

State of California
The Resources Agency
Department of Fish and Game
WILDLIFE CONSERVATION BOARD
Minutes, Meeting of May 6, 1986

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

Minutes, Meeting of May 6, 1986

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 113 of the State Capitol, Sacramento, California, on May 6, 1986. The meeting was called to order at 10:37 a.m. by Acting Chairman Jack Parnell.

1. Roll Call.

PRESENT: Jack Parnell
Nancy Ordway

Acting Chairman
Member

Jim Rote, vice Senator Keene
Rick Battson, vice Assembly-
man Isenberg
Edna Maita, vice Assemblyman
Jim Costa

Joint Interim Committee

" " "

" " "

ABSENT: Brian J. Kahn
Senator Robert Presley
Senator David Roberti
Assemblyman Norman S. Waters

Chairman
Joint Interim Committee

" " "

" " "

STAFF PRESENT:

W. John Schmidt
Alvin G. Rutsch
Clyde S. Edon
Jim Sarro
Howard Dick
Frank Giordano
Marylyn Gzyms
Sandy Daniel
Alma Koyasako

Executive Officer
Assistant Executive Officer
Field Agent
Chief Land Agent
Land Agent
Land Agent
Accountant
Secretary
Executive Secretary

OTHERS PRESENT:

D. W. Bachman
David W. Mayfield
Don Dimitratos
Harry Dean
Ken Hashagen
Duke Foster
Earlene Arnold
John Bedart
Rick Dunne

City of Riverside
County of San Diego
County of Marin
Co. of San Mateo Parks & Rec.
Dept. of Fish and Game
East Bay MUD
Sacramento
Stromer Realty, Yuba City
Senator Roberti's Office

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Bruce MacBride
Marilynn Bonin
A. E. Naylor
Dan Chapin

Realtor
Dept. of Fish and Game
" " "
California Waterfowl Assoc.

2. Approval of Minutes.

Mr. W. John Schmidt, Executive Officer, requested approval of the minutes of the Wildlife Conservation Board meeting of February 25, 1986.

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE
FEBRUARY 25, 1986, MEETING OF THE WILDLIFE CONSERVATION BOARD
BE APPROVED.

PASSED UNANIMOUSLY.

3. Funding Status as of May 6, 1986

Mr. Schmidt indicated this item was for information only and required no action.

(a) 1985/86 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget.....	\$1,700,000.00
Less previous Board allocations.....	-749,924.39
Unallocated balance.....	\$950,075.61

(b) 1984/85 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget.....	\$3,109,000.00
Less previous Board allocations	-2,763,672.14
Unallocated balance	\$345,327.86

(c) 1983/84 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget.....	\$4,023,000.00
Less previous Board allocations	-3,699,500.00
Plus LWCF reimbursement	+57,683.31
Unallocated balance	\$381,183.31

(d) 1985/86 Environmental License Plate Fund Capital Outlay Budget

Governor's Budget	\$3,000,000.00
Less previous Board allocations.....	-1,522,783.80
Unallocated balance	\$1,477,216.20

(e) 1984/85 Environmental License Plate Fund Capital Outlay Budget

Governor's Budget	\$3,000,000.00
Less previous Board allocations.....	-2,995,084.50
Unallocated balance	\$4,915.50

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

Governor's Budget.....	\$9,000,000.00
Less previous Board allocations	-4,474,143.25
Unallocated balance	\$4,525,856.75

(g) 1984/85 Fish and Wildlife Habitat Enhancement Fund Capital Outlay Budget

Governor's Budget	\$12,000,000.00
Less previous Board allocations	-7,934,137.24
Unallocated balance	\$4,065,862.76

(h) 1985/86 Parklands Fund of 1984

Governor's Budget	\$5,000,000.00
Less previous Board allocations	-396,500.00
Unallocated balance	\$4,603,500.00

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 \$101,496.45 be recovered to the Wildlife Restoration Fund, \$7,099.01 be recovered to the Environmental License Plate Fund, and \$347,278.08 be recovered to the Fish and Wildlife Habitat Enhancement Fund and the projects be closed.

WILDLIFE RESTORATION FUND

✓ Butte Valley (Meiss Lake) Wildlife Area, Siskiyou Co.

Allocation	\$1,916,640.00
Expended	-1,888,090.07
Balance for Recovery	\$28,549.93

✓ White Slough Ponds Public Access, San Joaquin Co.

Allocation	\$43,000.00
Expended	-14,639.39
Balance for Recovery	\$28,360.61

✓ Glenn-Colusa Fish Screen, Glenn/Colusa Counties

Allocation	\$40,900.00
Expended	-31,107.60
Balance for Recovery	\$9,792.40

✓ Swiss Ranch Deer Winter Range, Calaveras Co.

Allocation	\$151,803.34
Expended	-151,589.30
Balance for Recovery	\$214.04

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✓ Cache Creek Public Access, Yolo Co.

Allocation	\$65,500.00
Expended	-59,527.06
Balance for Recovery	<u>\$5,972.94</u>

✓ Slinkard/Little Antelope Valley Wildlife Area, Mono Co.

Allocation	\$53,000.00
Expended	-50,678.50
Balance for Recovery	<u>\$2,321.50</u>

✓ Noyes Valley Wildlife Area, Siskiyou Co.

Allocation	\$1,500.00
Expended	-529.10
Balance for Recovery	<u>\$970.90</u>

✓ South Fork Kern River (Templeton) Fish Barrier, Tulare Co.

Allocation	\$32,700.00
Expended	-19,059.97
Balance for Recovery	<u>\$13,640.03</u>

✓ Bass Hill Wildlife Area Expansion, Lassen Co.

Allocation	\$334,750.00
Expended	-323,075.90
Balance for Recovery	<u>\$11,674.10</u>

Total Wildlife Restoration Fund Recoveries \$101,496.45

ENVIRONMENTAL LICENSE PLATE FUND

✓ Heenan Lake Timber Rights, Alpine County

Allocation	\$145,000.00
Expended	-140,904.89
Balance for Recovery	<u>\$4,095.11</u>

✓ Delta Islands (West Portion of Rhode Island) Contra Costa Co.

Allocation	\$23,500.00
Expended	-20,496.10
Balance for Recovery	<u>\$3,003.90</u>

Total Environmental License Plate Fund Recoveries \$7,099.01

FISH & WILDLIFE HABITAT ENHANCEMENT FUND

✓ Honey Lake WLA - Dakin Unit Expansion, Lassen Co.

Allocation	\$237,000.00
Expended	-233,383.12
Balance for Recovery	\$3,616.88

✓ Yellow Creek Bank Stabilization, Plumas Co.

Allocation	\$13,500.00
Expended	-13,372.00
Balance for Recovery	\$128.00

✓ Lake Earl/Talawa - Jordan Creek Addition, Del Norte Co.

Allocation	\$339,000.00
Expended	-1,246.80
Balance for Recovery	\$337,753.20

✓ Elkhorn Slough Estuarine Sanctuary, Monterey Co.

