

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

Minutes, Meeting of September 17, 1985

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State of California
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WILDLIFE CONSERVATION BOARD

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Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 2040 of the State Capitol, Sacramento, California, on September 17, 1985. The meeting was called to order at 9:31 a.m. by Chairman William Burke.

1. Roll Call.

<u>PRESENT:</u>	William A. Burke, Ed. D.	Chairman
	Jack C. Parnell	Member
	Rick Battson, vice Assembly- man Isenberg	Joint Interim Committee

<u>ABSENT:</u>	Nancy Ordway	Member
	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
Clyde S. Edon	Field Agent
Jim Sarro	Chief Land Agent
Howard Dick	Land Agent
Frank Giordano	Land Agent
Marylyn Gzyms	Accountant
Nancy Pinaglia	Stenographer
Alma Koyasako	Secretary

OTHERS PRESENT:

Craig French	City of Capitola
Donald J. Blake	Oroville
Dave Peterson	City of Los Angeles, Dept. Recrea- tion and Parks
Joel Breitbart	" " " " "
Carol Plotkin	Congressman Beilenson's Office
Ruth Chase	Corps of Engineers, L.A.
Randy Rossi	Port of San Francisco
Deborah Learner	S.F. Rec. & Park Dept.

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2. Approval of Minutes

Mr. W. John Schmidt, Executive Officer, advised that minutes of the June 11, 1985, meeting have been published and stated he knew of no changes or corrections to be made and recommended approval.

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE JUNE 11, 1985, MEETING OF THE WILDLIFE CONSERVATION BOARD BE APPROVED.

PASSED UNANIMOUSLY.

Mr. Schmidt then stated that the April 10, 1985, meeting minutes had been approved at a previous meeting. An error was noted in Item 14 on page 19. The Board approved acquisition of property for the Elkhorn Slough Wetlands in Monterey County using 1984 Fish & Wildlife Habitat Enhancement Bond Act Funds out of the "Coastal Wetlands" portion of those funds. The minutes recorded the allocation being made from the "Interior Wetlands" portion of those funds, when, in fact, it should have been from "Coastal Wetlands". This correction was requested by Mr. Schmidt.

IT WAS REGULARLY MOVED AND SECONDED THAT THE MOTION ON PAGE 19 OF THE APRIL 11, 1985, MEETING RELATIVE TO THE ELKHORN SLOUGH WETLANDS PROJECT IN MONTEREY COUNTY, BE CORRECTED TO SHOW THE FUNDING FROM THE "COASTAL WETLANDS" PORTION OF THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUNDS.

PASSED UNANIMOUSLY.

3. Funding Status as of September 17, 1985

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

a. 1985/86 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget..... \$1,700,000.00

b. 1984/85 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget..... \$3,109,000.00

Less previous Board allocations..... -1,938,262.51

Plus LWCF + 471,237.59

Unallocated balance..... \$1,641,975.08

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c. 1983/84 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget.....	\$4,023,000.00
Less previous Board allocations.....	-3,347,943.96
Unallocated balance.....	\$ 675,056.94

d. 1985/86 Environmental License Plate Fund Capital Outlay Budget

Governor's Budget.....	\$3,000,000.00
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e. 1984/85 Environmental License Plate Fund Capital Outlay Budget

Governor's Budget.....	\$3,000,000.00
Less previous Board allocations.....	-2,892,200.00
Unallocated balance.....	\$ 107,800.00

f. 1985/86 Fish and Wildlife Habitat Enhancement Fund
Capital Outlay Budget

Governor's Budget.....	\$9,000,000.00
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g. 1983/84 Fish and Wildlife Habitat Enhancement Fund
Capital Outlay Budget

Governor's Budget.....	\$12,000,000.00
Less previous Board allocations.....	- 3,203,650.00
Unallocated balance.....	\$ 8,796,350.00

h. 1985/86 Parklands Fund of 1984

Governor's Budget.....	\$5,000,000.00
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4. Recovery of Funds.

The following projects previously authorized by the Board have balances of funds that can be recovered and returned to the various funds. It was recommended by Mr. Schmidt that the total amount of \$24,384.94 be recovered to the Wildlife Restoration Fund, \$207,153.27 be recovered to the Energy Resources Fund, and \$6,916.20 be recovered to the Environmental License Plate Fund and the project accounts be closed.

WILDLIFE RESTORATION FUND

Moss Landing Wildlife Area Public Access, Monterey Co.

Allocation	\$13,750.00
Expenditures	- 1,496.92
Balance for Recovery	\$12,253.08

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Donner Creek Public Access, Nevada Co.

Allocation	\$ 700.00
Expenditures	- 646.80
Balance for Recovery	\$ 53.20

Cantara Loop Public Fishing Access, Siskiyou Co.

Allocation	\$ 151,000.00
Expenditures	-147,135.47
Balance for Recovery	\$ 3,764.53

White House Pool Public Access, Marin Co.

Allocation	\$31,300.00
Expenditures	-22,985.87
Balance for Recovery	\$ 8,314.13

Total Wildlife Restoration Fund Recoveries..... \$24,384.94

ENERGY RESOURCES FUND

Brisbane Fishing Pier, San Mateo Co.

Allocation	\$590,000.00
Expenditures	-544,660.29
Balance for Recovery	\$ 45,339.71

Franklin D. Roosevelt Fishing Pier, Alameda Co.

Allocation	\$608,000.00
Expenditures	-446,186.44
Balance for Recovery	\$161,813.56

Total Energy Resources Fund Recoveries..... \$207,153.27

ENVIRONMENTAL LICENSE PLATE FUND

Abbott Lake, Sutter Co.

Allocation	191,000.00
Expenditures	186,426.00
Balance for Recovery	4,574.00

Coachella Valley Ecological Reserve, Riverside Co.

Allocation	\$1,042,500.00
Expenditures	-1,040,157.80
Balance for Recovery	\$ 2,342.20

Total Environmental License Plate Recoveries..... \$6,916.20

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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD RECOVER FUNDS FROM THE FOLLOWING PROJECTS AND CLOSE THE PROJECT ACCOUNTS AS FOLLOWS:

Moss Landing WLA P.A., Monterey Co.	\$12,253.08
Donner Creek Public Access, Nevada Co.	53.20
Cantara Loop Pub. F.A., Siskiyou Co.	3,764.53
White House Pool P.A., Marin Co.	8,314.13

Total WRF Recoveries..... \$24,384.94

Brisbane Fishing Pier, San Mateo Co.	45,339.71
FDR Fishing Pier, Alameda Co.	161,813.56

Total ERF Recoveries \$207,153.27

Abbott Lake, Sutter Co.	4,574.00
Coachella Valley E.R., Riverside Co.	2,342.20

Total ELPF Recoveries..... \$6,916.20

THE SUM OF \$24,384.94 IS TO BE RETURNED TO THE UNALLOCATED BALANCE OF THE WILDLIFE RESTORATION FUND, \$207,153.27 IS TO BE RECOVERED TO THE ENERGY RESOURCES FUND, AND \$6,916.20 IS TO BE RECOVERED TO THE ENVIRONMENTAL LICENSE PLATE FUND.

