

**STATE COASTAL CONSERVANCY
PUBLIC MEETING MINUTES**

May 29, 2014

MEMBERS PRESENT:

Douglas Bosco (Public Member), Chairman
Ann Notthoff (Public Member)
Bryan Cash (Designated, Natural Resources Agency)
Steve Kinsey, Coastal Commission Chair
Karen Finn (Designated, Department of Finance)

OTHERS PRESENT:

Sam Schuchat, Executive Officer
Glenn Alex, Legal Counsel

LOCATION:

State Capitol, Room 447
1315 10th Street
Sacramento, CA 95814

1. ROLL CALL

Douglas Bosco (Public Member), Chairman
Ann Notthoff (Public Member)
Bryan Cash (Designated, Natural Resources Agency)
Steve Kinsey, Coastal Commission Chair
Karen Finn (Designated, Department of Finance)

2. APPROVAL OF MINUTES OF MARCH 27, 2014 CONSERVANCY MEETING

The minutes of the March 27, 2014 Conservancy meeting were moved and seconded, then approved by a vote of 5-0.

The Conservancy next heard a public comment from item 18, out of sequence:

18. PUBLIC COMMENT: UPDATE ON SAN SALVADOR TALL SHIP PROJECT

Pete Conaty of the San Diego Maritime Museum announced that the historic reconstruction of the San Salvador ship will be launched on October 12, 2014.

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3. CONSENT ITEMS

A. WAVECREST COASTAL TRAIL CONSTRUCTION

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed \$246,000 (two hundred forty-six thousand dollars) to the Coastside Land Trust (“CLT”) for the purpose of constructing a segment of the California Coastal Trail at the Wavecrest Property in Half Moon Bay (San Mateo County). This authorization is subject to the following conditions:

1. Prior to the disbursement of Conservancy funds, CLT shall submit for the review and approval of the Executive Officer of the Conservancy:
 - a. Evidence that CLT has obtained all necessary permits and approvals.
 - b. A final work program, project budget and schedule, including the names of any contractors to be used in the completion of the project.
2. CLT shall implement, or cause to be implemented, the mitigation measures contained in the City of Half Moon Bay’s May 2014 Mitigated Negative Declaration for the project prepared under the California Environmental Quality Act, attached to the accompanying staff recommendation as Exhibit 2.
3. Upon completion of the project, CLT shall provide to the Conservancy a written report indicating the implementation of all applicable mitigation measures required in the Mitigated Negative Declaration.
4. CLT shall install and maintain sign(s) on the project site, the design, number and placement of which have been approved by the Executive Officer, acknowledging Conservancy funding and identifying the project as a segment of the California Coastal Trail.
5. To the extent appropriate, CLT shall ensure that the final designs of the project are consistent with the Conservancy’s ‘Standards and Recommendations for Accessway Location and Development’ and with all applicable federal and state statutes, regulations and guidelines governing barrier-free access for persons with disabilities.
6. Prior to commencing the project, CLT shall enter into and record an agreement pursuant to Public Resources Code Section 31116(c) sufficient to protect the public interest.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the current Project Selection Criteria and Guidelines.

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2. The proposed authorization is consistent with the purposes and objectives of Chapter 9 of Division 21 (Sections 31400-31410) of the Public Resources Code, regarding the establishment of a system of public accessways to and along the California Coast.
3. The Coastside Land Trust is a nonprofit organization that qualifies under section 501(c)(3) of the United States Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.
4. The Conservancy has independently reviewed the City's Mitigated Negative Declaration adopted on May 13, 2014 under the California Environmental Quality Act by the City of Half Moon Bay's Planning Commission, and attached to the accompanying staff recommendation as Exhibit 2."

B. BAYLANDS ECOSYSTEM HABITAT GOALS TECHNICAL UPDATE

Resolution:

"The State Coastal Conservancy ("Conservancy") hereby authorizes the augmentation of the Conservancy's October 21, 2010 authorization with up to \$65,000 in additional funds to complete and disseminate the Baylands Ecosystem Habitat Goals Technical Update, a portion of which may be used to augment an existing technical assistance grant to Point Reyes Bird Observatory (PRBO). Prior to the disbursement of any of these funds to PRBO, PRBO shall submit for the review and written approval of the Executive Officer a revised detailed work program, budget and schedule; and the names and qualifications of any contractors and subcontractors that it intends to employ."

Findings:

"Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
2. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding the resource and recreation goals of the San Francisco Bay Area, including the protection, restoration and enhancement of natural habitats and connecting corridors, scenic areas, and other open space resources of regional importance, and the ocean and bay.
3. PRBO is a nonprofit organization existing under Section 501(c)(3) of the United States Internal Revenue Code, and whose purposes are consistent with Division 21 of the California Public Resources Code."

