

**STATE COASTAL CONSERVANCY  
PUBLIC MEETING MINUTES**

January 29, 2015

**MEMBERS PRESENT:**

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

**OVERSIGHT MEMBERS PRESENT:**

No oversight members attended

**OTHERS PRESENT:**

Sam Schuchat, Executive Officer  
Jack Judkins, Legal Counsel  
Carmen Estrada- Polley, Executive Assistant

**LOCATION:**

Ventura City Hall – Council Chambers  
501 Poli Street  
Ventura, California

**WELCOME**

Supervisor Kathy Long, Chair, Ventura County Board of Supervisors, and Mayor Cheryl Heitmann, City of Ventura, welcomed the Conservancy and staff and the public to the City of Ventura and Ventura County.

**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)

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**2. APPROVAL OF MINUTES OF THE CONSERVANCY'S DECEMBER 4, 2014 PUBLIC MEETING**

Moved and seconded. Approved unanimously.

**3. CONSENT ITEMS**

Moved and seconded: in the absence of any public comment on Agenda Items 7, 8, 12, 13 and 18, these items were added to the Consent calendar and approved unanimously. [Agenda Items 7, 8, 12, 13 and 18 are now shown as Consent Items B through F, below]

**A. STATE OF THE ESTUARY CONFERENCE**

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed \$50,000 (fifty thousand dollars) to the Association of Bay Area Governments for the purpose of organizing and presenting the State of the Estuary Conference in September of 2015. No Conservancy funds shall be disbursed until the Executive Officer of the Conservancy has approved in writing a work plan, including a budget and schedule, the names and qualifications of any contractors proposed to be used to carry out this project, and a plan for acknowledging the Conservancy’s contribution.”

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 recreational goals in the San Francisco Bay Area.”

**B. PHASE 1 2013 JUNIPERO SERRA MUSEUM INTERPRETIVE MASTER PLAN**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of up to two hundred seventy thousand dollars (\$270,000) to the San Diego River Conservancy for: 1) Phase I of the *2013 Junipero Serra Museum Interpretive Master Plan* and 2) the City of Santee’s San Diego River Trail Mural Project, each subject to the following conditions:

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1. Prior to the disbursement of any Conservancy funds, the San Diego River Conservancy submit for review and approval of the Executive Officer of the Coastal Conservancy a work program including a detailed budget and schedule, and the names of any contractors to be employed in carrying out the work.
2. Coastal Conservancy funding shall be acknowledged by erecting and maintaining at the project site or at other appropriate locations a sign or emblem, the design, placement and duration of which shall be approved by the Coastal Conservancy 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 7 of Division 21 of the Public Resources Code.
2. The proposed project is consistent with the current (October 2, 2014) Project Selection Criteria and Guidelines.”

**C. CLIMATE-SMART ADAPTIVE STRATEGIES FOR WETLANDS RECOVERY**

Resolution:

“The State Coastal Conservancy hereby authorizes the acceptance of a grant from the U.S. Fish and Wildlife Service, Landscape Conservation Cooperative program, and disbursement of up to two hundred thousand dollars (\$200,000) from that grant to the Southern California Coastal Water Research Project (“SCCWRP”) to be used for developing sea-level rise adaptation strategies and a decision-support tool for restoration and management of tidal wetlands in Southern California. Prior to the disbursement of funds, SCCWRP 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 work program 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 3 of Division 21 of the Public

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Resources Code, regarding receipt of federal funds, funding feasibility studies and plans and addressing impacts of climate change, and with Chapter 6 of Division 21 of the Public Resources Code, regarding resource enhancement.

2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.”