PASSED UNANIMOUSLY.

5. Pier 7, San Francisco County \$500,000.00

This is a proposal to assist in the reconstruction of San Francisco's Pier 7 so that it might be opened to the public for fishing and other compatible uses. This would be a joint project with the WCB, the Port of San Francisco, and the City and County of San Francisco through the Recreation and Parks Department. Mr. Schmidt announced that several people, including Randy Rossi from the Port of San Francisco and Deborah Learner representing the City and County of San Francisco, were in attendance to make a presentation.

Mr. Schmidt advised that the Port of San Francisco, on behalf of the City and County of San Francisco, has requested Wildlife Conservation Board participation in a cooperative project for the construction of a new fishing pier on the San Francisco waterfront. The project proposes the replacement of old Pier 7 (it will be demolished) immediately to the south of its existing site. Pier 7, located near the foot of Broadway in the most urbanized portion of San Francisco's waterfront, is one of many finger piers originally built to facilitate cargo handling. The pier has not been in maritime use for many years. Since 1973 when the pier shed burned, it has been used primarily as a parking lot for commuters in the nearby office district.

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The pier has also long been used for inadvertent or unplanned recreational purposes. Being close to a heavily populated downtown, it is frequented by office workers as well as urban residents. People walk out to the end of the pier to get spectacular views of the bay, ocean going ships and sailboats, to view the cityscape behind them from a different perspective - and to fish. Significantly, because Pier 7 extends slightly farther into the bay than its neighbors and its situation relative to the tides and currents, it has been highly valued as a public fishing access.

For these reasons the City obtained the BCDC approval of a waterfront plan which called for removal of parking on the pier and its reconstruction for open space and recreational purposes. The waterfront plan, called the Total Design Plan (TDP), also calls for the eventual removal of the Embarcadero Freeway and development of the Embarcadero as an attractively landscaped waterfront boulevard with a promenade linking Piers 1 (just north of the Ferry Building) with Pier 7. Pier 5 is proposed to be removed and Pier 3 used for the mooring of historic ships. Pier 9 will continue to be used for the mooring of pilot and tug boats.

In 1982 the City Recreation and Park Department and Port of San Francisco set aside design funds for the conversion of Pier 7 for public access, sportfishing and other recreational purposes. Many public hearings were held and alternatives discussed. Civic and technical advisory committees were formed. Existing public piers in California, the East Coast and Europe were visited for information on innovative pier designs or precedents in recreational pier developments.

While conducting underwater explorations a large mass of debris was discovered in the bay mud under the pier, mostly remnants of concrete jackets which had encased the original wood piles. About 90% of these have spalled off and are on the bottom, together with submerged waterlogged timbers and other debris. This condition indicated a likely risk of higher than normal project costs resulting from contractors bidding high to cover the uncertain conditions and from change orders during construction.

When the cost of building a new pier was found to be lower than renovating the existing one, the decision was made to demolish the old pier and construct the new one 85 feet to the south. The new location is better in relation to the open space framed by Pier 3 & 9 (with Pier 5 removed) and it will connect to shore closer to the Pier 5 bulkhead building where restrooms, a bait shop and concession stands are to be located. These items, incidentally, will not be a project cost.

A pier 845 feet long is planned, some 20 feet longer than the existing, to get beyond the pier heads to get to deeper water and the tides for fishing, as well as for better views and exposure to the bay. It will be 36 feet wide with three 100-foot wide plazas, one at each end and one at mid point.

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The construction will be with concrete piles and caps, and pressure treated wooden stringer and deck. The rail will be metal. It will be equipped with lights, benches, drinking fountains, fish cleaning sinks and trash containers, typical of the pier furniture in general use on public piers.

The Department of Fish and Game has evaluated the fisheries benefits of the proposed pier and recommends the project from that standpoint. The Department's report notes the most obvious positive fisheries aspect of the pier is that it will allow for many more anglers to compete for species known to occupy this area of San Francisco Bay at various times of the year.

The species commonly caught in this area, according to the Department, are leopard sharks, surfperches, jacksmelt, white croakers, and cottids (staghorn sculpin). Striped bass, salmon and California halibut fishing is more sporadic and seasonal, but attractive enough to generate a considerable amount of sport fishing effort. Ringnetting for red and rock crabs is also a favored activity at this site.

The debris from the old pier will provide shelter and food for native and migrating fish, and will attract a larger fish population, and consequently more anglers, along the north side of the pier.

It is not planned to provide special parking facilities for Pier 7. Although it is the Board's policy that adequate parking be provided for each pier project, it is recommended that an exception be made in this case, since parking is available in the general area and public transportation (BART, MUNI lines and cable cars) is readily available.

Both the Land and Water Conservation Fund application and the Negative Declaration addressed the issue of parking and no adverse comments were received in either case.

Staff has made application for partial reimbursement of the local and WCB funds under the federal Land and Water Conservation Fund program, and the National Park Service has tentatively approved the application upon issuance of the Corps of Engineers permit. The reimbursement will be shared with the City on an equal basis in accordance with previous practices.

Resolutions in support of the application for matching WCB funds have been adopted by the San Francisco Port Commission and the Recreation and Park Commission. The City and County of San Francisco on July 1, 1985, adopted a resolution authorizing the cooperative matching fund project as proposed and agreeing to enter into a 25-year agreement to meet the proprietary interest and maintenance requirements of the Board.

As lead agency, the City and County of San Francisco adopted a Negative Declaration for the project and filed a notice thereof in accordance with CEQA. The Port has an approved BCDC permit and USCE permit.

