

Project Objectives

Briefly describe your project and explain how it will advance FPCP goals.

The San Joaquin River Parkway Conservancy and Trust (Parkway Trust) requests \$3,500,000 from the Flood Protection Corridor Program to support the acquisition and maintenance of the approximately 285-acre Moosios property for the purposes of flood control protection and habitat conservation and restoration. The Parkway Trust is working with the Trust for Public Land (TPL) and the San Joaquin River Conservancy (the Conservancy) to acquire and conserve the Moosios property. TPL is working with the landowners to acquire the property. Once necessary funds for the acquisition are obtained, TPL will acquire the property and convey title to the Conservancy for protection in perpetuity. With the requested FPCP grant for the establishment of a trust fund, the Parkway Trust will maintain the property for flood control protection, habitat conservation and enhancement, seasonal grazing, and passive public recreation opportunities.

The Moosios property is located on the north side of the San Joaquin River, immediately downstream of the Milburn Unit of the Department of Fish and Game's San Joaquin River Ecological Reserve (Milburn Unit), between RM 245.5 and RM 247. The property lies within a 100-year floodplain as shown in the FEMA Flood Insurance Rate Maps. Between 1985 and 1997, over 200 acres of the property's floodplain were converted into a commercial goldfish farm operation, leaving the land marked by a network of small shallow ponds. (Please see the photographs included as Attachment A.) During the flood of January 1997, the levies of the goldfish farm were breached, capturing many of the ponds and significantly damaging the farm operations and equipment. Shortly following the flood, the goldfish operation was abandoned; however the damage to the riverbanks and the empty ponds remain. The January 1997 flood also blew out the berms at the Milburn Unit resulting in the property's gravel ponds becoming inundated by the river. The flood event caused significant structural damage at the Milburn Unit and also at the neighboring Islewood Driving Range.

The proposed acquisition is Phase I of a two-phase project that will at once protect the existing riparian habitat on the Moosios property and allow for future floodplain and habitat restoration activities on the project site and on nearby lands. Restoration activities planned for Phase II of the project (not to be funded by this grant) will reconstitute the floodplain on the Moosios property and provide fill for planned restoration activities at the Milburn Unit, thus reducing flood water elevations at the Milburn Unit and protecting from future flooding the multi-million dollar restoration project there. In addition, the floodplain restoration planned as Phase II of this project will reduce flood effects for approximately two miles upstream of the project site, benefiting agricultural uses of the river bottom at the Hansen Farm and reducing the potential for bluff erosion on the north side of the river. Finally, as the goldfish ponds on the property offer a significant barrier to many wildlife species, reestablishing viable riparian habitat in place of these ponds will significantly enhance wildlife resources along this portion of the Parkway.

Application Questions

Flood Protection Benefits

A. Existing and potential urban development in the floodplain

1. *Describe the existing and potential urban development at the site and the nature of the flood risk.*

The Moosios property is located in the Fresno-Madera metropolitan area. Fresno is the 6th largest city in the state and its population is expected to nearly double in the next 25 years. The San Joaquin River separates Fresno and Madera counties. In recent years, Madera County has been processing more and more development applications for residential and mixed-use developments along the San Joaquin River. The Moosios property is zoned agricultural exclusive (ARV-20) and if recent development trends in the area continue, the property and its resources are threatened by subdivision into 20 acres parcels for the development of ranchettes.

2. *How often has flooding occurred historically?*

The subject property includes approximately 200 acres of floodplain on one side of a narrow river channel between steep bluffs. This acreage is a significant part of the floodplain and has the potential to flood every 2-5 years.

3. *Discuss the importance of improving the flood protection at this location. Include the number of people and structures that are affected by the flood hazard, and the flood impacts to highways and roads, railroads, airports and other infrastructure, and agriculture.*

The flood of January 1997 proved the Moosios property problematic for flood control and protection. The river berms were breached during this flood allowing the river to overwhelm many of the property's fishponds. This flood also caused significant damage at the Milburn Unit and also at the Islewood Driving Range. The proposed acquisition will allow for future flood protection restoration activities on both the Moosios property and at the Millburn Unit, protecting the subject property, the Milburn Unit, the City of Fresno's River Bottom Park located across the river from the Moosios property, the agricultural production at the nearby Hansen Farm, and the Islewood Driving Range from future flooding.

B. Flood damage reduction benefits of the project

1. *Does the proposed project provide for transitory storage of floodwaters? What is the total community need for transitory storage related to this water course and what percentage of the total need does this project satisfy? What is the volume of water and how long is it detained?*

The proposed acquisition of the Moosios property is the first step towards being able to provide transitory storage of floodwater in this reach of San Joaquin River. Between the Moosios property and Liddell property (immediately upstream and across from the Moosios property), the river flows in a very narrow channel that has been encroached upon and confined by historic gravel mining activity. As a result, with the 3-foot berms being maintained by the current owner of the Moosios property, there is no current transitory storage available unless those berms fail. Increasing the floodplain by breaching or removing the berms would provide transitory storage of floodwater on the Moosios property, reduce floodwater elevations at the Milburn Unit and protect the integrity of the restoration work there and thus lower the likelihood that the property will be captured by the river again. This is a very significant benefit of the project.