Allocation	\$333,000.00
Expended	-327,220.00
Balance for Recovery	\$5,780.00

Total F. & W. Habitat Enhancement Fund Recoveries \$347,278.08

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

Butte Valley (Meiss Lake) WLA, Siskiyou Co.	\$28,549.93
White Slough Ponds P.A., San Joaquin Co.	28,360.61
Glenn-Colusa Fish Screen, Glenn/Colusa Co.	9,792.40
Swiss Ranch Deer Winter Range, Calaveras Co.	214.04
Cache Creek Public Access, Yolo Co.	5,972.94
Slinkard/Little Antelope Valley WLA, Mono Co.	2,321.50
Noyes Valley Wildlife Area, Siskiyou Co.	970.90
So. Fork Kern River (Templeton) Fish Barrier, Tulare Co.	13,640.03
Bass Hill Wildlife Area Exp., Lassen Co.	11,674.10

Total WRF Recoveries\$101,496.45

Heenan Lake Timber Rights, Alpine County	\$ 4,095.11
Delta Islands (West Portion of Rhode Island), Contra Costa County	3,003.90

Total ELPF Recoveries\$ 7,099.01

Honey Lake WLA-Dakin Unit Exp., Lassen Co.	\$ 3,616.88
Yellow Creek Bank Stabilization, Plumas Co.	128.00
Lake Earl/Talawa - Jordan Creek Addition, Del Norte Co.	337,753.20
Elkhorn Slough Estuarine Sanctuary, Monterey Co.	5,780.00

Total F&W Habitat Enhancement Fund Recoveries\$347,278.08

THE SUM OF \$101,496.45 IS TO BE RECOVERED TO THE UNALLOCATED BALANCE OF THE WILDLIFE RESTORATION FUND; \$7,099.01 IS TO BE RECOVERED TO THE ENVIRONMENTAL LICENSE PLATE FUND; AND \$347,278.08 IS TO BE RECOVERED TO THE FISH AND WILDLIFE HABITAT ENHANCEMENT FUND.

PASSED UNANIMOUSLY.

Mr. Schmidt reported at this time that Chairman Brian Kahn was unable to be present this morning and that Mr. Parnell will be Acting Chairman.

WILDLIFE RESTORATION FUND

5. Coyote Point Public Access, San Mateo County \$95,000.00

The County of San Mateo has proposed the development of a barrier-free fishing access facility at the Coyote Point County Recreation Area on San Francisco Bay. Mr. Schmidt pointed out that there will be heavy emphasis placed on developing facilities which provide fishing access for the handicapped.

As proposed, the project improvements would basically consist of a parking area and paved pathway along a breakwater near the marina area. Although this project will provide fishing opportunities for everyone, it is designed especially for handicapped users. Project features include ramps, curbs and railings designed to provide safe and convenient fishing access for disabled or elderly folk. It has been found that when such facilities are provided, they become very popular.

Mr. Al Rutsch from staff described the project generally and indicated its location in relation to the recreation area.

The pathway on the breakwater will be about 2,300 feet long and 8 feet wide. Turnouts will be constructed at several places where curbs, railings, benches and windbreaks will permit anglers to congregate and fish in comfort and safety. The parking lot will have 20 spaces.

The Department encourages such developments and has endorsed this proposal. Their evaluation notes that the bay shoreline in this part of San Mateo County is heavily fished throughout the year. Species caught include striped bass, sturgeon, shark, jacksmelt, and herring.

The County has indicated they would agree to the normal WCB lease, operation and maintenance requirements and would handle the engineering, construction and project administration. CEQA requirements have been met by the County's filing of an EIR for extensive Coyote Point improvements of which this is a part.

A cost estimate for the proposed improvements has been provided by the County and reviewed by staff. It breaks down as follows:

Site work - grading, paving, curbs, etc.	\$62,300
Rock slope protection	3,800
Protective railings at fishing turnouts	1,800
Windscreens & benches	10,000
Trash receptacles & signs	1,300
Subtotal.....	\$79,200
Contingencies, 10%	7,900
Administration and Engineering, 10%	7,900

Total Estimated Project \$95,000

Mr. Schmidt advised that Harry Dean from the County of San Mateo Parks and Recreation was present to respond to any questions the Board might have. He then recommended that the Board, in consideration of the County's EIR, approve the Coyote Point Public Access Project as proposed, allocate \$95,000 therefor 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, IN CONSIDERATION OF THE EIR, APPROVE THE COYOTE POINT PUBLIC ACCESS PROJECT, SAN MATEO COUNTY, AS PROPOSED; ALLOCATE \$95,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

6. Mouth of Mad River Public Access, Humboldt County \$49,200.00

Mr. Schmidt reported that the Humboldt County Department of Public Works has requested funds for flood damage repairs for this existing WCB public access project at the mouth of the Mad River near Arcata. The location of the project site was pointed out on a map displayed at the meeting.

WCB and the County developed this project in 1970 to provide access for coho salmon and steelhead fishing in the extensive Mad River estuary. The improvements consist of a concrete 2-lane boat launching ramp, a paved parking area, and a restroom facility. The site is on the left bank of the river adjacent to a paved county road. It is less than a mile from the river's terminus at the ocean, and about three miles west of Highway 101.

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The County, which operates and maintains the project by agreement with the Department, has reported that the extreme heavy runoff occurring during this winter's storms washed out a portion of the parking area at the approach to the ramp. The ramp itself, fortunately, sustained no damage as it is supported on concrete piling. The public impact of the loss of this facility is considerable, as it receives approximately 75,000 visitor days of use each year.

The repair work as recommended by the County engineers involves filling in the washed out section of the parking lot, and adding new sub-base material, AC paving and rock slope protection on the river bank in the vicinity of the boat ramp. Some drainage improvements and replacement of vehicle barrier posts is also required. The County's cost estimate for this restoration work is as follows:

Replace embankment, base & paving	\$15,300
Place 1/2 ton rock slope protection	15,600
Grade and pave drain ditch	7,400
Replace parking area barrier posts	2,300
Add AC paving for parking area drainage	400
Subtotal	<u>\$41,000</u>
Contingency, 10%	4,100
Engineering and Administration, 10%	<u>4,100</u>
Total Project Cost	\$49,200

The County has filed an application for flood damage relief with the Federal Emergency Management Agency and will forward to WCB any monies received from that agency to reimburse the Board's project costs. The County may also be able to reduce the repair costs by contracting some of the work out on a time and material basis. Any unused funds remaining after completion of the repair work will be available for recovery by the Board in the normal manner.

This emergency repair work is exempt from the CEQA process under Section 15301, Class 1, Repair of Existing Public Facilities. The County has filed a Notice of Exemption as required by the Act.

It was Mr. Schmidt's recommendation the Board approve the Mouth of Mad River Public Access repair work as proposed, allocate \$49,200 therefor 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 REPAIR TO MOUTH OF MAD RIVER PUBLIC ACCESS, HUMBOLDT COUNTY, AS PROPOSED; ALLOCATE \$49,200 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

7. San Elijo Lagoon Public Access, San Diego County \$200,000.00

Mr. Schmidt advised that this proposal is for an allocation of funds to develop public access facilities on County property next to a WCB acquired parcel of coastal wetlands on the northwest shore of the 530 acre San Elijo Lagoon Ecological Reserve. The area is about 15 miles north of San Diego, between the communities of Cardiff-by-the-Sea and Solana Beach. The location was pointed out to the Board by Mr. Rutsch.

The County of San Diego plans to develop a nature interpretive center on this 15 acre parcel as a part of its San Elijo Lagoon Regional Park and Ecological Preserve. The development area consists of approximately one acre for the interpretive center on previously disturbed upland, formerly the site of a sewage treatment plant, and about one-half mile of walking trails on existing dikes which extend into the lagoon wetlands.

The County has requested WCB funding for the development of the access road, parking area, foot trails, view platforms, fencing, gates and restroom facilities. These and other related improvements are listed on the cost estimate breakdown provided by the County.

Other parts of the County's total planned development, such as exhibit spaces, display lighting, landscaping, interpretive native-plant garden, resident staff accommodations, etc., are complementary to this access project, but not included in the WCB cost breakdown.

The concept of public access to the lagoon for passive recreational and educational purposes has been of considerable interest from the time the preservation of this wetland was first envisioned. WCB applied for and received Federal Land and Water Conservation Funds to repay a portion of WCB's acquisition costs on the premise that the lands would be accessible to the public for appropriate recreational use. This access development is in keeping with that commitment. Staff plans to also apply for LWCF reimbursement of one-half the cost of this project.

