 1/3/85 meeting	-38,000.00
Unallocated balance at end of 1/3/85 meeting	\$ 32,000.00

4. 1984/85 Environmental License Plate Fund

Unallocated balance at beginning of 1/3/85 meeting	\$3,000,000.00
Less allocation at 1/3/85 meeting	1,647,100.00
Unallocated balance at end of 1/3/85 meeting	\$1,352,900.00

5. 1984/85 Fish and Wildlife Habitat Enhancement Fund

Unallocated balance at beginning of 1/3/85 meeting	\$12,100,000.00
Less allocation at 1/3/85 meeting	1,999,400.00
Unallocated balance at end of 1/3/85 meeting	\$10,100,600.00

There being no further business, the meeting was adjourned by Acting Chairman Parnell at 1:55 p.m.

Respectfully submitted,

W. John Schmidt
W. John Schmidt
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on January 3, 1985, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947, totaled \$77,471,079.71. 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	\$15,819,485.80
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	21,567,393.62
1. Coastal and Bay Access	\$1,802,705.06
2. River and Aqueduct Access	5,878,523.10
3. Lake and Reservoir Access	4,414,886.91
4. Piers	9,471,278.55
d. Game Farm Projects	146,894.49
e. Wildlife Habitat Acq., Development & Improvement Projects	33,079,098.59
1. Wildlife Areas (General)	30,417,470.49
2. Miscellaneous Wildlife Habitat Dev. ..	1,205,528.10
3. Wildlife Areas/EcoReserves, (Rare & Endangered)	1,456,100.00
f. Hunting Access	546,069.66
g. Miscellaneous Projects	747,622.42
h. Special Project Allocations	164,303.86
 Total Allocated to Projects	 \$77,471,079.71