2. *Describe any structural and non-structural flood damage reduction elements of the project.*

The proposed acquisition is a non-structural approach to flood damage reduction and represents Phase I of a greater floodplain restoration and flood-damage reduction effort in this reach of river. The next phase of work envisioned for the property includes removal of the berms and elimination of the fish ponds to: 1) lower the project site to function as floodplain; 2) provide material that will benefit the Milburn Unit restoration; 3) reduce the potential for repeat high flow events which have caused structural damage at the Milburn Unit; and 4) lower high water elevations to prevent flooding at the Islewood Driving Range, the City of Fresno's River Bottom Park, the privately-owned Hansen Farm, and the Milburn Unit.

3. *By what methods and by how much dollar values will the project decrease expected average annual flood damages?*

As explained previously, the flood of 1997 blew out the berms at the Milburn Unit resulting in the gravel ponds becoming captured by the river. This flood event caused significant structural damage at the Milburn Unit and also at the neighboring driving range. While the value of the damage has not been calculated, the restoration of the Milburn Unit is expected to cost between \$6 and \$10 million dollars to separate the Milburn pond from the river and restore the property's habitat values. Furthermore, after the 1997 flood, \$5 million in FEMA flood insurance payments were made for property losses in this stretch of the river. Acquisition of the Moosios property is a key step towards protecting restoration investments at the Milburn Unit and preventing the need for future FEMA flood damage payments in the area.

4. *How does the project affect the hydrologic and hydraulic conditions at the project site and adjacent properties?*
 - a) *Will the project reduce the magnitude of a flood flow, which could cause property damage and/or loss of life?*

The proposed acquisition will make the Moosios property available for floodplain restoration activities, which will reduce the impacts of flood flows; however, the project will not reduce the magnitude of flood flows as the magnitude of flood flows in this part of the San Joaquin River is controlled by releases from Friant Dam.

b) What are the effects of the project on water surface elevations during a flood event which could cause property damage and/or loss of life?

As a result of the proposed acquisition there will be a minor to moderate reduction of water surface elevations during a flood flow. The future work to restore the 200 acres of functional floodplain on the Moosios property will provide significant reduction in water surface elevations during flood events for about two miles upstream of the project site.

c) How are flow velocities impacted by the project during a flood flow which could cause property damage and/or loss of life?

As a result of the acquisition and subsequent restoration, the average flow velocity on this stretch of the river will decrease. In addition, as the property's inundation frequency and capability increases as a result of the planned restoration activities on the property, the average area affected by flooding in the vicinity of the project should decrease.

C. Restoration of natural processes

1. Describe how any natural channel processes will be restored and describe how these natural processes will affect flood management and adjacent properties.

The Moosios property is a key parcel for restoring channel and floodplain morphology in the lower reach of the San Joaquin River Parkway. Together with the restoration at the Milburn Unit, the project will result in improved sediment transport and channel and floodplain processes. With the extension of the floodplain by over 200 acres in Phase II of this project, there will be less energy in the channel during high flows, meaning that adjacent and nearby properties will be less likely to be adversely affected by future flood events.

2. Describe any upstream or downstream hydraulic or other effects (such as bank erosion or scour, sediment transport, growth inducement, etc.).

The fishponds on the property, as well as the gravel mining operation at the Milburn Unit, have pushed the San Joaquin River into a narrow channel without a floodplain. The proposed acquisition will allow geomorphologists and engineers to re-design the river to reclaim its floodplain, providing local and regional flood benefits. In addition, implementation of restoration activities on the Moosios property coupled with the restoration activities at the Milburn Unit will result in improved (slowed) sediment transport in the river and reduce the risk of erosion or scour, especially on the steep bluffs

in that reach of the river. The proposed acquisition, furthermore, will reduce encroachment on the river by development and other uses.

- 3. If the project includes channel modification or bank protection work, will riprap or dredging be part of the design? If so, provide an analysis of potential benefits and impacts.*

Channel modification, bank protection work, riprap and dredging are not part of this project.

D. Project effects on the local community

- 1. How will the project impact future flooding on and off this site?*

The proposed acquisition and future restoration of the Moosios property will increase flooding on the project site, thus decreasing flood effects nearby. The benefits of are likely to be most apparent upstream of the project site.

- 2. How will the project affect emergency evacuation routes or emergency services and demands for emergency services?*

This project is not expected to affect emergency evacuation routes or services.

- 3. Explain how the project will comply with the local community floodplain management ordinance and the floodplain management criteria specified in the Federal Emergency Management Agency's National Flood Insurance Program (FEMA's NFIP).*

Per FEMA's NFIP, the proposed project and subsequent restoration activities will not cause a 1-foot rise in the 100-year floodplain.