**D. WEST HILL FARM PROPERTY ACQUISITION**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed \$262,500 (two hundred sixty-two thousand five hundred dollars) to the Muir Heritage Land Trust (“the Land Trust”) for acquisition of the 44.37-acre West Hills Farm property (Assessor’s Parcel Number 367-080-001) near Martinez in Contra Costa County for the purposes of preserving open space, scenic resources, plant and wildlife communities, watersheds and other natural resources, while enabling public access that is compatible with those purposes. This authorization is subject to the following conditions:

1. Prior to disbursement of any Conservancy funds, the Land Trust shall submit for review and approval by the Executive Officer of the Conservancy (the Executive Officer”)
  - a. All relevant acquisition documents including but not limited to the appraisal, environmental assessments, escrow instructions, title reports and documents of title necessary for the purchase of the property.
  - b. Evidence that sufficient funds are available to complete the acquisition.
  - c. A stewardship plan, budget and schedule describing the actions that the Land Trust will take, prior to the anticipated transfer of the property to a long-term manager, to monitor and maintain existing natural resources on the property and any natural resource compatible public access, and any grazing proposed for the property.
  - d. A plan showing the design and placement of signs acknowledging Conservancy funding for the acquisition.
2. The Land Trust shall pay no more than fair market value for the property, as established in an appraisal approved by the Executive Officer.
3. The Land Trust shall permanently dedicate the property for the purposes of preserving open space, scenic resources, plant and wildlife communities, watersheds,

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- a wildlife and other natural resources, while enabling compatible public access, by recording an offer to dedicate or other instrument acceptable to the Executive Officer.
4. The Land Trust may transfer the property to the National Park Service (or similar entity) if the National Park Service has entered into an agreement with the Conservancy sufficient to protect the public interest.
  5. The Land Trust shall submit a written monitoring report to the Executive Officer before close of escrow on acquisition of the property, and at five-year intervals thereafter for as long as it holds a property interest, identifying the conditions and circumstances of the property as relevant to the project purposes.”

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 the San Francisco Bay Area Conservancy Program.
2. The proposed project is consistent with the current Conservancy Project Selection and Guidelines.
3. The Muir Heritage Land Trust 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.”

**E. SAN MATEO COUNTY SEA LEVEL RISE VULNERABILITY ASSESSMENT**

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of up to \$220,000 (two hundred twenty thousand dollars) to San Mateo County (SMC) and the direct expenditure by the Conservancy of up to \$280,000 (two hundred eighty thousand dollars) to complete a sea level rise vulnerability assessment within San Mateo County for the San Francisco Bay shoreline and Pacific Ocean coastline from Half Moon Bay north to create coordinated shoreline resilience across jurisdictions within San Mateo County. This authorization is subject to the following conditions:

1. Prior to disbursement of any funds to SMC, SMC shall submit for the review and approval of the Executive Officer of the Conservancy a work program, including a budget and schedule, and the name and proposed scope of work for any contractor to be retained by SMC.

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2. SMC shall conduct the sea level rise vulnerability assessment project in close consultation with the Conservancy.”

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, regarding climate change (Chapter 3).
2. The proposed authorization is consistent with the Project Selection Criteria and Guidelines last updated by the Conservancy on October 2, 2014.”

**F. CEMEX CEMENT PLANT IN DAVENPORT REUSE PLAN**

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed two hundred thousand dollars (\$200,000) to the Sempervirens Funds to develop a plan for reuse of the CEMEX cement plant in Davenport, subject to the condition that prior to the disbursement of funds, Sempervirens Funds shall submit for review and approval of the Conservancy’s Executive Officer a work program, budget, schedule and the names and qualifications of any contractors for the project.

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 5 of Division 21 of the Public Resources Code, regarding Coastal Restoration.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. Sempervirens Fund 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. The Consent Items were approved unanimously.

**4. EXECUTIVE OFFICER’S REPORT**

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Sam Schuchat, Executive Officer, introduced Brenna Rudd and Jocelyn Christie, the Conservancy's new Sea Grant Fellows.

- A. Proposition 1 Guidelines. Consideration of draft guidelines and authorization for public comment and to hold public hearings. Deputy Executive Officer Mary Small provided to the Conservancy a draft set of grant program guidelines that would establish a process and criteria to solicit applications, evaluate proposals and award Proposition 1 grants, as required by the Proposition 1 water bond measure. She explained that, upon approval of the Conservancy, these guidelines would be posted on the Conservancy and the Natural Resources Agency websites, after which Conservancy staff would conduct three public meetings around the state to solicit input. The Conservancy board members generally approved of the draft guidelines, and noted that detailed evaluation criteria may be needed and that transparency should be the goal.

