

DEPARTMENT OF FISH AND GAME

WILDLIFE CONSERVATION BOARD

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State of California
The Resources Agency
Department of Fish and Game
Wildlife Conservation Board

Minutes, Meeting of August 11, 1988

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State of California
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Department of Fish and Game
WILDLIFE CONSERVATION BOARD

Minutes, Meeting of August 11, 1988

Pursuant to the call of the Chairman, the Wildlife Conservation Board met in Room 2040 of the State Capitol, Sacramento, California, on August 11, 1988. The meeting was called to order at 10:32 a.m.

1. Roll Call

<u>PRESENT:</u>	Albert C. Taucher, President	Chairman
	Fish and Game Commission	
	Nancy Sweet, Deputy Director	Member
	Department of Finance	
	Pete Bontadelli, Director	Member
	Department of Fish and Game	
	Assemblyman Norman S. Waters	Joint Interim Committee
	Dr. Andrea Tuttle,	
	Vice Senator Barry Keene	Joint Interim Committee
	Edna Maita,	
	Vice Assemblyman Jim Costa	Joint Interim Committee
<u>ABSENT:</u>	Senator Robert Presley	Joint Interim Committee
	Senator David Roberti	" " "
	Assemblyman Phillip Isenberg	" " "
<u>STAFF PRESENT:</u>	W. John Schmidt	Executive Officer
	Alvin G. Rutsch	Assist. Executive Officer
	Clyde S. Edon	Field Agent
	Jim Sarro	Chief Land Agent
	Howard Dick	Land Agent
	Frank Giordano	Land Agent
	Sandy Daniel	Executive Secretary
	Janice Beeding	Office Technician
<u>OTHERS PRESENT:</u>		
	Terese Enos-City of San Diego	Ken Aasen-Dept. of F&G
	Virgil Buochler-DWR	Kit Novick-Dept. of F&G
	Lisa Schohr-Citizen	Bill Schohr-Citizen
	John Mevarez-Citizen	Todd Savekard-Citizen
	Loretta Savekard-Citizen	Darrell E. Wood-Citizen
	Leland Wood Jr.-Citizen	Karl Kahre-Dept. of F&G
	R. B. Reno-Dept. of F&G	John E. Hanson-Citizen
	Ed A. Hague-Ca. Sportsmens Lobbyist	Gary Barron-Ranch Owner
	Mickey Beanstein-Western Outdoor News	Nanette Martin-Ranch Owner
	Jim Martin-Ranch Owner	Catherine Sizemore-TPL

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Wayne Bott-Citizen	Dan Blackstock-Leonard & Lyde
Palmer Hatch-Citizen	Thomas Birmingham-Citizen
Fred Worthley-Dept. of F&G	Sheila Massey-Cattlemen's Assoc.
Douglas R. Ward-City of Antioch	Don Lollock-Dept. of F&G
Kathy Rees-City of San Diego	Ted Thomas-Dept. of F&G
Dick Conzelmann-Greater Vallejo Rec. Dist.	Dan Chapin-CWA
Robert C. Cline-Butte Sink Waterfowl Assn.	Keith Book-Citizen
B. Millar-Citizen	Lauren Ward-Citizen
Stanford Brown-TPL	Harriet Burgess-TPL
Barbara Price-Council Member/Antioch	James Glaser-Citizen
Richard Spotts-Defenders of Wildlife	Joyce Flannery-Citizen
Richard Flannery-Citizen	Kurt & Debbie Bueger-Citizens
Dan Smith-Riverside Press Ent.	Bill Kerns-Citizen

2. Approval of Minutes

Approval of minutes of the May 19, 1988, meeting of the Wildlife Conservation Board was recommended by John Schmidt, Executive Officer.

IT WAS MOVED BY MR. BONTADELLI THAT THE MINUTES OF THE MAY 19, 1988, MEETING OF THE WILDLIFE CONSERVATION BOARD BE APPROVED AS WRITTEN.

MOTION CARRIED.

3. Funding Status as of August 11, 1988 (Information Only)

(a) 1988/89 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget - Land Acquisitions	\$1,730,000.00
Governor's Budget - Minor Projects	\$1,250,000.00

(b) 1987/88 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget - Land Acquisitions - Eco Reserves..	\$1,000,000.00
Less previous Board allocations	-505,000.00
Unallocated Balance	\$ 495,000.00
Governor's Budget - Land Acquisitions	\$ 417,000.00
Less previous Board allocations.....	-327,300.83
Unallocated Balance.....	\$ 89,699.17

(c) 1986/87 Wildlife Restoration Fund Capital Outlay Budget

Governor's Budget - Land Acquisitions	\$1,000,000.00
Less previous Board allocations	-1,000,000.00
Unallocated Balance	\$ -0-

(d) 1988/89 Environmental License Plate Fund Capital Outlay Budget

Governor's Budget	\$3,292,000.00
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(e) 1986/87 Environmental License Plate Fund Capital Outlay Budget

Governor's Budget/Chapter 1489	\$1,000,000.00
Less previous Board allocations	-899,737.92
Unallocated Balance	\$ 100,262.08

(f) 1988/89 Fish & Wildlife Habitat Enhancement Fund Capital Outlay Budget

Governor's Budget	\$3,434,000.00
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(g) 1987/88 Fish and Wildlife Habitat Enhancement Fund Capital Outlay Budget

Governor's Budget	\$14,000,000.00
Less previous Board allocations	-4,752,279.98
Unallocated Balance	\$ 9,247,720.02

(h) 1986/87 Fish and Wildlife Habitat Enhancement Fund Capital Outlay Budget

Governor's Budget	\$12,165,000.00
Less previous Board allocations	-12,136,308.50
Unallocated Balance	\$ 28,691.50

(i) 1985/86 Parklands Fund Capital Outlay Budget

Governor's Budget	\$ 5,000,000.00
Less previous Board allocations	-4,167,187.91
Unallocated Balance	\$ 832,812.09

RECAP OF FUND BALANCES

<u>Wildlife Restoration Fund</u>	
Acquisition	\$ 2,314,699.17
Minor Development	\$ 1,250,000.00
<u>Environmental License Plate Fund</u>	\$ 3,392,262.08
<u>1984 Fish & Wildlife Habitat Enhancement</u>	\$12,710,411.52
<u>Parklands Fund of 1984</u>	\$ 832,812.09

4. Recovery of Funds

The following 23 projects previously authorized by the Board have balances of funds that can be recovered and returned to the various funds. It is recommended that the total amount of \$297,572.40 be recovered to the Wildlife Restoration Fund; \$300,624.53 be recovered to the Fish and Wildlife Habitat Enhancement Fund; and \$ -0- be recovered to the Environmental License Plate Fund; and \$ -0- be recovered to the Parklands Fund of 1984; and the projects be closed.

It was recommended by Mr. Schmidt that under the Fish & Wildlife Habitat Enhancement Fund, the amount of \$25,659.31 for the Blackwood Creek, Placer County project, not be recovered as there is still an outstanding bill. This changes the total amount to be recovered to the 1984 Fish & Wildlife Habitat Enhancement Fund from \$300,624.53 to \$274,965.22.

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WILDLIFE RESTORATION FUND

Anderson River Park Barriers, Shasta County

Allocation	\$ 16,400.00
Expended	-9,838.60
Balance for Recovery	\$ 6,561.40

Camp Cady WLA Expansion #6 (Hendrickson), San Bernardino County

Allocation	\$ 41,000.00
Expended	-39,489.00
Balance for Recovery	\$ 1,511.00

Cliff House, Sacramento County

Allocation	\$ 51,000.00
Expended	-51,000.00
Balance for Recovery	\$ -0-

Gualala River Public Access, Sonoma County

Allocation	\$ 24,500.00
Expended	-0-
Balance for Recovery	\$ 24,500.00

Navarro River and Beach Public Access, Mendocino County

Allocation	\$ 65,000.00
Expended	-0-
Balance for Recovery	\$ 65,000.00

San Elijo Lagoon Public Access, San Diego County

Allocation	\$200,000.00
Expended	-0-
Balance for Recovery	\$200,000.00

Trinity River (Old Lewiston Bridge) Public Access, Trinity County

Allocation	\$ 7,635.00
Expended	-7,635.00
Balance for Recovery	\$ -0-

<u>Total Wildlife Restoration Fund Recoveries</u>	<u>\$297,572.40</u>
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FISH AND WILDLIFE HABITAT ENHANCEMENT FUND

Blackwood Creek, Placer County

Allocation	\$ 45,000.00
Expended	-19,340.69
Balance for Recovery	\$ 25,659.31

"THIS ITEM NOT RECOVERED.
SEE RECOMMENDATION ON
PAGE 3 & MOTION ON PAGE 7.

Butt Creek, Plumas County

Allocation	\$ 10,300.00
Expended	-10,300.00
Balance for Recovery	\$ -0-

Camp Creek, El Dorado County

Allocation	\$ 5,600.00
Expended	-4,133.40
Balance for Recovery	\$ 1,466.60

Domingo and Willow Creeks, Plumas County

Allocation	\$ 11,000.00
Expended	-8,234.68
Balance for Recovery	\$ 2,765.32

Elk Creek Wetlands, Del Norte County

Allocation	\$702,000.00
Expended	-464,150.00
Balance for Recovery	\$237,850.00

Jones Fork Silver Creek, El Dorado County

Allocation	\$ 3,400.00
Expended	-2,078.50
Balance for Recovery	\$ 1,321.50

Knopki Creek, Del Norte County

Allocation	\$ 15,000.00
Expended	-14,834.00
Balance for Recovery	\$ 166.00

Loch Lomond Vernal Pool, Lake County

Allocation	\$ 14,600.00
Expended	-5,364.00
Balance for Recovery	\$ 9,236.00

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Middle Fork American River, Placer County

Allocation	\$ 3,200.00
Expended	-3,189.77
Balance for Recovery	\$ 10.23

Quail Hollow Ranch, Santa Cruz County

Allocation	\$220,000.00
Expended	-205,308.50
Balance for Recovery	\$ 14,691.50

Soldier Meadow (Feather River), Plumas County

Allocation	\$ 10,500.00
Expended	-7,855.25
Balance for Recovery	\$ 2,644.75

South Fork Silver Creek, El Dorado County

Allocation	\$ 4,200.00
Expended	-4,175.12
Balance for Recovery	\$ 24.88

Suisun Marsh Engineering Study-Grizzly Island, Solano County

Allocation	\$ 50,000.00
Expended	-47,691.56
Balance for Recovery	\$ 2,308.44

Yellow Creek Trout Habitat Improvements, Plumas County

Allocation	\$ 9,300.00
Expended	-6,820.00
Balance for Recovery	\$ 2,480.00

Total Fish & Wildlife Hab. Enhancement Fund Recoveries ... \$300,624.53*

* "RECOVERED AMOUNT WAS \$274,965.22. SEE RECOMMENDATION ON PAGE 3 AND MOTION ON PAGE 7".

ENVIRONMENTAL LICENSE PLATE FUND

Suisun Marsh Habitat Enhancement Project, Solano County

Allocation	\$250,000.00
Expended	-250,000.00
Balance for Recovery	\$ -0-

Total Environmental License Plate Fund Recoveries \$ -0-

PARKLANDS FUND OF 1984

Pardee Reservoir Public Access, Amador County

Allocation	\$330,000.00
Expended	-330,000.00
Balance for Recovery	\$ -0-

Total Parklands Fund of 1984 Recoveries \$ -0-

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD RECOVER FUNDS FROM THE 22 PROJECTS LISTED ON PAGES 3-7 OF THIS AGENDA AND CLOSE THE PROJECT ACCOUNTS. RECOVERY TOTALS SHALL INCLUDE THE SUM OF \$297,572.40 BE RECOVERED TO THE WILDLIFE RESTORATION FUND; \$274,965.22 BE RECOVERED TO THE FISH AND WILDLIFE HABITAT ENHANCEMENT FUND.

MOTION CARRIED.

5. Lake Havasu Fish Habitat Enhancement, San Bernardino County \$75,000.00

Mr. Schmidt reported that the Department of Fish and Game is proposing to complete a warmwater fish habitat enhancement project at Lake Havasu which they started and partially completed in 1987. Mr. Clyde Edon described the project area on the Colorado River in Lake Havasu, which is located approximately 25 miles south of Needles, California, in San Bernardino County. The seven project coves are located on the California side of the lake.

In the 1960's and early 1970's, Lake Havasu was known as one of the best largemouth bass, crappie and bluegill reservoirs in the western United States. However, in recent years this fishery has seriously declined. One major factor influencing this decline is the lack of cover for juvenile fish. Much of the cover which would be suitable for juveniles has been lost due to reservoir aging.