E. Value of improvements protected

- 1. What is the assessed value of structural improvements that will be protected by the project?*

The proposed acquisition and subsequent restoration of the Moosios property will protect approximately \$6-\$10 million in restoration work at the Milburn Unit; \$1,200,000 in agricultural assets and \$100,000 in annual crop income at the Hansen Farm; and \$700,000 in improvements at the City of Fresno's River Bottom Park

- 2. What is the estimated replacement value of any flood control facilities or structures protected by the project?*

The Fresno Metropolitan Flood Control District owns and operates a flood-control/storm water detention basin on the River Bottom Park, across the river from the Moosios property. The estimated value of the control structure at this detention basin is \$400,000.

Wildlife Benefits (Agricultural Land Conservation Benefits do not apply)

A1. Importance of the site to regional ecology

1. *Describe any habitat linkages, corridors, buffer zones within or adjacent to the site. How are these affected by the project?*

The riparian habitat on the Moosios property occurs in a narrow band immediately adjacent to the San Joaquin River, approximately 300 feet wide. This habitat is continuous with riparian habitat both upstream and downstream of the site. The existing riparian area consists of mature cottonwood, valley oak and Goodings willow. This riparian area is part of an important wildlife corridor that spans the San Joaquin River. Deer are common in the San Joaquin River riparian habitat and mountain lion have been known to range out into the San Joaquin Valley and along the riverbanks. In addition, a variety of migratory birds and raptors use the riparian areas on the Moosios site for nesting and roosting.

The proposed acquisition project enables the preservation of the existing riparian habitat on the Moosios property and allows for the restoration of the property and expansion of its riparian areas in the second phase of the project. In the restoration phase of this project, the Parkway Trust and its partners plan to lower the grade of the approximately 200 acres of fish ponds on the property so that the area is within the current five-year floodplain. Completion of these activities will increase riparian habitat and enhance opportunities for the riparian area to revegetate on its own, providing habitat linkages and expanding the wildlife corridor along the river.

2. *Is the site adjacent to any existing conservation areas?*

The site is just 0.4 of a mile downstream from the Milburn Unit and just 1.5 river miles upstream from the forest restoration project at Camp Pashayan (portions of which belong to the Department of Fish and Game-DFG).

3. *Describe any plans for aquatic restoration resulting in in-stream benefits.*

As described previously, in Phase II of this project, project partners plan to lower the grade of the fishponds on the property, bringing approximately 200 acres of the property within the current floodplain. The material obtained by lowering the grade of property will be used to augment restoration efforts of the Milburn Unit. The design of this off-site Phase II portion of the project will improve the in-stream habitat for salmonids on the whole of the San Joaquin River.

4. *Discuss any natural landscapes within the site that support representative examples of important, landscape-scale ecological functions (flooding, fire, sand transport, sediment trapping, etc.)?*

The proposed acquisition will protect the extant riparian area of the Moosios property, which is part of the greater riparian belt along the banks of the San Joaquin River. Furthermore, after restoration of the floodplain on the property, the site would likely be subject to moderate to frequent flooding. Restoring the natural flooding process would encourage the creation and maintenance of an extended riparian habitat area on the site.

A2. Diversity of species and habitat types.

1. *Does the site possess any:*
 - i. *areas of unique ecological and/or biological diversity?*
 - ii. *Vegetative complexity either horizontally or vertically?*

The diversity of habitat types within this portion of the river is high. Important wildlife known to inhabit this area include numerous raptors (both breeding and roosting), breeding ducks, wintering Canadian geese, bobcats, and coyotes. Many other migratory waterfowl and passerine birds also make use of this habitat on a seasonal basis.

The riparian habitat on the Moosios property is an example of a valuable and increasingly unusual habitat type in the San Joaquin Valley. Although narrow, the mature cottonwoods, valley oak, and Gooding's willow on the property provide structural complexity vertically and horizontally, which is attractive to riparian birds and mammals.

2. *Describe habitat components including year-round availability of water, adequate nesting/denning areas, food sources, etc.*

The Moosios property provides limited nesting for neotropical birds and roosting habitat for raptors. Expanding the floodplain in Phase II of the project will greatly enhance the nesting habitat for neotropicals and provide extended cover and bedding sites for deer and other mammal species.

3. *Describe any superior representative examples of specific species or habitats.*

The mature cottonwood, valley oak and Gooding's willow on the property comprise an example of one of the best patches of mixed riparian forest on the San Joaquin River in the reach from Friant Dam to Highway 99. The site is especially favorable for a riparian restoration project since there is a large area (approximately 200 acres) that is within the historic floodplain of the San Joaquin River and which may be modified to experience periodic flooding even under current watershed conditions. The success of the proposed acquisition and eventual restoration of the property will establish a significant patch of self-sustaining mixed riparian forest.

4. *Does the site contain a high number of species and habitat types? List and describe.*

The Moosios property habitat types include mixed riparian forest (and abandoned goldfish ponds) on the historic floodplain and grain fields on the bluff. Please see the list of wildlife species found on the property included in this proposal as Attachment B.