Moved and seconded: that the Conservancy staff may post the draft Proposition 1 Guidelines on the Conservancy and Natural Resources Agency websites and may move forward with the public meeting process. Approved unanimously.

- B. Consideration and possible creation of an advisory group for the Santa Ana River Conservancy Program. Greg Gauthier, Coastal Conservancy Project Manager for the South Coast, presented this item, requesting that the Conservancy authorize the creation of an advisory group for the Santa Ana River Conservancy Program.

Resolution:

“The State Coastal Conservancy hereby names as its advisory group required for the Santa Ana River Conservancy Program under Public Resources Code § 31174(a) the Policy Advisory Group originally created in accordance with the Memorandum of Understanding for Coordinated Parkway Planning Among Counties along the Santa Ana River Corridor, executed June 27, 2006. The Executive Officer may add or remove members of the required advisory group as needed.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that the proposed action is consistent with Chapter 4.6 of Division 21 of the Public Resources Code, regarding the Santa Ana River Conservancy Program.”

Moved and seconded. Approved unanimously.

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- C. Ventura County Naval Bases. Anna Shepherd, for the Commanding Officer, U.S. Naval Base Ventura County (NVBC), gave a presentation about the Navy's program to acquire and protect agricultural and natural resource lands around Ventura County naval bases, focusing on NBVC and Ormond Beach. Various community members spoke in support of the Navy's program of agricultural and natural resource protection.
  
- D. Update on Conservancy's Strategic Plan. Mary Small, Deputy Executive Officer, presented this item. She noted that an update to the Coastal Conservancy's Strategic Plan is being prepared, as authorized by the Conservancy, in order to include funding priorities for Proposition 1 Water Bond expenditures, to update Climate Change objectives and to include the newly created Santa Ana River Conservancy Program. Staff expects to bring the Plan to the Conservancy at upcoming meetings for its review, comment and subsequent approval.
  
- E. Legislative Report: No report given.

**SOUTH COAST**

The Conservancy next considered Agenda Item 6, out of sequence:

6. **LIBERTY CANYON WILDLIFE CROSSING**

Deborah Ruddock of the Coastal Conservancy presented the Staff Recommendation.

Speaking in favor of the Staff Recommendation: Linda Parks, County of Ventura Supervisor; Kara Seward for Senator Fran Pavley; Sara Wan, Western Alliance for Nature; Ilene Buckley Weber, for the City of Agoura Hills; Tomas Rebecchi, Food & Water Watch; Ron Whitehurst, Ventura County Climate Hub; Joan Yacarone for local homeowners groups; George Colman for the community of Agoura Hills; Julie Newsome; Jim Hines for the Soierra Club;

Resolution:

"The State Coastal Conservancy hereby authorizes the disbursement of one million dollars (\$1,000,000) to the California Department of Transportation (Caltrans) for environmental assessment and design of a wildlife crossing of U.S. 101 near Liberty Canyon Road in the City of Agoura Hills in Los Angeles County, and to enter into a joint powers agreement with the Santa Monica Mountains Conservancy to further this purpose, subject to the following conditions:

- 1. Prior to the disbursement of Conservancy funds for the project, Caltrans shall submit for the review and approval of the Executive Officer of the Conservancy ("Executive Officer") a final work plan, including the names of any contractors to be used in the completion of the project, a project schedule, and budget.

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2. Prior to the disbursement of Conservancy funds for the project, the Conservancy and the Santa Monica Mountains Conservancy shall have entered into a joint powers agreement pursuant to Government Code section 6502, enabling the Conservancy to disburse funds for the project.”
3. Caltrans shall develop and complete designs for the wildlife crossing using the best available conservation science and datasets.
4. Prior to project completion, Caltrans shall submit for the review and approval of the Executive Officer a plan for monitoring and evaluating usage of the crossing and success in achieving project goals.