The County will lease the premises to the Department of Fish and Game and will operate and maintain the project for public use in accordance with the usual WCB requirements. A resolution attesting to these requirements and supporting this proposal has been approved.

The County has also committed other funds to the project to assure that it is fully developed as planned, a '74 Bond Act grant of \$302,400 and SB 174 (Roberti-Z'berg-Harris) funds in the amount of nearly \$175,000. The total cost of the interpretive center development is estimated at \$681,000.

A Negative Declaration for this development has been filed by the County in compliance with Section 21108 and 21152 of the California Environmental Quality Act guidelines.

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The Department has reviewed the County's plans and supports the development of public access and interpretive facilities as proposed. It is recommended, however, that close coordination between the County and the Department for the operation of the center be provided for in the Lease and Operating Agreement so as to assure that there will be no disturbance of wildlife as a result of improper public use of the area.

The County's cost estimate has been reviewed by staff and is summarized as follows:

Site preparation	\$22,000
Entry road & parking area	24,000
Walkways, trails	25,000
Entry and trail gates	4,000
Fencing	18,000
Viewing platforms	10,000
Disabled-accessible trail	4,000
Utilities - water, sewer, electrical	17,000
Signs & misc.	3,000
Restroom	55,000
Subtotal	\$182,000
Admin. & Engineering, 10%	18,000
Total Project Cost	\$200,000

Staff feels the proposal offers a unique opportunity to provide for public access to the ecological reserve without actually impacting the wetlands area by development. The County's planned interpretive center will be a major contribution to the public's understanding and appreciation of the wildlife resources of the area. Because of the sensitive nature of the area, the development must be planned with care and the County's proposal reflects that.

Mr. Schmidt recommended, therefore, that the Board, in consideration of the County's Negative Declaration, approve the San Elijo Lagoon Public Access as proposed, allocate \$200,000 therefor from the Wildlife Restoration Fund, and authorize staff and the Department to proceed with the project substantially as planned. He indicated that David Mayfield from the County of San Diego was present to respond to any questions the Board might have.

In response to Mr. Rote's question as to the location of the 21 acres the Coastal Conservancy acquired at its April 17 meeting as an interim measure until the WCB could take action on this development, Mr. Schmidt pointed this out on a map which was displayed.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD, IN CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE DEVELOPMENT OF THE SAN ELIJO LAGOON PUBLIC ACCESS, SAN DIEGO COUNTY, AS PROPOSED; ALLOCATE \$200,000 THEREFOR FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED WITH THE PROJECT SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

PARKLANDS FUND OF 1984

8. Pardee Reservoir Public Access, Amador County \$330,000.00

Mr. Schmidt reported that the East Bay Municipal Utility District has proposed the expansion and improvement of access roads and parking areas at Pardee Reservoir, an existing WCB warmwater fishing access project developed in 1957 in cooperation with the District. He noted that Duke Foster from the District was present to respond to any questions the Board might have.

The original WCB-funded improvements consisted of a concrete boat launching ramp, parking area, restrooms, an access road and fencing. The project was a pioneer effort between the State and District for opening domestic water reservoirs to public fishing use in Northern California.

In 1977 WCB allocated funds for a number of improvements that opened up more opportunities for fishing. Artificial habitat was put in, the ramp extended, a fishing float installed, and two foot bridges constructed which opened up access to an island and the opposite shoreline.

The District has added overnight camping areas, trailer parking facilities, picnic tables, swimming pool, food service, and a number of other accommodations at its cost. Public use of the area has grown each year since its opening, and an annual visitor day count of 185,000 was registered in 1984. Pardee Reservoir is well-known and used by people from the foothills, Central Valley and the S.F. Bay area.

One of the objectives of the proposal is to provide additional parking for the many people that come into the area without boats. Two new parking lots would be constructed at sites near the water, one near the saddle dam and one just short of a mile south of the main gate. In addition, an existing parking area on a peninsula near the boat ramp would be enlarged. Except for a small stretch of new construction, all road improvements are on existing unimproved access roads.

A handicapped access with parking near water level and a gentle paved path to an existing fishing float is included in the proposal. Paving and striping of the main boat ramp parking area is planned also. These proposed new developments were explained by Mr. Rutsch.

The District's cost estimate has been reviewed by the staff and is summarized as follows:

Excavation and fill	\$18,000
Grade existing roads	25,000
Culverts	7,000
AB subbase	60,000
Prime, pave & stripe roads & parking areas	210,000

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Wheel stops	2,000
Erosion control	2,000
Subtotal.....	\$324,000
Engineering and surveys	6,000

Total Project Cost \$330,000

All administrative contract and inspection costs will be borne by the District.

As the proposed improvements directly benefit a project with boating benefits, staff has applied for reimbursement of 75 percent of project costs from the Federal Sports Fish Restoration Account authorized by the Dingell-Johnson Expansion Bill. Staff has had preliminary approval of its application for these funds.

In accordance with usual WCB requirements, the lease and operating agreements with the District will be extended so as to provide a full 25 year term. The District has adopted a resolution in support of the proposal and continued operation and maintenance of the facilities. A Notice of Exemption has been filed by the District under Section 15301, Class 1 and Section 15304, Class 4 of the State CEQA Guidelines.

It was staff recommendation the Board approve the Pardee Reservoir Public Fishing Access improvements as proposed, allocate \$330,000 therefor from the Parklands Fund of 1984, and authorize staff and the Department to proceed substantially as planned.

Mr. Parnell asked about the connecting roads providing access to the area, and Mr. Schmidt responded that the roads are all within the park and would be covered under the maintenance agreement with the District.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS AT PARDEE RESERVOIR PUBLIC FISHING ACCESS, AMADOR COUNTY, AS PROPOSED; ALLOCATE \$330,000 THEREFOR FROM THE PARKLANDS FUND OF 1984; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

9. San Pedro (Cabrillo) Pier, Los Angeles County \$51,100.00

Mr. Schmidt advised that the Los Angeles County Department of Beaches and Harbors has requested funds, on a matching basis, for resurfacing the deck of the San Pedro Pier, an existing WCB fishing pier project constructed in 1968 in cooperation with the City of Los Angeles. The County has assumed the operation and maintenance responsibility for the pier, by agreement with the City. The project, as with most pier projects, is quite popular, receiving an estimated 250,000 users in 1985.

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There is extensive spalling of the concrete on the deck of this pier, caused by rusting of the reinforcing steel. If not corrected, this condition would worsen and eventually render the structure unsafe. The uneven surface and exposed reinforcing steel also creates a tripping hazard in many places. Resurfacing will not only extend the life of the pier, but also make it easier to clean the deck and provide a safer, neater and more pleasant environment.

This work is not considered a normal maintenance responsibility of the City and, in fact, will be an improvement to the pier, extending its life for a number of years. The plans call for all loose concrete to be removed, the steel sandblasted and wire brushed as necessary, the surface primed with a polymer primer, and then the deck covered with a polymer concrete. The finished surface is expected to be more impervious to moisture and should prevent the problem from recurring.

The County has prepared a cost estimate which has been reviewed by staff and summarized as follows:

Site preparation	\$6,400
Primer and concrete	64,200
Contingencies & misc.	11,900
Construction Subtotal..	\$82,500
Admin. & Engineering	19,700
Total Project Cost.....	102,200

WCB Cost, 50%..... \$51,100

The City and County will share the local 50 percent of project costs. If approved as proposed, the County will bid out the work and administer the construction contract.

Support resolutions have been received from both the City and County. In addition, the City agrees to extend the Cooperative Lease and Operation Agreement with the Department of Fish and Game to July 25, 2011.

This work is exempt from the CEQA review process under Section 15301 Class 1, and the City has filed a Notice of Exemption in accordance with the State Guidelines.