In a five year study, by the Arizona Game & Fish Department, it was found that one reason for a decline in the lake's young-of-the-year largemouth bass population was the lack of cover during the winter and early spring which increased predation. As a result of this study, it was recommended that revegetation of the fluctuation zone and placement of artificial fish habitat be used to increase young-of-the-year largemouth bass survival. However, in Lake Havasu, revegetation of the fluctuation zone is not a viable option as this area is mainly rock and only exposed for short periods of time. Therefore, habitat improvement is limited to installation of artificial fish habitat such as brush shelters and placement of spawning gravel. The Lake Havasu Fish Habitat Enhancement Program is directed at improving fish habitat within seven selected coves. Some habitat work has already been conducted in two of the coves.

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In 1983, the Department began soliciting support from the San Bernardino County Fish and Game Commission, Chemehuevi Indian Tribe and local angler groups for a habitat enhancement project on the lake. With the interest shown by these groups, the Department agreed to begin the enhancement project. The original project design called for placement of 600 shelters and 80 cubic yards of spawning gravel within 5 coves. Two additional coves, which received habitat improvement in 1980, were to be designated and buoyed as "no wake" areas along with the 5 coves now proposed for habitat improvements. In 1987, with the support of the San Bernardino County Fish and Game Commission and volunteer labor from the Lake Havasu Advisory Committee, a total of 75 brush shelters were placed in 3 coves and 15 "no wake" buoys were installed in all 7 coves. This portion of the project was completed under the direction of the Colorado River Area Biologist. Since a Department habitat enhancement biologist is not available to pursue and coordinate the completion of this project, the DFG is now proposing to proceed with the project through a contract, thereby completing the construction and placement of the remaining 525 shelters, as well as the placement of 80 cubic yards of spawning gravel.

The contractor will build 4 x 4 x 8 foot shelter frames out of 1/2 inch reinforcing bar and tightly stuff them with palo verde, mesquite and/or citrus limbs. The shelters will then be transported to Department-designated coves and placed in an arrangement determined by Department personnel. Placement pattern will ensure interaction between shelters as well as provide maximum vertical relief from the cove bottom. This project will also include the construction of two large shelter reefs in deeper portions of two coves utilizing several shelter units. The spawning gravel will be placed in association with shelters in shallower areas. The Department will design the placement plan of the shelters and will ensure the contractor is installing the structures in accordance with the plan.

If past experiences and observations at habitat improvement sites on Lake Havasu are any indication, we can expect to see a concentration of large numbers of bluegill and young-of-the-year largemouth bass in each shelter. Also, the spawning gravel will be used heavily by bluegill and by some larger bass. Adult bass will also use the shelters as feeding areas and as cover sites for their young.

The benefits to the user groups are that known fish-concentration areas will be easily found and will provide an excellent fishing opportunity, particularly for young anglers. Also, the project will provide an additional chance to catch large bass for the more experienced anglers. Such an opportunity is limited in these coves in their present state. However, the primary benefit of this project is to increase the survival of young-of-the-year fishes and thus increase the standing crop of catchable-size warmwater game fishes.

The Department of Fish and Game estimates that 525 brush shelters can be constructed and placed in Lake Havasu coves, along with 80 cubic yards of gravel, by a private contractor at a total cost of \$150,000. The Department has allocated \$75,000 toward this project from their federal Wallop-Breaux allocations. The remaining \$75,000 is being requested from the Wildlife Conservation Board.

Once the project has been completed, no additional funds will be required for operation and maintenance of the shelters and gravel. Effective life of the shelters should be 15 years minimum. A Department of Army Corps of Engineers permit has been issued for this project and a Categorical Exemption under Section 15306, Class 6, of the State Guidelines has been filed in accordance with CEQA.

Staff recommended that the Wildlife Conservation Board approve the Lake Havasu Fish Habitat Enhancement Project, San Bernardino County, as presented, allocate \$75,000.00 from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE LAKE HAVASU FISH HABITAT ENHANCEMENT PROJECT IN SAN BERNARDINO COUNTY, AS PROPOSED; ALLOCATE \$75,000.00 FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

6. South Bonnyview Bridge Access, Shasta County \$200,000.00

THIS ITEM WAS WITHDRAWN.

To consider an allocation for development of a boat ramp, parking area, access road and restroom facility on the Sacramento River, in cooperation with the Department of Boating and Waterways and the City of Redding.

7. Prospect Avenue Public Access, Siskiyou County \$31,000.00

Mr. Schmidt reported that this item was for improvement of an access road and parking area on a 1.6 acre parcel on the Sacramento River at Dunsmuir acquired by the Board for fishing access purposes in 1981.

Mr. Al Rutsch described the project location. Dunsmuir is six miles south of Mount Shasta in southern Siskiyou County. It is an historic railroad town with a population of 2300 and is located at an elevation of 2230 feet. The city's residential and commercial development straddles the Sacramento River in a narrow mountain canyon. Southern Pacific tracks and the I-5 freeway also share space on both sides of the river severely limiting access for fishing in this area.

The proposed project is located at the north end of the town, adjacent to the end of Prospect Avenue, a short paved city street not far from the highway. An existing 1100' long, steep, single lane gravel road on the property provides passable but sometimes treacherous auto access to the river's edge.

The Shasta Cascade Wonderland Association, a long-time supporter of efforts to improve public fishing access in the north state, has joined with the City of Dunsmuir in requesting WCB funding to improve the road. The City Council has adopted a resolution supporting this proposal and indicating the

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City's willingness to enter into a long-term agreement with the Department for maintenance of the area after completion of the improvements.

The Department also enthusiastically endorses this proposal. The Upper Sacramento River is a fast-running, crystal-clear trout stream and this stretch has earned it a national reputation as a blue-ribbon trout water. Fishing is excellent for wild rainbow and brown trout. This section of the river is under consideration by the Department for possible inclusion into the State Wild Trout Program.

The Department also notes that with the property in its present unimproved state, there is no agency to provide necessary maintenance. Since the area gets some use now, occasional housekeeping is needed, a job the Department is not equipped to handle. The proposed improvements will make maintenance easier. The City has agreed to enter into the normal agreements for the operation and maintenance of the completed project.

It is proposed to grade and gravel the road, install drainage culverts, grade and gravel a small parking area at the river's edge, construct a post and cable fence to confine vehicles to the area, and provide trash cans and signs. The City will improve a short section of Prospect Avenue which connects with the access road.

The Department Engineering Section has prepared plans and a cost estimate for the improvements and will contract out the work if funds are approved as proposed. The plans and estimate have been reviewed by staff. The cost estimate is summarized as follows:

Mobilization	\$ 3,000.00
Earth work	5,000.00
Aggregate base	13,000.00
Culvert	2,700.00
Fence	1,000.00
Signs & Miscellaneous	1,300.00
Subtotal, Construction	<u>\$26,000.00</u>
Contingency, 20%	<u>5,000.00</u>
Total Project Cost	\$31,000.00

The Department engineers recommend a large contingency because the work may not be ready to bid out until 1989 and also because the prospective bidder interest is not known. Any funds remaining on completion of the work will be recovered by the Board in the usual manner.

The Department considers this activity to be exempt from CEQA under Section 15304, Class 4, of the State Guidelines and a Notice of Exemption has been filed in accordance with the act.

Staff recommended that the Wildlife Conservation Board approve the Prospect Avenue Public Access, Siskiyou County, as proposed; allocate \$31,000.00 therefor from the Wildlife Restoration Fund and authorize staff and the Department to proceed substantially as planned.

Mr. Taucher asked if there was anyone in the audience who wished to speak, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE IMPROVEMENTS AT THE PROSPECT AVENUE PUBLIC ACCESS, SISKIYOU COUNTY, AS PROPOSED; ALLOCATE \$31,000.00 FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

Mr. Taucher asked that if anyone wished to speak on a particular item, to please complete a card and have it brought up to the front for the record.

8. Field's Landing Public Access, Humboldt County \$49,450.00

The Humboldt County Department of Public Works has requested WCB funding for boarding floats at the existing boat ramp at Field's Landing in south Humboldt Bay, south of the Eureka City limits.

The ramp was first constructed in 1958 with WCB funds and expanded in 1974. It is a popular ramp for boaters going out of the harbor into the north coast waters for salmon fishing. The County reported 8,000 user days at this facility in 1986.

The Board of Supervisors support the proposal and have approved a resolution agreeing to maintain the float along with all of the other improvements as provided under the present Cooperative Agreement with the Department.

The County constructed a raised concrete walkway along the right side of the ramp to aid boaters in launching and retrieving their boats. However, a boarding float on the left side is also desirable in order to speed up launching and permit occasional short term tie-up while boaters park or go after their cars and trailers.

Mr. Rutsch reported that the proposal is to put in 8 floatation units for a total length of 130 feet. It would be a requirement to put in concrete piles and to make some modifications at the upper end to accommodate the new floats. The project site contains amply parking and restroom facilities.

The float cost and installation has been estimated by County engineers. If approved, the County would purchase the float and install it by bid contract or with County forces, or a combination of the two. The County has spent about \$3,000.00 to date for preparation of plans, contract documents and field work. The estimate includes an amount to cover the cost of engineering during construction. The cost estimate is summarized as follows:

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Prepare ramp for new float	\$ 3,500.00
Furnish and drive piles	3,500.00
Furnish and install float	36,000.00
Subtotal, Construction	\$43,000.00
Engineering, 10%	4,300.00
Contingency, 5%	2,150.00
Total Project Cost	\$49,450.00

The County has determined this activity to be exempt from CEQA as a minor addition to an existing structure causing no increase or change in use (Section 15301, Class 1, State CEQA Guidelines) and has filed a Notice of Exemption in accordance with the act.

Staff recommended that the Wildlife Conservation Board approve the Field's Landing Public Access, Humboldt County, float addition as proposed; allocate \$49,450.00 therefor from the Wildlife Restoration Fund; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Taucher asked if there were any questions or concerns from the audience, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE FLOAT ADDITION AT FIELD'S LANDING PUBLIC ACCESS, HUMBOLDT COUNTY, AS PROPOSED; ALLOCATE \$49,450.00 FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

9. Silverado Fisheries Base Water Supply, Napa County \$78,000.00

Mr. Schmidt stated that this proposal was submitted by the Department of Fish and Game to increase and improve the water supply system at the Silverado Fisheries Base, a catchable-trout planting base located at the Region 3 Headquarters near Yountville. About 1 million catchables are distributed in 15 counties in Region 3 from this base each year.

Mr. Rutsch described the proposal. The base is also the home of the only fish quarantine facility in California. This facility is where the Department holds all imported fish and eggs during incubation and for varied periods of time after hatching until the pathological section has certified that they are free of disease. Many varieties of domestic, wild and exotic species of fish are processed here, including chinook, coho and kokanee salmon, and brook, lake, rainbow and brown trout species. Total numbers of imported fish vary from year to year, but range between 3 to 5 million fish annually.

The Silverado Fisheries Base is unique because the effluent from the hatchery does not drain or discharge into any stream or waterway, it discharges into a basin below the hatchery and percolates into the ground. The hatchery incubators, troughs, tanks, and ponds are situated separately to ensure the integrity of the quarantine operation. All of the rearing

ponds and tanks are enclosed by bird netting and chain link fence to prevent predatory birds from entering, eating or moving fish and possibly contaminating any state waters.

In addition to the quarantine facility and catchable trout planting, the Silverado Base participates in various anadromous programs in Region 3. In most years some wild coho, chinook and steelhead are reared for periods of up to one year at this facility. Examples of anadromous programs include rearing Noyo River coho yearlings, Gualala River steelhead fingerlings, and Eel River chinook smolts.

Water is supplied by the nearby Rector Creek Dam, which impounds water primarily for the California Veteran's Home at Yountville and the Napa State Hospital. The fisheries base uses about 1200 acre-feet of water a year, but some of this is unmeasured water taken during times when the reservoir is spilling. The Department's actual allotment by both written and verbal arrangements with the Veteran's home has been 1,000 acre feet annually.

The Department has been negotiating an agreement with the Department of Veteran's Affairs (DVA) to obtain an assured release of 1,000 acre-feet annually. The agreement will require that the Department modify Rector Dam to provide an additional 300 acre-feet of storage capacity, which it will be entitled to divert to the fisheries base. In addition, the Veteran's Home would agree to provide 700 acre-feet of untreated water a year for the Department's use. The agreement is based on Government Code Section 14674 which states that the Director of General Services may, with the consent of the State agency concerned, authorize the sale or exchange of any personal property which belongs to the State, if this is determined to be in the best interest of the State.

The process of obtaining a water rights permit will take 6 months to a year. Permits will also be required by the Division of Safety and Dams and CalTrans.