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:  
The proposed authorization is consistent with Chapter 5.5 of Division 21 of the Public Resources Code, regarding integrated coastal and marine resources protection. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.”

Moved and seconded. Approved unanimously.

5. **SANTA ANA RIVER PARKWAY TRAIL**

Greg Gauthier of the Coastal Conservancy presented the Staff Recommendation.

Speaking in favor of the Staff Recommendation: Megan Brousseau, Inland Empire Waterkeeper, and Ross Wittman, for the City of Redlands.

Resolution:

“The State Coastal Conservancy hereby authorizes the following disbursements to implement coastal access along the Santa Ana River Parkway in Orange, Riverside and San Bernardino Counties:

1. An amount not to exceed five hundred fifty thousand dollars (\$550,000) to the County of Orange for alignment planning, environmental analysis, signage and completion of an engineering report for projects to complete a three mile coastal access trail segment that extends from the Gypsum Canyon Road to the county line;
2. An amount not to exceed one million eight hundred fifty thousand dollars (\$1,850,000) to the Riverside County Regional Park and Open Space District for alignment planning, environmental impact analysis, signage, detailed engineering and permit applications for projects to complete a twenty two mile coastal access trail segment from the county line to the Hidden Valley Wildlife Area; and
3. An amount not to exceed three hundred fifty thousand dollars (\$350,000) to the County of San Bernardino for alignment planning, signage and environmental impact analysis

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for a four mile coastal access trail segment that extends from the Waterman Avenue to Alabama Street in the City of Redlands.

This authorization is subject to the condition that prior to disbursement of funds to each grantee, the Conservancy's Executive Officer shall review and approve in writing a final work program, including a budget and schedule, and any contractors any grantee proposes to employ 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 its January 24, 2001 Project Selection Criteria and Guidelines, as updated by the Conservancy on September 20, 2007.
2. The proposed authorization is consistent with the purposes and objectives of Chapter 9 of Division 21 of the Public Resources Code, regarding the establishment of a system of public accessways to and along the California Coast.
3. The proposed project will serve a greater than local needs."

Moved and seconded. Approved unanimously.

**NORTH COAST**

9. **PARKER RANCH**

Joel Gerwein of the Coastal Conservancy presented the Staff Recommendation.  
Dan Porter of the Nature Conservancy spoke in favor of the project.

Resolution:

"The State Coastal Conservancy hereby authorizes the acceptance of a grant of one million dollars (\$1,000,000) from the U.S. Fish and Wildlife Service ("USFWS") and the disbursement of up to nine hundred sixty thousand dollars (\$960,000) to The Nature Conservancy ("TNC") to acquire a working forest conservation easement over the approximately 2,554-acre Parker Property (Mendocino County Assessor Parcel Nos. 1508007, 150812, 1508013, 1508024, 1514014, 1514028, 1514029, 1514033, 1514036, 1514040, 1514044, 1514051, 1514052, 1514053, 1514060, 1514065, 1514072, 1514073, 1514074, 1514075, 1514078, and 1514079) to preserve open space and fish and wildlife habitat and for sustainable timber production, subject to the following conditions:

1. Prior to the disbursement of any Conservancy funds for the acquisition, TNC shall submit for review and approval by the Conservancy's Executive Officer:
  - a. All relevant acquisition documents, including but not limited to an appraisal, terms of

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the conservation easement, environmental assessment, agreement of purchase and sale, escrow instructions, and documents related to title.

- b. Evidence that it has obtained all funds necessary to complete the acquisition.
2. All property interests acquired with these funds shall be permanently protected for sustainable timber production, open space and fish and wildlife habitat conservation in a manner acceptable to the Conservancy's Executive Officer and consistent with Public Resources Code Section 31116(b).
3. TNC shall pay no more than fair market value for the property, as established in an appraisal approved by the Conservancy's Executive Officer.
4. Conservancy and USFWS funding shall be acknowledged by erecting and maintaining a sign on the property that has been reviewed and approved by the Conservancy's Executive Officer.
5. TNC shall purchase the property only from willing sellers.
6. TNC shall ensure compliance with and assist the Conservancy in complying with the USFWS grant terms.
7. TNC shall not convey any portion of or interest in the property acquired in whole or in part with funds provided under this authorization, without the Conservancy's Executive Officer's approval."

