

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

Minutes, Meeting of November 26, 1985

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

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 2040 of the State Capitol, Sacramento, California, on November 26, 1985. The meeting was called to order at 9:30 a.m. by Chairman Burke.

1. Roll Call

<u>PRESENT:</u>	William A. Burke, Ed.D.	Chairman
	Jack C. Parnell	Member
	Nancy Ordway	Member
	Assemblyman Phillip Isenberg	Joint Interim Committee
	Assemblyman Norman S. Waters	" " "
	Mary Morgan, vice Senator Keene	" " "
<u>ABSENT:</u>	Senator Robert Presley	" " "
	Senator David Roberti	" " "
	Assemblyman Jim Costa	" " "

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
Nancy Pinaglia	Stenographer
Alma Koyasako	Secretary

OTHERS PRESENT:

Rogert Schrimp	Property owner, Oakdale
John Bedart	Broker/Owner/Farmer, Yuba City
Richard J. Watenpaugh	City of Oceanside
Preston L. Johns	Dept. of Fish and Game
Lanny Winberry	Property owner rep.
Robert J. Akers	Property owner
Richard Spotts	Defenders of Wildlife
Ed Mendel	Sacramento Union
Paul Jensen	Dept. of Fish & Game
Spike Naylor	Dept. of Fish & Game
Jay Anderson	Property owner rep.
Rebecca LaVally	UPI, Sacramento
Edna Maita	Assemblyman Costa's office
Rick Dunne	Senator Roberti's office

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Mr. W. John Schmidt, Executive Officer, advised that Items No. 10 and 16 on the agenda, the Cliff House Public Access in Sacramento County, and Ocean Ranch Coastal Wetlands, Humboldt County, have been pulled from the agenda. He reported that additional data from Sacramento County had not been secured in time for consideration by the Board and that a problem relative to valuation for the Ocean Ranch property by the Department of General Services has not been resolved.

2. Approval of Minutes

Approval of the September 17, 1985, minutes was requested by Mr. Schmidt as there were no corrections or additions required.

IT WAS MOVED BY MS. ORDWAY, SECONDED BY MR. PARNELL, THAT THE MINUTES OF THE SEPTEMBER 17, 1985, MEETING OF THE WILDLIFE CONSERVATION BOARD BE APPROVED AS WRITTEN.

PASSED UNANIMOUSLY.

3. Funding Status as of November 26, 1985

The following report was presented by Mr. Schmidt, who advised that this was merely informational and no action was required.

a. 1985/86 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget	\$1,700,000.00
Less previous Board allocations	-8,325.59
Unallocated balance	<u>\$1,691,674.41</u>

b. 1984/85 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget	\$3,109,000.00
Less previous Board allocations	-2,780,674.35
Plus LWCF	+ 471,237.59
Unallocated balance	<u>\$ 799,593.24</u>

c. 1983/84 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget	\$4,023,000.00
Less previous Board allocations	-3,376,000.00
Unallocated balance	<u>\$ 647,000.00</u>

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

Governor's Budget	\$3,000,000.00
Less previous Board allocations	- 55,283.80
Unallocated balance	<u>\$2,9844,716.20</u>

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e.	<u>1984/85 Environmental License Plate Fund Cap. Outlay Budget</u>	
	Governor's Budget	\$3,000,000.00
	Less previous Board allocations	-2,975,000.00
	Unallocated balance	\$ 25,000.00
f.	<u>1985/86 Fish & Wildlife Habitat Enhancement Fund Capital Outlay Budget</u>	
	Governor's Budget	\$9,000,000.00
g.	<u>1984/85 Fish & Wildlife Habitat Enhancement Fund Capital Outlay Budget</u>	
	Governor's Budget	\$12,000,000.00
	Less previous Board allocations	-4,061,450.00
	Unallocated balance	\$7,938,550.00
h.	<u>1985/86 Parklands Fund of 1984</u>	
	Governor's Budget	\$5,000,000.00
	Less previous Board allocations ...	-200,000.00
	Unallocated balance	\$4,800,000.00

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 \$113,778.63 be recovered to the Wildlife Restoration Fund, \$846.08 be recovered to the Environmental License Plate Fund, and \$190,135.61 be recovered to the Fish and Wildlife Habitat Enhancement Fund and the projects be closed.

WILDLIFE RESTORATION FUND

Noyo River Egg Collecting Station, Mendocino County

Allocation	\$200,000.00
Expended	-184,015.85
Balance for Recovery	\$15,984.15

Noyo River Public Access, Mendocino County

Allocation	\$91,000.00
Expended	-0-
Balance for Recovery	\$91,000.00

Indian Valley Reservoir, Lake County

Allocation	\$196,132.51
Expended	-189,799.71
Balance for Recovery	\$6,332.80

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Tehama Wildlife Area, Plum Creek Addn., Tehama County

Allocation	\$92,130.00
Expended	-91,668.32
Balance for Recovery	<u>\$ 461.68</u>

Total Wildlife Restoration Fund Recoveries \$113,778.63

FISH AND WILDLIFE HABITAT ENHANCEMENT FUND

Elkhorn Slough Wetlands, Monterey County

Allocation	\$185,000.00
Expended	-97.33
Balance for Recovery	<u>\$184,902.56</u>

Humboldt Bay-Bracut Tidelands, Humboldt County

Allocation	\$ 750.00
Expended	- 735.70
Balance for Recovery	<u>\$ 14.30</u>

Mendota Wildlife Area - West, Fresno County

Allocation	\$318,000.00
Expended	-317,035.75
Balance for Recovery	<u>\$ 964.25</u>

Napa Marsh, Huichica Creek Expansion, Napa County

Allocation	\$378,000.00
Expended	-373,745.50
Balance for Recovery	<u>\$4,254.50</u>

Total Fish & Wildlife Habitat Enhancement Fund
Recoveries\$190,135.61

ENVIRONMENTAL LICENSE PLATE FUND

Kaweah Brodiaea Ecological Reserve, Tulare County

Allocation	\$148,500.00
Expended	-147,653.92
Balance for Recovery	<u>\$ 846.08</u>

Total Environmental License Plate Fund Recoveries \$846.08

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

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Noyo River Egg Collecting Station, Mendocino Co.	\$15,984.15
Noyo River Public Access, Mendocino Co.	91,000.00
Indian Valley Reservoir, Lake County	6,332.80
Tehama WLA, Plum Creek Addn., Tehama County	461.68
Total WRF Recoveries	\$113,778.63
Elkhorn Slough Wetlands, Monterey County	\$184,902.56
Humboldt Bay-Bracut Tidelands, Humboldt County	14.30
Mendota Wildlife Area - West, Fresno County	964.25
Napa Marsh, Huichica Creek Expansion, Napa Co.	4,254.50
Total F&W Habitat Enhancement Fund Recoveries	\$190,135.61
Kaweah Brodiaea EcoReserve, Tulare County	\$846.08
Total ELPF Recoveries	\$846.08

THE SUM OF \$113,778.63 IS TO BE RETURNED TO THE UNALLOCATED BALANCE OF THE WILDLIFE RESTORATION FUND; \$190,135.61 IS TO BE RECOVERED TO THE FISH AND WILDLIFE HABITAT ENHANCEMENT FUND; \$846.08 IS TO BE RECOVERED TO THE ENVIRONMENTAL LICENSE PLATE FUND.