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The Port's consulting architects and engineers have estimated the cost of the pier project at \$3.2 million. The estimate for demolishing the old pier, \$900,000, is not included as the Port will accomplish this at their own cost by separate contract. The City will provide the matching funds plus the additional funds needed for the project. The cost estimate is summarized as follows:

Pier 7, Project Estimate

Structural

Concrete - piles, caps, tie beams	\$724,000	
Timbers - girders, stringers, deck	964,000	
Hardware - hangers, bolts, etc.	241,000	
Barge, pile driver	571,000	
Subtotal - structural		\$2,500,000

Architectural

Railing	\$ 97,000	
Lightoliers	71,000	
Utilities, water & electrical	46,000	
Benches	44,000	
Obelisks	10,000	
Trash receptacles & misc.	10,000	
Subtotal - architectural		\$278,000

Contingency, 15% \$422,000

Total Estimated Project Cost..... \$3,200,000

The funding breakdown by source is as follows:

S.F. Recreation and Park Commission (Prop. J Funds)	\$2,195,000
WCB (Wildlife Restoration Fund)	500,000
Federal (Land & Water Conservation Fund)	226,000
Port of S.F. or other City funds not identified	279,000
TOTAL	\$3,200,000

Port of San Francisco - demolish existing pier \$900,000
(not a part of project cost)

It was Mr. Schmidt's recommendation the Board, in consideration of the City and County of San Francisco's Negative Declaration of Environmental Impact, approve the Pier 7 project as proposed, allocate \$500,000 therefor from the Wildlife Restoration Fund on a matching fund basis with the City and County of San Francisco, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

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Deborah Learner, Planner for the Recreation and Parks Department in San Francisco, stated that the need and desire for a public open space pier on San Francisco's waterfront at the Pier 7 location is spelled out specifically in their open space element of the City's comprehensive plan. She related a short history of the planning for this pier and the funding which has been set aside for the last several years for this purpose. For the past two years her office has worked closely with Board staff in developing plans to open this pier for public access and fishing opportunities.

Randy Rossi from the Port of San Francisco provided the Board members a brochure entitled "Pier 7" which gave the background details of the project. He commended the staff for their cooperation and support in developing this proposal for Board consideration, and proceeded to give a summary of the need for the project, present use, and anticipated use of the completed pier. In regard to funding, he related that the City of San Francisco has put forth \$2 million, the Port of San Francisco \$1 million for demolition and site preparation, and an adjacent developer is providing restrooms and maintenance as his contribution.

Dr. Burke related his first-hand observation of pier usage and raised questions regarding (1) restroom facilities, (2) transportation for people not in the immediate vicinity, and (3) bait and tackle shop. There was discussion on these and related issues which Dr. Burke believed were not adequately addressed. Mr. Rossi responded to these questions and indicated that whatever features and design details the Board considered an important component of this pier would be assessed to maximize its utilization as a public fishing pier.

Mr. Parnell pointed out that WCB participation of \$500,000 (to be reduced by LWCF reimbursement) out of an approximately \$4.2 million project would appear to be an equitable distribution of costs and suggested Board approval with the provision that these questions will be completely addressed. Dr. Burke asked if there would be further staff participation after allocation of funds, and Mr. Schmidt advised that staff would continue to work with the Port and City staff and that the Board would enter into a 25-year lease and operating and maintenance agreement.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD, IN CONSIDERATION OF THE CITY AND COUNTY OF SAN FRANCISCO'S NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT, APPROVE THE PIER 7 PROJECT WITH THE PROVISION THAT BOARD CONCERNS RELATED TO FACILITIES FOR THE FISHING PUBLIC BE ADDRESSED; ALLOCATE \$500,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND ON A MATCHING FUND BASIS WITH THE CITY AND COUNTY OF SAN FRANCISCO; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

The Executive Officer promised to continue working with staff from the City and Port of San Francisco and get back to the Board members with further information.

6. Capitola Fishing Wharf, Santa Cruz County \$27,000.00

Mr. Schmidt reported that this proposal is to construct a 50' floating dock adjacent, and attached, to the Capitola Fishing Wharf. The wharf, located in the Capitola Village area, is an historic fixture in this coastal community. It was built over 125 years ago as a ship loading facility but has now become a major regional recreation attraction, primarily for ocean fishing. The proposed facility was described in detail by Al Rutsch, Assistant Executive Officer.

The wharf was reconstructed in 1981 by the City of Capitola and the State as a matching Wildlife Conservation Board pier project. In early 1983 it sustained major damage during the severe storms which ravaged the California coast. Again the Board allocated funds to repair this heavily-used fishing project (over one-quarter million users per year). At that time the project was jointly funded by the City, the Federal Emergency Management Agency (FEMA) and WCB.

In addition to providing very heavy pier fishing opportunities, the wharf also provides launching facilities for small fishing boats. The majority of the boats launched here fish near the Soquel Cove artificial reef, located approximately one mile off the end of the wharf. The reef, which has proven to provide very good fishing results, was constructed with WCB funds pursuant to a December 12, 1980, allocation. Although the Capitola Wharf is only one of several launching locations in the Monterey Bay area, it is by far the closest and safest means of access to this WCB reef project.

At the present time, persons launching their personal boats, or boats rented from a local concessionaire, must board from a stationary platform or ladder located under the wharf structures. The rolling seas not only make the task of getting in and out of the boats difficult but also provide a very hazardous situation. One could very easily catch his foot or leg between a bobbing boat and the wharf, thereby causing severe injuries. Worse yet, one could slip and fall in as the water fluctuates. A floating dock attached to the wharf via a gangway would nearly alleviate this problem while at the same time create new fishing opportunities at water level for non-boating fishermen.

Based on research done by the City of Capitola and reviewed by staff, this proposal is to install an 8 foot by 50 foot floating dock, actually comprised of two 25 foot sections hinged together. Access from the pier will be gained via a 4 foot by 30 foot aluminum gangway extending from a lower deck stationary platform. The gangway will have wheels on the lower end to provide easy mobility on the dock with fluctuating water levels. The lower deck will also require slight

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modification to allow for the installation of the upper end of the gangway. To avoid potential damage from storms, the dock will be designed so it may be easily lifted onto the wharf's main deck during the winter months.

The City plans to have the dock and gangway constructed offsite on a contract basis and will do the on-site installation and lower deck modification with City forces. They have adopted a City Council resolution in support of this proposal and have agreed to assume the operation and maintenance of this project as part of the overall wharf project. The City has determined that this project is exempt from CEQA requirements and has filed the necessary Notice of Exemption.

The estimated cost for this project is given as follows:

Floating dock, 2 units, 8'x25' ea.	\$13,000.00
Gangway, 4'x30'.....	5,400.00
Wharf landing modification.....	4,000.00
Subtotal.....	\$22,400.00
Contingency, 10%.....	2,300.00
Engineering, Contract Admin., 10%	2,300.00
Total Project Cost.....	\$27,000.00

It was Mr. Schmidt's recommendation that the Board approve this Capitola Fishing Wharf project as proposed, allocate \$27,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed with the project substantially as planned.