The proposed allocation is basically for the dam modifications and diversion pipeline which would be put out to bid after the water rights and agreement are finalized. The Department engineers have prepared preliminary plans and a cost estimate for this work which have been reviewed by staff. If the project is approved, the Department engineers would bid out the job and inspect the work. The engineers estimate is summarized as follows:

Flashboard structure on spillway to raise	
water level 3 feet	\$ 8,800.00
Concrete steps and platform, for access to	
spillway to insert & remove flashboards	3,400.00
Compacted fill on dam crest to provide	
proper freeboard	10,000.00
Diversion pipe, 875 ft., 8 inch PVC	25,500.00
Pipe installation under Silverado Trail	10,500.00
8 inch gate valves, 4 required	3,500.00
Log Boom above spillway	8,000.00

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Repave pipe trench in hatchery area	500.00
Total Construction Cost	<u>\$70,200.00</u>
Fees, Safety of Dam & Water Rights	800.00
Contingency, 10%	<u>7,000.00</u>
 TOTAL PROJECT COST	 \$78,000.00

Department engineers were advised by CalTrans that cut and fill across Silverado Trail to install the diversion pipe would not be permitted. The estimate, therefore, includes the relatively high cost of boring and jacking the pipe beneath the highway.

As this is a modification of an existing structure, the Department has determined it is exempt from CEQA, and a Notice of Exemption has been filed for this activity pursuant to the Act.

Staff recommended that the Wildlife Conservation Board approve the Silverado Fisheries Base Water Supply project, as proposed; allocate \$78,000.00 from the Wildlife Restoration Fund, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Schmidt stated that Mr. Ken Aasen from the Department of Fish and Game was present should there be any questions.

Mr. Taucher asked if there were any questions or concerns from the audience, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SILVERADO FISHERIES BASE WATER SUPPLY PROJECT, NAPA COUNTY, AS PROPOSED; ALLOCATE \$78,000.00 FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

10. Upper Long Valley, Sierra & Lassen Counties \$910,000.00

Mr. Schmidt reported that this proposal was to consider the acquisition of 3341+ acres of land which contains prime deer habitat providing winter range, fawning cover, meadow land, and water for the Loyalton Unit of the Loyalton-Truckee deer herd. This unit, which is estimated to number 4,000 deer, had a 1987 buck-doe ratio of 1:5 and a fawn-doe ratio of 1:2, both of which are considered to be exceptionally high ratios. In addition, the property acts as a seasonal "funnel", when a large segment of this herd migrates through the area to and from Nevada. In fact, the property contains three major deer underpasses that were constructed on U.S. Highway 395, by CalTrans, specifically for this herd.

In addition to the deer use, the property supports a large variety of small mammals, birds, and their associated predators, including raptors, coyotes, and mountain lions. Golden eagles have also been observed wintering in the canyons above the ranch. Chukar partridge, dove, and mountain quail are numerous in the ridges on the east side of the property.

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Mr. Howard Dick described the subject property which is located approximately eighteen miles north of the rapidly expanding Reno/Sparks area in an area known as Upper Long Valley. Its southerly border is approximately two miles northwesterly of Bordertown, Nevada at Nevada-California stateline. Highway 395 bisects the property in a north/south direction as do the Western Pacific Railroad, and Long Valley Creek.

In the past 20 years, the Reno/Sparks area has experienced dynamic growth, some of which is heading northerly along Highway 395. This has been reflected by an increase of gaming casinos, warehousing, and manufacturing uses, as well as residential development. Projections by national organizations indicate the Reno/Sparks area to be one of the fastest growing, per capita, areas in the United States.

According to Department of Fish and Game, the Upper Long Valley area is extremely important to the Loyalton Unit of the Loyalton-Truckee deer herd. If current zoning (160-acre minimum parcel size) in Sierra County is relaxed, the land could be subdivided; the direct and off-site impacts of this development would be very serious to migratory deer and other wildlife species in the area. The State of Nevada is also concerned about possible development of this area, because of its impact on the deer herd and other environmental issues related to human impacts. Unfortunately, the entire area surrounding the ranch is also considered prime land for development as a suburb to Reno. If steps are not taken soon to protect this deer habitat, and the migration corridor this parcel provides, the entire Loyalton unit herd could be in jeopardy.

The proposed acquisition falls within Class 13 of Categorical Exemptions from CEQA requirements, which include acquisition of lands for fish and wildlife conservation purposes.

The owners have agreed to sell based on the property's approved fair market value of \$1,000,000 less a donation of \$100,000 for a total purchase price of \$900,000 (or \$270+/ac). It is estimated that an additional \$10,000 will be required to cover administrative and closing costs.

Staff recommended that the Wildlife Conservation Board approve the purchase of the Upper Long Valley property, as proposed, including the acceptance of the \$100,000 donation, allocate \$910,000.00 from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Mr. Schmidt noted that letters of support had been received from the Defenders of Wildlife and the Shasta Cascade Wonderland Association and a phone call from the Sierra County Fish and Game Commission, also in support.

Mr. Schmidt introduced Assemblyman Norman Waters, and to accommodate the Assemblymans schedule, stated item #15-Willow Creek WLA, Lassen County would be taken out of order and heard next. Mr. Schmidt then called on Mr. Birmingham to speak (who had filled out a card requesting the opportunity to speak). Mr. Birmingham stated that he had no comments at this time.

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Mr. Bill Kerns of Susanville, representing an owner and manager of "Balls Ranch and Evans Ranch Associates" property was called upon next to speak. Mr. Kerns stated he was opposed to the project and only just found out about the proposal a few days ago. He stated he was not aware of any public notices in the local papers. Mr. Kerns stated that he had several questions. Mr. Schmidt noted that Mr. Jim Messersmith and Mr. Sid Kahre from the Department were present, and for Mr. Kerns to go ahead and state his questions. Mr. Kerns' first concern was where would DFG's access be to the southwest part of the parcel along 395. Mr. Howard Dick reported that physically there is access by the freeway and the planned access is legally down Scott Road on the Evans Ranch which is north of Mr. Kerns' property.

Mr. Kerns' second question was regarding grazing and if DFG would be fencing any areas. Mr. Messersmith stated that there would be additional fencing along the DFG boundary line and adjacent private land.

The concern of a management plan and objectives was then discussed. Mr. Messersmith stated that when a piece of property is acquired, the DFG develops a management plan which could take several years. The goals and objectives are to enhance the wildlife and fisheries values to the extent possible. Mr. Bontadelli reported that as management plans are being developed there is at least one public meeting in the area directly impacted to consider any input from the public before any plan is adopted. It is then recommended by the Region and goes to the Director of DFG and will be agreed to at that time. At this point, precise modifications will be addressed.

Another concern was the water rights application filed by Evans Ranch for excess water rights on all tributaries out of the ranch and what affect it would have on the situation and how it could affect property values in the area.

Mr. Schmidt stated the acquisition does not include any pending water rights applications. Mr. Bontadelli discussed water rights application approval procedures through the State Water Board. Mr. Kerns again stated his opposition to the project and Mr. Schmidt clarified that Mr. Kerns' concern was more for the development of the management plan, which DFG will work with him at that time, than the actual acquisition.

Mr. Schmidt stated at this time that staff cannot put this item off as the landowner will not allow it and he was present to speak today. A decision would have to be made today one way or another.

Assemblyman Waters asked if adjacent landowners were notified? Mr. Schmidt reported that not all adjacent landowners are notified but the notice is put in the local paper of the particular area impacted. This has been the procedure for some time and there has never been a problem before. Mr. Waters stated that he thought it would be appropriate to notify the adjacent landowners but didn't know how expensive that would be. Mr. Schmidt reported he will be looking into the process of notifying adjacent owners and will be contacting other Boards and Commissions to see how they deal with the matter. Mr. Bontadelli requested a report back with tentative costs at the next meeting so a determination can be made regarding the change.

Mr. Darrell Wood, cattle grazer on adjacent land, expressed concerns about increased predators and how the fair market value was arrived at. Mr. Schmidt reported that an independent appraiser appraised the property and the appraisal was reviewed and approved by the Department of General Services. Value was based on comparable sales in the area, and in addition the owner has agreed to make a donation. Mr. Wood stated that he would like to go on record as opposing this sale.

Mr. James Glaser, Secretary-Director of Evans Ranch Corporation, gave a brief history of the area and stated that this is the opportune time to act on this proposal favorably for the sake of the deer herd because he was certain that the property will be developed if not acquired.

Mr. Taucher asked if there was anyway the seller could give us till November and Mr. Bontadelli stated that most of the questions aren't going to be resolved short of a complete management plan. The management planning process would require a full assessment of the area and all of its values, it would then require a determination of what options are available for grazing, predator control and any other issues that may be raised, and then a public hearing would be held. It gets down to the issue of, are we required or should we be doing that extensive amount of work in advance of any acquisitions or do we make the acquisition and then resolve the issues. Traditionally, we have done it through the process of making the acquisition at the time it was available, then only when we can spend the time and money to develop the full plan and have the hearings for a parcel that we own. Mr. Bontadelli gave assurances that all adjacent landowners will be notified of the public hearing on the management plan and ensure that their input is received prior to any significant changes on the property. The only changes that might be made now would be those that are immediate for public health and safety or immediate protection of a particular species. Absent that, no other changes will be made on the property until the management plan is completed.

IT WAS BY MOVED MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF THE UPPER LONG VALLEY PROPERTY, SIERRA & LASSEN COUNTIES, AS PROPOSED, INCLUDING THE ACCEPTANCE OF A \$100,000.00 DONATION AND CONDITIONED THAT ALL ADJACENT LANDOWNERS WILL BE NOTIFIED OF THE PUBLIC HEARING ON THE MANAGEMENT PLAN AND ENSURE THEIR INPUT IS RECEIVED PRIOR TO ANY SIGNIFICANT CHANGES ON THE PROPERTY; AND ALLOCATE \$910,000.00 FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

ITEM #15 CONSIDERED AT THIS TIME BUT SHOWN IN CHRONOLOGICAL ORDER IN THESE MINUTES.

11. Wilson Valley Wildlife Area, Expansion #3, Lake County \$47,000.00

Mr. Schmidt stated that this proposal is for the acquisition of 40+ acres adjoining the Wilson Valley Wildlife Area, which is situated about 7 miles east of Clear Lake. Mr. Frank Giordano described the project location.

In the 1970's the Department recommended WCB acquisition of this valley property, which is generally surrounded by U.S. Bureau of Land Management properties and is traversed by Cache Creek. The recommended acquisition originally 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 found within this area are the grassland glades associated with large valley oaks and the riparian vegetation along the creek. Because of the property's importance to tule elk and to the state and federally-listed endangered bald eagles, its protection has been considered to be of statewide and even national significance.

In 1985, the Board approved the purchase of 840 acres. That transaction, combined with BLM trades of other lands, resulted in placing nearly the entire 2,400 acres in contiguous public ownership and protection. In 1987, the Board again approved an expansion of the present WLA by approving 500 additional acres for acquisition. The BLM and the Department have entered into management agreements for this area providing for controlled public access and recreational use, managed with the primary purpose of the endangered species habitat preservation.

The particular property under consideration is one of 3 proposed acquisitions lying westerly and adjacent to the WCB's original purchases. The first of these 3 inholdings, containing 80 acres, was acquired pursuant to Board action taken on May 19, 1988. The subject upland parcel, containing oak grasslands and chaparral slopes, is used by resident tule elk and is a key wintering and feeding area for golden and bald eagles. The primary threat to this habitat has been continuing interest of developers for geothermal and other mining operations, particularly gravel operations. Any such developments would, of course, negatively impact the integrity of the adjacent wildlife area and greatly reduce the wildlife uses of the subject property. The Department has placed a high priority on this acquisition, as well as the one remaining inholding in the wildlife area which consists of 120+ acres. In addition, when the Board approved the 500 acre purchase in 1987, staff was instructed to investigate and, if feasible, carry out the purchase of these inholdings.

The subject property has been appraised for \$43,000 and the owner has agreed to sell at this amount. An additional \$4,000 will be needed to cover appraisal, escrows and closing costs and Department of General Services administrative charges.

The project is exempt from CEQA under Class 13 of Categorical Exemptions. As indicated, management would be under the DFG's control but would be carried out under a cooperative agreement with BLM.

Staff recommended that the Wildlife Conservation Board approve the acquisition of the Wilson Valley WLA Expansion #3, Lake County, property, as proposed; allocate \$47,000.00 from the Wildlife Restoration Fund, and authorize staff and the Department to proceed substantially as planned.

Mr. Schmidt noted that a letter of support had been received from the Defenders of Wildlife.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF THE WILSON VALLEY WLA EXPANSION #3 PROPERTY, LAKE COUNTY, AS PROPOSED; ALLOCATE \$47,000.00 FROM THE WILDLIFE RESTORATION FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

12. Little Red Mountain, Mendocino County \$310,000.00

Mr. Schmidt reported that the Board has a mandate through the legislature to acquire not just wildlife species such as birds and mammals, but also have the mandate to acquire habitat for plants as determined by the Department of Fish and Game.

Mr. Jim Sarro described that this proposal is for the acquisition of approximately 2400 acres of land in Mendocino County for preservation of a truly unique assemblage of rare plants, as well as an active peregrine falcon eyrie. The property is about three miles east of the town of Leggett, twelve air miles inland from the Pacific Coast and about 200 miles north of San Francisco. The proposed purchase of this 2400 acres would be carried out with the assistance of The Trust for Public Land, which holds an option over the most critical portions of the overall 5300+ acre ownership.