5. *Does the site contain populations of native species that exhibit important subspecies or genetic varieties historically present prior to European immigration?*

This information is not currently known.

A3. Ecological importance of species and habitat types (100)

1. *Discuss the significance of habitat types at this location and include any local, regional, or statewide benefits received by preserving or improving the area.*

Acquisition of the Moosios property, in and of itself, will conserve the important and increasingly rare San Joaquin Valley riparian habitat on the property. Moreover, the proposed acquisition will allow for the restoration and re-establishment of significant acreage of self-sustaining riparian habitat.

Furthermore, the floodplain restoration activities of the project's second phase will produce excess material from the property that will in turn be used as fill to restore portions of the nearby Milburn Unit. As such, the Moosios property is key to restoring over 300 acres of mixed riparian habitat adjacent to the San Joaquin River along approximately three river miles. Because both sites (Moosios and Milburn) are low enough to receive moderately frequent flooding, they comprise the best sites for riparian restoration that exist on the Friant Dam/Highway 99-reach of the San Joaquin River. Significantly increasing the acreage of this diminishing habitat on the second largest river in California will have many benefits for local as well as migratory wildlife.

2. *Does the site contain any significant wintering, breeding, or nesting areas? Does it fall within any established migratory corridors? What is the level of significance? How are these affected by the project?*

The Moosios property provides nesting habitat for neotropical migratory birds and/or falls within migration routes for a number of birds of significance as recognized by one or more conservation plans. Please see the spreadsheet included in Attachment B which details the bird species found on the property and the plans in which they have been recognized.

3. *Describe any existing habitats that support any sensitive, rare, "keystone" or declining species with known highly restricted distributions in the region or*

state. Does the site contain any designated critical habitat? How are these affected by the project?

The project does not contain any designated critical habitat, but the acquisition will protect 50 acres of increasingly rare native San Joaquin Valley riparian habitat. In addition, the proposed acquisition protects habitat for the following sensitive species: western pond turtle (DFG California species of Special Concern), western spadefoot (DFG California species of Special Concern and Federal Species of Concern), and the Tiger Salamander (DFG California species of Special Concern and Federal Candidate Species).

- 4. What is the amount of shaded riverine aquatic (SRA) and riparian habitat to be developed, restored, or preserved?*

In the acquisition phase of this project, roughly 50 acres of existing riparian habitat will be preserved. The floodplain restoration activities in the second phase of the project are likely to include the development of shaded riverine aquatic habitat. Though no specific plan has yet been designed, project engineers may design a slough or oxbow into the 200 acres that will be lowered into the floodplain. This would certainly add to any calculation of shaded riverine aquatic habitat. The riparian habitat to be developed in the restoration phase of this project would be approximately the area of the goldfish ponds, or roughly 200 acres, of the Moosios property. Finally, the proposed acquisition and subsequent restoration activities will leverage additional acres of riparian restoration on the nearby Milburn Unit.

A4. Public benefits accrued from expected habitat improvements.

- 1. Describe present public use/access, if any. For instance, does or will the public have access for the purpose of wildlife viewing, hunting, fishing, photography, picnics, etc.*

There is currently no public access to the Moosios property. However, once acquisition is complete and the property is under the ownership of the Conservancy and the management of the Parkway Trust, public access to the property for educational and interpretive programs, wildlife viewing, hiking, and other forms of passive recreation will be allowed.

- 2. Discuss areas on the site that are critical for successfully implementing landscape or regional conservation plans. How will the project help to successfully implement the plans?*

The proposed project will help to implement the San Joaquin River Parkway Master Plan, which was adopted by the San Joaquin River Conservancy in July 2000. The Master Plan is based on the goals to preserve, protect, and restore the natural resource values of the river corridor and to provide public use of the river without adverse effects on these resources.

In accordance with the Master Plan, the proposed acquisition and subsequent restoration of the Moosios property will preserve existing habitat and enhance native vegetation to provide essential continuous riparian and upland habitat for wildlife along the river between Friant Dam and Highway 99. The restoration activities of Phase II, moreover, will help to extend and improve in-stream shaded habitat. Also in line with the goals of the Master Plan, the Parkway Trust is working in coordination with state and local agencies with resource management responsibilities to avoid flood control problems along the river. Finally, with the addition of new public access opportunities on the Parkway, the proposed acquisition will meet the goals set forth by the Master Plan by providing increased recreational and educational opportunities to all segments of the population.

- 3. Describe the surrounding vicinity. Include the presence or absence of large urban areas, rapidly developing areas, and adjacent disturbed areas with non-native vegetation and other anthropogenic features. Do any surrounding areas detract from habitat values on the site?*

The Moosios property is located on the north side of the San Joaquin River in rural Madera County. The river serves as the boundary between the counties of Madera and Fresno. On either side of the river corridor are urban centers in the respective counties growing progressively towards the river. The river corridor is primarily designated for agricultural and open space uses in the local planning documents. However in recent years Madera County has been allowing for residential and mixed-use developments along the river. In the immediate vicinity of the Moosios property are open space lands owned by the City of Fresno Parks and Recreation Department, the Department of Fish and Game, and the San Joaquin River Conservancy as well as privately owned farms. None of the surrounding areas detract from the habitat values and potential value on the Moosios property.