Mr. Craig French from the Public Works Department, City of Capitola, was present and responded to Dr. Burke's question relative to depth of the ocean at this site.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE FLOATING DOCK ADDITION TO THE CAPITOLA FISHING WHARF, SANTA CRUZ COUNTY, AS PROPOSED; ALLOCATE \$27,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

7. Pine Creek Reservoir, Modoc County \$12,000.00
Confirmation of Emergency Action

This item, Mr. Schmidt advised, is to gain public confirmation of the Board's telephone approval given on July 9, 1985, to augment funding to the Pine Creek Reservoir project.

On September 16, 1983, the Wildlife Conservation Board allocated \$68,600 to restore and improve the Pine Creek Reservoir project, and the U.S. Soil Conservation Service agreed to match WCB costs. Original project facilities, acquired by the WCB in 1957 and made operational in 1962, consisted of a diversion dam about 4,400 feet of pipeline and 14,200 feet of ditch terminating at a 12-acre reservoir.

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On September 17, 1984, five bids were opened, with the lowest of the five exceeding the available funds by \$83,450. All bids were rejected.

In order to move this project along the Board at the April 10, 1985, meeting authorized rebidding the contract, but with an alternate which would include only work at the reservoir (silt removal, fill, parking, access, portable restrooms, fencing and vegetation). Fortunately however, the bids ultimately received allows for construction as originally proposed, including new pipeline and dam rehabilitation. The project is now under construction.

After award of the contract, it was determined that the old steel pipeline should be removed from site rather than leaving it lie along the original route as proposed. Department of Fish and Game has recommended its removal. The present contractor could do this additional work, as a change order, for \$12,000. If done by separate contract, it is estimated that the cost would be \$5,000+ higher, largely because of additional mobilization and administrative costs.

In order to proceed with a change order, which includes the additional \$12,000 obligation, it was necessary to obtain a telephonic poll of the Board members.

Pursuant to telephonic vote, all members agreed that this change was necessary and agreed to the additional allocation.

It is now recommended that the Board confirm their previous action to increase the Pine Creek Reservoir funding by \$12,000 from the Wildlife Restoration Fund.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ITS PREVIOUS EMERGENCY ACTION TO ALLOCATE \$12,000 FOR REMOVAL OF THE OLD PIPELINE AT PINE CREEK RESERVOIR, MODOC COUNTY.

PASSED UNANIMOUSLY.

8. Swiss Ranch Deer Winter Range, Calaveras County \$157,500.00

It was explained that this proposal is to acquire a conservation easement over 300+ acres of an 1,170+ acre ranch located in the critical summer range of the Railroad Flat deer herd. The property is located in central Calaveras County, approximately 18+ miles northeast of San Andreas between the communities of Mountain Ranch and Railroad Flat on Swiss Ranch Road. The Board members were provided information on the location of the property by Howard Dick, Land Agent. Land uses along Swiss Ranch Road are gradually changing from large acreage cattle ranches to smaller acreage ranchettes.

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Due to subdivision pressures in the area, the Department of Fish and Game has recommended the Board eventually acquire a conservation easement over approximately 1,000 acres of this ranch, starting immediately with the subject acquisition, the most critical 300 acres. It is anticipated that sometime next year additional purchases of such easements may be brought before the Board for acquisition consideration.

The DFG indicates that the subject property is very critical to the Railroad Flat deer herd. It is reported that an average of 102 deer-days use per acre have occurred on this property over the previous five years. This compares with an average of 86 deer days use on the winter range as a whole. Deer population densities based on 102 deer days use per acre for the 165 day winter period equals 620 deer. Current estimated population for the entire Railroad Flat deer herd is 8,500 during the winter period (after deer season). Therefore, the subject property supports approximately seven percent of the winter herd on approximately one percent of the winter range area. The Department has also indicated that two to seven bald eagles use this area as winter habitat.

The property is currently used for grazing of cattle and as a homesite. The owners wish to continue this use but have been approached by developers who wish to purchase the property and subdivide the ranch into smaller acreage recreational properties, a move that would most certainly be detrimental to the stability of the local deer herd. In order to preserve the property in its current state, the owners have offered to sell a conservation easement over the property which would prevent its development and would limit future improvements to only those necessary for continued operation of the cattle ranch. The DFG has reviewed the language of the conservation easement and recommends WCB proceed with the acquisition to preclude possible development within this area.

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, and establishing access to public lands and water where the purpose of the acquisition is to preserve the land in its natural condition.

The property owners have agreed to sell the State a conservation easement over 300 acres of this 1,170+ acre ownership for the approved fair market value of \$150,000. The easement value represents 50% of the property's full fee value. An additional \$7,500 will be required for related acquisition costs, including appraisals, title insurance, a survey (if required), and processing costs.

It was the recommendation of staff that the Board approve this purchase of a conservation easement as proposed, allocate \$157,500 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE PURCHASE OF A CONSERVATION EASEMENT FOR THE SWISS RANCH DEER WINTER RANGE, CALAVERAS COUNTY, AS PROPOSED; ALLOCATE \$157,500 THEREFOR FROM THE WILDLIFE RESTORATION FUND TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. Cache Creek Public Access, Yolo County \$65,500.00

This is a proposal to consider the acquisition of a 182+ acre parcel of land on the northerly side of State Highway 16, adjacent to Cache Creek in Yolo County, approximately 1/2 mile south of the Colusa-Yolo County line.

The location of the property and the BLM lands to which access will be provided when acquisition is completed was pointed out to the Board members by Mr. Dick.

The main purpose of this acquisition, Mr. Schmidt continued, is to provide public access to a 2,400+ acre block of Bureau of Land Management land for hunting as well as non-consumptive uses such as hiking, wildlife observation and photography, camping, and nature and scientific study. This parcel's 3/4 mile of frontage on Highway 16 will afford such access to this otherwise legally landlocked public land. Because of the private property blocking access, almost no public recreational activity currently takes place on the adjacent BLM land. With the proposed acquisition and subsequent development of public awareness of the Board's involvement, the area could provide a significant number of user days each year.

The acquisition will also protect this property from future development not compatible with its wildlife values or those values of the adjacent public lands. The parcel contains habitat that supports a large number of vertebrate species including game species such as valley quail and black-tailed deer. Although not a key deer wintering area, the parcel is known to support significant numbers of deer.