The subject property is generally chaparral and mixed coniferous forest, with northern oak woodland and grassland plant communities also represented. The more critically important floral features of the project simply do not fit into typically defined plant communities, as they are directly linked to the property's unique soils chemistry. Although red soils occur in several places within the United States, the red soils on Red Mountain are different from almost all the other red soils because they have a very high content of iron, cobalt, and nickel and a very low content of other commonly found minerals. These unique soils have resulted in a flora which is diverse and probably unparalleled within the United States. The project area has been recognized for over a century for its unusual flora. Although seven distinct plant communities have been identified, much of the vegetation defies classification since it is simply unique.

The unique soils of the project area support the entire known global distribution of at least three plant species. Eriogonum Kelloggii (Kellogg's buckwheat), Sedum laxum ssp. eastwoodiae (Red Mountain

stone-crop), and Silene campanulata ssp. campanulata (Red Mountain catchfly) are considered "Candidate Species" and, as such, are currently under review by the Secretary of the Interior as threatened and endangered. Also found on this property is the endangered McDonald's rock-cress, known only to exist on Red Mountain, thriving only in its iron-rich serpentine soils, are unique to this area.

Even aside from these highly rare plant communities, the project area, and adjacent federal lands, contain a unique assemblage of additional habitat types and wildlife species. In all, seven major vegetation or habitat types are present in the area. Also present is valuable riparian habitat along Cedar Creek, a steelhead spawning and fish rearing tributary of the South Fork of the Eel River. A September, 1982, sampling estimated juvenile steelhead trout in excess of 11,600 individuals in Cedar Creek, within the study area. Some use of this stream by both King and Silver salmon has also been noted, although limited in extent and regularity.

Being remote with little human activity at present, the area provides habitat for mountain lion and bear, while river otter utilize the aquatic habitat of Cedar Creek. Golden eagles use the area on a more regular basis while periodic use by bald eagles has also been noted, primarily during winter. An old-growth forest straddles a portion of the creek, providing habitat for the spotted owl, as well as several other raptor species.

A breeding pair of peregrine falcons (an endangered species) is located on the subject property within the creek drainage. They have successfully fledged young the last two seasons.

The area would make an outstanding natural and scientific study area. It's unique floral communities and species would provide excellent opportunities for wildlife observation, hiking, bird watching and photography. It is anticipated that the Department of Fish and Game will enter into an agreement whereby the U.S. Bureau of Land Management will manage the property along with BLM's surrounding ownership of 8500+ acres.

As indicated, The Trust for Public Land (TPL) holds an option to purchase this 2400 acre parcel. It's appraised fair market value is \$336,000.00, while TPL proposes to transfer it to the State for \$302,000.00 (90% of value). This purchase price will enable TPL to recover its acquisition expenses incurred to date and anticipated in the project and will still allow the State a savings of \$34,000 off the market value of the property. The State's closing expenses and transaction review and processing through the Department of General Services are estimated to cost an additional \$8,000. Funding is available for this purchase from the Wildlife Restoration Fund, as budgeted for Ecological Reserves. The purchase is exempt from CEQA as an acquisition of land for wildlife conservation purposes. The Department of Fish and Game has recommended this acquisition as a high priority.

Staff recommended that the Wildlife Conservation Board approve the acquisition of Little Red Mountain, Mendocino County, as proposed; allocate \$310,000.00 from the Wildlife Restoration Fund, as designated for Ecological Reserves, to cover the purchase price and related expenses; and authorize

staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF LITTLE RED MOUNTAIN, MENDOCINO COUNTY, AS PROPOSED; ALLOCATE \$310,000.00 FROM THE WILDLIFE RESTORATION FUND, AS DESIGNATED FOR ECOLOGICAL RESERVES, TO COVER THE PURCHASE PRICE AND RELATED EXPENSES; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

13. Ocean Beach Fishing Pier, San Diego County \$500,000.00

Mr. Schmidt reported that the City of San Diego has submitted a request for WCB matching funds to assist in the repair of the existing fishing pier at Ocean Beach, just south of Mission Bay in San Diego. The pier was constructed in 1966 at a cost of \$900,000.00, with WCB and the City sharing the cost on an equal matching fund basis. The 20 year lease and operating agreements with the Department expired in 1986.

Mr. Al Rutsch described the project. The pier is 2510 feet long, including two wings at the end, the longest of the WCB ocean piers. It is 20 feet wide, constructed of reinforced concrete, primarily precast. The piles, caps and lightweight deck slabs are pre-stressed with high-strength steel strands. It has a wood railing and is equipped with lights, water, benches, fish cleaning tables and trash receptacles. A small restaurant, bait-tackle shop and restrooms are located about 1500 feet out on the pier.

The City, in 1985, made an inspection of the pier and found evidence of spalling concrete and corrosion in the reinforcing steel. Overall, the pier was found to be in fair condition, but deterioration in localized areas was considered to be a condition serious enough to warrant a thorough investigation by professional engineers.

In 1987, the City hired an experienced engineering firm to make a detailed investigation and to prepare a report of the pier condition with recommendations and cost estimates for repair. The investigation covered the top deck, under deck area, caps and piling. It confirmed many of the City's early findings about the concrete spalls and corroding steel. The consultant's report recommended removing all defective concrete, cleaning all exposed rusted reinforcing steel, replacing reinforcing as required in some areas, applying epoxy and zinc primer and patching over with a polymer-type concrete.

The estimated cost of the repairs described above, according to the engineer's report, is about \$1,500,000, based on visible damage in the areas that could be reached for inspection. A completely accurate estimate of the repair cannot be made, however, until all the spalled and weakened concrete is chipped away to expose the corroded steel underneath. To overcome these

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uncertainties, the repair work could be bid out on a unit price basis so either all or a portion of the work can be completed within budgeted funds.

The City Council adopted a resolution stating the City's commitment to this project, confirming that the City has \$835,000 currently budgeted, including \$500,000 in matching funds for the pier repair, and indicating the City's willingness to enter into a new long-term lease and operating agreement with the Department of Fish and Game as before.

The consultant's economic study concludes that repair of the pier appears to be more economical than construction of a new one, based on capitalized costs. Pier replacement cost is estimated at \$6,500,000, and demolition of the existing pier would cost \$1,000,000.

The benefits of the Ocean Beach Pier are substantial also. 500,000 visitor-days of use was reported by the City in 1985, the last full year the Cooperative Agreement was in effect. The fish catch from the pier includes, such species as halibut, bass, bonito and perch.

The City has filed a Notice of Exemption for this repair project as it is considered exempt from CEQA under Section 15301, Class 1, of the State Guidelines.

Staff has inspected the pier with City personnel and reviewed the engineering reports. The City's approach appears to be sound and based on good professional judgment. Based on these reviews and findings, it was recommended that the Wildlife Conservation Board approve the Ocean Beach Pier repair project, as proposed; allocate \$500,000.00 from the Parklands Fund of 1984, on a matching fund basis with the City of San Diego; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Schmidt noted that Ms. Terese Enos from the City of San Diego Parks Department was present should there be any questions.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE REPAIR WORK AT THE OCEAN BEACH FISHING PIER, SAN DIEGO COUNTY, AS PROPOSED; ALLOCATE \$500,000.00 FROM THE 1984 PARKLANDS BOND FUND, ON A MATCHING FUND BASIS WITH THE CITY OF SAN DIEGO; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

14. Wildfowl Habitat Enhancement Projects, Plumas County \$47,400.00

Mr. Clyde Edon reported that the Department of Fish and Game, in cooperation with the Plumas National Forest, is proposing to complete six waterfowl habitat enhancement projects on USFS land in Plumas County.

California's wetlands are of significant value to the people of the State. They furnish essential habitat for waterfowl and a wide variety of wildlife. They also provide benefits such as open space, flood water dissipation, ground water recharge, oxygen production, improved water quality, nutrients for fish and wildlife and recreational opportunities.

Prior to 1900 there were approximately five million acres of winter wetlands in California. In 1982, there were only 450,000 acres in State Native Wetlands, a 91% loss. Of the 450,000 acres, another 102,000 have potential for conversion to agriculture. 55% of the animal and 25% of the plant species designated as threatened or endangered by the state depend on wetland habitat for their survival.

Concern for the future of waterfowl and associated wildlife dependent on wetland resources in face of a continuing loss of wetland habitat in the State resulted in legislation, Senate Concurrent Resolution No. 28, introduced by Senator Barry Keene in 1979. SCR 28 requested the Department of Fish and Game to prepare a plan to reverse the trend of converting important wetlands to other land uses, improve the value of existing wetlands for wintering waterfowl and increase the amount of wetlands by 50 percent.

The USFS is the owner of numerous wet mountain meadows and reservoirs in northern California that have high potential as waterfowl production areas. The DFG and USFS developed the Cooperative Program for Fish and Wildlife on the National Forests in California. In this plan, seven priorities for development of habitat improvement projects were outlined. Endangered animals and plants were the top two priorities while wetland development for waterfowl was third. The subject proposals compliment this plan.

The USFS has agreed to manage the proposed project sites to the benefit of waterfowl production by regulating and controlling cattle use through pasture systems. Cattle will be excluded or very tightly controlled during the spring nesting period and stubble height will be retained to insure quality nesting habitat for waterfowl. The USFS will administer the proposed projects by force account and contractual labor. Generally, the work will include blasting potholes in wet meadows, construction of nesting islands with moats, rip-rap of islands subject to wave action, fencing of project sites as necessary to protect from cattle and planting of habitat plants. The primary benefit will be for Canada geese and dabbling ducks.

The following waterfowl habitat enhancement projects have been recommended by the Department of Fish and Game. The USFS has completed an environmental assessment for these projects and has on record a Decision Notice and Finding of No Significant Impact to the environment as a result of these projects. The DFG has filed a Notice of Exemption for each project under Section 15304, minor alteration to land and water to enhance habitat for waterfowl.

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Staff recommended that the Wildlife Conservation Board consider these six waterfowl habitat enhancement projects as one item, allocate \$47,400.00 from the 1984 Fish and Wildlife Habitat Enhancement Fund, as designated for Interior Wetlands, and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Site specific information for each of the six waterfowl habitat enhancement projects is provided below:

a. Antelope Lake, Plumas County \$ 6,500.00

This proposed project, which is located at Antelope Lake approximately 18 air miles east of Greenville, will consist of constructing 10 potholes in a wet meadow using explosives and/or backhoes and constructing 4 moat type islands within the potholes. The intent is to provide brook ponds, isolated from the main water body (Antelope Lake), to improve waterfowl breeding habitat. The primary management for the lake is for water quality, recreation, and wildlife habitat. However, within the wet meadow (project area), waterfowl habitat will be the primary resource, with controlled light livestock grazing secondary. It is anticipated that a total of 1,400 geese and 4,000 ducks will be produced over the anticipated 30 year life of the project, while also providing resting habitat for another 9500 waterfowl.

b. Frenchman Reservoir, Plumas County \$24,000.00

The proposed project which is located at the seasonally flooded north end of Frenchman Lake, approximately 10 miles north of Chilcoot, will consist of constructing 12 to 15 nesting islands with rip-rap protection, seeding with alkali bulrush and fencing the project site to protect against livestock use. The project area will be managed primarily for waterfowl production. It is expected that 1,400 geese and 3,600 ducks will be produced over the life of the project.

c. Summit Lake, Plumas County \$ 2,500.00

Summit Lake, which is located approximately 10 miles northwest of Portola, is a seasonally flooded meadow, which has high waterfowl use when water is present and moderate waterfowl production. In 1982, five nest mounds were developed which have experienced high waterfowl use. This project proposal involves creating five additional nesting mounds, approximately 25 feet in diameter, surrounded by a moat. This work can be accomplished with the use of a small bulldozer. Also, through the use of explosives, the proposal includes the development of five potholes approximately 25 feet in diameter and three to four feet deep. The project area will be managed primarily for waterfowl production. It is anticipated that waterfowl production will increase by 1,800 birds over the life of the project.

d. Long Valley, Plumas County

\$ 6,000.00

This proposal, located in Long Valley approximately 4 miles southwest of Greenville, will consist of blasting 10 potholes in the wet meadow to compliment the existing 10 potholes already created by the USFS. Potholes will be approximately 100 ft. x 100 ft. x 3 ft. Four nesting islands will then be constructed within the potholes.

