

MINUTE ITEM

This Calendar Item No. 132 was approved as
Minute Item No. 132 by the California State Lands
Commission by a vote of 3 to 0 at its
6-19-98 meeting.

CALENDAR ITEM**132**

A 8

6/19/98

W 25470

S 4

M. Howe

**AUTHORIZE THE PURCHASE, WITH KAPILOFF LAND BANK TRUST FUNDS,
OF A 263-ACRE PARCEL LOCATED ADJACENT TO THE COSUMNES
RIVER PRESERVE, SACRAMENTO COUNTY**

APPLICANT:

California State Lands Commission, as Trustee
of the Kapiloff Land Bank Fund

The partners in the Cosumnes River Preserve have requested the California State Lands Commission (CSLC), as Trustee of the Kapiloff Land Bank Fund, to contribute \$493,000 toward the purchase of a 263-acre parcel located adjacent to the preserve in Sacramento County. The Wildlife Conservation Board, through CalFed monies has been granted \$218,660 toward the purchase price of \$811,660, leaving a balance of \$100,000 to be funded. Partners include: Bureau of Land Management, California Department of Water Resources, California Wildlife Conservation Board, Sacramento County, The Nature Conservancy, American Farmland Trust and Sacramento Valley Open Space Conservancy; Supporting agencies include: Environmental Protection Agency, Bureau of Reclamation, U. S. Fish and Wildlife Service, and National Fish and Wildlife Foundation.

The goal of the Cosumnes River Preserve is farmland preservation, habitat protection and flood-plain management. Working cooperatively with private landowners and purchasing land or easements from willing sellers, the partners in the Cosumnes project have protected over 13,000 acres in Sacramento County since its initiation in 1984. The cumulative investment in the preserve so far has been about \$35,000,000, much of this raised by The Nature Conservancy, corporations, foundations and private individuals.

Because the Cosumnes River supports a mosaic of habitats, the river is noted for its abundance of rare aquatic invertebrates, river otters and native trout and salmon populations. Equally important, the river's natural process of seasonal flooding creates ideal wintering grounds for hundreds of thousands of migratory birds, including the tundra swan and greater sandhill crane, listed as threatened by the State of California. The Consumnes River Preserve also contains extensive vernal pools and hosts the

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largest known populations of giant garter snakes, and critical habitat for the Swainson's hawk, both endangered species.

These natural habitats are particularly important because they span the zone between the Sacramento-San Joaquin Delta and the low foothills within the corridor of the last remaining undammed river flowing westward out of the Sierra Nevada, providing an important continuous corridor for mammal and bird migration.

In return for the contribution of \$493,000, the CSLC, as Trustee, will take title to Parcel B of the subject property, the value of which is equal to or greater than the total Kapiloff Land Bank Funds contributed toward the acquisition. Title to Parcel B will be vested in the State as land of the legal character of tide and submerged lands subject to the Public Trust under the jurisdiction of the California State Lands Commission, pursuant to the provisions of Division 6 of the Public Resources Code (commencing with section 6001). The Wildlife Conservation Board will take title to Parcel A.

Staff has concluded that the subject property is useful for the public trust purposes of open space and wildlife habitat. The subject property will be leased to the U. S. Bureau of Land Management for inclusion in the Cosumnes River Preserve.

Staff therefore recommends that the Commission authorize the expenditure of \$493,000 as set forth above, subject to termination of such authority without further Commission action, if the acquisition has not taken place by March 31, 1999.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because it involves an action taken pursuant to the Kapiloff Land Bank Act, Public Resources Code sections 8600, et seq.

Authority: Public Resources Code section 8631.

EXHIBIT:

- A. Land Bank Acquisition Parcel.

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IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO PUBLIC RESOURCES CODE SECTION 8631, AN ACTION TAKEN PURSUANT TO THE KAPILOFF LAND BANK ACT, PUBLIC RESOURCES CODE SECTIONS, 8600, ET SEQ.
2. FIND THAT THE VALUE OF THE LAND TO BE ACQUIRED BY THE CALIFORNIA STATE LANDS COMMISSION, DEPICTED IN EXHIBIT A, IS GREATER THAN \$493,000.
3. AUTHORIZE THE EXPENDITURE OF \$493,000 FROM THE KAPILOFF LAND BANK FUND TOWARD THE PURCHASE WITH KAPILOFF LAND BANK TRUST FUNDS OF THAT PARCEL OF LAND DEPICTED ON EXHIBIT A ATTACHED HERETO, AND ACCEPTANCE OF TITLE TO THE PARCEL, PROVIDED THAT SAID AUTHORIZATION WILL EXPIRE BY ITS OWN TERMS ON MARCH 9, 1999, WITHOUT FURTHER COMMISSION ACTION, IF THE ACQUISITION HAS NOT TAKEN PLACE BY THAT DATE.
4. AUTHORIZE STAFF OF THE CALIFORNIA STATE LANDS COMMISSION TO ENTER INTO A LEASE FOR THE TERM OF 49 YEARS TO THE U.S. BUREAU OF LAND MANAGEMENT FOR THE MANAGEMENT OF THE ACQUIRED PROPERTY DEPICTED IN EXHIBIT A FOR THE PURPOSE OF OPEN SPACE AND WILDLIFE HABITAT.

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CALENDAR ITEM**133**

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S 3

06/19/98

W 23944

D. Plummer

B. Stevenson

D. Eagan

**REQUEST FOR APPROVAL OF AGREEMENT AMONG THE CALIFORNIA STATE
LANDS COMMISSION, THE CITY AND COUNTY OF SAN FRANCISCO, AND THE
CATELLUS DEVELOPMENT CORPORATION REGARDING TRANSFER OF LAND
TO THE UNIVERSITY OF CALIFORNIA, SAN FRANCISCO;
CITY AND COUNTY OF SAN FRANCISCO**

APPLICANTS::

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INFORMATION:

The purpose of this calendar item is to seek authorization by the State Lands Commission of an agreement which will provide the land necessary for the first phase of the expansion of the campus of the University of California at San Francisco (the "Agreement"). Through the Agreement, state title interests in streets laid out on filled tidelands within the campus site will be sold, and title in other lands settled, as part of an overall agreement to create a unified parcel for transfer of land to the University as part of the first phase of development. The first phase site involved lies south of Market Street, within the Mission Bay Development Area ("Mission Bay"). Attached as Exhibit A and incorporated by reference is a reference plat that shows the subject site within Mission Bay, and the planned area of the University campus. Later transfers of contiguous land to the University for subsequent construction phases will be addressed when an