The property is located in the interior coast range mountains foothill area, with vegetation cover consisting of an overstory of digger pine and interior live oak with an understory of annual grasses and chamise/chaparral species.

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 and preserving access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition. Funding for this purchase is available from the Wildlife Restoration Fund.

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The owners have agreed to sell the property at the approved appraised fair market value of \$59,150 or \$325/acre. In addition to this cost it is estimated that approximately \$6,350 would be necessary to cover appraisal, Department of General Services processing costs and escrow charges. The total allocation necessary would be \$65,500.

Mr. Schmidt recommended that the Board approve purchase of this parcel as proposed, allocate \$65,500 for the purchase and related costs from the Wildlife Restoration Fund and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE PURCHASE OF PROPERTY AS PROPOSED FOR CACHE CREEK PUBLIC ACCESS, YOLO COUNTY; ALLOCATE \$65,500 FROM THE WILDLIFE RESTORATION FUND TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. Slinkard/Little Antelope Valley Wildlife Area Expansion, \$53,000.00
Mono County

This proposal is to acquire a privately owned inholding located within the Slinkard/Little Antelope Valley Wildlife Area, Mono County. The original acquisition containing 10,800+ acres was approved by the Board at its April 24, 1978, meeting and on April 10, 1985, the Board approved the purchase of a 160 acre inholding. Escrow on that purchase closed in July, 1985.

The parcel currently proposed for purchase is an inholding located within the Little Antelope Valley portion of the wildlife area and contains a total of 20+ acres. The wildlife area lies on the lower, eastern slopes of the Sierra-Nevada mountains, in northern Mono County, centered about 20 miles northerly of Bridgeport. State Highway 395 is located about 1 3/4 miles east of the property.

The extreme importance of this land was graphically illustrated on a map by Jim Sarro, Chief Land Agent, who indicated this acquisition would also vastly increase the efficiency of the management of the wildlife area.

Overall, Mr. Schmidt reported, the wildlife area extends about 14 miles in a north-south direction. Access is available to all parcels via State Highway 395, county roads and USFS roads. It includes mountainous and mountain meadow or valley terrain and has natural springs and/or streams on all portions.

The parcel proposed for acquisition includes a part of the winter range for the West Walker deer herd. Prior to the original acquisition a decrease in this deer population was recorded. Part of this decrease has been attributed to the increase in cattle grazing and the conversion of

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native vegetation to grassland for livestock grazing and residential development. However, this property, as does the existing wildlife area, still supports important browse plants for deer including bitterbrush, big sage, and desert peach, and there is a potential for restoration of such native plants.

As was the case with the parcel considered by the Board on April 10, 1985, this parcel has been considered for private development and there is no doubt that such use would eventually be approved if public acquisition is not completed. This, of course, would seriously degrade the natural values of this area for deer and other wildlife habitat, and for public use, and would have a detrimental effect on other parts of the existing wildlife area.

In addition to protecting deer winter range values, this acquisition will provide additional recreational opportunities to the public, such as deer and other hunting, hiking, and various other outdoor recreation. Adding this inholding to public ownership will also facilitate more efficient management of this wildlife area.

This property will be managed by the Department of Fish and Game as part of the existing wildlife area, possibly on a cooperative basis with BLM and/or the USFS in view of the adjacent land ownership of these agencies. It appears that little, if any, additional development of the property will be necessary for management and recreational purposes.

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 and preservation of access to public lands and water where the purpose of the acquisition is to preserve the land in its natural condition. Funding for this purchase is available in the Wildlife Restoration Fund.

The owner has agreed to a sale of the property for its fair market value of \$50,000. The estimated costs of sale, state review, escrow and title insurance is \$3,000.

Mr. Schmidt recommended the Board approve this purchase, allocate \$53,000 from the Wildlife Restoration Fund for the purchase price and costs and authorize staff and the Department to proceed substantially as outlined above.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY AS PROPOSED FOR THE SLINKARD/LITTLE ANTELOPE VALLEY WILDLIFE AREA EXPANSION, MONO COUNTY; ALLOCATE \$53,000 FROM THE WILDLIFE RESTORATION FUND TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

11. Sepulveda Basin Wildlife Area, Los Angeles County

\$479,800.00

Mr. Schmidt reported that the City of Los Angeles has proposed a cooperative project for wetlands development within the Sepulveda Flood Control Basin. The proposed project is located in the eastern portion of the basin, north of Burbank Boulevard and west of the San Diego freeway. Located on the south side of Burbank Boulevard and complementing this project is a wildlife reserve operated by the Corps of Engineers.

Sepulveda Basin is considered an important area for wildlife, particularly for migrating birds. It is known to serve as a stopover for thousands of migrating Canadian geese. In addition, other wildlife currently use the basin such as numerous small mammals, reptiles and birds. Nearly 200 species of birds have been sighted within the basin including golden eagles, prairie falcons, black shouldered kites and the Federally listed endangered peregrine falcon.

Natural wetlands are considered to be the rarest and most important habitats for wildlife in the Los Angeles area. Wetlands development including increased establishment of native vegetation in the basin will help to improve and enhance wildlife habitat. An open body of water is essential as a resting area for migratory waterfowl.

Proposed for wetlands development is the establishment of an 11 acre lake within the wildlife management area east of the drainage channel. It is intended that the lake be supplied with tertiary treated water from the reclamation plant to the north. The water for the lake will be supplied by gravity flow through underground pipes. This system provides for flow to be regulated to control the water surface level and to help control water quality.

The quality of incoming water from the reclamation plant will be suitable for body contact although none is intended. A constant supply of water available from the reclamation plant will help maintain good water quality by flushing water through the system thus creating a constant turnover. Weirs are planned to impound water in the lake and will be designed to permit drawdown or drainage of the lake, if necessary, for cleaning or debris and silt removal. The lake will drain into the existing drainage channel to the west. By separating the lake from the direct flow of the drainage channel, silt and debris buildup will be reduced, thus cutting down on maintenance requirements.

At least two-thirds of the perimeter of the lake will have fairly steep slopes to reduce the likelihood of botulism which can occur in shallow mudflats. Visual and odor problems due to algae growth and decay will also be reduced by this edge treatment and by the water turnover system which will help prevent stagnant water from occurring. According to the master plan for this area, soils in the basin have low erosion potential and with proper compaction can be used as an effective liner for the lake.

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Construction of the lake will be accomplished in a manner that will not diminish the reservoir flood capacity. The conceptual design requires that approximately 93,070 cubic yards of cut be removed from the basin. The overall design of the proposed lake development is compatible with flood management practices and will do much to provide and improve wildlife habitat in the basin.