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C. SAN FRANCISQUITO CREEK TRIBUTARIES: FISH PASSAGE IMPROVEMENT PROJECTS

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of up to sixty-seven thousand dollars (\$67,000) to American Rivers to design and prepare for implementation three fish passage improvement projects in the San Francisquito Creek watershed at Los Trancos Creek and Bear Creek, in Portola Valley and Woodside, respectively, San Mateo County. Prior to the disbursement of funds, American Rivers shall submit for review and approval by the Executive Officer of the Conservancy:

1. A work program, including a schedule and budget for the project;
2. The names and qualifications of all contractors to be employed for the project.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
2. The proposed authorization is consistent with the purposes and objectives of Chapter 4.5 of Division 21 of the Public Resources Code, regarding resource and recreational goals in the San Francisco Bay Area.
3. American Rivers is a nonprofit organization existing under Section 501(c)(3) of the Internal Revenue Service, and whose purposes are consistent with Division 21 of the Public Resources Code.”

D. ALBANY NECK AND BULB PLAN FOR McLAUGHLIN EASTSHORE STATE PARK

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed one hundred sixty-eight thousand dollars (\$168,000) to the City of Albany (City) to develop a plan for improving the Albany Neck and Bulb to enable this area to become part of McLaughlin Eastshore State Park of Alameda County. The City shall submit for the review and approval of the Executive Officer of the Conservancy a work plan, schedule, budget, and the names of any contractors to be employed.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

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1. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding projects of the San Francisco Bay Area Conservancy Program.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.”

E. SIERRA VISTA OPEN SPACE PRESERVE CONSTRUCTION

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed one hundred seven thousand dollars (\$107,000) to the Santa Clara County Open Space Authority (Open Space Authority) to construct a staging/parking area and connecting trail for the San Francisco Bay Area Ridge Trail in the Sierra Vista Open Space Preserve of Santa Clara County, subject to the following conditions:

- A. Prior to the disbursement of Conservancy funds, the Open Space Authority shall:
 1. Submit for the review and approval of the Executive Officer of the Conservancy:
 - a. Evidence that the Open Space Authority has obtained all necessary permits and approvals to construct the project.
 - b. A signing plan acknowledging Conservancy participation and identifying the staging/parking area and trail as part of the San Francisco Bay Area Ridge Trail system, as applicable.
 - c. A final work plan (including the names of any contractors to be used in the completion of the project), project schedule and budget.
 2. Enter into an agreement with the Conservancy sufficient to protect the public interest in the improvements and to provide public access to the project.
- B. The Open Space Authority shall implement or cause to be implemented its Mitigation Monitoring Program, adopted on February 13, 2014, and attached to the accompanying staff recommendation as part of Exhibit 3.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the current Project Selection Criteria and Guidelines.
2. The proposed project is consistent with the authority of the Conservancy under Public Resources Code Sections 31160-31165 regarding projects of the San Francisco Bay Area Conservancy Program.

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3. The Conservancy has independently reviewed the Open Space Authority's Sierra Vista Open Space Preserve Proposed Vehicle/Equestrian Staging Areas and Multi-Use Trail Project Mitigated Negative Declaration and accompanying documents, developed pursuant to the California Environmental Quality Act and adopted on February 13, 2014 (Exhibit 3 to the staff recommendation), and finds that the project, as mitigated, avoids, reduces or mitigates the possible significant environmental effects to a level of insignificance, and that there is no substantial evidence that the project will have a significant effect on the environment as that term is defined by the CEQA Guidelines, 14 Cal. Code Regs §15382."

F. INVASIVE SPARTINA PROJECT IN THE SAN FRANCISCO ESTUARY

Resolution:

"The State Coastal Conservancy hereby authorizes the disbursement of up to \$1,820,000 (one million eight hundred twenty thousand dollars), from two grants to the Conservancy by the US Fish and Wildlife Service, under the National Coastal Wetlands Conservation Grant Program and the North American Wetlands Conservation Act Grant Program (collectively, the "USFWS Grants"), for the San Francisco Bay Invasive Spartina Project (ISP) for two years of planning, mapping, implementation, and monitoring activities for revegetation and enhancement projects at 31 sites in the San Francisco Estuary. The USFWS Grants may be used for: 1) Conservancy grants to nonprofit organizations or public entities, to carry out implementation of the revegetation and enhancement projects and associated activities, whether a new grant or to augment existing ISP grants; and 2) Conservancy contracts for environmental or other services needed to plan, map, monitor and assist in the implementation of the revegetation and enhancement projects.