Mr. Schmidt recommended the Board approve the San Pedro Fishing Pier resurfacing project as proposed, allocate \$51,100 therefor from the Parklands Fund of 1984 appropriated to the Board for coastal fishing piers, as matching funds with the County and City of Los Angeles, 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 RESURFACING PROJECT FOR THE SAN PEDRO FISHING PIER, LOS ANGELES COUNTY, AS PROPOSED; ALLOCATE \$51,100 THEREFOR FROM THE PARKLANDS FUND OF 1984 ON A MATCHING FUND BASIS WITH THE COUNTY AND CITY OF LOS ANGELES; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

10. Malibu Pier, Los Angeles County

\$27,500.00

This proposal is to consider the allocation of funds to do storm damage repairs on the Malibu Pier, Los Angeles County. Unlike other pier projects funded by the Board in cooperation with local agencies, this pier is owned and operated by the State Department of Parks and Recreation.

Mr. Schmidt noted that a detailed report was provided the Board at the September 18, 1980, meeting outlining the reasons for WCB involvement in this project. A brief review of this report reveals that Board involvement is the result of several pieces of legislation passed between 1978 and 1979 which provided funds to the Department of Parks and Recreation to acquire this pier from private ownership. The legislation further required that WCB make the necessary improvements or perform rehabilitation or replacement work it deems necessary to protect public health, safety, or welfare. Fortunately, the legislation also provided that all revenues received from the concessionaire would be deposited to the Wildlife Restoration Fund for a period of five years. These revenues are intended to provide reimbursement of funds allocated, as well as fund further pier improvements or additions as may be required during this five year period. This period, over which the Board is involved, expires on June 30, 1988. At that time DPR will assume total responsibility.

This past winter's storms have resulted in the loss or damage of 5 pilings, two of which are broken below the water. Their constant swinging action could cause additional piling damage if not removed. There is also damage to about 50' of bracing and the loss of one metal connecting strap. DPR engineers have prepared a cost estimate for this repair project which totals \$27,500. Your staff has reviewed this estimate and concurs with their assessment. If approved, DPR has agreed to carry out the administration of a contract to secure these repairs. The work is exempt from CEQA under Section 15301, Class 1 of the State Guidelines and a Notice of Exemption has been filed pursuant to the Act.

In order to protect this pier from further damage due to the loss of these structural members, repair should be made as soon as possible. It was Mr. Schmidt's recommendation, therefore, that the Board approve this project as proposed, allocate \$27,500 therefor from the 1984 Parklands Fund (as designated for coastal pier projects) and authorize staff and the Department to proceed substantially as planned. He further clarified for Ms. Ordway that 1988 would be the last year the WCB would be responsible for making necessary repairs or improvements as provided in the legislation.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE REPAIRS TO THE MALIBU PIER, LOS ANGELES COUNTY, AS PROPOSED; ALLOCATE \$27,500 THEREFOR FROM THE PARKLANDS FUND OF 1984; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

11. McNear's Beach Fishing Pier, Marin County \$225,000.00

Mr. Schmidt advised that Marin County has proposed the development of a new fishing pier at McNear's Beach County Park as a matching fund project under the Board's fishing pier program. He noted the presence of Don Dimitratos from Marin County who would be able to respond to questions the Board might have.

Mr. Rutsch indicated the pier would be located on a prominent point in the county park, which is located within the San Rafael city limits on San Pablo Bay. The park is already developed, with access roads, parking and restroom facilities, as well as a number of other improvements for public recreation.

As proposed, the County Department of Public Works would design, bid out and supervise the construction of a concrete pier similar to the Paradise Beach Pier project developed with Marin County in 1979. Upon completion, operation and maintenance of the pier would be under the jurisdiction of the County Department of Parks and Recreation.

A supporting resolution has been approved by the County agreeing to the WCB matching fund, lease and maintenance requirements. The County has also approved a finding of no significant environmental impact from the construction of this proposed fishing pier and has filed a Negative Declaration in accordance with CEQA requirements.

The Department of Fish and Game has reviewed the proposal for a fishing pier at this location and supports its development. The Department evaluation described the project as one which would be of significant value for sportsfishing recreation in this area. The Department recommended a pier length of at least 500 feet, which is planned. The fish species frequenting this part of the bay include striped bass, perch, flounder, skates, rays, sculpin and some sturgeon.

The proposed concrete pier would be 500 feet long, 16 feet wide with a 190 foot long by 16 foot wide tee at the end. Benches, fish cleaning table and trash containers would also be included. The project cost estimate is as follows:

Pier construction (11,040 sq. ft. @ \$41.00)	\$452,600
Appurtenances	5,800
Subtotal.....	\$458,400
Contingencies, 10%	45,800
Administration & engineering, 10%	45,800
Total Project Cost....	\$550,000
WCB Cost, 50%	\$225,000

Staff plans to apply for Land and Water Conservation Fund reimbursement which would amount to about \$240,000. As with all matching fund projects, WCB and the County would share the federal reimbursement 50-50. The net WCB cost for the project as proposed will be \$155,000.

Mr. Schmidt recommended the Board, in consideration of the County's Negative Declaration, approve the McNear's Beach Fishing Pier project, allocate \$275,000 therefor from the Parklands Fund of 1984, appropriated to WCB for coastal fishing piers, on a matching basis with the County of Marin, and authorize staff and the Department of Fish and Game to proceed with the project substantially as planned.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD, IN CONSIDERATION OF THE NEGATIVE DECLARATION, APPROVE CONSTRUCTION OF MC NEAR'S BEACH FISHING PIER, MARIN COUNTY; ALLOCATE \$275,000 THEREFOR FROM THE PARKLANDS FUND OF 1984 ON A MATCHING FUND BASIS WITH THE COUNTY OF MARIN; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1984 FISH & WILDLIFE HABITAT ENHANCEMENT FUND

12. Yorkville Peregrine Falcon Reserve, Mendocino Co. \$126,000.00

This proposal, Mr. Schmidt advised, is for the purchase of 214.65 acres in Mendocino County, located near the coastal mountain community of Yorkville, approximately 26 miles northeast of Cloverdale, California. The subject area is very secluded with access obtainable only by foot over adjoining private property. The project requires the acquisition of an easement for access to the area along with the purchase of the land.

Because the project site is a familiar area, Mr. Frank Giordano, land agent, was requested to show the location of the proposed acquisition.

The main purpose of the project is to provide a protective area for a breeding pair of endangered peregrine falcons. This parcel contains two alternate nesting sites. In addition to the falcons, adjacent habitat in the breeding territory, which by themselves makes this a priority acquisition, this area also contains a variety of other wildlife species including deer, raccoons, wild pig and a number of species of birds.

The acquisition of this parcel is the main body of land needed for this project. Additional areas, to be used as buffers, have been identified and could be considered for purchase after this transaction is completed. The parcel has been appraised and the owners have agreed to sell at the approved fair market value of \$118,000. Appraisal costs, escrow fees and Department of General Services review charges are expected to be about \$8,000. Funding for these expenditures is available from the Environmental License Plate Fund.

Yorkville Peregrine
Falcon.

Funded from 84
Bond + not ELPF.

See minutes
11/15/88

Purchase is exempt from CEQA under Class 13 of Categorical Exemptions as an acquisition of land for wildlife conservation purposes. Management would be carried out by the Department of Fish and Game but would be limited to periodic field reviews to monitor the area as well as the breeding birds.

Mr. Schmidt recommended the Board approve this purchase as proposed, allocate \$126,000 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.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE YORKVILLE PEREGRINE FALCON RESERVE, MENDOCINO COUNTY, AS PROPOSED; ALLOCATE \$126,000 FROM THE ENVIRONMENTAL LICENSE PLATE FUND FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

13. Lake Earl Wildlife Area - Log Pond Addition, Del Norte Co. \$250,000.00

This proposal is to acquire a portion of one privately owned parcel containing up to 160+ acres on the south side of the Lake Earl Wildlife Area in 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.