PASSED UNANIMOUSLY.

5. Bass Hill Wildlife Area Expansion, Lassen County \$334,750.00

Mr. Schmidt reported that at previous meetings, the Board approved the acquisition of a total of 2,218+ acres of private land in Lassen County for protection of the Bass Hill Deer Winter Range. These lands were subsequently acquired and turned over to the Department of Fish and Game for management. This proposal is to expand this deer winter range area through the acquisition of an additional 1,285.8+ acres of private land. (The acreage differs from the line item agenda due to completion of a land survey.) This acquisition has been very highly recommended by the Department of Fish and Game.

Bass Hill is located approximately 5 miles southeast of Susanville near State Highway 395, at the westerly end of a small, low elevation range (around 4,500 feet maximum) about 8 miles long and 2 miles wide at the widest point. The locale is on the edge of Honey Lake Valley, with adjacent lands either farmed, utilized as both dry and irrigated pastures for livestock grazing, or in progress of being developed for residential use. The general area is also seeing a significant amount of land splitting and development mostly for residential purposes. Indications are that the present growth trend will continue which will further interfere with deer migration and use, as well as destroy more of the remaining range. This range generally is critical winter habitat for deer that spend the remainder of the year at higher elevations on primarily U.S. National Forest lands to the west.

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The parcel proposed for purchase is heavily vegetated with bitterbrush, which provides excellent winter food and cover for deer. While the existing Bass Hill Wildlife Area is located adjacent to and on the east side of Highway 395, the subject parcel is located immediately across the highway and lying directly in the migratory path of this deer herd. This 1,285.8+ acre parcel, when added to the Bureau of Land Management's ownership in this area and past State acquisitions, will provide a total protected area of nearly 7,450+ acres. However, acquisition of this parcel has become even more critical to the survival of this herd since an August, 1985, fire destroyed an estimated 2,500+ acres (40% of existing protected area) of the habitat on the existing State and BLM areas.

In addition to protecting critical winter range for over 2,000 migratory and resident Rocky Mountain mule deer, it will provide additional habitat protection for a large variety of wildlife including California quail, chukar partridge, rabbits and mourning doves. This property also has significant potential for additional public recreational uses, including hunting, hiking, horseback riding, and nature observation by individuals and organized groups.

It is planned that the overall property will be managed by the DFG on a cooperative basis with BLM in the same manner as the original purchases. No development is considered necessary.

The proposed acquisition is within Class 13 of Categorical Exemptions from CEQA requirements. The owners have indicated a willingness to sell this property to the State for the appraised value of \$321,450. An additional \$13,300 is required for appraisal, survey, processing and closing costs.

Mr. Schmidt recommended that the Board approve the purchase of this 1,285.8+ acres as proposed, allocate \$334,750 for the purchase and related costs from the Wildlife Restoration Fund and authorize staff and the Department to proceed substantially as planned. He advised that the Shasta-Cascade Wonderland Association has written in support of this proposal.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE PURCHASE OF PROPERTY AS PROPOSED FOR THE BASS HILL WILDLIFE AREA EXPANSION, LASSEN COUNTY; ALLOCATE \$334,750 FROM THE WILDLIFE RESTORATION FUND TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

(Assemblyman Norman Waters was introduced at this time.)

6. Noyes Valley Wildlife Area, Siskiyou County \$1,500.00

Mr. Schmidt advised that this is a proposal to accept a conservation easement covering 664+ acres of critical deer winter range for the Klamath deer herd. If accepted by the Board, this would be the first of several annual potential donations which could total up to 5,000 acres for this particular deer herd.

Mr. Howard Dick, land agent who negotiated this donation, advised that this acquisition covers an area of approximately 664.4+ acres in Siskiyou County, just east of the larger Scott Valley and the community of Etna. Specifically, the property is located approximately 7+ air miles southeast of Etna, 9+ air miles northerly of Callahan, and approximately 40 air miles southwesterly of Yreka.

Mr. Schmidt further advised that the donation area is a portion of a larger ranch (over 5,000 acres) which encompasses most of Noyes Valley. Larger ranches in the general vicinity are being subdivided into smaller parcels (40 to 160 acres) for use as rural or mountain ranchettes. The subject property (Sec. 3) has already been subdivided into five parcels ranging in size from 113.3 acres to 161.5 acres. Such division will certainly lead to eventual development which will, according to the Department of Fish and Game, have a detrimental effect on this critical deer winter range for the Klamath deer herd. If a conservation easement is imposed on the property, building of residences will be prohibited.

The property is presently used for cattle grazing in the mountainous portions and farming in the valley areas. Under terms of the easement, it will continue to be used for these purposes, or for other agricultural or agricultural related uses that will not adversely affect fish and wildlife habitat values. The property owners are granting full development rights to the State, except for improvements necessary for forage production and livestock grazing, or for alternative agricultural uses as noted above.

The benefits to the landowner will be similar to a permanent Williamson Act contract. The State will benefit with permanent protection of the existing wildlife habitat values of the area. The Department of Fish and Game has therefore highly recommended accepting the donation.

Management of this conservation easement will be assumed by the Department of Fish and Game. However, this will probably be limited to occasional inspections to insure compliance with the terms of the easement. It is proposed that the property be left in its existing condition with some minor habitat improvements possibly in the future. The easement does not include the right of public access over the property but does give the Department the right of access for management purposes.

This proposal falls within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes.

Mr. Schmidt recommended that the Board approve the acceptance of this donation of a conservation easement, allocate \$1,500 from the Wildlife Restoration Fund for related processing costs, and authorize staff and the Department to proceed substantially as planned. He noted that the Board has received support from Shasta-Cascade Wonderland Association for this acquisition and also that Spike Naylor, Regional Manager for that area was present to respond to any questions the Board might have relative to this or any other proposal in his region.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACCEPTANCE OF THE DONATION OF A CONSERVATION EASEMENT FOR THE NOYES VALLEY WILDLIFE AREA, SISKIYOU COUNTY, AS PROPOSED; ALLOCATE \$1,500 FROM THE WILDLIFE RESTORATION FUND TO COVER PROCESSING COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

7. Oroville Wildlife Area, Butte County \$105,000.00

This proposal is to acquire gravel rights over a 28.57+ acre parcel of land located within the Oroville Wildlife Area and then exchange these rights for a 100+ acre parcel of riparian habitat along the Feather River in Oroville. Mr. Schmidt stated that he believed that this was a rather unique proposal.