The primary management objective on the area is to create and maintain a wetland/marsh environment for duck and goose production, with emphasis on dabbling duck species. It is anticipated that 3,000 young waterfowl will be produced over the next 30 years plus provide resting habitat for 5,200 migrants. Livestock grazing is not present and will continue to be excluded.

e. Ramelli Ranch II, Plumas County

\$ 1,500.00

This proposal, located approximately 7 miles east of Portola, will consist of creating 5 potholes with explosive to compliment 5 existing potholes created in 1982 by the USFS. The project area will be managed primarily for waterfowl production. Approximately 900 ducks can be produced over the life of the project with an additional increase in 1,200 resting migrant waterfowl.

f. Doyle Reservoir, Plumas County

\$ 6,900.00

This proposal, located at Doyle Reservoir, approximately three air miles southwest of Milford, will consist of the construction of 5 potholes in a wet meadow, construction of 3 goose nesting islands in the reservoir, the isolation of two natural islands through channelization and the fencing of 3 acres of shoreline. The primary management objective on the area is to improve and maintain a wetland/marsh environment for duck and goose production. Pothole blasting will increase the amount of seasonal surface water availability for nesting, islands will provide nesting structures, and fencing will exclude livestock to allow sedges and rushes now present to provide shoreline diversity and cover.

Mr. Edon reported that the Forest Service was unable to attend the meeting today as they were put on fire alert, but Mr. Sid Kahre from the Department of Fish and Game was present if there were any questions.

Mr. Schmidt noted that a letter of support had been received from the Defenders of Wildlife.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

Mr. Dan Chapin, California Waterfowl Association, stated they were in support of the project.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE SIX WATERFOWL HABITAT ENHANCEMENT PROJECTS AS ONE ITEM, ALLOCATE \$47,400.00 FROM THE 1984 FISH & WILDLIFE HABITAT ENHANCEMENT FUND, AS DESIGNATED FOR INTERIOR WETLANDS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

15. Willow Creek WLA, Lassen County

\$2,050,000.00

(CONSIDERED AT THE CONCLUSION OF ITEM #10 TO ACCOMMODATE ASSEMBLYMAN WATERS' LEGISLATIVE SCHEDULE.)

Mr. Schmidt reported that this proposal is for the acquisition of 2,700+ acres of land, located in Lassen County, for the preservation of existing wetland habitat and restoration of additional wetland habitat. The subject property contains one of the most significant wetlands in northeastern California. While it is currently used as a cattle ranch, extensive areas of tules have recently occupied the lower meadows and tend to invade pastures, primarily because of the high water table in this area. Numerous stream and meander channels are present, some serving as canals to deliver irrigation water. Three shallow surface reservoirs are presently used to impound waters from Willow Creek for later release during the growing season. Some of this water is used to irrigate the small alfalfa crop currently planted on the property. Willow Creek traverses the property flowing north to south before joining with Pete's Creek and flowing into the Susan River in the Honey Lake Valley. The major water right to Willow Creek is held by this ranch.

Mr. Frank Giordano described the project location and proposal. The protection of interior wetlands is a significant goal of the California Department of Fish and Game, as well as with other public and private organizations. Changes in agricultural patterns, primarily conversion to irrigated alfalfa have diminished much of the best wetland habitat in this area. The continued existence of those wildlife species which are critically dependent on this habitat type requires adequate protection of these wetlands. In addition, the outstanding water right held by this ranch effectively control a major source of water for maintenance and development of other wetlands in the Honey Lake Valley, most notably of which is the Honey Lake Wildlife Area.

This is a very important area for a wide variety of nesting ducks and geese, including mallard, pintail, gadwall, Cinnamon teal, redheads and Canada geese. Wintering waterfowl include several hundred mallards and up to 3,000 Canada geese. Many more ducks and geese use the property during spring and fall migration. With additional management for waterfowl, these numbers can be expected to increase considerably.

Other wildlife species using the property include the endangered bald eagle, the threatened greater sandhill crane, California quail, sage grouse, mourning dove, raptors, shorebirds and numerous other nongame birds. Also using the area are deer, pronghorn antelope, jackrabbits and cottontail.

If acquired, the property could be made available for consumptive, as well as non-consumptive public uses. These could include waterfowl and upland game hunting, wildlife observation, photography and nature study. The nearby location of the California State University, Chico Biological Station, at Eagle Lake could easily utilize the area for scientific research projects.

It was proposed that this property will be managed with the intent of optimizing its wetland values. Since existing water management structures are ideally suited for this purpose, it is felt that, unlike many wetland acquisition projects, this area will require little to convert it to maximum waterfowl production. Screw gates now in place to divert water for irrigated pasture land would be used to divert water to the existing units for wetland management. Existing reservoirs would be used to capture water to provide irrigation for other wetland units, as well as acting as wetland sites themselves.

An outstanding consideration of this acquisition is the role this area would play in its ability to provide water to wetlands in the Honey Lake Valley area; especially the Honey Lake Wildlife Area. Excess water from this property could be made available downstream via Willow Creek, for further enhancement of State owned and private wetlands in the Honey Lake Valley. No other acquisition or source of water exists in the drainage which could provide this benefit at the anticipated level.

The proposed acquisition is within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of the acquisition of lands for fish and wildlife conservation purposes, including fish and wildlife habitat, acquisition is to preserve the land in its natural condition.

The property owners have agreed to sell this 2700+ acre portion of their property at the approved fair market value of \$2,030,000.00. An additional \$20,000 is estimated to be required for related acquisitions costs, including appraisals, title insurance, and processing costs.

It was the recommendation of staff that the Wildlife Conservation Board approve the purchase of the Willow Creek WIA, as proposed; allocate \$2,050,000.00 from the 1984 Fish & Wildlife Habitat Enhancement Fund, as designated for interior wetlands; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Schmidt noted that letters of support had been received from Ducks Unlimited, Defenders of Wildlife, and Shasta Cascade Wonderland Association. Mr. Schmidt also reported letters of opposition from Senator Doolittle and Assemblyman Statham had been received. Mr. Spike Naylor and Kit Novick from the Department of Fish and Game were present should there be any questions.

Ms. Sheila Massey, Director of Regulatory Affairs for the California Cattlemen's Association, stated that the organization was opposed to the acquisition. The following statement was read before the Board.

"Our Association is opposed to the state's proposed purchase of the Willow Creek Wildlife Area in Lassen County. We are concerned that the impact on adjacent landowners has not been taken into consideration. We understand grazing has occurred on the property for the last century. Livestock operations in the area have depended on the water resources of Barron Acres for irrigation and have exercised well-accepted management practices which have contributed to the improvement of wetlands and other wildlife habitat and wildlife populations, while at the same time controlling unwanted pests.

It appears that the intent of this proposal is to de-water the property and transport water to another basin for wetlands habitat. Since this changes the natural state of the property, we do not believe the Barron Acres qualifies within Class 13 of Categorical Exemptions from CEQA requirements. Class 13 consists of land acquisitions to preserve fish and wildlife conservation and habitat in its natural condition. Before the Wildlife Conservation Board acts on this proposed acquisition, we respectfully request that either a CEQA review be conducted or the legality of the exemption be clearly established.

We also question the impact the possible exportation of water will have on adjacent landowners, on wildlife and other habitat downstream, which may cause another alteration of a "natural condition". We ask that a response to this be part of any review done to justify the acquisition.

Further, if the de-watering of Barron Acres impacts downstream irrigated land, we question whether the State's long-established policy on water use is being acknowledged. That policy states that the use of water for domestic purposes is the highest use of water and that the next highest use is for irrigation.

We also question the need for the proposed acquisition on the basis that wildlife populations have diminished. The land has been in consistent and stable livestock use for at least 100 years. We have seen no data to indicate that wildlife populations have significantly changed or that there is any threat to the current species on the property."

After some discussion, it was noted that the waters rights were adjudicated 40 years ago. There are no specific plans to export water. The proposal is to use the water that is adjudicated to and on the property and that CEQA guidelines were complied with. (Purchase of property for wildlife preservation is exempt from CEQA pursuant to Class 13 of the CEQA Guidelines.) The adjudicated water right is part of the purchase value. Should the Department choose to export water, the Department would have to go back through the water rights process including EIRs, full explanations, etc.

Mr. John E. Hanson, Jr., representing ranchers in Willow Creek Valley, also expressed his opposition to the acquisition. Mr. Hanson expressed the same concerns as Ms. Massey relative to the water rights issue. He also expressed concerns over the adjacent landowners not being notified of this action, a conflict between production agriculture and operation of a wildlife area, and dismay over the high value placed on the property to be acquired. After some discussion, Mr. Bontadelli summarized that the primary issue was the question of transport and pumping for export out of the valley

of water and if any water is released that it be done according to a schedule agreed to by the adjacent landowners. Mr. Bontadelli made a motion "that no export of water would be made without going through appropriate CEQA processes", that prior to any change of existing patterns, a management plan with input from all local personal as to timings of release would be in place." Basic intent is to flood up in the winter time, irrigate meadows within the existing adjudication, and there would be some point in time when water is released from ponds. Mr. Hanson responded favorably to these remarks.

Mr. Schmidt responded regarding the questions of the basis of the fair market value. The property was appraised twice; once by a State appraiser and once by the owner's appraiser, and both appraisals of which were reviewed by the State Department of General Services, who by law must review these reports. They approved a compromised value for the negotiations that were used and it was settled at that value. Mr. Frank Giordano clarified that two appraisals were made and reviewed simultaneously. One appraisal was a little higher than the other. Values were compromised and the approved value came in slightly less than the half way point of the two appraisals. The figure in the agenda is a high estimate because survey work is needed to be completed on property because the owners do wish to retain a certain amount of acreage throughout the ranch, and the exact acreage is unknown at this time. The value was approximately \$800 per acre for the alfalfa and \$200 per acre for the highland grazing area.

Mr. Bontadelli clarified a couple of items for the record. In the shaping and developing of management plans, the Department is bound by the record of acquisition that was established here at the Board.

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF THE WILLOW CREEK WLA, LASSEN COUNTY; WITH THE FOLLOWING CONDITIONS:

1. WCB TO ACQUIRE THE PROPERTY WITH A MAXIMUM VALUE NOT TOO EXCEED \$2,050,000.00, FINAL AMOUNT TO BE DETERMINED AFTER THE SURVEY HAS BEEN COMPLETED, FROM THE 1984 FISH & WILDLIFE HABITAT ENHANCEMENT FUND, AS DESIGNATED FOR INTERIOR WETLANDS.
 2. THAT NO EXPORT OF WATER BE ALLOWED WITHOUT APPROPRIATE CEQA DOCUMENTATION.
 3. A RETURN REPORT TO THIS BOARD THAT A MANAGEMENT PLAN BE ADOPTED PRIOR TO ANY CHANGE IN USE OF THE AREA, IN OTHER WORDS CONVERSION OVER TO WETLANDS OR ANY CHANGES ADOPTED IN THE MANAGEMENT PLAN.
 4. THAT A PUBLIC HEARING BE HELD IN THE AREA AND THAT ALL ADJACENT LANDOWNERS AND AFFECTED LANDOWNERS ALONG THE STREAM BE NOTICED AND INVITED TO PARTICIPATE IN NOT ONLY THE PUBLIC HEARING BUT ALSO IN THE DEVELOPMENT OF THE MANAGEMENT PLAN.
 5. THE QUESTIONS OF PESTS BE ADDRESSED IN THE PROCESS OF DEVELOPMENT OF THE MANAGEMENT PLAN.
 6. RESERVING OF THE RIGHT OF THE DEPARTMENT TO USE ITS FULL ADJUDICATED WATER RIGHT WHICH IS PART OF THE APPRAISED VALUE.
- AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

Mr. Dan Chapin, California Waterfowl Association, stated they are in support.

Mr. Schmidt stated that a letter would be prepared for the Chairman's signature to the Commission, as well as to the Department, with the conditions attached to it.

16. Upper Butte Sink Wildlife Area, Butte County \$5,200,000.00

Mr. Schmidt reported that this proposal was for the purchase of 2,300+ acres of land lying within Butte Sink for the preservation of interior wetlands for waterfowl habitat and other game and non-game species. The purchase of a conservation easement covering much of this area was approved by the Board at the March 3, 1987, meeting. However, the owners at that time were unable to complete a transfer to the State and the funds for the purchase were recovered at a subsequent Board meeting. Also to be considered is an option to purchase the fee title to an additional 1600+ acres.

Mr. Frank Giordano described the property, known as "Schohr Ranch", is located 13+ miles west of the town of Gridley, California, and 3+ miles north of the Department of Fish and Game's Gray Lodge Wildlife Area. It has direct access on the north from Princeton Road and on the south from Gridley Road, both paved county roads. The property contains 5+ miles of Butte Creek frontage and a large portion of Little Butte Creek, which only exists on the total Schohr Ranch (originally 8,000+ acres total). The property contains no improvements but does have electrical service available.

The subject property has several biological attributes which make it desirable for fish and waterfowl and threatened and endangered species management. In addition to the two creeks mentioned above, the property also contains several slough areas, large stands of native California oaks, cottonwoods, willows, berry vines, etc., comprising a rather large riparian area. Presently, the property contains about 25% natural wetlands, 50%+ in farmland left fallow which is in the process of returning to a natural wild state, while the remaining 25% is farmed.