- 4. Describe compatibility with adjacent land uses.*

As the adjacent properties are publicly owned open space lands or privately owned farms, the proposed public ownership and use of the Moosios property is consistent with and/or compatible with adjacent land uses.

A5. Viability/sustainability of habitat improvements

- 1. Describe any future operation, maintenance and monitoring activities planned for the site. How would these activities affect habitat values?*

The project site will be maintained by the Parkway Trust to preserve floodplain benefits, implement wildlife habitat enhancements, and provide compatible public access and recreation opportunities. Sensitive areas of the riparian corridor will be fenced and monitored for public access and cattle control.

2. *Does the site contain large areas of native vegetation or is it adjacent to large protected natural areas or other natural landscapes (for example, a large stand of blue-oak woodland adjacent to public land)?*

The property contains approximately 50 acres of native San Joaquin Valley riparian habitat and is adjacent to or located nearby protected natural areas including the Milburn Unit, Camp Pashayan, and lands owned by the San Joaquin River Conservancy and the City of Fresno.

3. *Is the watershed upstream of the site relatively undisturbed or undeveloped and likely to remain so into the foreseeable future? Describe its condition.*

The proposed acquisition will complement additional floodplain and river bottom open space acquisitions by the Conservancy both upstream and downstream from the Moosios property. The San Joaquin River Parkway Master Plan, adopted by the Conservancy in July of 2000, sets a goal of including approximately 6,000 acres (between Highway 99 and Friant Dam) as part of the San Joaquin River Parkway. Currently the Conservancy is halfway towards that goal.

4. *Describe any populations of native species or stands of native habitats that show representative environmental settings, such as soil, elevations, geographic extremes, or climatic conditions (for example, the wettest or most northerly location of a species within the state.)*

The project site does not contain any native species or habitat on the river that satisfies this criterion. However, the project will leverage habitat restoration on the “second largest river” in California – a significant contribution to resource protection.

Miscellaneous Benefits

A. Size of request, other contributions, number of persons benefiting, cost of grant per benefited person (40)

| | |
|---|-----------------|
| Estimated Total Project Cost | \$6,000,000.00* |
| Amount of FPCP Grant Funds Requested | \$2,500,000.00 |
| Amount of Local Funds Contributed | \$ |
| Amount of In-kind Contributions | \$ |
| Additional Funding Sources | \$2,500,000.00 |
| Number of persons expected to benefit | ~ 500,000 |
| Flood Protection Corridor Funds per person benefited. | \$ 7.00 |

As an addition to the San Joaquin River Parkway, the proposed acquisition will benefit the residents of the Fresno/Madera metropolitan area as well as out of town visitors to this regional attraction; consumers of the agricultural products produced at the Hansen Farm and in the prime agricultural region located downstream of Moosios property on the far side of Highway 99; and patrons of the Islewood Driving Range.

* Please note that \$1 million of the total project cost will be used for the maintenance trust fund.

B. Quality of effects on water supply or water quality

1. *Will water stored by the project provide for any conjunctive use, groundwater recharge, or water supply benefit?*

No.

2. *Does the project fence cattle out?*

As the upland portion of the property may be used for seasonal cattle grazing, the Parkway Trust's maintenance plan for the property will include fencing cattle out of the riparian areas.

3. *Does the project pass water over newly developed fresh water marsh?*

No.

4. *Does the project trap sediments?*

The proposed acquisition in and of itself will not trap sediments. However, once the floodplain is improved in the second phase of the project, it will function to trap sediments by slowing the flood flow and allowing particles to settle.

C. Quality of impact on underrepresented populations or historic or cultural resources

1. *Does the project benefit underrepresented populations? Explain.*

The Moosios property borders the City of Fresno, one of the most diverse communities within the Central Valley. 2000 Census data for Fresno County reports the total population at 799,400, an increase over 1990 Census data by almost 20 percent. Over half of all county residents (427,600) live in the City of Fresno, making it the largest city in the county. According to state population projections, Fresno County will grow to over 1.1 million residents by the year 2020, an increase of 42 percent over current figures.

Fresno County has a large underserved population; its average unemployment rate in 2001 was 13.7 percent, significantly higher than the state's average of 5.3 percent. Madera County's demographic profile is similar to Fresno's. The proposed acquisition and inclusion of the property in the San Joaquin River Parkway will expand public access and recreational opportunities for City of Fresno residents, where public park acreage/citizen ratios are far below the national average.

2. *Are historical or cultural resources impacted by the project? Explain.*

The Yokut Native Americans inhabited the area along the San Joaquin River. Although no official study has been undertaken at the Moosios property, protection of the property from subdivision and development will preserve any yet to be discovered archaeological resources on the site.