Any disbursement of funds for grants for implementation of revegetation and enhancement projects and associated activities shall be subject to the following conditions:

- a. If the grant is to a nonprofit organization, the grantee is a nonprofit organization existing under Section 501(c)(3) of the United States Internal Revenue Code, whose purposes are consistent with Division 21 of the California Public Resources Code.
- b. Prior to undertaking work on any one or more revegetation or enhancement projects and prior to disbursement of any funds to the grantee for that project, the grantee shall submit for review and approval of the Executive Officer a plan detailing the site-specific work, including a list of identified mitigation measures, a work program for revegetation planning, implementation, and monitoring activities, if applicable, including a schedule and budget, and evidence that the contractor and grantee has obtained all necessary permits and approvals for the project.
- c. In carrying out any revegetation or enhancement project, the grantee shall comply with all applicable mitigation and monitoring measures that are set forth in the

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approved site-specific plan, that are required by any permit, the amended ISP Biological Opinion or any other approval for the project, and that are identified in the “Final Programmatic Environmental Impact Statement/Environmental Impact Report, San Francisco Estuary Invasive *Spartina* Project: *Spartina* Control Program” (FEIS/R), adopted by the Conservancy on September 25, 2003.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. Disbursement of additional funds for ISP revegetation and enhancement projects remains consistent with Public Resources Code Sections 31160-31165 and with the resolutions, findings and discussion accompanying the Conservancy authorizations of September 25, 2003, March 10, 2005, June 16, 2005, March 8, 2007, May 24, 2007, April 24, 2008, April 2, 2009, June 4, 2009, March 17, 2011, September 22, 2011, August 2, 2012 and February 14, 2013 as detailed in the February 14, 2013 staff recommendation, attached as Exhibit 1 to the accompanying staff recommendation.
2. The proposed authorization remains consistent with the Project Selection Criteria and Guidelines last updated by the Conservancy on November 10, 2011.”

G. INNER BAIR ISLAND WETLANDS RESTORATION

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of up to \$518,785 of funds from the U.S. Fish and Wildlife Service to Ducks Unlimited, Inc. for restoration of 188 acres of wetlands and enhancement of 20 acres of transitional wetland habitat at Inner Bair Island in Redwood City, San Mateo, subject to the following conditions:

1. Prior to the disbursement of funds, Ducks Unlimited, Inc. shall submit for Executive Officer review and approval a work program including budget and schedule, and the names of any contractors it intends to use to complete the project.
2. Prior to the disbursement of funds, Ducks Unlimited, Inc. shall submit a sign plan for acknowledging Conservancy funding of the public access improvements.
3. In carrying out the project, Ducks Unlimited, Inc. shall:
 - a. Implement the project as described in the Bair Island Restoration and Management Plan Final Environmental Impact Statement/Report (EIS/R) certified by the California Department of Fish and Wildlife on January 22, 2008, and comply with all applicable mitigation and monitoring measures identified in the EIS/R.
 - b. Comply with all applicable terms and conditions that may be required by the US Fish and Wildlife Service (FWS) National Coastal Wetlands Conservation

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(NCWC) grant to the Conservancy or that may be necessary to enable the Conservancy to comply with terms and conditions of the grants.

- c. Implement all feasible Best Management Practices to reduce the project's greenhouse gas emissions, and shall require all contractors to do the same.
4. Prior to commencing the project, Ducks Unlimited, Inc. shall enter into and record an agreement pursuant to Public Resources Code Section 31116(c) sufficient to protect the public interest."

Findings:

"Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with the purposes and objectives of the San Francisco Bay Area Conservancy Program, Chapter 4.5 of Division 21 of the Public Resources Code, Sections 31160-31165.
2. The proposed project is consistent with the Project Selection Criteria and Guidelines, last updated by the Conservancy on November 10, 2011.
3. Ducks Unlimited is a nonprofit organization existing under Section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.
4. The Conservancy has independently reviewed and considered the information contained in the Environmental Impact Statement/Report for the Bair Island Restoration and Management Plan certified by the California Department of Fish and Wildlife on January 22, 2008 pursuant to CEQA.
5. The EIS/R identifies potential significant effects from implementation of wetland restoration and public access projects at Inner, Middle and Outer Bair Island, in the areas of Cultural, Air Quality and Cumulative Impacts. With regard to these impacts, the Conservancy finds that the current proposed project, the wetland restoration of Inner Bair Island, as modified by incorporation of the mitigation measures identified in the EIS/R, avoids, reduces or mitigates all of the possible significant environmental effects of the project."