Of the many wildlife values of the property, this portion of Butte Creek supports a good warmwater fishery and is a passageway for king salmon enroute to upstream spawning. The property is an excellent waterfowl winter ground and supports some waterfowl breeding. A variety of game and non-game species are supported by the property and it provides exceptional habitat for pheasant. Fox, deer, coyote, beaver, river otter, and raccoon have all been observed on the property.

The property provides a wintering area for several hundred of the threatened sandhill crane. At least one breeding territory for the threatened Swainson's hawk is on the property and the threatened giant garter snake is expected to use the freshwater marsh as this species is known to occur in the Butte Basin. Riparian habitat along Butte Creek provides a migration corridor for the threatened yellow-billed cuckoo which breeds north of the property and the endangered bald eagle, peregrine falcon and Aleutian Canada goose have been observed on the property and use it in winter months. California hibiscus, listed as threatened by the Native Plant Society, occurs along Butte Creek within the area proposed for acquisition.

The Department can use and develop, in addition to the existing 25% wetland area, an additional 25% to 40% of seasonal wetland area by using Butte Creek water, and water from what is termed the "100 ditch", to flood existing fallow area and harvested rice fields. Water availability is currently being studied by a private consultant hired by The Trust for Public Land. Approval by the Board of this transaction should be conditioned upon sufficient water being available to meet DFG management needs. Adequate water would make it possible to create an even larger waterfowl breeding and wintering area than currently exists.

The property lends itself for consumptive uses such as fishing and high quality hunting. Non-consumptive uses could include boating, nature study and outdoor education. Should this be desirable, public access would pose no problem and parking areas and even a small boat launch could be constructed.

The property has been appraised with two zones of value; \$2,500 per acre, and \$1,750 per acres. If the State elects to exercise its option, the purchase price of the optioned property (Phase II) will be discounted to \$1,325 per acre. The owners have agreed to this condition as well as the appraised value. The purchase price for the acreage will be a maximum of \$5,180,000.00 (depending on actual acreage determined by survey) with an additional \$20,000 needed for escrow, title and closing costs.

This acquisition would be exempt from CEQA as an acquisition for wildlife habitat preservation and the property would be managed by the Department of Fish and Game. Funding is available for this acquisition from the 1984 Fish and Wildlife Habitat Enhancement Fund.

Staff recommended that the Wildlife Conservation Board approve the purchase of the Upper Butte Sink Wildlife Area, Butte County, as proposed; conditioned on the availability of adequate water as determined by DFG, allocate \$4,700,000.00 from the 1984 Fish and Wildlife Habitat Enhancement Bond Fund (Interior Wetlands), and \$500,000.00 from the Environmental License Plate Fund, for a total of \$5,200,000.00; and authorize staff and the Department to proceed substantially as planned.

Mr. Schmidt reported that letters of supports had been received from California Waterfowl Association, California Wildlife Federation, Ducks Unlimited, The Wilderness Society, Defenders of Wildlife, The Sierra Club - both the local group as well as the national committee, Friends of the River, Shasta Cascade Wonderland Association and 4 or 5 individual citizens. He also acknowledged the hard work of the staff of The Trust for Public Land for putting the transaction together.

Mr. R. B. Reno and Mr. Jim Messersmith were present from the Department of Fish and Game should there be any questions.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

Mr. Dan Chapin, Chairman of the Implementing Board of the Central Valley Joint Habitat Venture which is the California component of the North

American Waterfowl Management Plan. Four of the 6 members of the Board have already endorsed the project as organizations, including CWA, but this is a project which is proposed and will be considered at the Implementation Board meeting next week as one of three potential "Fast Track" projects. "Fast Track" means something to be done in the immediate future demonstrating the importance of moving forward in California and the ability to do so. Unofficially, the Implementation Board recommended adoption.

Mr. Giordano reported that the water rights had been secured by the Richvale Irrigation District. Mr. Bontadelli thanked The Trust for Public Land for making this available and having the water rights assurance, he recommended acceptance of staff's recommendation.

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF THE UPPER BUTTE SINK WILDLIFE AREA, BUTTE COUNTY, AS PROPOSED, CONDITIONED ON THE AVAILABILITY OF ADEQUATE WATER AS DETERMINED BY DFG; ALLOCATE \$4,700,000.00 FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND, AS DESIGNATED FOR INTERIOR WETLANDS; AND \$500,000.00 FROM THE ENVIRONMENTAL LICENSE PLATE FUND FOR A TOTAL OF \$5,200,000.00; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

17. San Jacinto Wildlife Area Expansion #4, Riverside County \$1,235,000.00

Mr. Schmidt reported that this proposal is for the acquisition of a conservation easement over a parcel consisting of 378+ acres, adjacent to the San Jacinto Wildlife Area near the town of Lakeview; just east of Perris Reservoir. Prior Wildlife Conservation Board and Department of Fish and Game acquisitions total about 4,100 acres for this 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.

Mr. Giordano described the proximity of the subject property to developed portions of the wildlife area places the protection of this parcel as a high priority matter. More than two miles of the subject property boundary is contiguous with the wildlife area boundary. A 3/4 mile long portion of the Department of Fish and Game's developed waterfowl hunting area is within 175 yards to 425 yards of the duck club boundary. The property boundary is within 375 yards of the wildlife area headquarters and within 135 yards of the preferred location for the proposed interpretive center building. About 15-20 acres of the subject property is suitable for Stephen's kangaroo rats and almost all of the rest of it has been developed as wetland habitat, or is suitable for conversion to that use. It is almost certain that if this property is not protected in some manor, it will be developed within the next 5 years.

The Moreno Valley area located northerly of the wildlife area, is one of the fastest growing residential areas in Southern California and is rapidly encroaching into the San Jacinto area from the northwest. Lands similar to

the subject were purchased for the wildlife area in 1980-81 for \$1,500 to \$2,000 an acre. In the mid 80's, similar land prices for this type of land had increased to \$4,000 an acre. This land is now appraised at \$6,000 an acre for the lower area and \$12,000 an acre for the upland acreage. Land speculation, especially for future residential development, is rapidly increasing in this area. The community of Lakeview, just southerly of our wildlife area, is also expanding but will stop short of encroaching into this area because of the property already purchased by the State.

The purchase of a conservation easement over this 378+ acre parcel will ensure that this portion of the wildlife area, will remain free of further development and provide the existing wildlife area much needed protection along a key boundary, in terms of waterfowl habitat and its related uses. It will also ensure the retention of the property in its current condition.

The owners have agreed to sell the easement at the appraised value of \$1,220,000 (50% of fee value) and have also agreed to give the State the first right of refusal to purchase the underlying fee at fair market value. It is estimated that an additional \$15,000 will be needed for escrow, title and review costs.

The subject property will be monitored, to ensure compliance with the terms of the easement, as part of the existing wildlife area management program at minimal additional Departmental cost. This purchase is exempt from CEQA as an acquisition of land for wildlife conservation purposes. Funding is proposed to be from the 1984 Fish and Wildlife Habitat Enhancement Fund.

Staff recommended that the Board approve the purchase of the San Jacinto WLA Expansion #4, Riverside County, as proposed; allocate \$1,235,000.00 for the purchase price and related costs from the 1984 Fish and Wildlife Habitat Enhancement Fund, as designated for interior wetlands; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Schmidt reported that Mr. Fred Worthley from the Department was present should there be any questions and also thanked the Defenders of Wildlife for their letter of support.

Mr. Taucher stated that he is very familiar with this project and was in favor of the acquisition. He also stated if we are ever able to acquire the fee title to this property that he feels very strongly about maintaining it for same purpose as it is now being used, which is for waterfowl hunting and that the state consider some put and take quail and pheasant operation on this area to service the L.A. basin area.

Mr. Giordano reported that it is a standard procedure when getting a conservation easement to also acquire the first right of refusal which is being done.

After some discussion, Mr. Bontadelli summarized that hunting be maintained as an integral use and part of area if we actually attain it in fee title at a later date. With no objection to that particular motion that some of the area will always be open for hunting, a motion was made.

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF THE SAN JACINTO WLA EXPANSION #4, RIVERSIDE COUNTY, AS PROPOSED; ALLOCATE \$1,235,000.00 FOR THE PURCHASE PRICE AND RELATED COSTS FROM THE 1984 FISH AND WILDLIFE HABITAT ENHANCEMENT FUND, AS DESIGNATED FOR INTERIOR WETLANDS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

18. Trout Habitat Enhancement Projects \$50,600.00

Mr. Schmidt reported that this was a proposal for the Board to allocate funds for the enhancement and rehabilitation of resident trout spawning and rearing habitat on two interior waterways in California, and augment the Bogus Creek Riffles Salmon and Steelhead Habitat project which was approved by the Board at the May 19, 1988, meeting.

Habitat enhancement and restoration is needed on many interior streams that support populations of resident trout. Over the years grazing and timber harvest practices, coupled with damage from high storm flows, has caused serious impacts to many of California's smaller interior streams resulting in an overall degradation of habitat.

Many of the problems associated with the larger coastal streams are also common to the smaller interior waterways. Long stretches of some interior streams also lack the proper pool-riffle ratio and require log-rock weir structures and boulder clusters to re-create the proper habitat elements. Unstable stream banks are common and create conditions that reduce stream habitat values.

Stream banks lacking cover generate increased sedimentation which smothers spawning gravel and fills pools needed for rearing habitat. The lack of stream bank riparian growth also results in higher water temperatures, less hiding cover and a reduced food source. Some segments of streams that are heavily fished lack adequate hiding and holding cover which reduces angler success and lessens the fishing experience.

The following stream restoration projects have been recommended by the Department of Fish and Game. They are exempt from CEQA under Section 15301, Class 1 (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. All of the projects listed in this item are intended to correct or enhance situations identified above.

Staff recommended that the Board consider the two resident trout projects and the Bogus Creek augmentation as one item, allocate \$50,600.00 from the 1984 Fish and Wildlife Habitat Enhancement Fund (Stream Restoration and Enhancement), and authorize the staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Schmidt noted that letters of support had been received from the Defenders of Wildlife and Shasta Cascade Wonderland Association.

Site specific information for each of the three habitat enhancement projects is provided below:

a. South Fork Kern River Golden Trout Habitat, Tulare County \$31,900.00

This is a cooperative project between the Department of Fish and Game and the Inyo National Forest to enhance habitat for Golden Trout, a Federally listed threatened species.

The objective of the project is to stabilize stream banks and provide instream cover (habitat) by placing trees at cutbanks parallel to flow and place willow plantings behind the trees and on the banks. Trees will be cut and skidded by mules to the stream and anchored (site is in wilderness area). Mulkey Creek, a tributary to the South Fork Kern River, will be fenced for about one mile to exclude livestock from the stream to allow for recovery. Willows will also be planted on the stream banks. The Forest Service will administer the project and will provide protection and maintenance of the completed project as needed.

b. Glass Creek, Mono County \$8,700.00

This is a cooperative project between the Department of Fish and Game and the Inyo National Forest to enhance habitat for the Lahontan cutthroat trout, a Federally listed threatened species.

The project proposes to improve trout habitat by stabilizing stream banks and providing instream cover. The Forest Service will administer the project which will include willow plantings, seeding of eroded meadow areas adjacent to the stream, rock armor headcut and armor some existing cutbanks. They will also provide protection and maintenance of the completed project as needed.

c. Bogus Creek Riffles, Siskiyou County (Augmentation) \$10,000.00

The Bogus Creek Riffles (School and Ladder) project was approved at the May 19, 1988, WCB meeting for \$50,000.00. This project, which is intended to improve spawning habitat for chinook salmon and steelhead trout, is being administered by the Department of Fish and Game who developed the original project cost estimate in early 1987. However, since that time material and construction costs have gone up resulting in the lowest bid received being just under \$60,000.00. The Department is requesting a \$10,000.00 augmentation to be able to award this bid and proceed as authorized by the Board on May 19, 1988.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE TWO RESIDENT TROUT PROJECTS AND THE BOGUS CREEK AUGMENTATION AS ONE ITEM AS PROPOSED; ALLOCATE \$50,600.00 FROM THE 1984 FISH & WILDLIFE HABITAT ENHANCEMENT FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

Mr. Taucher noted that a lot is done for the freshwater fishermen, but more should be done in the future for the saltwater sports fisherman. Mr. Schmidt added that the Board has recently been contacted regarding the demolition of the Huntington Beach Pier and the possibility of a proposal to take the concrete debris from the pier for the construction of artificial reefs off the coast is being considered. Mr. Bontadelli noted that the majority of the monies available to the Department for use on saltwater are those derived from either Wallop-Breaux funding or under specific allocation by the legislature, such as SB 400. The monies that the Board allocates are predominately funds available from bond acts or other things which are designated and do not have a great deal of saltwater money allocated. Mr. Bontadelli noted that the Department has 7 artificial reef programs currently underway and 3 major kelp station projects which are to the benefit of the saltwater anglers. If the Department can find a way to obtain material for additional reefs within existing allocations of Board funds it will be done.