D. Technical and fiscal capability of the project team

1. *Does the project require scientific or technical expertise, and if so, is it provided for in the grant proposal?*

Phase I of this project requires expertise in real estate transaction and law. The Trust for Public Land, a partner in the proposed project, is coordinating all details of the real estate transaction. TPL, a national nonprofit land conservation organization founded in 1972, has since preserved more than 1,000,000 acres of land with environmental, recreational, historic, and cultural significance. Over the past nine years, TPL and the Parkway Trust have worked together with the Conservancy, Department of Fish and Game, the Wildlife Conservation Board (WCB), the City and County of Fresno, and other partners to acquire and protect habitat and recreational resource lands in the creation of the 22-mile San Joaquin River Parkway.

2. *Grant funds will be available in phases. What monitoring and reporting mechanisms are built into your administrative plan to track progress, initiation, and completion of successive phases?*

The proposed acquisition is the first phase in a greater project expected to bring flood protection benefits to the San Joaquin River area. Once the proposed acquisition is complete, a planning process including the multiple project partners and other interested parties will be initiated to further define the restoration project for the site and to develop necessary monitoring and reporting mechanisms.

3. *Please outline your team's management, fiscal and technical capability to effectively carry out your proposal. Mention any previous or ongoing grant management experience you have.*

The Parkway Trust was formed in 1988 to create the San Joaquin River Parkway and has extensive experience and expertise in funding, managing, and completing acquisition, restoration, and educational projects along the Parkway. Since its formation, the Parkway Trust has acquired approximately 1,500 acres of land and has assisted other entities in acquiring approximately 1,800 additional acres, for a total of roughly 3,300 acres protected along the San Joaquin River Parkway. The Parkway Trust has completed several riparian restoration projects funded by WCB, the San Joaquin River Riparian Habitat Management Program, and the Conservancy, totaling approximately \$600,000. The Parkway Trust has also completed sections of the Parkway's Lewis S. Eaton Trail system with grants assigned from the City of Fresno and the Fresno Regional Foundation

totaling more than \$500,000 and has implemented environmental education and public outreach projects on the Parkway with more than \$400,000 in grants from the Calfed Bay-Delta Program. Finally, the Parkway Trust completed restoration of the historic Riverview Ranch and opened the facility to the public in 2002. The \$3.5 million project was completed with private fundraising, grants from the Conservancy and WCB, and grants from local foundations.

The San Joaquin River Conservancy is a State of California agency governed by a regional board representing both Madera and Fresno Counties. Its purpose is to provide leadership and develop policies and procedures to acquire, preserve, and maintain the lands on both sides of the San Joaquin River from Friant Dam to Highway 99. The Conservancy is charged with preserving and enhancing the San Joaquin River's extraordinary biological diversity, protecting its valued cultural and natural resources and providing educational and recreational opportunities to the local communities. The Conservancy owns, operates and/or maintains approximately 3,000 acres along the San Joaquin River Parkway.

E. Coordination and cooperation with other projects, partner agencies, and affected organizations and individuals

1. List cost sharing and in-kind partners and any other stakeholders involved with your project and indicate the nature of their contribution, if any. Address the team's ability to leverage outside funds.

The San Joaquin River Conservancy has committed to funding or obtaining \$2.5 million in additional funds (equaling half of the estimated cost for acquisition of the Moosios property) to complete Phase I of this project. With the successful record in fundraising, project management, and project completion exhibited by the Parkway Trust and its partners, the team behind the Moosios Property Acquisition project is more than capable of accessing and leveraging the funds necessary to complete this project.

2. Does your project overlap with or complement ongoing activities being carried out by others. If so, indicate any coordination that has taken place to date or is scheduled to take place in the future.

The proposed acquisition and future restoration of the Moosios property will complement and contribute to the longevity of the following ongoing projects: Milburn Unit restoration project (Bureau of Reclamation funded); Friant Water Users Association/Natural Resources Defense Council San Joaquin River riparian habitat restoration project; Camp Pashyam restoration project; and weed removal efforts at many sites along this reach of the San Joaquin River (Conservancy funded). As described previously, once acquisition of the Moosios property is complete, the Parkway Trust and its partners will work to coordinate restoration activities on the Moosios property with the Milburn Unit restoration project.

3. Will this application, if approved, begin the next phase of a previously approved project or advance an ongoing project substantially toward completion?

The proposed acquisition is the necessary first step in a two-phased project that will at once provide flood protection and enhance the natural resources on the Moosios property and at the nearby Milburn Unit.

4. Describe how the proposal demonstrates a coordinated approach among affected landowners, local governments, and nonprofit organizations. If other entities are affected, is there written support for the proposal and a willingness to cooperate?

The San Joaquin River Parkway Master Plan was developed by representatives of state and local governmental agencies and various organizations and individuals with interest in and of the river and effects of the San Joaquin River Parkway. The proposed acquisition and restoration of the Moosios property, likewise, is a multi-agency/multi-organization project, which advance the goals of the Master Plan. Letters of support for this project will be submitted under separate cover.