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 5.5 of Division 21 of the Public Resources Code, regarding Integrated Coastal and Marine Resources Protection.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. TNC is a nonprofit organization existing under Section 501(c)(3) of the Internal Revenue Code and whose purposes are consistent with the Conservancy's enabling legislation (Division 21 of the Public Resources Code)."

Moved and seconded. Approved unanimously.

10. **KLAMATH RIVER WATERSHED**

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Michael Bowen of the Coastal Conservancy presented the Staff Recommendation.

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of up to two hundred thousand dollars (\$200,000) and the acceptance and disbursement of a grant from the State Water Resources Control Board of up to an additional two hundred thousand dollars (\$200,000) to the Klamath Basin Rangeland Trust to implement and evaluate water quality improvement projects in the Klamath River watershed, subject to the following conditions:

1. Prior to the disbursement of funds, Klamath Basin Rangeland Trust shall submit for review and approval by the Executive Officer of the Conservancy:
  - a. A work program including a schedule and budget for the project
  - b. All contractors to be retained for the project.
  - c. Documentation that all funding required for the project has been secured.
2. Prior to commencement of work, the Klamath Basin Rangeland Trust shall enter into an agreement with the owner of the project site that is sufficient to protect the public interest and that provides for maintenance of the implementation 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 objectives of Chapter 5.5 of Division 21 of the Public Resources Code, regarding resource enhancement.
3. The Klamath Basin Rangeland Trust 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 unanimously.

**SAN FRANCISCO BAY AREA**

11. **GREENWOOD AVENUE**

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Betsy Wilson of the Coastal Conservancy presented the Staff Recommendation.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed four hundred thousand dollars (\$400,000) to Napa County (“County”) to remove a fish passage barrier on the main stem of Napa River, located at Greenwood Avenue north of the city of Calistoga, Napa County. This authorization is subject to the following conditions:

1. The project shall not commence and no Conservancy funds shall be disbursed for the project until the Executive Officer of the Conservancy has reviewed and approved in writing:
  - a. A project work program, budget, and timeline.
  - b. The name and qualifications of any contractors that the County intends to retain to carry out the project.
  - c. A signage plan that acknowledges Conservancy funding.
  - d. Documentation that the County has obtained all permits and approvals required for the project under federal, state, and local law.
2. The County shall implement and monitor the mitigation measures provided for in the Mitigated Negative Declaration and Mitigation Monitoring Program adopted by the County under the California Environmental Quality Act (“CEQA”) and attached to the accompanying staff recommendation as Exhibit 2.”

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 the San Francisco Bay Area Conservancy Program.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The Conservancy has independently reviewed the Mitigated Negative Declaration and Mitigation Monitoring Program for the Greenwood Avenue Culvert Replacement Project adopted by the County of Napa Department of Public Works on November 19, 2014 (Exhibit 2) pursuant to CEQA, and finds that that the project as conditioned avoids, reduces, or mitigates the possible significant environmental effects to a level of insignificance and there is no substantial evidence that the project, as mitigated, will have a significant effect on the environment, as defined in 14 California Code of Regulations Section 15382.”

Moved and seconded. Approved unanimously.

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14. **WATER TRAIL ACCESSIBILITY PLAN**

Ann Buell of the Coastal Conservancy presented the Staff Recommendation.

Resolution:

“The State Coastal Conservancy hereby adopts the *San Francisco Bay Area Water Trail Accessibility Plan*, designed to provide guidance and recommendations to assist Conservancy staff, project cooperators, and the owners of potential and designated Water Trail sites in achieving the goal of making the San Francisco Bay Area Water Trail program, when viewed in its entirety, accessible to qualified persons with disabilities.”