H. BERKELEY BAY TRAIL EXTENSION

Resolution:

"The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed five hundred thousand dollars (\$500,000) to the City of Berkeley ("City") to construct an extension of the Berkeley Bay Trail (a spur trail to the San Francisco Bay Trail) and make improvements to the parking lot and windsurf staging area at the South Sailing Cove in the Berkeley Marina, subject to the following conditions:

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1. Prior to disbursement of any funds, the City shall submit for the review and approval of the Executive Officer of the Conservancy a work program, including a budget and schedule, and the names of any contractors hired to complete the project.
2. Prior to initiating construction of the project, the City shall provide written evidence to the Executive Officer of the Conservancy that all funding and permits and approvals necessary under applicable local, state, and federal laws and regulations to complete the project have been obtained.
3. Conservancy funding for the project shall be acknowledged by erecting and maintaining one or more signs near the project, the design and location of which has been reviewed and approved by the Executive Officer.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with the purposes and objectives of Chapter 4.5 (Sections 31160-31165) of Division 21 of the Public Resources Code, regarding public access improvements to and around the San Francisco Bay.
2. The proposed authorization is consistent with the Project Selection Criteria and Guidelines last updated by the Conservancy on November 10, 2011.”

I. SANTA CATALINA ISLAND SIGNAGE PROGRAM

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of forty-five thousand dollars (\$45,000) to the Catalina Island Conservancy (“Island Conservancy”) for phase three of a signage program to enhance visitor access and recreation along the trail system on Santa Catalina Island. Prior to disbursement of Coastal Conservancy funds for the project, the grantee shall submit for the review and approval of the Executive Officer of the Coastal Conservancy: a work program, including a schedule and budget; the names and qualifications of any contractors to be employed in carrying out the work; and a signage plan to ensure acknowledgment of Conservancy funding.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the current Project Selection Criteria and Guidelines.

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2. The proposed project is consistent with the purposes and criteria of Chapter 9 of Division 21 of the Public Resources Code (§ 31400 et seq.) regarding public access to and along the coast.
3. The proposed project serves greater-than-local needs.
4. The Island Conservancy is a public benefit nonprofit organization existing under section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.”

J. COMMUNITY WETLAND RESTORATION PROGRAM 2014 GRANTS

- a. \$29,000 to the Santa Barbara Zoo for the Andree Clark Bird Refuge Wetland Margin Enhancement Project, Santa Barbara County.
- b. \$30,000 to Fillmore Unified School District for the Santa Clara River Student Restoration Project, Ventura County.
- c. \$10,900 to TreePeople for the Topanga Lagoon Filter Strip Restoration Project, Los Angeles County.
- d. \$15,000 to Orange County Coastkeeper for the Upper Newport Bay Eelgrass Restoration Project, Orange County.
- e. \$29,400 to The Earth Discovery Institute for the Earth Discovery Institute Explorers: A Force for Blue project, San Diego County.
- f. \$26,000 to the California Invasive Plant Council for the Early Detection Rapid Eradication of Specific Invasive Non-Native Plants in Wetlands project, San Diego County.

Resolution:

“Pursuant to its August 2, 2012 authorization approving the Community Wetland Restoration Grant Program (CWRGP), the State Coastal Conservancy approves the suite of CWRGP 2014 projects, more specifically described in the accompanying staff recommendation. Prior to the disbursement of funds for each project, Earth Island Institute shall submit for each project for review and approval by the Executive Officer of the Conservancy:

- a. A work program, including a project plan, schedule and budget.
- b. All contractors to be employed for the project.
- c. Evidence that all necessary permits and approvals have been obtained.
- d. An agreement to protect the public interest in satisfaction of Public Resources Code section 31116(c), where applicable.”

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Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed projects are consistent with the current Project Selection Criteria and Guidelines.
2. The proposed projects are consistent with the purposes and objectives of Chapter 6 of Division 21 of the Public Resources Code, regarding enhancement of coastal resources.

The Santa Barbara Zoo, TreePeople, Orange County Coastkeeper, Earth Discovery Institute, and California Invasive Plant Council are nonprofit organizations existing under Section 501(c)(3) of the United States Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.”

John T. Callan, representing the San Mateo Land Exchange, made the following comment on item 3.A., Wavcrest Coastal Trail Construction: In considering potential public access for the project, the private property interests of adjacent landowners should be taken into account.

Moved and seconded. All consent items were approved by a vote of 5-0.

4. EXECUTIVE OFFICER’S REPORT

Executive Officer Sam Schuchat reminded the members of the Conservancy that they need to complete ethics training every two years, and to submit a copy of their training certificates to him.

The Conservancy then considered the items in the executive officer’s report in the following agenda order:

- D. The Conservancy considered changing the date of its December 2014 public meeting to December 4, 2014. Moved and seconded. Approved by a vote of 5-0.
- A. The Conservancy considered a resolution honoring the service of Marisa Moret as a Member of the Conservancy. The resolution was moved and seconded, and approved by a vote of 5-0.
- C. Deborah Ruddock of the Conservancy staff provided a report on legislation that may affect the Conservancy

Item B., regarding water projects in Los Angeles, was moved to later in the meeting.