19. Dairy Mart Ponds Expansion #1, San Diego County \$305,000.00

Mr. Schmidt reported that this proposal is to expand the Dairy Mart Pond ecological reserve by acquiring a 24.78+ acre parcel of privately owned property for additional protection of prime coastal freshwater wetlands and the immediate surrounding riparian habitat. The Department of Fish and Game has given the acquisition of this area a very high priority recommendation. The first acquisition containing 35 acres was purchased pursuant to March 1, 1988, Board approval.

Mr. Jim Sarro described that the property being proposed for acquisition is located in the City of San Ysidro, on Dairy Mart Road, immediately west of I-5. Historically, this area was a portion of the Tijuana River. However, diking and subsequent sandmining has allowed a freshwater marsh and riparian vegetation to colonize the area turning it into one of the most significant freshwater marsh/riparian habitats, of its size, in Southern California.

The area receives very heavy wildlife use with approximately 260 species of birds using this valuable habitat. It is especially heavily used during nesting and migration seasons by waterfowl, shorebirds and passerines. Waterfowl are also heavy users in the winter months. Of special note is the fact that this area provides the only known heronry in San Diego County, and one of the few in California, for the snowy and cattle egret. Ospreys seek food fish in the pond areas throughout the year while Golden eagles continue to winter around the marsh. Four species of raptors also use the property for breeding. Other species which use the property, to name just a few, are terns (Caspians, elegant, royal, Forster's, black skimmers and least terns), least Bell's vireo, Yellow-billed Cuckoo, great egrets, black-crowned night herons, least bitterns, American bitterns and at least 18 different waterfowl species including Canada geese, snow geese and white-fronted geese. Some of the listed species, including but not limited to, the least tern, the yellow-billed cuckoo, the brown pelican, the least Bell's vireo and the California Clapper Rail can be found on the State's threatened or endangered list.

In addition to protecting this important habitat, the property is very desirable as an area for bird watching, fishing and general outdoor enjoyment. Without acquisition, protection of this habitat remains in jeopardy to such activities as potential development, further sand extraction or other uses which could lead to habitat destruction.

Acquisition, while being recommended by the Department of Fish and Game, is being supported by many groups including, but not limited to, the San Diego County Board of Supervisors, the San Diego Audubon Society, the San Diego Botanical Garden Foundation and the San Diego Parks and Recreation Department.

Although no development of this area is currently proposed, it should be pointed out that San Diego County has indicated a desire to operate and maintain this area. This could lead to minimal development, probably limited to a simple pedestrian trail, for fishing and wildlife observation purposes.

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

The owners have agreed to sell this property to the State for its appraised value of \$300,000.00. An additional \$5,000.00 is necessary to cover administrative costs including the appraisal, title and escrow fees and Department of General Services review charges.

Mr. Schmidt reported that numerous letters of support had been received including Defenders of Wildlife, Citizens Coordinating, Century 3, County and City of San Diego, Coastal Commission, and the Audubon Society.

Staff recommended that the Board approve the purchase of this parcel as proposed; allocate \$305,000.00 for the purchase and related costs from the Environmental License Plate Fund, as designated for coastal wetlands; and authorize staff and the Department to proceed substantially as planned.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE PURCHASE OF THE DAIRY MART PONDS EXPANSION #1 PROPERTY, SAN DIEGO COUNTY, AS PROPOSED; ALLOCATE \$305,000.00 FROM THE ENVIRONMENTAL LICENSE PLATE FUND, FOR THE PURCHASE PRICE AND RELATED COSTS; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

20. Suisun Marsh Habitat Enhancement Project, Solano County \$250,000.00
(AB 2090)

Mr. Schmidt reported this proposal was to consider an allocation to continue funding marsh habitat development, enhancement and maintenance work on privately owned duck clubs within the primary management area of the Suisun Marsh, as provided for in Assembly Bill No. 2090, Hannigan, (Chapter 1571, Statutes of 1982) and as funded in the 1988/89 State budget.

The Suisun Marsh comprises approximately 85,000 acres of tidal marsh, managed wetlands, and waterways in southern Solano County. It is the largest remaining wetland around San Francisco Bay and includes more than ten percent of California's remaining wetland area. The Marsh is also a wildlife habitat of nationwide importance. It plays an important role in providing wintering habitat for waterfowl of the Pacific Flyway, and because of its size and estuarine location, supports a diversity of plant communities. These provide habitats for a variety of fish and wildlife, including several rare or endangered species.

Recognizing the threats to the Suisun Marsh from potential residential, commercial, and industrial developments, and the need to preserve this unique wildlife resource for future generations, the California Legislature passed and the governor signed in September, 1974, the Nejedly-Bagley-z'berg Suisun Marsh Preservation Act of 1974. The Act directs the San Francisco Bay Conservation and Development Commission and the Department of Fish and Game to prepare the Suisun Marsh Protection Plan "to preserve the integrity and assure continued wildlife use" of the Suisun Marsh. The Protection Plan was completed and sent to the Legislature in December, 1976. AB 1717, Fazio, a bill designed to implement the Suisun Marsh Protection Plan, was approved in September 1977. This act, called the Suisun Marsh Preservation Act of 1977, in addition to other items, provided for the following:

"District means the Suisun Resource Conservation District."

"The District shall have primary local responsibility for regulating and improving water management practices on privately owned lands within the primary management area of the Suisun Marsh in conformity with Division 19 (commencing with Section 29000) and the Suisun Marsh Protection Plan."

"A management program prepared by the Suisun Resource Conservation District designed to preserve, protect, and enhance the plant and wildlife communities within the primary management area of the marsh, including, but not limited to, enforceable standards for diking, flooding, draining, filling, and dredging of sloughs, managed wetlands, and marshes."

The management program for the marsh and management plans for the duck clubs within the primary management area have been completed and approved.

The Legislature, desiring to provide continued support for the Suisun Marsh Protection Plan, approved AB 2090, Hannigan, in September, 1982. This act provides for funding support for the Suisun Resource Conservation District, to aid private marshland owners to develop and enhance their duck club property to comply with the provisions of the management plan approved for their property. The act, as amended by Chapter 142/83, provides for the following:

9965. (a) The Legislature finds that compliance with the mandated regulations of the District will produce public benefits by improving wildlife habitat in the primary management area and that providing public funds to partially offset the costs of complying with those regulations would serve a valid public purpose. Assistance under this section shall not be treated as taxable income to a private landowner.

(b) Each year the District shall submit to the Department an estimate of an amount sufficient to reimburse the private landowners in the primary management area for 50 percent of the operation and maintenance costs which it anticipates they will incur the following fiscal year in carrying out this chapter and division 19 (commencing with Section 29000). Funds for this purpose shall not exceed five thousand dollars (\$5,000) per individual ownership. The funds shall be included in the budget of the Department payable from the Wildlife Restoration Fund and shall be available to the Department for disbursement to the private landowners in accordance with subdivision (c).

(c) Each fiscal year, any private landowner in the primary management area who desires to qualify for the assistance provided by this section shall, by December 31, submit to the District a claim for those costs incurred that calendar year in carrying out the operation and maintenance activities specified in that landowner's individual ownership management program. Each claim shall be accompanied by substantiating documents, as determined by the District. The District shall review each claim to determine its appropriateness by, including, but not limited to, an onsite inspection to establish that the physical improvements or management procedures for which a claim is submitted have been satisfactorily completed. The District shall submit the individual ownership claims to the Department for review and approval for payment equal to 50 percent of each claim. However, no payment shall exceed five thousand dollars (\$5,000). In any fiscal year in which the funds appropriated for purposes of this section are insufficient to pay 50 percent of each claim, the Department shall pay all approved claims on a pro rata basis. In any fiscal year in which no funds are appropriated for purposes of this section, the Department shall pay no claims.

In order to meet the legislative intent of the funding referred to in AB 2090, \$250,000 was included in the 1988/89 budget bill payable from the Environmental License Plate Fund to provide continued support for this program. This is the third year that funding has been provided.

The District and the Department of Fish and Game will review all applications received from the private owners and will determine that the

work planned will conform to the prescribed approved management plans, as contained in their five year program agreement, before such funding is approved. Such work will be pursuant to Chapter 1571 of the statutes of 1982 and may include but is not limited to levee construction, restoration, maintenance, water conveyance systems, water control structures and habitat enhancement.

All marsh enhancement and development work will be in compliance with the construction and management standards described in "The Suisun Resource Conservation District's Management Program to preserve, protect and enhance the plant and wildlife communities within the primary management area of the Suisun Marsh", which was certified by BCDC in 1981 according to the procedures established in AB 1717. In addition all of the development work authorized by the district will be covered under appropriate permits. The District has determined that this action is exempt from CEQA under Section 15101, Class 1 (i), and has filed a categorical exemption in accordance with the Act.

Staff recommended that the Board approve continuation of the marsh development enhancement program authorized under AB 2090 as proposed; allocate \$250,000.00 from the Environmental License Plate Fund; and authorize staff and the Department of Fish and Game to augment current agreements and proceed substantially as planned.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE CONTINUATION OF THE SUISUN MARSH HABITAT DEVELOPMENT ENHANCEMENT PROGRAM AUTHORIZED UNDER AB 2090 (CHAPTER 1571, STATUTES OF 1982) AS PROPOSED; ALLOCATE \$250,000.00 FROM THE ENVIRONMENTAL LICENSE PLATE FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

21. Upper Sacramento River (Site Mile 209+), Butte County \$22,000.00

Mr. Schmidt reported this proposal was to consider the acquisition of 20+ acres of Sacramento River riparian habitat located on the east bank of the Sacramento River, about eight miles north of Hamilton City, in Butte County. Mr. Howard Dick described that the property can be reached by taking State Route 99 north from Chico approximately 10 miles to the Cana Highway, turning left on the Cana Highway and proceeding about 7 miles to the end of the road. A gravel road extension heading directly west leads to the property.

The land proposed for acquisition is subject to flooding from the Sacramento River, yet it can be readily cleared and farmed. In fact, much of this type of habitat has already been cleared along the Sacramento River as evidenced by Department of Fish and Game studies which show that only about 1% of the

Sacramento Valley riparian forests of the early 1800's remain today. Several hundred acres of these wildlife-rich forests are lost to agricultural uses and timber operations each year, and it appears that the most feasible method of preventing further loss of this habitat is through public acquisition.

According to the Department of Fish and Game, endangered or threatened species dependent on these riparian forests include the valley elderberry, longhorn beetle, bald eagle, American peregrine falcon, Swainson's hawk, yellow-billed cuckoo, and the California hibiscus. Bird species of special concern include the double-crested cormorant; sharp-shinned hawk, Cooper's hawk, osprey, merlin, long-eared owl, willow flycatcher, purple martin, bank swallow, yellow warbler, and the yellow-breasted chat. Fully protected species include the black-shouldered kite and the ring-tail cat.

Although the subject property is currently unused, it could be cleared and used for agricultural purposes, thereby destroying its valuable habitat. The property may also have the potential for some gravel extraction which would not only destroy wildlife habitat, but could even have an adverse impact on fishery habitat.

State acquisition is seen as a sure way to protect this valuable resource. The owners have agreed to sell the property to the State at the approved fair market value of \$20,000.00. Processing costs of the sale are expected to be about \$2,000.00. The acquisition would certainly be consistent with the Department's long standing goal of protecting riparian habitat, not only along the Sacramento River, but in many other areas of the State.

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 noted that the Defenders of Wildlife and the Shasta Cascade Wonderland Association have expressed support through letters.

Staff recommended that the Board approve the acquisition of this Upper Sacramento River (Site Mile 209) parcel, as proposed; allocate \$22,000.00 from the Environmental License Plate Fund; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE ACQUISITION OF THE UPPER SACRAMENTO RIVER (SITE MILE 209) PARCEL, BUTTE COUNTY, AS PROPOSED; ALLOCATE \$22,000.00 FROM THE ENVIRONMENTAL LICENSE PLATE FUND; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

22. Antioch Park Fishing Pier, Contra Costa County

\$54,000.00

The City of Antioch has proposed the construction of a public fishing pier adjacent to the new city marina on a 50/50 matching fund basis under the Wildlife Conservation Board pier program. A resolution has been adopted by the city council indicating the city will meet the WCB 25 year lease and operating requirements and declaring the city's resolve to make maximum use of the San Joaquin River shoreline for public recreation, specifically the enhancement of fishing opportunities in the area.

Mr. Al Rutsch described the pier will be located within a five acre site which the city is developing as a riparian park, where there will ultimately be boardwalks, nature trails and a wildlife interpretive area. Parking areas and restrooms are being constructed nearby as part of the marina development, close enough to serve the proposed fishing pier facility.