Several wildlife blinds connected by trails will be constructed around the lake to allow wildlife observation without disturbing natural use of this area.

The overall area will be enhanced by planting locally occurring native riparian tree species, plus native coast sage scrub on slopes not influenced by water. An oak woodland planting will be provided in the area southeast of the lake and just north of Burbank Boulevard to provide habitat for the 200 species of birds which have been sighted within the basin.

The sponsoring agency, City of Los Angeles, has submitted a resolution in support of this project. The proposed project has been reviewed by the Department of Fish and Game which has recommended Board participation. The City will provide contract administration for the development of this area and provide future operation and maintenance under a normal WCB cooperative agreement. To provide maximum wildlife benefits this agreement will contain conditions requiring that the DFG approve the final development plans.

A recap of the proposal, which has been reviewed and approved by staff, is as follows:

Lake and Wetlands Excavation and Shaping	\$184,400
Water Control Structures (pipe, trenching & weir)	85,700
Habitat Enhancement	61,000
Access Roads and Trails	17,400
Observation Blinds	8,100
Engineering and Design	69,700
Contingencies	53,500
Total	<u>\$479,800</u>

Mr. Schmidt announced that a number of people were present in support of the project. They were Miss Carol Plotkin from Congressman Beilenson's office, Dave Peterson from the City of Los Angeles, and Ruth Chase from the Corps of Engineers.

Miss Plotkin expressed Congressman Beilenson's support for the project, indicating that it is in the middle of his district and stated they are in strong support of the project.

Mr. Joel Breitbart from the City of Los Angeles Department of Recreation and Parks made a presentation using a large exhibit showing the facilities to be developed. He summarized that what they are developing here is a wildlife lake that is principally for migratory birds and which will be enhanced with native growth.

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Mr. Schmidt enumerated the letters of support the staff has received including City of Los Angeles City Council; Grants, Housing and Community Development; Recreation and Parks Department; Mayor Bradley; Valley Industry and Commerce Association; the Basin Recreation and Environment Commission; Senator Gary Hart; Congressman Anthony Beilenson; and from the 3,500 member Audubon Society. He recommended the Board approve this project, and because of its multi-purpose recreational use, allocate \$200,000 therefor from the Parklands Fund of 1984 and \$279,800 from the 1984 Fish and Wildlife Habitat Enhancement Fund, as designated for interior wetlands, and authorize staff and the Department to proceed substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE DEVELOPMENT OF THE SEPULVEDA BASIN WILDLIFE AREA, LOS ANGELES COUNTY, AS PROPOSED; ALLOCATE \$200,000 THEREFOR FROM THE PARKLANDS FUND OF 1984 AND \$279,800 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND AS DESIGNATED FOR INTERIOR WETLANDS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

12. Mad River Weir, Humboldt County

\$75,000.00

Mr. Schmidt advised that the Department of Fish and Game is requesting an allocation from budgeted 1984 Fish and Wildlife Habitat Enhancement Funds for design work on a proposed fish weir at the Mad River Hatchery.

The hatchery, located near the town of Blue Lake seven miles east of Arcata, was constructed in 1981 with Wildlife Conservation Board and Federal Anadromous Fish Act funds. It is a major Department facility for rearing salmon and steelhead for the northern California coast area. The hatchery is designed to raise 5 million chinook salmon smolts, 200,000 yearling chinook, and 200,000 yearling coho salmon for release in State waters.

A continuing problem has been getting salmon to enter the hatchery from the river. There is a fish ladder for this purpose, but it does not have a large enough discharge in relation to the river flow and the fish need to be directed to the ladder by some type of weir. Originally, an electric weir was used, but it was ineffective and unsafe, and was finally removed. A temporary weir has been effective in directing a few salmon into the hatchery, but it is washed away each year by the first major storm runoff and then cannot be rebuilt until the next season.

To correct this problem, the Department proposes to undertake a major project for the construction of a permanent, effective year-round weir, and has budgeted 1987-88 California Environmental License Plate Funds for the project. The Wildlife Conservation Board allocation will enable the Department to have working drawings prepared so that construction of the weir can be carried out as soon as the funds become available.

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If approved, the Board's allocation would be transferred to the Office of State Architect (OSA) to be used for surveys to select the best site and design for the weir. OSA will also determine depth of gravel and possible footing conditions at the chosen site, design the weir and prepare plans and specifications in coordination with the Department's Engineering Section. It is estimated by the Department that \$75,000 will be required to do the field and office engineering to prepare the final plans for the weir.

Salmon populations along the north coast have declined drastically in the last two decades, to the point where the entire ocean area from the Oregon border to Point Delgada was closed to commercial fishing in 1985 to protect the resource. Without a permanent, effective weir at the Mad River Hatchery, it will be impossible to achieve the production goals which can bring the salmon runs back to California's North Coast.

Mr. Schmidt recommended the Board approve the Mad River Hatchery Weir Survey and Design, allocate \$75,000 therefor from the 1984 Fish and Wildlife Habitat Enhancement Fund (Restoration of waterways for the management of fisheries), 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 MAD RIVER HATCHERY WEIR SURVEY AND DESIGN PROJECT, HUMBOLDT COUNTY; ALLOCATE \$75,000 THEREFOR FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (RESTORATION OF WATERWAYS FOR THE MANAGEMENT OF FISHERIES); AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

13. Big Chico Creek Stream Restoration, Butte County

Mr. Schmidt announced this item has been pulled from the agenda because additional details need to be worked out in connection with this proposal.

14. Lake Earl/Talawa - Jordan Creek Addition, Del Norte County \$339,000.00

This proposal, Mr. Schmidt reported, is to acquire one privately owned parcel containing 176.06+ acres on the easterly shore of Lake Earl, Del Norte County.

The Wildlife Conservation Board at its June 22, 1979, meeting approved the concept of acquiring certain lands to protect and preserve Lakes Earl and Talawa as proposed by the Department of Fish and Game, in coordination with the Department of Parks and Recreation and the State Lands Commission.

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In accordance with specific authorizations made by the Board over the last six years, staff has acquired a total of 2,218+ 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 over 4,800 acres under Department of Fish and Game management.

The proposed acquisition of this ownership has been highly recommended by the Department of Fish and Game in its attempt to obtain control of properties up to the 10 foot elevation. When this is accomplished, it will be possible to better maintain the water levels of these lakes for better management of the existing fish and wildlife resources.

Mr. Dick showed on a map the area proposed for acquisition at this time and its relationship to previous acquisitions of the Board, including the leased State Lands Commission lands.