Findings:

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

1. The proposed adoption is consistent with Chapter 4.5 of Division 21 of the Public Resources Code (Sections 31160 *et seq.*), regarding the Conservancy’s mandate to address the resource and recreational goals of the San Francisco Bay Area.
2. The proposed adoption is consistent with the Project Selection Criteria and Guidelines adopted by the Conservancy Board on October 2, 2014.”

Moved and seconded. Approved unanimously.

**CENTRAL COAST**

15. **MORRISSEY RANCH**

Tim Duff of the Coastal Conservancy presented the Staff Recommendation.

Resolution: “The State Coastal Conservancy hereby authorizes disbursement of up to six hundred forty six thousand five hundred dollars (\$646,500), including five hundred ten thousand two hundred twenty two dollars (\$510,222) from the U.S. Fish and Wildlife Service National Coastal Wetlands Conservation Program, to the Coastal San Luis Resource Conservation District (RCD) to acquire fee title to an 82-acre property known as the Morrissey Ranch (San Luis Obispo County Assessor Parcel Number 067-011-048), as shown on Exhibit 2 to the accompanying staff recommendation, and prepare a restoration plan for the property. This authorization is subject to the following conditions:

1. Prior to disbursement of any funds for acquisition of the Property, the RCD shall submit for the review and approval of the Executive Officer of the Conservancy (Executive

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Officer) the following:

- a. All relevant acquisition documents, including the appraisal, agreement of purchase and sale, escrow instructions, deeds and documents of title.
  - b. Evidence of the availability of all additional funds necessary to the acquisition of the property.
2. The RCD shall not pay more than fair market value for the property acquired pursuant to this authorization, as established in an appraisal approved by the Executive Officer.
  3. The RCD shall permanently dedicate the Property for open space preservation, natural resource conservation, and habitat conservation purposes, through an appropriate instrument approved by the Executive Officer.
  4. The RCD shall prepare a restoration plan for the Property that complies with Fish and Wildlife Code Section 2794.
  5. Conservancy funding shall be acknowledged by erecting and maintaining on the properties a sign that 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 project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
2. The proposed project is consistent with Chapter 6 of the Public Resources Code (Sections 31251-31270) regarding the enhancement of coastal resources.
3. Protecting lands in the project area has been identified in the San Luis Obispo County Estero Area Local Coastal Plan as requiring public action to resolve existing or potential resource protection problems, consistent with Public Resources Code Section 31252.”

Moved and seconded. Approved unanimously.

16 **PILLAR POINT BLUFF**

Trish Chapman of the Coastal Conservancy presented the Staff Recommendation.

Liz Westbrook of Peninsula Open Space Trust spoke in support of the project.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed four hundred fifty thousand dollars (\$450,000) to the Peninsula Open Space Trust (POST) for

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the purpose of acquiring the Thompson Property at Pillar Point Bluff (San Mateo County Assessor Parcel Number 047-300-120), consisting of approximately 21 acres, for public access, habitat protection and open space protection. This authorization is subject to the following conditions:

1. Prior to the disbursement of Conservancy funds, POST shall submit for the review and approval of the Executive Officer of the Conservancy (“the Executive Officer”) all relevant documents, including, without limitation, the appraisal, purchase agreement, escrow instructions, environmental assessment, and title report.
2. POST shall pay no more than fair market value for the property, as approved by the Conservancy, based on an appraisal of the property.
3. POST shall permanently dedicate the property for habitat preservation, open space protection and public access through an irrevocable offer to dedicate the property or other instrument approved by the Executive Officer.
4. Conservancy funding shall be acknowledged by erecting and maintaining a sign on the property or in a nearby public staging area, the design and location of which to be 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 project is consistent with the current Project Selection Criteria and Guidelines.
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, and with Chapter 4.5, concerning the resources and recreational goals of the San Francisco Bay Area.
3. The Peninsula Open Space Trust is a nonprofit organization that qualifies under section 501(c)(3) of the United States Internal Revenue Service Code, and whose purposes are consistent with Division 21 of the Public Resources Code.”