The 100 acre parcel is located on the easterly side of the Feather River west of Highway 70 and is bisected by Highway 162. The property has over a mile of river frontage and riparian habitat and adjoins City of Oroville owned lands on the north boundary. The river frontage area to the south of the parcel is generally devoted to industrial type uses. The majority of the property is a depleted rock, sand and gravel site which has become rejuvenated with excellent riparian growth. It also contains dredger created ponds which provide good warmwater fishing opportunities. This riparian area was appraised at \$1,000/acre.

Mr. Dick was requested to point out the subject parcels on a map displayed at the meeting. He indicated the 28.57+ acre gravel site is located within the Oroville Wildlife Area south of the public access road from Highway 70. The parcel is entirely comprised of dredger tailings containing very little wildlife values in their current condition. While the Department of Fish and Game has control over this area, Department of Water Resources claims ownership to the mineral rights. The market value of the gravel rights has been appraised at \$3,500/acre.

It is proposed to buy the tailings covering this 28.57 acre parcel from DWR for \$100,000 (market value) and enter into a 50 year lease with the owners of the 100 acre parcel in exchange for an immediate fee title transfer to the State of their parcel. The lease area will include the

gravel pit area of 28.57+ acre plus a plant site, silt pond, and a 100' buffer zone totalling 23.18+ acre for a total lease area of 51.76 acres. At the end of the 50 year lease, the area will provide for much improved wildlife habitat due to removal of the dredger tailings, leaving wetlands and riparian habitat in their place. Should this proposed exchange become a reality, DFG is anxious to negotiate another similar exchange with a second owner. The obvious advantage to the State is the development of additional habitat within the confines of the Oroville Wildlife Area at no cost to the Department.

The approved appraised value of the exchange is \$100,000 based on \$1,000/acre for the 100 acre parcel and \$3,500/acre for the 28.57+ acre. Processing costs are estimated to be an additional \$5,000 to cover related acquisition charges, such as title insurance, review, possible surveys, etc.

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 in the Wildlife Restoration Fund.

It was Mr. Schmidt's recommendation that the Board approve this acquisition and lease, allocate \$105,000 for the purchase and related costs from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Assemblyman Waters stated he has had some experience recently regarding gravel plants and gravel pits and wanted reassurance that we are not violating any of the provisions of the Public Resources Code by removing the material from that particular site. Both Mr. Schmidt and Mr. Parnell responded that we are not in violation of any of those provisions. Mr. Parnell commented further this is an example of the ingenuity of the people in the region to provide this solution for a possible threat to wildlife posed by the on-going gravel crushing operations. Assemblyman Isenberg expressed his approval of this proposal.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE PURCHASE OF GRAVEL RIGHTS AND AUTHORIZE THE EXCHANGE OF THESE RIGHTS FOR A 100+ ACRE RIPARIAN AREA ALONG THE FEATHER RIVER AS AN EXPANSION TO THE OROVILLE WILDLIFE AREA, BUTTE COUNTY, AND A WORKING AREA TO REMOVE GRAVEL; ALLOCATE \$105,000 FROM THE WILDLIFE RESTORATION FUND TO COVER ACQUISITION AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Mr. Schmidt pointed out that Paul Jensen, Regional Manager of Region 2, was present to respond to any questions the Board may have for projects in his region.

8. Butte Creek Wildlife Area, Butte County \$384,000.00

This is a proposal to consider the acquisition of 367+ acres of land located on Butte Creek, approximately two miles southeast of Chico, Mr. Schmidt advised. He requested Mr. Frank Giordano, land agent, to describe the proposal for the benefit of the Board members. Mr. Giordano, using a map displayed at the meeting, proceeded to explain that this proposed project lies between Honey Run Road and Skyway, off of Highway 99, in Butte County. It consists of two parcels, one containing 35+ acres with frontage on Highway 99 and the other containing 332+ acres located 1/4 mile upstream, both are fronting on Butte Creek.

Mr. Schmidt continued, stating that the main purpose of this acquisition is to protect a significant riparian habitat area from residential development. It would also allow public access to an excellent trout fishing stream, to dredger ponds with warmwater game fish, and will allow for restoration of degraded fisheries habitat.

The riparian area provides habitat for over 1200 vertebrate species, including deer, quail, waterfowl and raptors, as well as many nongame and fully protected species. Winter use by bald eagles occurs on this parcel, and it includes habitat typically used by the least Bell's vireo and the yellow billed cuckoo. The waters of Butte Creek in this area contain salmon holding and spawning areas used during both spring and fall runs. Some enhancement by the Department will increase their use even more. The acquisition will provide more than three miles of frontage on Butte Creek for recreational trout and salmon fishing and for stream management purposes.

The location of this proposal relative to the City of Chico has made it an ideal area for residential development. Development is currently taking place on either side of the subject and, in fact, the subject properties are listed for sale with a strong possibility selling for development in the near future. The acquisition of these parcels has therefore been highly recommended by the Department of Fish and Game to insure the preservation of this unique habitat.

Management of the area by the Department would be of low intensity with an objective of maintaining and preserving the riparian habitat and protection of the Butte Creek aquatic system and related fisheries.

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 property has been appraised and the owner has agreed to a sale at its approved fair market value of \$375,000. An additional \$9,000 is estimated to be required for appraisal, escrow and processing costs.

It was staff recommendation that the Board approve purchase of this parcel as proposed, allocate \$384,000 for the purchase and related costs from the Wildlife Restoration Fund and authorize staff and the Department to proceed substantially as planned. Assemblyman Isenberg expressed his recommendation for approval.

IT WAS MOVED BY MS. ORDWAY, SECONDED BY MR. PARNELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR BUTTE CREEK WILDLIFE AREA, BUTTE COUNTY; ALLOCATE \$384,000 FROM THE WILDLIFE RESTORATION FUND FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. Crystal Lake Hatchery, Shasta County \$110,000.00

Mr. Schmidt stated that this is a proposal to allocate funds to complete the third phase of a three-phase water supply project at Crystal Lake Hatchery, and requested Clyde Edon, field agent, a recent addition to staff to explain the project, which is specifically to install 790 feet of 42 inch hatchery discharge pipeline, complete with appurtenances at the Crystal Lake Hatchery in Shasta County.

Crystal Lake Hatchery is located approximately 10 miles east of Burney, California. The hatchery was constructed by the Department of Fish and Game, beginning in 1947. Because the original water supply system contained disease organisms which affected hatchery production, a new water supply was piped to the hatchery from Rock Creek, a tributary to Hat Creek. The hatchery became fully operational in 1955.

The hatchery rests on approximately 40 acres of PG&E land, leased to the Department of Fish and Game for hatchery operation. The original dirt ponds were modernized and expanded in 1975, using funds, in the amount of \$922,800, budgeted from the Recreation, Fish & Wildlife Enhancement Bond Act Fund. The hatchery system consists of twelve, 500 foot raceways; two, 300 foot raceways; and associated appurtenances.

This hatchery has an average trout production of approximately 500,000 pounds per year. Most of the fish raised are catchable size and are part of the Department's scheduled stocking program for Trinity, Shasta, Lassen, Modoc, Plumas, and Butte Counties, plus approximately 30,000 pounds per year are sent to the Region 3, Yountville planting base.