Additional Information

Hydraulic and Hydrologic Analysis:

Please see Kevin Faulkenberry's letter included as Attachment C.

Environmental Documents: The proposed acquisition is categorically exempt from CEQA.

Required Permits: No permits will need to be obtained to complete the proposed acquisition project.

Financial Summary:

| | |
|---|------------------------|
| FPCP request for acquisition: | \$ 2,500,000.00 |
| San Joaquin River Conservancy match: | \$ 2,500,000.00 |
| <u>FPCP request for maintenance trust fund:</u> | <u>\$ 1,000,000.00</u> |
| Total Project Cost | \$ 6,000,000.00 |

Property Acquisition Information:

1. Identification of each property:

APN 048-212-004, APN 049-091-002, and APN 049-091-003.

2. Names, addresses and telephone numbers of the property owners and lessees or tenants.

Louis Moosios
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Madera, CA 93638
559-645-8910

Frank Moosios
7221 Road 35
Madera, CA 93638
559-871-4660

David Moosios
1928 Jennings Street
Madera, CA 93637
559-674-4131

Alice Voth
1500 Villa Avenue
Clovis, CA 93612
559-298-2958

3. Type of Property Rights to Be Acquired

This project proposes to acquire fee title of the Moosios property.

4. Evidence that affected landowners are willing participants in any proposed real property transactions

Please see the letter of intent from Moosios Farms, Inc. included as Attachment D.

5. *A justification of any proposed acquisition of fee interest in property to protect or enhance a flood protection corridor or floodplain while preserving or enhancing agricultural use which includes:*

a. Reason for the fee title acquisition

A fee title acquisition of the property is proposed in order for the floodplain to be restored and to allow for passive public recreation uses as implemented by the San Joaquin River Conservancy and San Joaquin River Parkway Master Plan. During the time period of 1985 to 1997, almost all of the property was converted into a commercial goldfish farm operation, a highly altered river bottom network of shallow ponds. During the flood of January 1997, the levies of the goldfish farm were breeched, capturing many of the ponds and significantly damaging the operations and equipment. Shortly following the flood, the goldfish operation was abandoned; however the damage to the river's banks and the empty pits remain. In recent years, the property has been used as grazing land for cattle and sheep.

In order to restore the floodplain and corresponding riparian habitat and to manage the property as part of the San Joaquin River Parkway, a fee acquisition is proposed. Following the acquisition, project partners plan to fence and protect the riparian corridor and to monitor public access areas on the property. In addition, a floodplain and habitat restoration project will be planned and implemented as Phase II of this project.

b. Alternatives considered to fee title acquisition for each property

The alternative to fee title acquisition is to purchase a conservation easement and a long-term lease for the future restoration project. This alternative is not being pursued for a combination of reasons: 1) values of conservation easements in this section of the river are appraising at high values, 50% or more of full value, based on the demand from the rapidly expanding communities of Fresno and Madera; 2) the future restoration project will likely include contouring the altered landscape into a more natural state and participating agencies will want to coordinate and manage the restoration consistent with other nearby public properties in the Parkway; and 3) there is a direct benefit to the community for providing passive public recreation on the property as part of the San Joaquin River Parkway.

c. Proposed final disposition of the property

The property will be acquired for the San Joaquin River Conservancy and managed as part of the San Joaquin River Parkway.

d. Effect on county property tax revenue

Although the property will be owned by the State of California and exempt from property taxes, the property can continue to generate tax revenue through the anticipated grazing

lease. Economic benefit research on the San Joaquin River Parkway conducted by Scott Houser, PhD, at CSUF indicates an overall direct benefit to the Madera and Fresno communities.

Tentative Work Plan:

- a. *A timetable for execution, and*
- b. *A task breakdown for the project*

| | |
|----------|---|
| 2/20/03 | San Joaquin River Conservancy Board adopts resolution |
| 3/3/03 | Wildlife Conservation Board begins property value appraisal |
| 5/2/03 | Appraisal completed and submitted to Department of General Services |
| 8/1/03 | Appraisal reviewed and approved by Department of General Services |
| 8/1/03 | State Lands Commission completes boundary review |
| 9/15/03 | Environmental Site Assessment (hazmat) completed |
| 9/15/03 | CEQA documentation for property acquisition completed |
| 9/15/03 | Due diligence completed by Parkway Trust and other project partners on title and property condition |
| 9/15/03 | FPCP-required public hearing |
| 11/18/03 | Wildlife Conservation Board meeting to approve purchase of Moosios property from TPL |
| 12/15/03 | Close escrow |

California Conservation Corps Involvement:

The Parkway Trust has an umbrella agreement in place with the California Conservation Corps and has a history of using their services. Currently, the CCC is assisting the Parkway Trust in its program to remove invasive non-native species from the riparian corridor. Prior to this project, the CCC's services have been utilized with tasks related to construction of the Parkway's Lewis S. Eaton Trail, removing derelict structures from Parkway properties, fencing projects, and riparian restoration planting and stewardship.