The acquisition of this parcel will provide additional protection to the riparian habitat along the bank of Lake Earl as well as along Jordan Creek. As part of the acquisition process, any claims of the State Lands Commission to underlying lake bed areas will be recognized and on that basis, such lands would be leased by the Commission to DFG for a long term period.

This 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 State and 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.

Since the property fronts on Lakeview Drive, in addition to protecting valuable and ecologically significant wildlife habitat, this acquisition will help ensure public access to the 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 these lakes 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.

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This parcel has been appraised for \$335,000. The property owner and a third party are presently in the process of negotiating an exchange. If successful, we will be able to acquire the property from the third party at the appraised value. An additional \$4,000 is estimated to be required for appraisal, escrow and processing costs.

It was staff recommendation that the Board the approve purchase of this parcel as proposed, allocate \$339,000 for the purchase and related costs from the 1984 Fish and Wildlife Enhancement Bond Act funds available for coastal wetlands acquisitions, 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 LAKE EARL/TALAWA - JORDAN CREEK ADDITION, DEL NORTE COUNTY, AS PROPOSED; ALLOCATE \$339,000 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (COASTAL WETLANDS ACQUISITIONS) TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

15. Harrison Grade Natural Area, Sonoma County \$60,000.00

This proposal is for the acquisition of 32+ acres of land for the preservation of a rare plant community and associated habitat in western Sonoma County. This particular site has about one-quarter mile of frontage on Harrison Grade Road and lies within two miles of the town of Occidental and about seven miles from Sebastopol. The Board members were shown the location of the property on a map displayed at the meeting.

The Department of Fish and Game's evaluation of this property indicates that it has a diverse mix of serpentine-associated species, including sargent cypress stands, well-developed riparian communities and a large colony of the state-listed "rare" Baker's manzanita. The Department considers this property "a classic, untouched, unique habitat area which should be managed as a natural area".

The property was recently made available for sale by the owner and the most probable use of the land, if sold to private interests, would be development to three homesites. It is the Department's view that if this were to occur, the likely tree-cutting, equipment hauling, clearing and erosion that would follow would result in significant destruction of the natural beauty of the floral communities, including the rare manzanita. Public acquisition of the property appears to afford the only realistic opportunity for long term preservation of these plant communities.

An approved appraisal of this property indicates the fair market value to be \$194,000. Through negotiations with Wildlife Conservation Board staff and the Sonoma Land Trust, the landowner has agreed to sell the property to the State for a total of \$55,000, with the difference between value and

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purchase price, \$139,000, being a very generous donation to the public. Estimated costs of appraisal, State reviews and closing of escrow are \$5,000 and funding is available from the 1984 Fish and Wildlife Enhancement Bond Act for these purposes.

The acquisition is exempt from CEQA requirements under Class 13 of Categorical Exemptions as an acquisition for wildlife habitat conservation purposes. The land would be managed through the DFG, with the primary use being scientific study and educational programs.

Mr. Schmidt recommended the Board approve this acquisition, allocate \$60,000 from the 1984 Fish and Wildlife Enhancement Bond Fund as designated for rare and endangered species to cover the purchase price and acquisition 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 THE HARRISON GRADE NATURAL AREA, SONOMA COUNTY, AS PROPOSED; ALLOCATE \$60,000 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (RARE AND ENDANGERED SPECIES HABITAT) TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY

16. Snag Lake Wildlife Area, Butte County

\$208,000.00

This proposal, Mr. Schmidt advised, is for the acquisition of 240+ acres in northeastern Butte County for the preservation of mountain meadow wetlands and upland habitat adjacent to Snag Lake (also called Round Valley Reservoir). The property is located on Humbug Road, a major U.S. Forest Service road, having about three-quarters of a mile of frontage on each side of the road. It lies about 12 miles north of Stirling City and 20 miles southwest of Lake Almanor. This proposed acquisition was pointed out on a map by Mr. Sarro.

About 40 acres of this property is lake-associated, wet meadow and the balance can generally be considered uplands. This property includes critical, rapidly-diminishing, habitat for the endangered great gray owl and the rare Sierra Nevada red fox. The widely-varied habitat of this property also includes deer summer range which is heavily utilized by local herds for feeding and fawning, as well as habitat for numerous other mountain species, including quail, black bear, raptors and fur bearers. It is also a nesting site for Canada geese and mallards.

The primary threat to habitats such as this is encroachment of recreational homesites and related developments. If sold to private developers, the subject property, being located directly on Humbug Road, will support six homesites under existing county zoning. Its proximity to Lake Almanor makes such eventual development even more appealing.

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The Department of Fish and Game recommended the purchase of this property as early as 1981, but funding limitation precluded acquisition at that time. The property has been placed on the market for sale, and in March of this year, the Department recommended a combination of Wildlife Conservation Board funding sources be used to pursue a State acquisition.

The appraised fair market value of the 240+ acres is \$200,000 and the owner has agreed to sell the property to the State for this amount. Staff suggests that due to the varied nature of the habitat, funding be divided equally between the Wildlife Restoration Fund and the funding provided for rare and endangered species habitat in the 1984 Fish and Wildlife Enhancement Bond Act. Appraisal expenses and closing costs are estimated to be \$8,000.

This property would be managed at minimal cost to the Department in conjunction with the Coon Hollow Wildlife Area, which lies about two miles south of the subject lands. The acquisition is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of land for fish and wildlife conservation purposes.

It was Mr. Schmidt's recommendation the Board approve this purchase, allocate \$104,000 from the Wildlife Restoration Fund and \$104,000 from the 1984 Fish and Wildlife Habitat Enhancement Fund (Rare and Endangered Species Habitat) for 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 THE SNAG LAKE WILDLIFE AREA, BUTTE COUNTY, AS PROPOSED; ALLOCATE \$104,000 FROM THE WILDLIFE RESTORATION FUND AND \$104,000 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (RARE AND ENDANGERED SPECIES HABITAT) TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

17. Heenan Lake Timber Rights, Alpine County \$145,000.00

This proposal is for the purchase of the outstanding timber rights, which are privately-owned, on the Department's 1,652 acre Heenan Lake Wildlife Area in Alpine County, about seven miles east of the county seat, Markleeville. This area and the pockets of merchantable timber located thereon were shown on a map and were pointed out to the Board members by Mr. Sarro.

In November of 1982, the Board approved the purchase of the Heenan Lake property, with the primary purpose being to assure the permanent availability of the lake to the Department for use as the egg-taking station in its Lahontan cutthroat trout fishery program. Prior to that time, egg-taking facilities were located there by an informal agreement between the former owners and the Department of Fish and Game, and that agreement was to be terminated by the owners. The right to harvest timber from the property was owned separately and was not included in the 1982 purchase.