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In addition, Crystal Lake Hatchery plays the lead role in maintaining the trophy trout program at Eagle Lake. Hatchery personnel operate the Eagle Lake fish trap facilities to annually collect eggs for the production of Eagle Lake trout. Over 50 percent of the trout produced for Eagle Lake are raised at this hatchery.

The cost of electricity to operate the existing system at Crystal Lake Hatchery has increased 500 percent in the past eight years. This increase prompted an engineering study to determine if it would be possible to reduce these operating costs. The results of this study indicated that costs could be reduced 70 percent if the water flow through the raceways was reversed and a "low head" mid-pond aerator was constructed.

Funding restrictions required scheduling construction of the necessary modifications in three phases. Phase one and two, flow reversal and construction of a low head aerator, have been completed. The installation of 790 feet of 42 inch discharge pipe, connecting the outlet of the lower pond series with the settling pond intake structure, will complete the renovation and permit the Department to activate the new reversed water flow system. Without this third phase, the work completed in the first two phases is unusable. However, to date no funds have been made available to complete the remaining work.

When the total project is completed, energy requirements will be reduced by more than 70 percent. At the present time, the Department must run two 50 horsepower aerator pumps 24 hours per day for 365 days per year. These pumps must run even when many of the raceways are not in full use, since water must be pumped to the settling ponds. Completion of the proposed pipeline will allow full operation of the hatchery using only one 30 horsepower pump 24 hours per day for about 250 days per year. The 30 horsepower pump may be shut down when not needed for aeration since the new pipeline will permit gravity flow from the raceways to the settling ponds.

This project has been recommended by the Department of Fish and Game. PG&E has indicated that upon its completion, the Department will receive a \$25,000 rebate under their energy savings program, plus they project an annual reduction in operating costs of \$36,000. Operation and maintenance will be part of the ongoing hatchery program. Completion of this project will also result in a substantial reduction in O&M costs.

This project is exempt from CEQA under Section 15301, Class 1, renovation of existing hatchery water system. A Notice of Exemption has been filed and posted with the Governor's Office of Planning and Research in accordance with CEQA.

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Design plans for complete reversal of the hatchery water system was originally sent out for bids as a complete project. However, because of funding limitations, contractors were instructed to submit a separate bid for the drain line portion of the project. Based on bids previously received for this phase of the renovation, the Department Engineering Section estimates the cost of the pipeline at \$110,000.

It was Mr. Schmidt's recommendation the Board approve the Crystal Lake Hatchery pipeline improvements as proposed, allocate \$110,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

IT WAS MOVED BY MS. ORDWAY, SECONDED BY MR. PARNELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PIPELINE IMPROVEMENTS AT CRYSTAL LAKE HATCHERY, SHASTA COUNTY, AS PROPOSED; ALLOCATE \$110,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

(Item No. 10 on the agenda, Cliff House Public Access, Sacramento County, as explained earlier by Mr. Schmidt was pulled from the calendar.)

10. Big Valley Wildlife Area, Lassen/Modoc Counties \$6,189,790.00

This proposal, as was explained by Mr. Schmidt, is for the purchase of about 11,525 acres of land in Modoc and Lassen Counties for the preservation of prime waterfowl habitat and critical nesting sites and feeding areas for the State-listed "threatened" greater sandhill crane. The proposal, which is the Department of Fish and Game's number one priority for wetland acquisitions, actually involves two adjacent properties consisting of 6,594+ acres of the westerly, downstream ownership and the entire 4,931+ acres of the easterly, upstream ownership. The westerly property is referred to as Big Valley and the easterly property is referred to as the Ash Creek Ranch. The proposed acquisition area was delineated on a map and described by Jim Sarro, Chief Land Agent.

The Ash Creek Ranch is traversed by several channels of Ash Creek, which flows east to west through the ranch and onto the Big Valley property. The primary historic habitat types of the Ash Creek Ranch are riparian vegetation (primarily willows), some marsh area, hay meadows and sage and grass uplands. The ranch is used very heavily by waterfowl during spring migration and during nesting and brood-rearing seasons. During winter months, bald eagles and Swainson's hawks forage and roost on the property. Prairie, and occasionally peregrine,

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falcons also forage on the property. Sandhill cranes use the area during migrations and during the nesting and brood rearing periods. Pronghorn antelope summer and bear young on the property, and a few deer also summer here. The ranch contains nesting territories for four pairs of greater sandhill cranes, a species which requires this type of habitat for continued survival. And aside from the excellent habitat located directly within this ranch, the numerous, widely disbursed channels of the creek are the main upstream water supply to the Big Valley Ranch. The primary threat to these habitats is intensive agricultural development, most likely to be wheel-line irrigated alfalfa. Unnatural rechannelization of the waters of Ash Creek would undoubtedly disrupt the numerous uses of the Ash Creek Ranch as well as the Big Valley Ranch by the wide variety of present wildlife species on the properties.

The northerly portion of the Big Valley Ranch, proposed for purchase in this transaction, contains a 2,900+ acre wetland habitat known as "Big Swamp". This historic wetland is, of course, the key to the Ash Creek/Big Valley area's excellent quality wildlife habitat. The wildlife uses of the Big Valley Ranch seem, at times, almost limitless. Bald eagles, golden eagles, Swainson's hawks, kestrels, peregrine falcons, prairie falcons, waterfowl, black backed kite, California quail, a few pheasants, antelope, Rocky Mountain mule deer, muskrat, mink, badger, coyotes, several species of rodents, several species of owls, black tailed jackrabbits, a variety of shorebirds, buteos and accipiters, are among species using the property. And beyond this, studies by the DFG have indicated that in 1981 and 1982, nearly 20% of all known nesting sites of greater sandhill cranes in northeastern California were situated within the Big Valley complex. The cranes, which nest in northeastern California, then winter in the Central Valley.

The potential destruction of this habitat by way of intensive agricultural development is very real. The owner of the ranch has begun development by installation of ditches, levelling of portions of the ranch and construction of major improvements. To date, these developments have not irretrievably degraded the habitat, but if they were to continue, the loss of this complex to wildlife would be a virtual certainty.

Staff and the Department have worked with the owners of the Ash Creek and Big Valley ranches in exploring various methods of preservation of these habitats. These potential methods include leasing, purchase, imposition of conservation easements and entry into forms of cooperative management plans. The result of these negotiations has been that the only feasible way to assure the protection of this outstanding resource is to purchase the subject properties outright, with the exception of the southerly, partially developed 3,172+ acres, which would remain in private ownership.