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NORTH COAST

5. MATTOLE RIVER ESTUARY SALMONID HABITAT

Su Corbaley of the Coastal Conservancy staff presented the Staff Recommendation.

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed two hundred thousand dollars (\$200,000) to the Mattole Salmon Group (“MSG”), a nonprofit organization, to implement planning and restoration activities to improve anadromous salmonid habitat in the Mattole estuary, including preparing planning and design documents for restoring slough function, constructing fish habitat improvement and stream bank stabilization structures, and planting native riparian vegetation. This authorization is subject to the following conditions:

1. Prior to the disbursement of any Conservancy funds, the MSG shall submit for review and approval by the Executive Officer a work program, schedule, budget, and the names of any contractors to be used for the activities under this authorization; and shall provide evidence that all permits necessary to this project have been issued.
2. Conservancy funding shall be acknowledged in signage or other documentation appropriate to the project, as approved by the Executive Officer of the Conservancy.
3. With respect to work funded by the Conservancy and constituting an improvement or development, an agreement or agreements to protect the public interest shall be entered into between the Mattole Salmon Group and the U.S. Department of the Interior, Bureau of Land Management and recorded in Humboldt County, consistent with Public Resources Code Section 31116(c).”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with the purposes and objectives of Chapter 6 of Division 21 of the Public Resources Code, regarding enhancement of coastal resources.
2. The proposed project is consistent with the current Project Selection Criteria and Guidelines.
3. The area proposed for resource enhancement is identified in the Humboldt County Local Coastal Plan, South Cost Area Plan as requiring public action to resolve resource protection problems.
4. The Mattole Salmon Group is a private nonprofit organization existing under Section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the California Public Resources Code.”

Moved and seconded. Approved by a vote of 5-0.

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CENTRAL COAST

6. PISMO PRESERVE PROPERTY ACQUISITION

Tim Duff of the Coastal Conservancy staff presented the Staff Recommendation.

Kaila Dettman of the Land Conservancy of San Luis Obispo County spoke in favor of the Project.

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of up to four million dollars (\$4,000,000) to the Land Conservancy of San Luis Obispo County (LCSLO) for the purpose of acquiring approximately 878 acres of the property commonly known as the Pismo Preserve (consisting of San Luis Obispo County Assessor Parcel Nos. 079-231-002, 079-241-002, 079-241-009), as shown in Exhibit 2 to the accompanying staff recommendation, (Property) within San Luis Obispo County for purposes of habitat protection, preservation of open space, and public access, subject to the following conditions:

1. Prior to the disbursement of funds for the acquisition, the LCSLO shall submit for the review and approval of the Executive Officer of the Conservancy (Executive Officer):
 - a. All relevant acquisition documents for the acquisition including, without limitation, the appraisal, purchase agreement, deed restrictions, agreements of restrictive covenants, notices of unrecorded agreements, escrow instructions, environmental or hazardous materials assessment and title report.
 - b. Evidence that sufficient funds are available to complete the acquisition.
 - c. Evidence that the location and configuration of the 20 acres to be retained by the seller will not compromise the conservation purposes for which the Conservancy funds are being provided.
2. The LCSLO shall pay no more than fair market value based upon an appraisal of the Property.
3. The LCSLO shall permanently dedicate the Property for habitat preservation, open space protection and public access through an appropriate instrument approved by the Executive Officer consistent with Public Resources Code Section 31116.
4. Conservancy and Proposition 12 funding shall be acknowledged by erecting and maintaining a sign or signs on the Property, the design and location of which to be reviewed and approved by the Executive Officer.”

Findings:

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“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 8 of Division 21 of the Public Resources Code, regarding the reservation of significant coastal resource areas.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The LCSLO is a nonprofit organization existing under section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.”

Moved and seconded. Approved by a vote of 5-0.

SAN FRANCISCO BAY AREA

7. SAN FRANCISCO BAY TRAIL PROJECT DESIGN AND IMPLEMENTATION

Betsy Wilson of the Coastal Conservancy presented the Staff Recommendation.