In the way of history, the WCB and city joined together in a cooperative matching fund project in 1966 to construct the municipal fishing pier at the foot of D Street. Public use of this existing pier as reported by the city was 7,000 to 8,000 visitor days a year. The department's lease and maintenance agreements with the city for that pier expired in 1986.

The city is now actively pursuing a comprehensive waterfront renewal program which will both enhance public accessibility to the river and create a viable downtown/waterfront commercial area. The old pier is not well located for expanded public use and will be converted to other uses compatible to the changing nature and commercial growth of the downtown area.

Staff and the department have reviewed the city's pier plan and have visited the site. The pier location and design are supported by this review. Fishing at the pier site is expected to be good, with striped bass, sturgeon, salmon, steelhead, white catfish and carp among the fish species found in the vicinity at various times of the year.

The city has submitted a cost estimate for the project as follows:

Pier 150' X 10'	\$ 52,000.00
Access boardwalk	31,000.00
Benches	3,000.00
Trash containers	1,000.00
Drinking fountains and water pipe	1,000.00
Lighting; standards, fixtures and wiring	4,000.00
Subtotal, construction cost	\$ 92,000.00
Engineering, 6%	6,000.00
Contingencies, 10%	10,000.00
TOTAL PROJECT COST	\$108,000.00
WCB Cost, 50%	\$ 54,000.00

The city has adopted a final E.I.R. for the master waterfront plan with the pier as an element of that report as required by CEQA.

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Staff recommended that the Wildlife Conservation Board approve the Antioch Park Fishing Pier, Contra Costa County, as proposed; allocate \$54,000.00 from the Wildlife Restoration Fund on a matching basis with the City of Antioch; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Schmidt added that Mr. Ron Ward from the City of Antioch and Barbara Price from the Antioch City Council were present.

Barbara Price thanked the Board for putting the project on the agenda at the last moment and if there were any questions she would be happy to answer them.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MS. SWEET THAT THE WILDLIFE CONSERVATION BOARD APPROVE CONSTRUCTION OF THE ANTIOCH PARK FISHING PIER, CONTRA COSTA COUNTY, AS PROPOSED; ALLOCATE \$54,000.00 FROM THE WILDLIFE RESTORATION FUND ON A MATCHING FUND BASIS WITH THE CITY OF ANTIOCH; AND AUTHORIZE STAFF AND THE DEPARTMENT OF FISH AND GAME TO PROCEED SUBSTANTIALLY AS PLANNED.

MOTION CARRIED.

23. Vallejo Fishing Pier, Solano County

\$66,700.00

Mr. Schmidt reported this item was for an allocation to make repairs to the Vallejo Fishing Pier, a Department of Fish and Game fee-owned pier located in Vallejo at the easterly end of the Highway 37 Napa River Bridge. The pier is a remnant of the old highway bridge which was salvaged by WCB when the Department of Transportation constructed the new span. The 1,000 foot long easterly bridge approach section and 0.2 acres of land were acquired by the Board in 1964.

At the March 1, 1988, meeting, the Board allocated \$40,000 to repair damage which resulted from a late 1987 fire. Unfortunately, just as these repairs were about to begin, a July 1, 1988, fire damaged yet another portion of this pier. The Greater Vallejo Recreation District, which operates and maintains the wood pier by an agreement with the Department, reported that fire destroyed a portion of the pier, about 125 feet shoreward of the 1987 fire, requiring closure of a portion of the pier until full repairs can be completed.

This pier is the only one of some 46 public fishing piers constructed or renovated with WCB funding which is owned outright by the Department. Past WCB funding for this project has not required a local match which has been normal on other piers. The District is, however, underwriting the engineering costs of the project to date and engaged a consulting engineering firm to inspect the damage and make repair recommendations and cost estimates. While the Vallejo Pier has not been exactly trouble-free, it has returned benefits many times over its cost for fishing recreation.

It is well located for this purpose, being in excellent fishing waters at the mouth of the Napa River in a growing metropolitan area. As most fishing piers, it is an important and popular public attraction, with an estimated 70,525 visitor days of use recorded in 1987.

As reported by the consulting engineer, damage was considerable but fortunately localized so only a relatively small portion of the pier was affected. Unfortunately, while the adjacent pile bent itself was not damaged by the fire, timber decay has progressed to the point that sufficient capacity for the supporting of jacking beams, necessary to lift the concrete deck for repairs, is questionable.

One of the four piles in this bent has been completely severed and one cantilever end of the pile cap has collapsed. This bent must therefore be reinforced to support the repair work. In fact, it should be reinforced for continued pier use.

Although fire damage is greater as a result of this fire vs. the 1987 fire, repair work can be accomplished for a lesser amount. This is primarily due to a savings in added costs of mobilization since both repair projects can be completed at the same time.

In inspecting the pier to determine the extent of damage for the latest fire, the City's consultant noted all 16 expansion joints along the length of the pier appear to be prime for continued fire damage as well as dry rot. Another source of dry rot comes from water spillage through curb openings.

To minimize the damage caused by the water wasting over the supporting timbers, and to prevent the accidental intrusion of sparks or fire producing elements such as burning debris or cigarette butts, it is recommended that wear plates be installed over expansion joints and that scupper pipes and hoppers be installed at each drainage port.

The deck structure is currently sagging in places and for the wear plates and scupper installation to be most effective the deck may need to be leveled. The extent of repair work necessary to raise and support the deck structure can only be determined after close inspection of each cap and such inspection will require the use of temporary scaffolding and barges or floating work platforms.

The wear plates and scupper installation could be made with the fire damage repair without raising the deck structure. However, the extent of the dry rot and resulting structure failure is such that after 2 to 3 years, additional work would be required due to continued sagging of the deck structure.

Staff recommended that existing fire damage repairs be made, measures to be taken as described to decrease future fire and dry rot potential and authorize a complete inspection of the pier structure followed by a cost estimate for possible future funding, if appropriate.

Mr. Rutsch described the cost breakdown for this proposal, as prepared by the City's consultant and reviewed by your staff is as follows:

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1) Repair 1988 fire damage	\$30,000.00
a) Engineering, 10%	3,000.00
2) Install steel wear plates (16 joints), add scupper pipes & hoppers	10,000.00
3) Inspect entire structure, develop plan & cost estimates for necessary repairs	10,000.00
a) Barge rental	5,000.00
	Subtotal: \$58,000.00
4) Contingency, 15%	<u>8,700.00</u>

TOTAL PROJECT COST: \$66,700.00

The repair of existing structures is exempt from CEQA under Section 15103, Class 1 of the State Guidelines and a Notice of Exemption has been filed in accordance with the Act.

Mr. Schmidt noted that Dick Conzelmann from the Greater Vallejo Recreation District was present.

Mr. Schmidt reported he was just provided with a revised cost estimate based on a completed engineering study for this project. In the agenda listed on page 34 the cost estimate indicates \$66,700.00. This includes \$15,000.00 for the study. Revised cost estimate now completed is \$64,000.00 excluding the study, or \$79,000 for the completed project.

Staff recommended that the Wildlife Conservation Board approve the Vallejo Fishing Pier repairs, Solano County, as presented; allocate \$66,700.00 from the Wildlife Restoration Fund; and also give WCB the authority to go up to \$79,000.00 subject to reviewing the Board's legal authority to expand funding at the meeting and, if not, the Board authorize the \$66,700.00 today, excluding the study, and staff will have to come back to the Board at a later time for the additional money; and authorize staff and the Department of Fish and Game to proceed substantially as planned.

Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

IT WAS MOVED BY MR. BONTADELLI THAT THE WILDLIFE CONSERVATION BOARD APPROVE THE REPAIR WORK AT THE VALLEJO FISHING PIER, SOLANO COUNTY, AS PROPOSED; ALLOCATE \$66,700.00 FROM THE WILDLIFE RESTORATION FUND AND THAT SUBJECT TO REVIEW BY LEGAL STAFF AUTHORIZE THE ADDITIONAL AMOUNT UP TO \$79,000.00. IF THERE ARE ANY QUESTIONS RELATIVE TO THE UTILIZATION OF ADDITIONAL FUNDS, STAFF WILL RETURN TO THE BOARD FOR FINAL CLARIFICATION AT THE NEXT WCB MEETING. IF WCB IS NOT ABLE TO GET LEGAL AUTHORITY TO GO UP TO THE \$79,000.00, IT WAS AUTHORIZED TO HAVE A PROPERLY ADVERTISED TELEPHONIC MEETING.

MOTION CARRIED.

NOTE: Based on a review of the open meeting law, it was determined that, although the Board cannot add unscheduled items, minor modifications of existing scheduled items can be made.

24. Other Business

a. Update - Eel River Delta, Humboldt County

Mr. Schmidt reported that several meetings ago the Board approved acquisitions on the Eel River Delta. They were conditioned on approval by the Coastal Commission. The day before yesterday, after 3 attempts, the Coastal Commission approved 8 separate acquisitions of which this Board has already approved 2, conditioned on Commission approval. Mr. Schmidt thanked Mr. Spike Naylor and his staff for their excellent work in getting these acquisitions approved by the Commission.

b. Update - Proposition 70 Funding

Mr. Schmidt reported that under Prop. 70 the Board received two sources of money. One was a total of \$81.3 M for specific project areas and the other was a \$50 M allocation for mostly rare and endangered and natural heritage type projects. The \$81.3 M was without regard to legislative action. It was made a direct appropriation to the Board and that money is available for expenditures at this time, as soon as we receive bond sales and loans. In July, WCB attended a Bond Sales Committee Meeting and received authorization for the first \$15 M of bond sales. On August 17th, WCB will go to the Pooled Money Investment Board and request a loan. The actual bond sale authority received will be the security for the loan. This is the new procedure required because of the 1986 tax laws. The Board is facing a new \$131 M program, while in the history of the WCB we have had a total of \$191 M. Current WCB staff cannot continue to carry this program out without additional staff. WCB has requested three positions which will include an Associate Land Agent, Staff Services Analyst, and a Stenographer. The positions are to be permanent and funded by the Bond Act. There is \$1.8 M designated in the Bond Act for administrative costs under one section and \$350,000 per year in another section.

c. Mr. Ed Hague, representing California Wildlife Federation, asked to speak regarding a conservation easement in Calaveras County. Mr. Hague stated that the property is right in the middle of deer winter range and is a very desirable piece of property. The landowner is definitely interested in a conservation easement. Mr. Schmidt stated that the Regional Manager for that area was not present to address the concern, but WCB will take a look at the area if more information and a map could be provided.

d. Mr. Bob Cline, representing the Butte Sink Waterfowl Association, asked to speak regarding the Schohr Ranch. He commended the Board for support of project. His concern was relative to the water rights issue. After some discussion, Mr. Bontadelli reported that the assurance had just been received prior to the meeting today that The Trust for Public Land had secured the access of this property into the Richvale Irrigation District for delivery of water through that District.

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Mr. Taucher asked if there were any questions or concerns, and since there was no further discussion, the following action was taken.

There being no further business to consider, the meeting was adjourned at 12:40 p.m. by Mr. Taucher.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "W. John Schmidt". The signature is written in a cursive style with a large, stylized "W" and "S".

W. John Schmidt
Executive Officer

PROGRAM STATEMENT

At the close of the meeting on August 11, 1988, the amount allocated to projects since the Wildlife Conservation Board's inception in 1947 totaled \$191,863,250.93. 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 State Beach, Park, Recreational and Historical Facilities Bond Act of 1974, the General Fund, the Energy Resources Fund, the Environmental License Plate Fund, the State, Urban and Coastal Park Bond Act of 1976, the 1984 Parklands Bond Act and the 1984 Fish and Wildlife Habitat Enhancement Bond Act.

a. Fish Hatchery and Stocking Projects	\$16,066,599.15
b. Fish Habitat Development	9,639,467.88
1. Reservoir Construction or Improvement .	\$3,065,821.39
2. Stream Clearance and Improvement	3,892,985.10
3. Stream Flow Maintenance Dams	498,492.86
4. Marine Habitat	646,619.07
5. Fish Screens, Ladders and Weir Projects	1,535,549.46
c. Fishing Access Projects	31,750,802.58
1. Coastal and Bay	\$2,956,336.25
2. River and Aqueduct Access	6,527,818.95
3. Lake and Reservoir Access	6,077,560.43
4. Piers	16,189,086.95
d. Game Farm Projects	146,894.49
e. Wildlife Habitat Acq., Development & Improvement Projects ..	127,169,455.34
1. Wildlife Areas (General)	\$98,906,929.30
2. Miscellaneous Wildlife Habitat Dev. ...	3,169,354.27
3. Wildlife Areas/EcoReserves, (Rare & Endangered)	25,093,171.77
f. Hunting Access	537,407.57
g. Miscellaneous Projects	5,758,012.87
h. Special Project Allocations	311,995.42
i. Miscellaneous Public Access Projects	<u>482,615.63</u>
Total Allocated to Projects	\$191,863,250.93