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The properties have been appraised, and the approved valuations are \$3,397,000 for the 6,594 acres of the Big Valley Ranch and \$2,712,187 for the 4,931 acres within Ash Creek Ranch. Both landowners have agreed to a sale at these prices, subject to possible minor reductions to accommodate reservations of subsurface mineral rights. Staff estimates additional allocations would be necessary in the following amounts:

Fencing, Big Valley Ranch	\$40,000
Appraisal costs	23,600
State General Services Dept. Expenses	5,000
Title insurance, escrow expenses	12,000
	<u>\$80,600</u>

This brings the total recommended allocation to \$6,189,790 (rounded). In view of the diverse types of wildlife uses related to this project, staff suggests the allocation be divided between the available sources in the 1984 Fish and Wildlife Habitat Enhancement Fund, \$1,500,000 from the Rare and Endangered Species category and \$4,689,790 from the Interior Wetlands category.

This project is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of lands for wildlife habitat preservation. Management responsibility for the property would be undertaken by the Department.

It was staff recommendation the Board approve this proposal, allocate \$6,189,790 from the 1984 Bond Fund to cover the purchase prices and costs as outlined above and authorize staff to proceed substantially as planned.

Mr. Schmidt noted there has been a substantial amount of support received for this proposed acquisition: The Shasta-Cascade Wonderland Association, California Waterfowl Habitat Owners Association, Lassen County Board of Supervisors, and California Waterfowl Association. In addition there was received a petition with 50 signatures and five letters from local residents. There has been no opposition to this proposal.

The Chairman asked for any public testimony on this acquisition, and none was forthcoming. Assemblyman Isenberg voiced his approval.

IT WAS MOVED BY MS. ORDWAY, SECONDED BY MR. PARNELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR BIG VALLEY WILDLIFE AREA, LASSEN/MODOC COUNTIES, AS PROPOSED; ALLOCATE A TOTAL OF \$6,189,790 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (\$1,500,000 from the Rare and Endangered Species and \$4,689,790 from the Interior Wetlands Category) FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

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Mr. Schmidt took the opportunity at this time to introduce the property owners, Mr. Roger Schrimp, Bob Akers and his attorney Lanny Winberry, and thanked them for attending the meeting.

11. Elkhorn Slough Estuarine Sanctuary, Monterey County \$333,000.00

Mr. Schmidt explained that this proposal is to acquire one privately owned parcel located within the boundaries of the planned 1,510 acre Elkhorn Slough Estuarine Sanctuary. Approximately 1,240 acres of this Sanctuary have already been acquired pursuant to previous Board actions.

The property proposed for purchase at this time adjoins the existing State ownership and is located approximately three miles east of Moss Landing. The location was pointed out on a map by Mr. Dick. It contains 81+ acres and is comprised of 49 acres of uplands and 32 acres of wetlands, including portions of two of the many "fingers" of Elkhorn Slough. Access to the property is via an easement to Avila Road which is a loop off Dolan Road, the main road running east from Highway 1 in Moss Landing.

Elkhorn Slough is a shallow estuary located in northern Monterey County, about 100 miles south of San Francisco. The estuary joins the ocean at Moss Landing Harbor, a man-made small craft harbor, located on Monterey Bay, halfway between the communities of Monterey and Santa Cruz.

The subject property is very valuable as part of the overall Elkhorn Slough ecosystem. Elkhorn Slough, an integral part of the coastal arm of the Pacific Flyway provides habitat for a large number of migratory and resident water-associated birds. Over 90 species have been identified from this area. The waters of the slough also provide an important nursery and feeding area for many sport and commercial fishes, in addition to supporting a rich fauna of bottom and mud-dwelling organisms.

In addition to the high wildlife value contained within the boundaries of this property and the fish and wildlife values of the adjoining slough, the property also provides recreational potential, including uses of both a consumptive as well as non-consumptive nature. While providing fishing access, this parcel, as well as the whole slough area, provides uses for such purposes as nature study, scientific research, and birdwatching, the latter of which is and will continue to be an extremely popular use of this area. Acquisition of this parcel has been recommended by the Department of Fish and Game while all wetland acquisitions within the Elkhorn Slough complex have also been recommended by the Coastal Commission.

Management of the parcels by the Department is planned as part of the estuarine sanctuary, which is primarily for scientific and educational purposes, and for general public access.

The Office of Coastal Zone Management and the Department of Fish and Game have prepared and processed a Final Environmental Impact Statement for the acquisition and management of the estuarine sanctuary, which has previously been provided to the Board and meets CEQA requirements.

The property owners have agreed to sell this property to the State at its approved fair market value of \$325,000. An additional \$8,000 is needed for related acquisition costs including appraisal, title insurance, and Real Estate Services processing.

Mr. Schmidt recommended that the Board approve the purchase of this parcel as proposed, allocate \$333,000 for the purchase and related costs from the 1984 Fish and Wildlife Habitat Enhancement Fund as designated for coastal wetlands, and authorize staff and the Department to proceed substantially as planned.

The Joint Interim Committee members voiced their recommendation for approval.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE ELKHORN SLOUGH ESTUARINE SANCTUARY, MONTEREY COUNTY, AS PROPOSED; ALLOCATE \$333,000 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (Coastal Wetlands) FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

12. Moss Landing Wildlife Area - #2, Monterey Co. \$56,000.00

It was explained by Mr. Schmidt that this is a proposal to acquire a 62+ acre parcel located on the westerly bank of Elkhorn Slough, Monterey County, approximately 4+ miles from the State Highway 101 bridge, northerly of the existing Moss Landing Wildlife Area. The Elkhorn Slough Estuarine Sanctuary, a 1,240+ acre Board acquired sanctuary, is located on the opposite bank of the Slough. This acquisition will not be included within the boundaries of the sanctuary, but will be managed by the Department of Fish and Game as part of the existing wildlife area. The acquisition proposal delineated on the map displayed at the meeting was again pointed out and described by Mr. Dick.

For the most part this parcel is typical coastal wetland habitat covered with a heavy stand of pickleweed, laced with meandering small sloughs or channels forming an excellent habitat for a variety of wildlife.

Elkhorn Slough is a shallow estuary located in northern Monterey County, about 100 miles south of San Francisco. The estuary joins the ocean at Moss Landing Harbor, a manmade small craft harbor, located on Monterey Bay, halfway between the communities of Monterey and Santa Cruz.

The property is very valuable as part of the overall Elkhorn Slough ecosystem. Elkhorn Slough, an integral part of the coastal arm of the Pacific Flyway, provides habitat for a large number of migratory and resident water-associated birds. Over 90 species have been identified from this area. One endangered species, the California clapper rail, has been found to nest in this area while large numbers of brown pelicans rest and feed in this area on a regular basis. Census numbers indicate that Elkhorn Slough ranks among the several most important of the California coastal marshes. The Slough and its immediate surroundings also supports high populations of invertebrates and is an important nursery and feeding area for many sport and commercial fish species.

In addition to the high wildlife values contained within the boundaries of this property, it also provides recreational potential including uses of both a consumptive, as well as non-consumptive nature. While providing fishing access, this parcel, as well as the whole slough area, provides for uses including nature study, scientific research and birdwatching, the latter of which is and will continue to be an extremely popular use of this area.