In accordance with specific authorizations made by the Board over the last six years, staff has acquired a total 2,245+ 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.

Mr. Howard Dick, land agent, pointed out the area under discussion and also provided a run-down of the areas owned by State Lands and State Parks and Recreation.

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.

The acquisition of this parcel will provide additional protection to the riparian habitat along the bank of Lake Earl. 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, and 58 species of mammals.

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 such provides many user days of fishing opportunities.

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. As indicated the DFG would manage the property as part of its Lake Earl/Talawa management activities.

The owner has agreed to sell a total of 160+ acres based on its approved fair market value of \$240,000. As of the meeting date, the survey of the property had not been completed, so staff has estimated the values of the property on a "not to exceed" basis, assuming 160 acres as the maximum acquisition area. Additional costs which include the appraisal, engineer's survey, escrow and Department of General Services charges, are estimated to be \$10,000.

It was Mr. Schmidt's recommendation that the Board approve purchase of this parcel as proposed, allocate \$250,000 for the purchase and related costs from the 1984 Fish and Wildlife Enhancement Bond 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 WILDLIFE AREA - LOG POND ADDITION, DEL NORTE COUNTY, AS PROPOSED; ALLOCATE \$250,000 FROM THE 1984 FISH AND WILDLIFE ENHANCEMENT FUND (Coastal Wetlands) FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

14. Salmon and Steelhead Habitat Enhancement Projects \$540,000.00

Mr. Schmidt reported that this proposal includes seven separate projects for enhancement and rehabilitation of salmon and steelhead spawning and rearing habitat in Northern California. He prefaced the staff report by stating

that Prop. 19 specifically earmarked \$10 million for the restoration of waterways for the management of fisheries. These proposals all meet the mandates of this Proposition.

The anadromous fishery resources in California has suffered a severe decline over the past thirty years. For example, records indicate that the king salmon population in the Klamath River declined from a historic level of 500,000 to 180,000 in 1963, 72,000 in 1978, and 46,000 in 1983. One of the major causes for this decline is degradation of natural habitat due to stream and watershed disturbances from logging, road construction, mining and other activities associated with modern development.

In addition, the 1964 flood, which produced record high flows in many waterways in Northern California, caused serious damage or completely destroyed miles of productive salmon and steelhead habitat. Many streams were gutted by the force of the flood flows. In addition to thousands of cubic yards of debris and sediment being deposited in the lower gradient sections of the streams, miles of flood riffles were also created by the high flood waters.

Flood riffles are broad, shallow stream sections composed primarily of 6 to 8 inch cobbles or boulders. Fisheries biologists commonly refer to sections of streams with this type of habitat as "bowling alleys". These areas lack pools and provide little if any spawning or rearing habitat for salmon and steelhead. Flood waters also caused the loss of bank stability and associated streamside shade canopy which is needed to maintain cooler summer water temperatures required for survival of juvenile salmon and steelhead.

Since anadromous fish spend the juvenile portion of their life cycle in their natal stream, the need for adequate rearing habitat is a significant factor relative to the overall status of a population.

The following stream restoration projects have been recommended by the Department of Fish and Game. They are exempt from CEQA under Section 15301 Class I (i), maintaining fish habitat and stream flows to protect fish. A Notice of Exemption for each project has been filed and posted with the Governor's Office of Planning and Research in accordance with CEQA. Site specific information for each of the habitat enhancement projects was provided by Mr. Clyde Edon, field agent.

Salmon Spawning Gravel Enhancement Projects:
Upper Sacramento, Klamath and Shasta Rivers

The Department of Fish and Game proposes to develop three spawning enhancement sites. Generally, these projects involve excavation and grading of a side channel or river reach, installation of boulder gradient control structures, and importation of screened spawning sized gravels.

- a. Upper Sacramento River (Turtle Bay West), Shasta County \$100,000.00

Located .5 miles upstream from the Highway 44 bridge in Redding. The channel will be 1,105 feet long, 60 feet wide and will require 3,400 cubic yards of spawning gravel and 65 cubic yards of large rock. The current

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resource value is 25-30 redds (spawning beds dug in gravel by female fish), expected project benefit is 330 redds.

b. Klamath River (Iron Gate X), Siskiyou County \$95,000.00

Located in a north bank overflow channel on the Klamath River approximately 0.5 miles downstream of Iron Gate Dam, the channel is designed to be 620 feet long, 30 feet wide and will require 1,030 cubic yards of spawning gravel and 2,080 cubic yards of rock. The current resource value is 0 redds, expected project benefit is 185 redds.

c. Shasta River (Tire Flat), Siskiyou County \$105,000.00

This is a cooperative project between the BLM and DFG. The project site is approximately 6 miles north, along Highway 263, of Yreka, in the Shasta River. The channel is designed to be 945 feet long, 10 to 33 feet wide and will require 1,500 cubic yards of spawning gravel and 305 cubic yards of large rock. The current resource value is 10 redds, expected project benefit is 190 redds.

All of the above projects, a, b, and c, will be done by private contractors through competitive bid. The Tire Flat project costs are being shared by the BLM. The Department will use the additional Tire Flat funds to augment an existing agreement with the Department of Water Resources for engineering support and construction supervision, for all of the above projects. Although up to \$60,000 of the total \$300,000 is authorized for engineering and construction support, it is anticipated that actual engineering cost will be approximately \$40,000.

d. Willow Creek (Low Gap Creek to mouth), Humboldt County \$110,000.00

The Willow Creek Community Services District, the Six Rivers National Forest, and the Department of Fish and Game have signed a Memorandum of Understanding for Coordinated Resource Management Planning to increase chinook salmon, coho salmon and steelhead trout populations in Willow Creek. The project is located on lower Willow Creek, tributary to the Trinity River near the town of Willow Creek. Twelve instream boulder structures will be constructed over the next three year period to improve and create spawning and rearing habitat. Boulder clusters will also be placed to improve and create rearing habitat for increased juvenile survival.

e. Siskiyou Fork Smith River (Lower two miles) and South Siskiyou Fork Smith River (Upper three miles), Del Norte County \$40,000.00

This is a cooperative project between the Six Rivers National Forest and Department of Fish and Game. The objective of the project is to improve spawning and rearing habitat for chinook salmon and steelhead trout by placement of boulder structures and log structures, and opening one mile of steelhead habitat by modifying a wood debris jam. It is anticipated that this action will result in a substantial increase in both adult salmon and steelhead.

- f. Knopki Creek (Lower two miles) tributary to the Smith River, \$15,000.00
Del Norte County

This is a cooperative project between the Six Rivers National Forest and the Department of Fish and Game. The objective of the project is to improve spawning and rearing habitat by placement of boulder and log structures, to increase spawning and rearing habitat for chinook salmon and steelhead trout.

- g. Jacoby Creek, Humboldt County \$75,000.00

The Department of Fish and Game is proposing to contract for stream improvement work on Jacoby Creek, a tributary to Northern Humboldt Bay. The work planned consists of streambank fencing and planting to increase riparian canopy, placing riprap rock to stabilize eroding banks, removal of several old unused haul-road crossings, installation of log and boulder deflectors to increase spawning and rearing habitat, removal of a rock barrier preventing upstream migration of adult spawners and the completion of a plan to address the future needs for habitat improvement on Jacoby Creek.

Mr. Schmidt advised that further information on any of the projects could be provided by Mr. Spike Naylor, Regional Manager of Region 1, and Ken Hashagen from the Inland Fisheries Division, who were both present.