Following acquisition, the Parkway Trust anticipates working with the CCC to construct a fence around the riparian habitat areas of the property to exclude grazing and to remove old or damaged fish farm equipment. Additionally, the CCC's services will be needed for future restoration projects on the property.

Adjacent Property/Community Information:

- 1. *A list of names and addresses of owners of all property interests in parcels adjacent to those for which acquisition of property rights is proposed.*

Across the River on the Fresno County Side, landowners include: 1) City of Fresno, Director, Parks and Recreation Department, 326 Fresno Street, Rm 101, Fresno, CA 93721-1824 and 2) Norman Liddell, 7800 North Polk. Fresno, CA 93722

On the Madera Side of the River, landowners include: 1) San Joaquin River Conservancy, Melinda Marks, Executive Officer, 5469 E. Olive Ave, Fresno, CA 93727; 2) Parcel #048-212-04, Owner not known; and 3) S&J Ranch, P.O. Box 3347, Pinedale, CA 93650

2. A plan to minimize the impact of the project on adjacent property owners, including but not limited to the following (Water Code Section 79041):

The Parkway Trust does not expect the proposed project to have any negative impacts on adjacent property owners.

3. A description of the input and participation that local groups and affected parties provided in the preparation of the work plan and application.

The property is proposed to become part of the San Joaquin River Parkway, a 22-mile greenway and regional amenity of the San Joaquin Valley of statewide significance. The San Joaquin River Parkway Master Plan, adopted by the San Joaquin River Conservancy and local land use agencies, provides guidance to preserve the river's floodplain, natural resources, and managed public use. More than 25 stakeholders and agencies participated over several years to produce the Parkway Master Plan. Out of this process, the San Joaquin River Conservancy was created as the umbrella entity to facilitate land management and coordinate the many responsible agencies involved in the Parkway effort.

A multi-agency river restoration planning effort is underway for a unit of the San Joaquin River Ecological Reserve, immediately upstream of the Moosios property. This planning process involves the San Joaquin River Parkway and Conservation Trust, Department of Water Resources, Department of Fish and Game, and the Bureau of Reclamation.

Just downstream of the property is cottonwood forest restoration project on Trust and Department of Fish and Game property called Camp Pashayan. This is a multiple year effort of the Trust, Central High School, The Bay Institute, and the Natural Resources Defense Council.

Maps/Photographs:

Please see the maps and photographs included as Exhibit A.

Maintenance/Trust Fund:

A statement relative to the use of a trust fund for maintenance, or any proposed alternative, as specified in Water Code Section 79044.

The project site will be maintained to preserve floodplain benefits and operated to provide wildlife habitat enhancements and compatible public access and recreation. The estimated maintenance cost range of \$17,720 to \$22,150 per year (anticipated proceeds of

a grant endowment of \$1,000,000 at 2 percent interest) includes only those basic incremental management costs to be borne by the Conservancy and Parkway Trust upon acquisition of the property for flood protection benefits. Maintenance activities will include providing for invasive plant management, including grazing regimens; ensuring upland soil stabilization through maintenance of vegetative cover; patrolling the property to prevent trespass and incompatible use and abuse; maintaining fencing and signage; removing illegal dumping and litter; and monitoring, compiling, and assessing site management data.

The maintenance costs were estimated as detailed below:

- 1) Land Management Direction and Oversight – Salary, benefits, overhead, and direct costs necessary to support one full-time government line staff (1 full-time equivalent, or FTE) total approximately \$80,000-90,000 per year to direct land management for the property. The incremental work required to maintain the site would require approximately 0.05 FTE, or an incremental new cost of \$4,000-5,000 per year. An endowment of \$200,000 to \$250,000 would be required to yield this amount at 2 percent interest per year.
- 2) Property Stewardship Activities – The Department of Fish and Game, Region 4, requires those creating conservation lands to meet mitigation requirements to create funds to support the department’s incremental new costs for managing the properties. The basic services required to maintain the properties are similar to those described for the proposed project, with the exception of the need to control invasive species. For upland properties, with little weed management or erosion, and no environmental restoration, DFG requires \$100-150 per acre for upfront improvements, such as fencing and signage, and annual yield that provides for a \$400-500 per acre endowment. The site’s 286 acres would require an endowment of \$290,000 to \$375,000, generating a yield of \$5,700 to \$7,150 per year. The Conservancy would fund upfront signage and fencing costs.
- 3) Public Use Management & Safety – Salary, benefits, overhead, and direct costs necessary to support one full-time peace officer status line staff (1 full-time equivalent, or FTE) total approximately \$80,000-90,000 per year for the management of public use. The incremental work required to maintain the site would require approximately 0.1 FTE, or an incremental new cost of \$8,000-10,000 per year. An endowment of \$400,000-500,000 would be required to yield this amount at 2 percent interest per year.

Attorney Certification:

Please see the Attorney Certification included as Attachment E.