The Department of Fish and Game and the Coastal Commission have placed acquisitions in Elkhorn Slough very high on their priority lists for Proposition 19 funding consideration.

The appraised value of this property, as approved by the Department of General Services, is \$62,000. However, the current owners, The Nature Conservancy, have agreed to sell it to the State for \$52,500. They actually acquired the property as part of an overall settlement approved by the Board at their March 12, 1984, meeting wherein TNC placed \$200,000 into escrow to assist WCB in acquiring the 554+ acre Moss Landing WLA. Processing and closing costs for this transaction are estimated at \$3,500.

It was Mr. Schmidt's recommendation that the Board approve this acquisition as proposed, allocate \$56,000 for the acquisition and related costs from the 1984 Fish and Wildlife Habitat Enhancement Fund, as designated for coastal wetlands, and authorize staff and the Department to proceed substantially as planned.

The Joint Interim Committee members expressed their recommendation for approval.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE MOSS LANDING WILDLIFE AREA - #2, MONTEREY COUNTY, AS PROPOSED; ALLOCATE \$56,000 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (Coastal Wetlands) FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

13. Wilson Valley Wildlife Area, Lake County \$453,872.00

This proposal for the acquisition of 840+ acres in Lake County, about 7 miles east of Clear Lake was presented by Mr. Schmidt.

In the late 1970's, the Department recommended WCB acquisition of this private ownership, which is generally surrounded by U.S. Bureau of Land Management properties and is traversed by Cache Creek. The recommended acquisition actually consisted of 2,400+ acres of critical habitat for resident tule elk and wintering and feeding areas for bald and golden eagles. The key habitat types within this ownership are the grassland glades associated with large valley oaks and the riparian vegetation along Cache Creek. Because of the property's importance to tule elk and to the State and federally-listed endangered bald eagles, its protection is considered to be of statewide and even national significance.

Mr. Sarro provided a general description of the original proposal and stated that about five years ago, the owners of this property began negotiations with BLM toward an exchange of the property for other surplus federal lands. WCB staff has remained in contact with the parties during the negotiations. As the negotiations have developed, there is a shortfall in the value of the available BLM lands, which would result in a failure of the completion of this important exchange.

In order to allow the exchange to occur, DFG has now recommended the outright purchase of 840 acres by the Board as part of an overall cooperative State-Federal preservation and management venture for the Wilson Valley area. The primary objectives of the plan, if this exchange occurs, have been agreed upon between BLM and DFG as protection and enhancement of habitat for tule elk and bald eagles, preservation of the undeveloped, primitive and scenic conditions of the properties and conservation and study of the archeological values of the area.

Mr. Schmidt stated that public recreation access is a desirable goal, but such access would be controlled and managed to ensure achievement of the primary objectives. Prior to development of public access, the BLM will prepare a management plan for the Cache Creek river corridor and will coordinate such plan with the Department of Fish and Game and other interested public and private interests.

After completion of a formal management plan, a cooperative agreement between BLM and the DFG will be developed for the purpose of implementing BLM management of any lands acquired with Wildlife Conservation Board funds.

The Department of Fish and Game also plans to develop a proposal for acquisition of additional critical lands in the Cache Creek riverway as identified and agreed upon by BLM and DFG and submit the proposal to the Board for possible future funding.

Preservation of the critical habitat was the DFG's primary objective in making its earlier recommendation for the purchase of the 2,400+ acres. Under this recommended proposal, this objective would be accomplished through State acquisition of only 840 acres, resulting in an expenditure that would be substantially less than would have otherwise been necessary.

The subject properties have been appraised, and the State-approved valuation of the 840 acres is \$449,872, which the landowners have agreed to accept as part of their overall exchange plan. Staff estimates closing costs and expenses to be \$4,000. The purchase is exempt from CEQA under Class 13 of Categorical Exemptions, land acquisition for wildlife preservation purposes. As indicated, BLM would undertake management of these lands.

Funding is available for this purchase in the Rare and Endangered Species category of the 1984 Fish and Wildlife Habitat Enhancement Fund.

Mr. Schmidt recommended the Board approve this acquisition, allocate \$453,872 of 1984 Bond funds for the purchase price and costs, and authorize staff to proceed substantially as planned.

The Joint Interim Committee members recommended approval.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE WILSON VALLEY WILDLIFE AREA, LAKE COUNTY, AS PROPOSED; ALLOCATE \$453,872 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (Rare and Endangered Species) FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

14. Blue Ridge Condor Wildlife Area, Tulare County \$500.00
(Observation Tower)

This is a proposal to accept a donation of a 0.61 acre site containing a former California Department of Forestry fire lookout tower, residence and garage at Blue Ridge. The site is located within the U.S. Fish and Wildlife Service's "Blue Ridge Condor Critical Habitat Area" lying in the southern Sierra foothills south of Three Rivers and north of Springville, approximately 20 air miles east of Visalia, Tulare County. For the benefit of the Board members Mr. Dick indicated on a map the location of the property on which the lookout tower is situated.

CDF discontinued operation of this fire lookout in 1982. Through cooperative agreement with CDF since 1983, the lookout tower and adjacent residence and garage have been used by condor surveillance personnel contracted by the Department of Fish and Game and the Bureau of Land Management. The tower is particularly valuable to the surveillance program because it allows observers to monitor flying or roosting condors throughout most of the critical habitat, coverage which is not possible from the ground. The CDF has agreed to transfer control and possession of the tower, residence, and garage to the DFG retaining the right of first refusal should DFG determine it has no further use for the facilities. If the transfer is not accepted, in all likelihood the tower will be dismantled and moved to another area, creating a void in local surveillance efforts.

It is estimated that processing costs will amount to \$500 for Department of General Services review costs.

The acquisition is exempt from CEQA as an acquisition of land for wildlife conservation purposes. Management would be by the DFG, while it is felt that management expenses would be, at most, nominal. No further development is contemplated. The acquisition of this area has been recommended by the Department of Fish and Game.

Mr. Schmidt recommended the Board approve this transfer, allocate \$500 for processing costs from the 1984 Fish and Wildlife Habitat Enhancement Fund, as designated for rare and endangered species acquisitions, and authorize staff and the Department to proceed substantially as outlined.

Assemblyman Isenberg recommended acceptance of the transfer.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACCEPTANCE OF THE TRANSFER OF CONTROL AND POSSESSION OF PROPERTY WITHIN THE BLUE RIDGE CONDOR WILDLIFE AREA, TULARE COUNTY, AS PROPOSED; ALLOCATE \$500 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (Rare and Endangered Species) FOR PROCESSING COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

(Item 16, Ocean Ranch Coastal Wetlands, Humboldt County, as noted earlier, was withdrawn from the agenda.)