It was his recommendation the Board approve the seven salmon and steelhead habitat enhancement projects as described, allocate \$540,000 therefor from the 1984 Fish and Wildlife Habitat Enhancement Fund (Stream restoration and enhancement), 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 SEVEN (7) SALMON AND STEELHEAD HABITAT ENHANCEMENT PROJECTS LISTED BELOW; ALLOCATE A TOTAL OF \$540,000 THEREFOR FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (Stream restoration and enhancement); AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

Upper Sacramento River (Turtle Bay West), Shasta Co.	\$100,000
Klamath River (Iron Gate X), Siskiyou Co.	95,000
Shasta River (Tire Flat), Siskiyou Co.	105,000
Willow Creek (Low Gap Creek to Mouth), Humboldt Co.	110,000
Siskiyou Fork Smith River and	
So. Siskiyou Fork Smith River, Del Norte Co.	40,000
Knopki Creek tributary to Smith River, Del Norte Co.	15,000
Jacoby Creek, Humboldt County	75,000

PASSED UNANIMOUSLY.

ENVIRONMENTAL LICENSE PLATE FUND

15. Sycamore Canyon Ecological Reserve, Riverside County \$307,000.00

This proposal is for the acquisition of 124+ acres of industrial-zoned land in the City of Riverside. The acquisition is proposed as an effort to enable the City to put together an overall park/habitat preserve complex consisting of 1,548 acres. Jim Sarro, Chief Land Agent, described the overall project, pointing out the various elements of the reserve.

The City's General Plan prepared in 1969 proposed the preservation of Sycamore Canyon, a natural arroyo containing a perennial stream in the southeasterly portion of the City. As urban development approached the site, the City of Riverside undertook the preparation of specific plans for the areas surrounding Sycamore Canyon. Resulting from this planning effort was the delineation of the boundaries of the proposed park and mechanisms for placing the land in public ownership.

The purposes of the park and reserve are:

- (1) to protect the varied wildlife and plant life now inhabiting Sycamore Canyon, including the threatened Stephen's kangaroo rat and raptors that forage in the canyon;
- (2) to preserve Sycamore Canyon as a visual entity, incorporating ridgelines, rock outcroppings and other major features into an open space system;
- (3) to make the area available for public interpretative uses; and,
- (4) provide recreation opportunities in the form of nature study, hiking and picnicking.

For the most part, the City plans (and has partially completed) its land acquisition by way of development agreements with adjacent landowners. By allowing landowners to transfer density from the preserve area to other more developable areas, the City hopes to obtain land in the form of dedication. Similarly, the transfer of development rights between property owners is possible, providing the City the opportunity to obtain properties totally within the preserve at no direct outlay of funds. This process can work extremely well for properties zoned residential.

However, industrial zoning does not allow the use of density transfers or transfers of development rights, and this leaves direct acquisition as the only alternative to assure the integrity of the southerly boundary of the preserve, which is entirely zoned industrial. The City believes it can accomplish most of its protection and acquisition efforts in the industrial zones through funds being generated in the residential zones. However, there exists a shortfall which would prevent the acquisition of the subject 124 acres, a key element in the City's overall plan.

Staff has entered into negotiations with the City and the private landowner to attempt to resolve the problem. Under the proposed terms of this acquisition, the landowner would proceed with industrial development of 88 acres (of his total 212 acres) fronting on Alessandro Boulevard and the remaining

124 acres would be purchased by the State for inclusion in the preserve. The boundary line between the 88-acre parcel and the 124-acre parcel has been designed to assure minimal negative impact, either to the natural habitat of the canyon or by way of visual impact. In turn, the 124 acres would be sold to the State for \$299,000, which is about \$53,500 below the appraised fair market value of this land, a donation on the part of the property owner. An additional \$8,000 is necessary for related cost, including appraisal, General Services charges, and closing costs. For its part, the City has agreed to assume all responsibility for the maintenance and operation of this property as part of its park and preserve project, which will include parking and picnic facilities, a nature center and nature trails, and about 1,500 acres of relatively undisturbed wildlife habitat.

The Department has evaluated this proposal and recommended this acquisition as being a valuable and, perhaps, necessary contribution toward preservation of the Canyon's habitats.

The purchase would be exempt from CEQA requirements as an acquisition of land for wildlife habitat preservation purposes. Funding is available from the Environmental License Plate Fund. As indicated, management of the property would be by cooperative agreement whereby the City will assume this responsibility entirely. To provide maximum wildlife benefits, this agreement will contain conditions requiring that DFG approve the final management plans for this area.

It was Mr. Schmidt's recommendation the Board approve this acquisition, allocate \$307,000 from the Environmental License Plate Fund for the purchase and related costs, and authorize staff and the Department to proceed substantially as planned. He noted that Pete Dangermond, representing the City of Riverside, and Dee Bachman, the Riverside Parks Director, were present to respond to any questions the Board might have. He also advised that letters of support have been received from Senator Presley, Defenders of Wildlife, and Friends of Sycamore Canyon Park.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE SYCAMORE CANYON ECOLOGICAL RESERVE, RIVERSIDE COUNTY, AS PROPOSED; ALLOCATE \$307,000 FROM THE ENVIRONMENTAL LICENSE PLATE FUND FOR PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

16. San Jacinto Wildlife Area Expansion #2, Riverside County \$1,000.00

This proposal is for the acquisition of a parcel consisting of 244+ acres, adjacent to the San Jacinto Wildlife Area near the town of Lakeview, just east of Perris Reservoir. Prior WCB and DFG acquisitions comprise about 3,500 acres for the wildlife area. The overall wildlife area provides habitat for many wildlife species including waterfowl, quail, dove, cottontail and jackrabbits, golden eagles, black shouldered kites, hawks, coyotes, deer and approximately 150 other species of non-game birds. The area is being planned for a public hunting area for waterfowl and upland game species.

In this case, a private developer has offered the 244 acres to the Department as partial mitigation for development work being carried out in the rapidly expanding residential area to the north and west of the wildlife area. The Department has recommended acceptance of this property to preclude development in an area which would be detrimental to the wildlife area and to assure the preservation of habitat for the threatened species, Stephens' kangaroo rat, which is known to occur in this area. The subject property also borders a State Recreation Area to the west, currently open to upland game hunting. Not only will this parcel provide additional hunting area but will also facilitate the Department's management of its existing holdings.

An allocation of \$1,000 would be considered sufficient to cover closing costs and administrative expenses. The property has not been appraised, but in view of other appraisals and activities in the area, staff estimates the value of this property to be in the range of \$750,000. Funding of the \$1,000 for costs would be available from the Environmental License Plate Fund.

The acquisition would be exempt from CEQA under Class 13 of Categorical Exemptions, acquisition of land for wildlife habitat preservation. Management would be by the Department.

Staff recommended the Board approve this acquisition, allocate \$1,000 from the Environmental License Plate Fund for closing expenses, and authorize staff and the Department to proceed substantially as planned.

Ms. Ordway commented that if someone wants to donate 244 acres of prime habitat for \$1,000, we should immediately accept the offer.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE SAN JACINTO WILDLIFE AREA EXPANSION #2, RIVERSIDE COUNTY, AS PROPOSED; ALLOCATE \$1,000 FROM THE ENVIRONMENTAL LICENSE PLATE FUND TO COVER PROCESSING COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

17. Upper Sacramento River Riparian Habitat,
Pine Creek Unit Expansion #2, Butte and Glenn Counties \$125,000.00

Mr. Schmidt reported that this proposal is for the acquisition of about 180 acres of riparian habitat along the Sacramento River as an expansion of the Department's Pine Creek Unit, which is located two miles east of Hamilton City, at the Butte-Glenn County line.

Mr. Sarro provided a review of the previous acquisitions in this area and showed its relationship with the proposal under consideration.