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The mountainous area surrounding the lake is a great basin habitat type with characteristic dominant species: Jeffrey pine, juniper, aspen, mountain mahogany, bitterbrush, sagebrush, rabbit brush, desert peach, mule ear, unclassified annuals, and grasses. In addition to deer, this habitat supports a wide variety of birds, mammals, and reptiles that are very characteristic of east side Sierran wildlife.

In late 1984, the owner of the timber rights filed a harvest plan for spring, 1985, which was, in due course, reviewed by the Department of Fish and Game. The Department's review indicated that if the harvest were to proceed as planned, it would result in a significant chance for erosion and siltation of Heenan Creek and increased lake turbidity which would impair trout production as well as angling. This could have serious implications for the Lahontan and Paiute cutthroat trout egg production and fishery in Heenan Lake, both species of which are federally listed as endangered. The Department also indicates that fish and wildlife resources of the area would be severely impacted. East side timber and associated brush species are very slow to recover from wildfire, mechanical alteration, and timber harvest activities. One very important effect timber harvest will have on local habitat is a reduced wildlife carrying capacity. The deer herd in this area is currently declining in numbers due to several factors, chief among which is loss or degradation of habitat. Merchantable timber near Heenan Lake supports many deer and provides escape and thermal cover and excellent fawning habitat.

With all of these potential losses of wildlife habitat, the Department strongly recommended the use of funds available for protection of rare, endangered or threatened wildlife species habitat for an outright purchase of the timber rights. The landowner, at the request of Wildlife Conservation Board staff, deferred its harvest plans for one year to enable staff to secure an appraisal and proceed with State acquisition.

The fair market value of the timber rights is \$137,000, and the landowner has agreed to a sale for that price. It is estimated that appraisal costs and closing expenses will be an additional \$8,000.

The purchase would be categorically exempt from CEQA requirements under Class 13, acquisition of lands for wildlife conservation purposes. Funding is available from the 1984/85 Environmental License Plate Fund (from the sales of personalized license plates).

It was staff recommendation the Board approve this acquisition, allocate \$145,000 from the 1984/85 Environmental License Plate Fund to cover the purchase price and costs, and authorize staff and the Department to proceed substantially as outlined.

Mr. Parnell noted that timber values have fluctuated a great deal in recent years, and asked if the \$137,000 reflected a good honest appraisal of today's values. Mr. Sarro responded that it was an honest reflection of today's timber value, since it was estimated to be in the \$200,000 range, at the time of initiation of negotiations.

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IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF TIMBER RIGHTS AT HEENAN LAKE WILDLIFE AREA, ALPINE COUNTY, AS PROPOSED; ALLOCATE \$145,000 FROM THE 1984/85 ENVIRONMENTAL LICENSE PLATE FUND TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

18. Other Business

a. Funding Status at end of meeting

(1) 1985/86 Wildlife Restoration Fund

Unallocated balance at beginning of meeting	\$1,700,000.00
Less allocation at 9/17/85 meeting	- 8,325.59
Unallocated balance at end of 9/17/85 meeting	\$1,691,674.41

(2) 1984/85 Wildlife Restoration Fund

Unallocated balance at beginning of meeting	\$1,641,975.08
Plus recoveries at 9/17/85 meeting	+ 16,070.81
Less allocations at 9/17/85 meeting	- 874,303.34
Unallocated balance at end of 9/17/85 meeting	\$ 799,593.24

(3) 1983/84 Wildlife Restoration Fund

Unallocated balance at beginning of meeting	\$ 675,056.94
Plus recoveries at 9/17/85 meeting	+ 8,314.13
Less allocations at 9/17/85 meeting	- 36,371.07
Unallocated balance at end of 9/17/85 meeting	\$ 647,000.00

(4) 1985/86 Environmental License Plate Fund

Unallocated balance at beginning of meeting	\$3,000,000.00
Less allocations at 9/17/85 meeting	- 55,283.80
Unallocated balance at end of 9/17/85 meeting	\$2,944,716.20

(5) 1984/85 Environmental License Plate Fund

Unallocated balance at beginning of meeting	\$ 107,800.00
Plus recoveries at 9/17/85 meeting	+ 6,916.20
Less allocations at 9/17/85 meeting	- 89,716.20
Unallocated balance at end of 9/17/85 meeting	\$ 25,000.00

(6) 1985/86 Fish and Wildlife Habitat Enhancement Fund

Unallocated balance at end of meeting	\$9,000,000.00
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(7) 1984/85 Fish and Wildlife Habitat Enhancement Fund

Unallocated balance at beginning of meeting	\$8,796,350.00
Less allocations at 9/17/85 meeting	- 857,800.00
Unallocated balance at end of 9/17/85 meeting	<u>\$7,938,550.00</u>

(8) 1985/86 Parklands Fund of 1984

Unallocated balance at beginning of meeting	\$5,000,000.00
Less allocations at 9/17/85 meeting	- 200,000.00
Unallocated balance at end of 9/17/85 meeting	<u>\$4,800,000.00</u>

There being no further business, the meeting was adjourned by Chairman Burke at 10:23 a.m.

Respectfully submitted,

W. John Schmidt
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on Sept. 17, 1985, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947 totaled \$84,940,852.56.

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, the 1974 Bond Act, and the General Fund. 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	5,531,620.27
1. Reservoir Construction or Improvement .	\$2,990,821.39
2. Stream Clearance and Improvement	476,115.44
3. Stream Flow Maintenance Dams	500,503.32
4. Marine Habitat	620,198.23
5. Fish Screens, Ladders and Weir Projects	943,981.89
c. Fishing Access Projects	22,275,502.63
1. Coastal and Bay	\$1,848,665.61
2. River and Aqueduct Access	5,909,719.97
3. Lake and Reservoir Access	4,413,314.95
4. Piers	10,103,802.10
d. Game Farm Projects	146,894.49
e. Wildlife Habitat Acq., Development & Improvement Projects	34,699,925.08
1. Wildlife Areas (General)	31,651,039.18
2. Miscellaneous Wildlife Habitat Dev. ...	1,205,528.10
3. Wildlife Areas/EcoReserves, (Rare & Endangered)	1,843,357.80
f. Hunting Access	546,069.66
g. Miscellaneous Projects	5,757,050.77
h. Special Project Allocations	164,303.86
Total Allocated to Projects	\$84,940,852.56