15. Valencia Lagoon Ecological Reserve, Santa Cruz County \$28,500.00

Mr. Schmidt noted that this proposal is for the acquisition of a 0.25+ acre vacant lot located within the critical habitat area of the state and federally listed "endangered" Santa Cruz long-toed salamander. It is in the area where the Department initially began acquisition in 1973, using Environmental License Plate Funds. Mr. Sarro who did the staff work at that time and who is handling the acquisition on this proposal indicated the property is located in the Aptos area southerly of Highway 1. Specifically it is located on the south side of Loma Prieta Drive, between the Rio Del Mar Blvd. and Freedom Blvd. offramps. Aptos is approximately 8 miles easterly of downtown Santa Cruz. The neighborhood of the subject property is in a transition from "summer cabin" type use to good quality single family residence, a change which could have a very severe impact on the continued survival of the salamander in this area.

In 1973, the Department utilized Environmental License Plate Funds to acquire the 2.5+ acre breeding pond which was, at the time, threatened with destruction by private development. That acquisition was the top priority in the very first year of appropriations of license plate funds for the purchase of rare and endangered species habitat. Over the years, the Department has used ELPF monies to purchase 12 additional parcels, all being developable lots on the hillside above the pond, to assure preservation of the habitat used by this species on a year-round basis except for the breeding season. The salamanders live among the roots of trees and shrubs and are totally reliant on this type of habitat for their continued existence.

The subject property was, in fact, scheduled for purchase by the Department two years ago when ELPF monies were allocated through the Public Works Board for its purchase. However, due to the existence of various liens against the property, the escrow could not be closed and the funds were withdrawn. The liens have recently been cleared and the owners of the property have agreed to sell this lot to the State at the approved appraised value of \$26,500. In addition to the market value of the lot, it is estimated that an additional \$2,000 is necessary to cover related acquisition costs such as appraisals, title insurance and processing costs. Funds for this acquisition is currently available from the Environmental License Plate Fund.

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

It was staff recommendation that the Board approve this acquisition, allocate \$28,500 from the Environmental License Plate Fund for the purchase price and related costs, and authorize staff and the Department to proceed substantially as planned.

The Joint Interim Committee members recommended acquisition of this property.

IT WAS MOVED BY MR. PARNELL, SECONDED BY MS. ORDWAY, THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE VALENCIA LAGOON ECOLOGICAL RESERVE, SANTA CRUZ COUNTY, AS PROPOSED; ALLOCATE \$28,500 FROM THE ENVIRONMENTAL LICENSE PLATE FUND FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

16. Abbott Lake Wildlife Area Expansion, Sutter County \$620,000.00

Mr. Schmidt reported that this proposal is for the purchase of 394+ acres of Feather River wetlands and riparian habitat as an expansion to the existing State-owned Abbott Lake Wildlife Area. The subject property is currently under two ownerships, both of which are located on the west bank of the Feather River, about 8 miles downstream from Yuba City. This area is about one-quarter mile off the Garden Highway.

Mr. Giordano indicated that Jay Anderson, who is representing the land owners was present, and then proceeded to describe the proposal and pointed out the relationship of these two parcels to the presently State-owned wildlife area.

The Abbott Lake area is an excellent example of well preserved interior wetlands and riparian habitat. Both parcels are unique as they are relatively unspoiled and contain a large number of valley oaks and cottonwood trees, 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 considered a prime location for yellow billed cuckoo and Swainsons hawk, both State-listed threatened species. It also provides cover for numerous species of passerine birds.

Waterfowl use of Abbott Lake is very high, being one of the last remaining such wetlands areas in the Feather River bottom. The northern parcel, containing 292+ acres, adjoins our current ownership, thereby providing an excellent buffer for the lake itself. The second parcel containing 102+ acres is located downstream of Abbott Lake and is one of the very few remaining target parcels that are still undeveloped with river frontage. Together, both parcels will provide 2+ miles of new river frontage for the existing wildlife area.

The Department has recommended acquisitions in this area as high priority in order to preserve this prime riparian habitat from almost certain conversion to agricultural uses.

Funds for the purchase of this property would be allocated from the Environmental License Plate Fund. Upon purchasing this addition, the Department will manage the property in its natural condition, along with the current wildlife area.

Both parcels have been appraised and the owners have agreed to sell at the approved fair market values of \$450,000 (292 acres) for the upper parcel and \$160,000 (102 acres) for the lower parcel (\$610,000 total). Appraisal costs, escrow fees and Department of General Services review charges are expected to be about \$10,000. Funding for these expenditures would also be from the Environmental License Plate Fund.

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

It was Mr. Schmidt's recommendation the Board approve this purchase, allocate \$620,000 from the Environmental License Plate Fund to cover the purchase price and related costs, and authorize staff and the Department to proceed substantially as planned.

The Joint Interim Committee members recommended approval of this proposal.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE ABBOTT LAKE WILDLIFE AREA EXPANSION, SUTTER COUNTY, AS PROPOSED; ALLOCATE \$620,000 FROM THE ENVIRONMENTAL LICENSE PLATE FUND FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

17. Oceanside Fishing Pier, San Diego County \$500,000.00
(WRF - \$323,500.00)
(Prop. 18- 176,500.00)

Mr. Schmidt prefaced his staff report by stating that Dick Watenpaugh from the City of Oceanside was here to make a presentation and that Assemblyman Frazee has written a letter in support of this project.

He reported that the City of Oceanside has renewed an application submitted several years ago for WCB funds to replace the existing deteriorated wood fishing pier at Third Street in Oceanside. The original proposal was to construct a new concrete pier at Mission Avenue, one block south of its present location.

The Board approved the project in concept without an allocation of funds on April 28, 1976. Because of the fairly high cost of the project being proposed then, approximately 3 million dollars, and given the Board's limited funding resources, it was the consensus of the Board at that time that when funds are approved, its participation should be limited to \$500,000.

The City then attempted to reduce the cost estimate and to obtain additional funding from other sources. Several design alternates were studied and funding sources were explored. It was finally decided to rebuild with wood instead of concrete and to stay at the Third Street location. These measures helped to cut costs, but in 1983 the project estimate, affected by inflation, was still more than 3 million dollars.

By this time the pier had sustained additional storm damage and the City obtained approval of state and federal relief funds. The State Coastal Conservancy had also approved funds for pier appurtenances. Five hundred thousand dollars was put in the 1983-84 WCB budget, and it was expected that with city funds the full project cost could be underwritten. The final 83-84 WCB budget was reduced, however, leaving only \$323,500 for the Oceanside Fishing Pier item.

With the passage of the Parklands Bond Act of 1984 which provided three million dollars to WCB for coastal fishing piers, staff advised the City it would recommend a WCB allocation of \$176,500 from that fund to supplement the already budgeted Wildlife Restoration Funds. This would make the total WCB contribution for the project \$500,000, in agreement with the concept previously approved by the Board.

In June, 1985, the City's consulting engineer submitted a cost estimate of \$3 1/2 million for the new timber pier now proposed. The entire wood section will be removed and reconstructed to its original 1,602 foot length by 22 foot width. The existing 340 foot long concrete approach is still serviceable but may require some minor renovation. Included in the cost estimate are lights, water, sewer, fire hydrants, a restroom building, bait and tackle shop, fish cleaning sinks, trash receptacles and benches.