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The WCB, in separate actions taken during 1978 and 1984, authorized the purchase of a total of 350 acres along the left bank of the river. This reserve is an outstanding block of riparian jungle, containing large valley oaks, willows, cottonwood, ash and walnuts. In addition recently accreted gravel bars are developing new growths of trees and shrubs so that the area, as a unit, provides an excellent cross-section of new to mature riparian habitats. The Department has indicated that the Pine Creek Unit may very well contain the highest density population of threatened yellow-billed cuckoos along the Sacramento River.

The 180-acre parcel being proposed for acquisition at this time lies directly across the river from the existing State property and runs downstream for more than two miles. The northerly one-third of the property is primarily new growth on sand and gravel bars, and the remaining two-thirds consists of mature riparian growth pockets, sloughs and sand and gravel bars. The property would be an excellent addition to the Pine Creek Unit and is among the Department's priorities for acquisition with Environmental License Plate Funds.

The owners have offered the entire 180 acres to the State for the appraised fair market value of \$120,000 subject to slight variation based upon final acreage calculations. Staff estimates that closing costs, escrow fees, title insurance, General Services' review costs would be covered with a further allocation of \$5,000.

This acquisition would be exempt from CEQA as an acquisition for wildlife habitat preservation and the property would be managed by this Department at minimal cost as an expansion of the Pine Creek Unit. Funding is available for this acquisition from the Environmental License Plate Fund.

Mr. Schmidt recommended the Board approve this acquisition, allocate \$125,000 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.

IT WAS REGULARLY MOVED AND SECONDED THAT THE WILDLIFE CONSERVATION BOARD APPROVE ACQUISITION OF PROPERTY FOR THE UPPER SACRAMENTO RIVER RIPARIAN HABITAT - PINE CREEK UNIT EXPANSION #2, BUTTE AND GLENN COUNTIES, AS PROPOSED; ALLOCATE \$125,000 FROM THE ENVIRONMENTAL LICENSE PLATE FUND TO COVER PURCHASE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

PASSED UNANIMOUSLY.

1984 F&W HABITAT ENHANCEMENT FUND/ENVIRONMENTAL LICENSE PLATE FUND

18. Ocean Ranch Coastal Wetlands, Humboldt County \$2,275,000.00

Mr. Schmidt explained that this proposal is for the acquisition of 933+ acres on the Humboldt County coast, just south of Humboldt Bay, for the preservation of waterfowl habitat and coastal wetlands and for the establishment of an ecological reserve to protect a population of the endangered western lily.

Mr. Sarro explained in detail the salient features of the property, noting its desirability for acquisition by the Department. He explained that the property, known as Ocean Ranch, lies near the town of Loleta, about 12 miles south of Eureka. It has direct access to U.S. Highway 101, which lies three miles to the east, by way of paved county roads. It is located immediately north of the mouth of the Eel River. Improvements on the property include an older, two-story farmhouse, three barns, miscellaneous out-buildings, fences and gravel farm roads. The higher elevation of the ranch overlooks the Eel River Delta, Humboldt Bay and the Pacific Ocean. The property is adjacent to Humboldt Bay National Wildlife Refuge on the north, the DFG's Eel River Wildlife Area on the south and a small county park at the northwest property corner.

Mr. Schmidt advised that Ocean Ranch has several biological attributes which make it desirable for fish, wildlife and endangered plant management. The majority of the property is wetland associated with the Eel River Delta. It is bounded on the south by a wide tidal slough of the Eel River estuary and the north bay of the estuary. Several smaller channels, now behind dikes, also traverse the property. These channels and the intervening areas are partly tidal and partly freshwater marshes. Prior to reclamation, all of the wetland was estuarine, but diking has converted much of it to seasonal marsh and seasonal grazing land. During the winter months the seasonal marshes provide excellent habitat for water-associated wildlife. These seasonal wetlands are grazed during the summer.

At higher elevations on Table Bluff the ranch is covered by drier pasture of high quality and an old spruce forest. At the western edge of the spruce forest is one of only four known populations of the endangered western lily. The other populations are also in the Table Bluff area, but none are in public ownership. The western edge of the property is bordered by the Pacific Ocean and lined with about 1.8 miles of sandy beach and coastal sand dunes.

Wildlife is particularly varied and abundant in the Eel River Delta and on Table Bluff because of their relationship to the coastline and diversity of habitats. Ocean Ranch provides a good cross-section of the habitats in the delta and on the bluff. At least 35 species of mammal occur on the ranch, including black-tailed deer, bobcat, coyote, fox, river otter, striped and spotted skunks, raccoon, mountain beaver and an assortment of squirrels, mice, moles, gophers and shrews.

The adjacent north bay of the Eel River estuary provides habitat for harbor seals, California sea lions and other marine mammals.

Over 250 bird species occur on or adjacent to the ranch. At least 30 species of waterfowl, including tundra swans are found on the ranch and in McNulty Slough and the north bay. Mallards and cinnamon teal nest abundantly in this area. Herons and egrets use the spruce forest as a rookery and feed in the pastures, sloughs and marshes. Peregrine falcons and brown pelicans, both endangered species, are seasonal residents. Several species of raptor, including red-tail hawks, rough-legged hawks, red-shouldered hawks, black-shouldered kites, Coopers hawks, sharp-shinned hawks, northern harriers, great-horned owls, barn owls, short-eared owls, pygmy owls and turkey vultures use the area.

Ocean Ranch is at the narrowest part of Table Bluff which separates the Eel River Delta from Humboldt Bay and is probably the most significant wildlife travel route between these two major wetland areas. Wildlife use of the ranch is high now, but it could be substantially increased through habitat improvement. The type of management which would enhance wildlife would include rearrangement of dikes to increase tidal inundation, development of freshwater ponds and riparian areas and management of grazing for the benefit of wildlife.

The high wildlife values and the benefits of public stewardship over the Ocean Ranch have been recognized for years, and in 1982, the State Coastal Conservancy conducted serious negotiations with the private owners in an effort to acquire the property. However, funding problems caused these negotiations to fail. The ranch is also among the acquisition priorities of the State Coastal Commission. Considering the pressures for development of coastal areas in general, the critical nature of coastal wetlands, past experience with land use planning changes and the inability to guarantee coastal fish and wildlife resources by other means, the Department of Fish and Game feels that public acquisition is necessary to assure the maintenance of this highly valuable coastal resource and has also recommended that the Board pursue this purchase.

The proposal was originally brought before the Board at the November 26, 1985, meeting but because of problems in establishing the fair market value of the area, it was withdrawn from consideration. A summary of this problem indicates that prior to the beginning of State negotiations, the owners obtained an appraisal, at their expense, which showed that the indicated value was \$3,265,000. This sum was agreeable to the owners, but the appraisal was not approved by the State Department of General Services. Staff then obtained an appraisal, at State expense, showing the indicated value was \$2,241,000. This appraisal was approved by the State, but not agreeable to the landowners. Faced with this wide gap in valuations, and in view of the parties' concurrence that public ownership would be appropriate, the staff and the landowners agreed to split the cost of a third appraisal and to negotiate further upon its completion.

This third appraisal, completed by a private appraiser, showed an indicated value of \$2,663,000. However, this appraisal did not receive the approval of the Department of General Services.

The property owners have now agreed to sell this area to the State for the State approved appraised value of \$2,241,000. General Services review costs, appraisal costs, possible relocation expenses, title insurance and escrow costs are estimated to be about \$34,000. Funding is available for this purchase from the Coastal Wetlands category of the 1984 Fish and Wildlife Habitat Enhancement Fund and from the Environmental License Plate Fund for rare and endangered species habitat preservation. Because of the two types of habitat involved, it is proposed that funding be prorated according to habitat types and that 90% be allocated from the Bond Fund and 10% from Environmental License Plate Funds.

It was pointed out by Mr. Schmidt that the owners would be reserving a temporary grazing right in the areas where it would be compatible with Department management plans. He indicated this would be temporary and at fair market rent.