Laura Thompson of the Bay Trail Project spoke in favor of the project.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of up to \$1,000,000 (one million dollars) to the Association of Bay Area Governments (ABAG) to fund design and implementation of individual projects to complete the San Francisco Bay Trail. This authorization is subject to the following conditions:

- 1) Prior to the disbursement of Conservancy funds to any individual project grantee, ABAG shall submit for the review and approval of the Executive Officer of the Conservancy a work program, schedule, budget, and sign plan for the project.
- 2) Conservancy funds shall not be disbursed for any individual project unless the Conservancy authorizes ABAG to fund the project, which authorization may be by the Executive Officer if the Executive Officer determines that the project is exempt from the California Environmental Quality Act (CEQA).
- 3) Projects proposed for funding pursuant to this authorization shall, to the extent feasible provide for the Bay Trail to be:
 - a. designed to reduce expected risks from, and increase resiliency to, sea level rise,
 - b. designed and located to minimize costs to repair and relocate over the projected lifetime (typically 20 years) of the project, and
 - c. constructed using measures to avoid or minimize greenhouse gas emissions.”

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Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding public access to and around San Francisco Bay.
2. The proposed authorization is consistent with the current Conservancy Project Selection Criteria and Guidelines.”

Moved and seconded. Approved by a vote of 5-0.

8. UTC COYOTE RIDGE PROPERTY ACQUISITION

Tom Gandesbery of the Coastal Conservancy presented the Staff Recommendation.

Assistant General Manager Matt Freeman of the Santa Clara County Open Space Authority spoke in favor of the project.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of up to one million dollars (\$1,000,000) to the Santa Clara County Open Space Authority (“Authority”) for acquisition of approximately 1,831 acres of property known as the UTC Coyote Ridge Property (“Property”), Santa Clara County Assessor’s Parcel Numbers: 627-11-009, 627-14-011, 729-53-001, 729-53-002; 729-53-003; subject to the following conditions:

1. Prior to the disbursement of any Conservancy funds for the property, the Authority shall submit for the review and approval of the Executive Officer of the Conservancy (“Executive Officer”):
 - a. All relevant acquisition documents, including without limitation, an appraisal, purchase agreement, escrow instructions, environmental assessment, and title report.
 - b. Evidence that sufficient funds are available to complete the property acquisition.
2. The Authority shall pay no more than fair market value for the property, as established in an appraisal approved by the Conservancy’s Executive Officer.
3. The Authority shall permanently dedicate the property for open space, habitat and resource protection, and public access, through an appropriate instrument approved by the Executive Officer.
4. Conservancy funding shall be acknowledged by erecting and maintaining a sign or signs on the property or in a nearby public staging area, the number, design and location of which are to be approved by the Executive Officer.”

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Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with the San Francisco Bay Area Conservancy Program, Chapter 4.5 of Division 21 of the Public Resources Code, Sections 31160-31165.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.”

Moved and seconded. Approved by a vote of 5-0.

9. INDIA BASIN (700 AND 900 INNES AVE., SAN FRANCISCO) CONCEPTUAL PARK PLAN

Deborah Hirst of the Coastal Conservancy presented the Staff Recommendation.

Holly Pearson San Francisco Park Department planner, spoke in favor of the project.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed five hundred thousand dollars (\$500,000) to San Francisco Recreation and Park Department (“SFRPD”) to complete a conceptual parks plan for the properties at 700 and 900 Innes Avenue in India Basin in the County of San Francisco, subject to the following conditions:

1. Prior to disbursement of any funds, SFRPD shall submit for the review and approval of the Executive Officer of the Conservancy a work program, including a budget and schedule, the names and scopes of work for any contractors to be employed in the project.
2. Prior to commencement of work plan tasks, SFRPD shall submit written evidence that the 900 Innes Avenue property has been acquired by SFRPD for purposes of public access and recreation.
3. SFRPD shall develop the Conceptual Park Plan in close consultation with the Port of San Francisco.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

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1. The proposed authorization is consistent with the purposes and objectives of Chapter 4.5 (Sections 31160-31165) of Division 21 of the Public Resources Code, regarding public access improvements to and around the San Francisco Bay.
2. The proposed authorization is consistent with the Project Selection Criteria and Guidelines last updated by the Conservancy on November 10, 2011.”

Moved and seconded. Approved by a vote of 5-0.

10. LOMA MAR PROPERTY ACQUISITION

Deborah Hirst of the Coastal Conservancy presented the Staff Recommendation.

Cecily Harris, Development Consultant, spoke in favor of the project.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed five hundred thousand dollars (\$500,000) to San Mateo County Department of Parks (“SMCDP”) to acquire the 174-acre Loma Mar property (Assessor Parcel Numbers 084-101-010; 084-101-120; 084-102-010; 084-102-020; 084-102-030; 184-102-040) in the County of San Mateo, subject to the following conditions:

1. Prior to the disbursement of any Conservancy funds for acquisition, SMCDP shall submit for review and approval of the Executive Officer of the Conservancy (“Executive Officer”):
 - a. All relevant acquisition documents, including but not limited to the appraisal, escrow instructions, title reports and documents of title necessary to the purchase of the Loma Mar property.
 - b. A signing plan acknowledging Conservancy funding, to be sited on or near the property in a location that is open to the public.
2. SMCDP shall pay no more than fair market value for the properties acquired, as established in an appraisal approved by the Executive Officer.
3. SMCDP shall permanently dedicate the property for the purposes of open space, wildlife and habitat preservation and, to the extent compatible with the other purposes, for public access and passive recreation, by recording an offer to dedicate or other instrument acceptable to the Executive Officer.
4. Within a reasonable time following acquisition of the properties, SMCDP shall prepare a management plan consistent with the purposes for which the parcels are being acquired.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

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1. The proposed authorization is consistent with the purposes and objectives of the San Francisco Bay Conservancy Program, Chapter 4.5 of Division 21 of the Public Resources Code Sections 31162 and 31163 regarding the protection of natural habitats and resources of regional importance within the San Francisco Bay Area.
2. The proposed authorization is consistent with the Project Selection Criteria and Guidelines last updated by the Conservancy on November 10, 2011.”

Moved and seconded. Approved by a vote of 5-0.

11. BAY AREA REGIONAL ADVANCE MITIGATION PROGRAM

Matt Gerhart of the Coastal Conservancy presented the Staff Recommendation.

Elizabeth O’Donoghue of The Nature Conservancy spoke in favor of the project.

Resolution:

“The State Coastal Conservancy (“Conservancy”) hereby authorizes disbursement of up to one hundred eighty five thousand dollars (\$185,000) to The Nature Conservancy (TNC) to work with the Metropolitan Transportation Commission (MTC) to conduct technical analyses, perform information gathering and educational outreach, and develop program guidelines for a pilot Bay Area Regional Advance Mitigation Program. Prior to the commencement of work and the disbursement of funds, TNC shall submit for the review and written approval of the Executive Officer of the Conservancy a detailed work program, schedule and budget and the names and qualifications of any contractors to be employed in carrying out the project.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the current Project Selection Criteria and Guidelines.
2. The proposed authorization is consistent with the purposes and criteria of Chapter 4.5 of Division 21 of the Public Resources Code (Sections 31160-31165), regarding the San Francisco Bay Area Conservancy Program.
3. TNC is a nonprofit organization existing under Section 501(c)(3) of the United States Internal Revenue Code, and whose purposes are consistent with Division 21 of the California Public Resources Code.”

Moved and seconded. Approved by a vote of 5-0.

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12. HATTON PROPERTY ACQUISITION

Sam Jenniches of the Coastal Conservancy presented the Staff Recommendation.

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed eight hundred forty three thousand dollars (\$843,000) to the Ojai Valley Land Conservancy to acquire and complete a management plan for approximately 29 acres of land commonly known as the Hatton Property (consisting of Ventura County Assessor’s Parcel Numbers 011-0-020-155, 011-0-020-165 and 011-0-020-185, and appurtenant rights) along the Ventura River in Ventura County to protect natural resource, wildlife habitat and open space areas of the property and open the property to public access. This authorization is subject to the following conditions:

1. Prior to the disbursement of funds for acquisition, the Ojai Valley Land Conservancy (OVLC) shall submit for the review and approval of the Executive Officer of the Coastal Conservancy (Executive Officer) all relevant acquisition documents, including but not limited to the appraisal, environmental assessments, agreement of purchase and sale, escrow instructions, and documents of title necessary to the acquisition.
2. The OVLC shall pay no more than fair market value for the property.
3. The OVLC shall permanently dedicate the property for habitat and resource protection, open space preservation, and public access (in a manner acceptable to the Executive Officer).
4. In the event the Executive Officer consents to the sale of the residential area of the property, the OVLC shall repay the Coastal Conservancy with the proceeds of the sale, after deducting the grantee’s reasonable costs associated with the preparation, marketing and sale of the residential parcel.
5. The OVLC shall acknowledge Coastal Conservancy funding by erecting and maintaining on the property, or at another approved location, a sign that has been reviewed and approved by the Executive Officer.
6. Prior to disbursement of funds for preparation of the management plan, the OVLC shall submit for the review and approval of the Executive Officer a work plan and the names and qualifications of any contractors that the grantee intends to employ to carry out that project.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

7. The proposed authorization is consistent with the purposes and objectives of Chapter 8 of Division 21 of the Public Resources Code (Sections 31350-31356) regarding reservation

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of significant coastal resource areas and with Section 31111 regarding the funding of plans.

8. The proposed authorization is consistent with the current Project Selection Criteria and Guidelines.
9. The Ojai Valley Land Conservancy is a nonprofit organization existing under the provisions of Section 501(c) (3) of the United States Internal Revenue Code and its purposes are consistent with Division 21 of the Public Resources Code.”

Moved and seconded. Approved by a vote of 5-0.