Moved and seconded. Approved unanimously.

**17. COAL OIL POINT NATURAL RESERVE**

Rachel Couch of the Coastal Conservancy presented the Staff Recommendation.

Dr. Cristina Sandoval, Director, Coal Oil Point Nature Reserve, spoke in favor of the project.

Resolution:

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“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed three hundred thousand dollars (\$300,000) to the Regents of the University of California, on behalf of the University of California, Santa Barbara, to construct an education and research center at Coal Oil Point Natural Reserve. Prior to disbursement of Conservancy funds, the grantee shall submit for the review and written approval of the Conservancy’s Executive Officer:

1. A detailed work program, including budget and schedule.
2. The names and qualifications of any contractors to be employed on the project.
3. A sign plan to acknowledge Conservancy funding for the project.
4. A monitoring and evaluation component for the project.
5. Evidence of land tenure adequate to construct 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 Chapter 5.5 of Division 21 of the Public Resources Code, regarding the protection of coastal and marine resources.”

Moved and seconded. Approved unanimously.

**STATEWIDE**

19. **CLIMATE READY**

Kelly Malinowski of the Coastal Conservancy presented the Staff Recommendation.

Resolution

“The State Coastal Conservancy hereby authorizes disbursement of up to two million two hundred forty six thousand two hundred eighty nine dollars (\$2,246,289) to 11 nonprofit organizations and public agencies for projects that sequester greenhouse gases or address the effects of climate change on resources along the coast and within the San Francisco Bay Area, specifically as follows, to the:

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- Gold Ridge Resource Conservation District: Two hundred eighteen thousand two hundred seventy dollars (\$218,270) to construct a 1.4 million gallon pond with associated water collecting and pumping infrastructure to eliminate one of the largest summer water diversions from Salmon Creek, a critical coastal watershed for endangered Coho salmon, thereby increasing resiliency in the face of increasingly unreliable rainfall patterns for both the agricultural operation and Salmon Creek organisms;
- Save the Bay: One hundred twenty five thousand nine hundred eighteen dollars (\$125,918) to restore 1.75 acres of transition zone habitat and complete the acreage on an active transition zone restoration site within the Eden Landing Ecological Reserve for a total of 4.25 restored acres, to increase species resilience to climate change impacts like sea level rise;
- Alameda County Resource Conservation District: Two hundred fifty thousand dollars (\$250,000) to implement climate-resilient management strategies, water-related Best Management Practices, and an economically and ecologically sustainable grazing operation on 6,260 acres of land in the Sunol Regional Wilderness in Alameda County to increase landowners' resiliency in the face of current and future drought, as well as other climate change impacts;
- The Watershed Project: Two hundred two thousand two hundred and six dollars (\$202,206) to transform a 2,280 sq. ft. paved median in the center of a parking lot into a bioswale, and create a second bioswale on the 4,380 sq. ft. of existing pavement in the parking lot at Booker T Anderson Jr Park in a low-income community in Richmond, to sequester carbon and reduce the urban heat island effect, in addition to other benefits;
- Trust for Conservation Innovation: Two hundred thirty five thousand six hundred forty seven (\$235,647) to establish demonstration grassland restoration plots in Rush Ranch, Sears Point, and TomKat Ranch, working ranches that have a significant role in conserving coastal resources, and document the restoration technique, inventory and monitor effects, and disseminate and demonstrate results to increase rangeland resilience to climate change impacts;
- National Audubon Society, Inc. : Two hundred thousand dollars (\$200,000) to enhance drainage conditions and construct 10 acres of an innovative climate-smart transition zone and enhance 260 acres of intertidal zone in the fringing tidal marsh along the western bank of Sonoma Creek in Sonoma County to increase regional resilience to climate change impacts like sea level rise;
- Resource Conservation District of Santa Cruz County: Two hundred thousand dollars (\$200,000) to accelerate the adoption of on-farm conservation practices in the coastal Pajaro Valley to improve climate change resiliency in agriculture while piloting the development of tools that will assist growers in understanding the risks of climate change to their operations;
- Coastal San Luis Resource Conservation District: Three hundred eight thousand three hundred nine dollars (\$308,309) to develop and implement beneficial practices to