If approved by the Board, the acquisition would be exempt from CEQA as an acquisition of land for fish and wildlife habitat preservation purposes. Management of the property would be by the Department.

Mr. Schmidt stated that staff would recommend that the Board approve this purchase as proposed, allocate \$2,047,500 from the 1984 Fish and Wildlife Habitat Enhancement Fund (Coastal Wetlands) and \$227,500 from the Environmental License Plate Fund and authorize staff and the Department to proceed substantially as planned.

Letters of support, it was reported, have been received from the Defenders of Wildlife, Coastal Commission, the Redwood Chapter of the Sierra Club (600 members), the Coastal Conservancy, the North Coast Waterfowlers Association, and the California Native Plant Society. Mr. Dan Chapin, representing the California Waterfowl Association, stated that his organization is in strong support of the proposal.

Ms. Ordway advised that the California Coastal Commission and the Coastal Conservancy consider this a priority acquisition.

Mr. Parnell stated he would like to make a statement with regard to Ocean Ranch. "The Department has looked at it. As you recall, some time ago when Ocean Ranch became available for purchase, it became apparent to me that I knew the principals involved and had conducted, on behalf of the State, business with some of these principals, and, therefore put a letter in the files saying that I was going to act at arm's length on the situation and, in fact, abstain from any decision-making in the process, primarily to avoid any conflict of interest or any appearance of a conflict of interest. Conditions have not changed -- I still know those people. Mr. Kahn, unfortunately, was unable to be at the meeting today, in order to cast his vote. I am told that, in telephonic conversations with the Executive Officer of the Wildlife Conservation Board, he is certainly in agreement with this purchase. So what we are going to do is exercise the Chair's

prerogative and continue this meeting today until tomorrow morning at 10:00 o'clock in the Department of Fish and Game's Conference Room and we'll have Chairman Kahn there in order to complete the vote on the subject."

He asked if this procedure would meet with everyone's approval, and there was concurrence.

Mr. Schmidt elaborated that the Conference Room is on the 12th floor of the Resources Building at 1416 Ninth Street, and the meeting will be commenced at 10:00 a.m. It will be a brief meeting for a vote on this proposal. However, he stated, testimony will be taken from anyone at this time.

Acting Chairman Parnell asked for testimony at this time, and as there was no discussion forthcoming, he ordered that we then vote on this issue at a continuation of this meeting tomorrow morning.

19. Special Project Planning Account \$50,000.00

The Board has historically used a special project account to provide working funds for staff evaluation (appraisals, engineering, preliminary title reports, etc.) of proposed projects. Upon Board approval of a project, all expenditures incurred prior to approval are transferred from the Special Project account to the approved project and reimbursements to Special Project accounts are made accordingly. This procedure, therefore, acts as a revolving fund for the pre-project expenses.

Some appropriations now made to the Board do not include a specific budgeted planning line item appropriation necessary to begin a project without prior Board authorization. Pre-project costs are a necessary expenditure in most all capital outlay projects. However, if staff came before the Board for each expenditure, i.e., appraisal costs, at least two meetings would be required for each project. This Special Project account, as used for many years with Wildlife Restoration Fund projects, has proven to be a very successful cost and time efficient method of operating.

It was therefore requested that \$50,000 be allocated for this account in the Environmental License Plate Fund to cover expenditures from the 1985/86 ELPF appropriation. Also, it is requested that the Board authorize the Executive Officer to implement this type of allocation as necessary in funds that do not have a Project Planning line item appropriations in the budget.

Ms. Ordway expressed her belief that this would be a desirable thing to do to facilitate staff's being able to move on things in a timely manner.

IT WAS REGULARLY MOVED AND SECONDED, THAT \$50,000 BE ALLOCATED TO THE SPECIAL PROJECT PLANNING ACCOUNT FROM THE ENVIRONMENTAL LICENSE PLATE FUND TO COVER PRE-PROJECT EXPENDITURES FOR 1985/86 ELPF PROJECTS, AND THAT HEREAFTER THE EXECUTIVE OFFICER BE AUTHORIZED TO USE UP TO 1% OF A BUDGETED APPROPRIATION TO SET UP AND MAINTAIN AN APPROPRIATE PLANNING ACCOUNT, WITH THE PROVISION THAT IN DOING SO THE EXECUTIVE OFFICER WILL SO REPORT TO THE BOARD AT THE NEXT MEETING.

PASSED UNANIMOUSLY.

Ms. Ordway moved to recess this meeting until 10:00 o'clock tomorrow morning in the 12th floor Conference Room of the Department of Fish and Game, 1416 Ninth Street. The Chairman so ordered and the meeting recessed at 11:15 a.m.

Notices having been duly posted at both Room 113 of the State Capitol and at the Department of Fish and Game Conference Room, the meeting of the Wildlife Conservation Board was reconvened at 10:10 a.m. on May 7, 1986, in the office of the Director of Fish and Game. (The DFG Conference Room was occupied because of a prior commitment. Notice was posted on door notifying interested parties of room change. A period of ten minutes was allowed beyond the announced time to reconvene meeting to allow for room change.)

PRESENT: Chairman Brian Kahn (by speaker phone)
Member Nancy Ordway
Member Jack Parnell
Executive Officer, W. John Schmidt
Chief Land Agent, Jim Sarro
Executive Secretary, Alma Koyasako
Public Affairs Officer, Marilynn Bonin

Ms. Ordway explained that the May 6 meeting was recessed until this morning. The only item that was left on the calendar was Item 18, the Ocean Ranch Coastal Wetlands proposal in Humboldt County for an expenditure of \$2,275,000.

The Executive Officer, W. John Schmidt, reviewed that this is a proposal to acquire Ocean Ranch, a 933 acre parcel, which includes coastal wetlands and the endangered western lily among other species. Two separate fund sources are proposed to be used for this acquisition because of the types of habitat contained therein. For this reason, an allocation of \$2,047,000 is proposed from the 1984 Fish and Wildlife Habitat Enhancement Fund (Coastal wetlands) and \$227,500 from the Environmental License Plate Fund. He further related that at yesterday's meeting there was discussion on this item and noted the various letters of support received, as well as verbal support. There was no opposition voiced at the meeting.

Ms. Ordway explained that Mr. Parnell has removed himself from the ability to vote on this proposal which has necessitated this continuance. Chairman Kahn then asked for a motion.

Minutes of Meeting, Wildlife Conservation Board
May 6, 1986

IT WAS MOVED BY MS. ORDWAY, SECONDED BY MR. KAHN, THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF PROPERTY FOR OCEAN RANCH COASTAL WETLANDS, HUMBOLDT COUNTY, AS PROPOSED; ALLOCATE \$2,047,500 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND (Coastal Wetlands) AND \$227,500 FROM THE ENVIRONMENTAL LICENSE PLATE FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT TO PROCEED SUBSTANTIALLY AS PLANNED.

Ms. Ordway: Aye
Mr. Kahn: Aye
Mr. Parnell: Abstain

MOTION PASSED.

In the absence of any other business, the meeting was adjourned by Mr. Kahn at 10:14 a.m.

Respectfully submitted,

W. John Schmidt

W. John Schmidt
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on May 6, 1986, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947 totaled \$86,516,069.44.

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	5,538,187.84
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	650,198.23
5. Fish Screens, Ladders and Weir Projects	920,549.46
c. Fishing Access Projects	22,778,608.15
1. Coastal and Bay	\$1,994,665.61
2. River and Aqueduct Access	5,946,919.97
3. Lake and Reservoir Access	4,472,921.54
4. Piers	10,364,101.03
d. Game Farm Projects	146,894.49
e. Wildlife Habitat Acq., Development & Improvement Projects	35,671,453.02
1. Wildlife Areas (General)	32,622,567.12
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	\$86,516,069.44