

IMPLEMENTATION PLAN

CONVEYANCE OF SONOMA BAYLANDS WETLAND RESTORATION  
DEMONSTRATION PROJECT SITE  
TO U.S. FISH AND WILDLIFE SERVICE

This Implementation Plan has been prepared pursuant to Public Resources Code 31107 regarding the transfer of real property. The subject property (Property) is owned in fee by the State, with jurisdiction and control in the State Coastal Conservancy (Conservancy). The Property is located along the San Pablo Bay, just south of Highway 37 in Sonoma County (Assessor's Parcel Numbers 068-140-002 and 068-140-030 as shown on the Attached Exhibit A). The Property is approximately 431 acres in size and consists primarily of 322 acres of restored wetland and a public access-way, including an easement for access from Highway 37 to the Property.

With grant funding provided by the Conservancy, the Property was initially acquired by the Sonoma Land Trust (SLT) in 1989 as part of a larger acquisition of former bay marsh (diked baylands) that was approximately 833 acres in size. Due to the constraints presented by the existing Northwestern Pacific Railroad right of way, for purposes of restoration the property was divided into two parcels. The northern parcel (north of the rail line and referred to now as the "North Parcel" and "Leonard Ranch") was retained by SLT, and the southern parcel, the Property (south of the rail line), was transferred by SLT to the Conservancy for tidal wetland restoration activities through the U.S. Army Corps of Engineers (Corps). The tidal wetland restoration of the Property by the Corps featured the construction of a new perimeter levee and the use of dredged sediment to raise site grades. The Corps completed the restoration work in 1995 and is now monitoring marsh development in accordance with an approved monitoring plan. In 2006 and 2007 SLT undertook improvement of site access to provide ADA-compliant public access to the wetlands on the Property. The access project involved improvements to the levee-top road and the installation of interpretive panels and signs.

Now that restoration and access implementation has been completed, the Property would be better managed by an agency with expertise in wetland management. The U.S. Fish and Wildlife Service (USFWS) is such an agency, and it owns and operates the adjacent San Pablo Bay National Wildlife Refuge (Refuge). USFWS has expressed a willingness to take title to the Property and to operate it as managed wetland as part of the Refuge, as well as maintaining the public access on the Property,

### Exhibit 3: Implementation Plan

The transfer of the Property would free the Conservancy and the State of management obligations and costs associated with the Property. At the same time, USFWS would agree to use the Property for the purposes for which it was acquired: habitat and open space preservation, resource enhancement and management, and public access to the extent consistent with the other purposes. It is anticipated that this agreement would be encompassed in a “consistency determination” under the Coastal Zone Management Act, approved by the San Francisco Bay Conservation Development Commission.

In order to carry out this Implementation Plan, the Conservancy requests that the Director of General Services, in accordance with Public Resources Code Section 31107, transfer the fee title to USFWS. In consideration of the benefits of the conveyance that would accrue to the State and people of California, the Conservancy has determined that the property should be conveyed at no charge.

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Samuel P. Schuchat, Executive Officer  
State Coastal Conservancy

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Date