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enhance rangeland resiliency to climate change while reducing greenhouse gas emissions and sequestering carbon at a ranch scale;

- County of Los Angeles Department of Parks and Recreation: One hundred thousand dollars (\$100,000) to create a model park landscape at Eugene A. Obregon park by planting native drought-tolerant trees, creating a demonstration garden, constructing bio-retention basins and vegetated swales, and replacing the approximately 30,000 square foot dark asphalt parking lot with permeable pavement and other improvements in East Los Angeles to sequester greenhouse gases and mitigate the urban heat island effect, in addition to other benefits;
- Trust for Public Land: Two hundred thousand dollars (\$200,000) to pilot a highly replicable demonstration of multi-benefit vegetated infrastructure in an existing alleyway in South Los Angeles to sequester carbon and mitigate the urban heat island effect, in addition to other benefits;
- From Lot to Spot: Two hundred five thousand nine hundred thirty nine dollars (\$205,939) to engage the community to restore 54,000 sq. ft. of the Dominguez Creek by planting a tree canopy and restoring riparian habitat with over 1,500 native plants, utilizing recycled water and restoring the bike path accessible to the disadvantaged communities of Hawthorne, Inglewood and Gardena, and to sequester carbon and mitigate the urban heat island effect, in addition to other benefits;

The authorization is subject to the following condition:

Prior to the disbursement of funds to each grantee, each grantee shall submit for the review and approval of the Conservancy's Executive Officer a final work program, schedule, budget, names of any contractors, a plan for acknowledging Conservancy funding, evidence that all permits and approvals required to implement the project have been obtained, and any other applicable agreements determined necessary for the project by the Conservancy's 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 Division 21 of the Public Resources Code, sections 3100 *et seq.*, regarding project planning and climate change (Chapter 3, sections 31111 and 31113), resource and recreational goals in the San Francisco Bay Area (Chapter 4.5), and integrated coastal and marine resource protection (Chapter 5.5).
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The nonprofit organization grantees proposed under this authorization exist under section 501(c)(3) of the U.S. Internal Revenue Service Code, and their corporate purposes are consistent with Division 21 of the Public Resources Code.

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4. The Conservancy has independently reviewed and considered the information contained in the Final Mitigated Negative Declaration for The Alameda County Voluntary Local Program (Exhibit 4) adopted by the Alameda County Resource Conservation District on August 20, 2012 for the Alameda County Resource Conservation District project and finds no substantial evidence that the project as mitigated will have a significant effect on the environment.
5. The Conservancy has independently reviewed and considered the information contained in the Sonoma Creek Marsh Enhancement Project Mitigated Negative Declaration (Exhibit 5) adopted by the San Francisco Bay Regional Water Quality Control Board on May 15, 2014 for the National Audubon Society, Inc. project and finds no substantial evidence that the project as mitigated will have a significant effect on the environment.
6. The Conservancy has independently reviewed and considered the information contained in the San Luis Obispo County Partners in Restoration Permit Coordination Program Mitigated Negative Declaration (Exhibit 6 to the staff recommendation) adopted by the Coastal San Luis Resource Conservation District and Upper Salinas-Las Tablas Resource Conservation District on May 14, 2009 for the Coastal San Luis Resource Conservation District project and finds no substantial evidence that the project as mitigated will have a significant effect on the environment.

Moved and seconded. Approved unanimously.

**CLOSED SESSIONS:**

There were no closed sessions

**CONSERVANCY MEMBER COMMENTS**

There were no member comments.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Ventura resident, Leslie Purcell commented on saving Ballona Wetlands and Oxnard Lagoon.

**ADJOURNMENT**

Meeting adjourned at 2:33pm.