13. MISSION BAY WETLANDS CONCEPTUAL PLAN, SAN DIEGO COUNTY

Megan Cooper of the Coastal Conservancy presented the Staff Recommendation.

Chris Redfern of the San Diego Audubon Society spoke in favor of the project.

Resolution:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31251 - 31270 and 31111 of the Public Resources Code:

“The State Coastal Conservancy hereby authorizes the disbursement of up to four hundred sixty thousand dollars (\$460,000) of Conservancy funds to the San Diego Audubon Society to be used for developing a conceptual plan for the Mission Bay wetlands. Prior to the disbursement of funds, the San Diego Audubon Society shall submit for the review and written approval of the Conservancy’s Executive Officer a work program, including budget and schedule, and any contractors to be employed for these tasks.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 6 of Division 21 of the Public Resources Code, regarding enhancement of coastal resources, and with Section 31111 of the Public Resources Code, regarding grants to nonprofit organizations to undertake plans and feasibility studies.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The San Diego Audubon Society is a nonprofit organization existing under section 501(c)(3) of the Internal Revenue Service, and whose purposes are consistent with Division 21 of the Public Resources Code.”

Moved and seconded. Approved by a vote of 5-0.

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Following item 13, the Conservancy adjourned for lunch from noon until 1:10. Conservancy member Ann Notthoff left the meeting.

The Conservancy next heard Item 15.

15. PUERCO CANYON ACQUISITION, SANTA MONICA MOUNTAINS

Joan Cardellino of the Coastal Conservancy presented the Staff Recommendation.

Joe Edmiston, Executive Officer of the Santa Monica Mountains Conservancy, spoke in favor of the item.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of up to one million five hundred thousand dollars (\$1,500,000) to the Mountains Recreation and Conservation Authority (MRCA) to acquire 703 acres of contiguous, undeveloped lots in the Santa Monica Mountains (Los Angeles County Assessor’s Parcel Numbers 4457-005-012, -015, -017, -027 and -028; 4457-004-056 through 4457-004-072; and 4458-031-001 and -002, collectively “the property”) subject to the following conditions:

1. Prior to the disbursement of funds for acquisition, MRCA shall submit for the review and approval of the Executive Officer of the Conservancy all relevant acquisition documents, including, but not limited to, appraisal(s), environmental assessments, agreement of purchase and sale, escrow instructions, and documents of title necessary to the acquisition.
2. MRCA shall pay no more than fair market value for the property.
3. MRCA shall permanently dedicate the property for open space, habitat and resource preservation, and public access in a manner acceptable to the Executive Officer.
4. MRCA shall acknowledge Conservancy funding by erecting and maintaining on the property a sign or signs that have been reviewed and approved by the Executive Officer.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 8 of Division 21 of the Public Resources Code, regarding reservation of significant coastal resource areas, and with Chapter 9, regarding provision of public coastal access.

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2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The proposed project will serve greater than local needs.”

Moved and seconded. Approved by a vote of 4-0.

The Conservancy next heard item 4.B. from the Executive Officer’s report, regarding sustainable water projects in Los Angeles, presented by Conservancy South Coast Regional Manager Joan Cardellino, followed by Melanie Winter, Executive Director of The River Project, a nonprofit organization.

14. GREEN SOLUTION PROJECT: UPPER LA RIVER WATERSHED, PHASE IV

Kelly Malinowski of the Coastal Conservancy presented the Staff Recommendation.

Esther Feldman, President of Community Conservation Solutions, spoke in favor of the item.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of up to two hundred ninety-seven thousand dollars (\$297,000) to Community Conservation Solutions (CCS) for Phase IV of the Green Solution Project: Upper LA River Watershed to further evaluate the storm water capture and water quality improvement projects identified in previous Phases I-III of the CCS Green Solutions Project by quantifying and incorporating these projects’ water supply, energy savings, and greenhouse gas emission (GHG) reduction benefits.

Prior to the disbursement of funds, CCS shall submit for the review and approval of the Conservancy’s Executive Officer a final work program, schedule, budget, names of any contractors, and a plan for acknowledging Conservancy funding.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Division 21 of the Public Resources Code, Section 31113 regarding climate change.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. CCS is a nonprofit organization existing under section 501(c)(3) of the Internal Revenue Service, and whose purposes are consistent with Division 21 of the Public Resources Code.”

Moved and seconded. Approved by a vote of 4-0.

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17. **CLOSED SESSIONS**: There was no closed session.
18. **CONSERVANCY MEMBER COMMENTS**: There were no Conservancy Member comments.
19. **PUBLIC COMMENTS ON NON-AGENDA ITEMS**: There were no public comments.
20. **ADJOURNMENT**: The meeting was adjourned at 2:30 p.m.