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Although recent severe storms such as those experienced in January of 1983 caused considerable damage to wood piers along the California coast, the present-day standards being applied to the design of the new Oceanside Pier will give it a much longer expected useful life than the existing structure built in 1946. A higher design load is being applied meaning larger structural members will be used, and the deck elevation will be higher, resulting in less chance of damage from high cresting waves. The deck itself will be designed and constructed to dissipate wave uplift pressures in case of extreme wave heights with crest elevations that exceed the pier design elevation. These design measures will provide for a stronger, safer and longer lasting pier.

The City Council on August 14, 1985, approved a funding strategy totaling \$3,502,344 that included a combination of grants, loans, and local funds as well as the proposed WCB allocation for funding the pier reconstruction as follows:

Federal Emergency Management Agency	\$793,344
State Disaster Assistance	209,000
Wildlife Conservation Board	500,000
City of Oceanside (matching funds)	500,000
State Coastal Conservancy loan	1,500,000
TOTAL	\$3,502,344

The City General Fund will pay back the Conservancy loan, to be ultimately reimbursed by the City's Park Developer's Fund. The State Disaster Assistance has not yet been confirmed. If not approved, this amount will be added to the City's General Fund obligation.

The City Council adopted a resolution on October 23, 1985, in favor of the proposal to enter into the Oceanside Fishing Pier project on a matching fund basis with the WCB and agreeing to enter into a 25-year Lease and Operation Agreement with the DFG in accordance with the Board requirements. The City has determined that the project to replace the existing pier is exempt from CEQA and has filed the required Notice of Exemption.

The Oceanside Pier has for many years provided good fishing opportunities for a large number of local residents and visitors from all over Southern California. In fact, a public pier has been at this location since 1893. Before the end of the pier was destroyed in 1978 the Oceanside Pier was considered to be the longest wood pier in the U.S. and annually received over a million visitors.

In 1966 the Board provided funds to place artificial rock reef clusters around the pier to improve fish habitat and enhance the fishing. By placing the new pier in the same location, fishermen will continue to benefit from this reef.

Mr. Al Rutsch, Assistant Executive Officer, gave a full description of the constructions plans, and with the aid of a display developed by the City

of Oceanside staff, explained the various amenities to be included on the pier. Dick Watenpaugh from Oceanside explained, in response to questions from the Board members, that the restaurant to be constructed on the end of the pier would not be with WCB funds. It was confirmed by Mr. Schmidt that WCB funds would not be used for any design or structural costs attributable to the restaurant.

Mr. Schmidt recommended the Board approve the Oceanside Fishing Pier project as proposed, allocate \$323,500 therefor from the Wildlife Restoration Fund as provided in the 1983-84 budget for Oceanside Fishing Pier, and \$176,500 from the Parklands Bond Fund of 1984 as provided in the 1985-86 budget for coastal fishing piers, both on a matching fund basis, and authorize staff and the DFG to proceed substantially as planned.

IT WAS MOVED BY MS. ORDWAY, SECONDED BY MR. PARNELL, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE OCEANSIDE FISHING PIER PROJECT, SAN DIEGO COUNTY, AS PROPOSED; ALLOCATE \$323,500 THEREFOR FROM THE WILDLIFE RESTORATION FUND AS PROVIDED IN THE 1983/84 BUDGET AND \$176,500 FROM THE 1984 PARKLANDS FUND AS PROVIDED IN THE 1985/86 BUDGET FOR FISHING PIERS, ON A MATCHING FUND BASIS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

Assemblyman Isenberg stated he realized that Item 16, along with Item 10, was pulled from this agenda, but wanted to know the names of the three appraisers who provided the valuation for Ocean Ranch. The names were provided as follows by Jim Sarro:

1. Jack Retzloff - landowners's appraiser
2. Bruce Harding, Sebastopol - State's appraiser
3. Gary Klatt, Santa Rosa - appraiser mutually agreed upon by State and landowners.

Assemblyman Isenberg requested that copies of all three appraisal reports be provided to him. Ms. Morgan, from Senator Keene's office, also requested copies of these reports. This the staff agreed to do.

18. Other Business

a. Funding Status at end of meeting

(1) 1985/86 Wildlife Restoration Fund

Unallocated balance at beginning of meeting	\$1,691,674.41
Less allocation at 11/26/85 meeting	- 503,666.05
Unallocated balance at end of 11/26/85 meeting	\$1,188,008.36

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(2) 1984/85 Wildlife Restoration Fund

Unallocated balance at beginning of meeting	\$ 799,593.24
Plus recoveries at 11/26/85 meeting	+ 6,794.48
Less allocations at 11/26/85 meeting	-431,583.95
Unallocated balance at end of 11/26/85 meeting	\$ 374,803.77

(3) 1983/84 Wildlife Restoration Fund

Unallocated balance at beginning of meeting	\$ 647,000.00
Less allocations at 11/26/85 meeting	- 323,500.00
Unallocated balance at end of 11/26/85 meeting	\$323,500.00

(4) 1985/86 Environmental License Plate Fund

Unallocated balance at beginning of meeting	\$2,944,716.20
Less allocations at 11/26/85 meeting	- 648,500.00
Unallocated balance at end of 11/26/85 meeting	\$2,296,216.20

(5) 1984/85 Environmental License Plate Fund

Unallocated balance at beginning of meeting	\$ 25,000.00
Plus recoveries at 11/26/85 meeting	+ 846.08
Unallocated balance at end of 11/26/85 meeting	\$25,846.08

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

Unallocated balance at beginning of meeting	\$9,000,000.00
Less allocations at 11/26/85 meeting	-3,717,143.25
Unallocated balance at end of 11/26/85 meeting	\$5,282,856.75

(7) 1984/85 Fish and Wildlife Habitat Enhancement Fund

Unallocated balance at beginning of meeting	\$7,938,550.00
Plus recoveries at 11/26/85 meeting	+ 190,135.61
Less allocations at 11/26/85 meeting	-3,316,018.75
Unallocated balance at end of 11/26/85 meeting	\$4,812,666.86

(8) 1985/86 Parklands Fund of 1984

Unallocated balance at beginning of meeting	\$4,800,000.00
Less allocations at 11/26/85 meeting	- 176,500.00
Unallocated balance at end of 11/26/85 meeting	\$4,623,500.00

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

Respectfully submitted,



W. John Schmidt
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on November 26, 1985, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947 totaled \$86,085,823.93.

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		\$15,913,501.65
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		22,501,669.83
	1. Coastal and Bay	\$1,848,665.61	
	2. River and Aqueduct Access	5,818,719.97	
	3. Lake and Reservoir Access	4,406,982.15	
	4. Piers	10,427,302.10	
d.	Game Farm Projects		146,894.49
e.	Wildlife Habitat Acq., Development & Improvement Projects		35,524,713.40
	1. Wildlife Areas (General)	32,475,827.50	
	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		<u>164,303.86</u>
	Total Allocated to Projects		\$86,085,823.93