



# United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Redding Field Office  
355 Hemsted Drive  
Redding, California 96002

**MAR 10 2000**

Peter Jacobsen  
CALFED Bay-Delta Program  
1416 9<sup>th</sup> Street, Suite 630  
Sacramento, CA 95814

Dear Peter:

Due to ongoing negotiations with land owners and the refinement of the proposal, below are the requested amendments to CALFED Action #99-B12.

### Scope Changes:

1. The Greening Ranch negotiations have been terminated due to the landowners reluctance to continue. At the time the grant proposal was submitted the negotiations were progressing in good faith. As a result all reference to the Greening Ranch may be removed.
2. On the Gover Ranch, negotiations have been successful but the proposal has evolved over time. The following changes have resulted:

The Gover family is retaining full rights to a larger portion of the ranch than previously anticipated. The portions of the property that are currently being negotiated for and the types of easements being considered are shown on the attached map (Attachment 1).

No land will be acquired by the BLM in fee. All reference to the purchase of 100 acres in fee may be removed. This same 100 acres is now included in the totals for the conservation easement and shown as a part of the Riparian Easement on Attachment 1.

As a result of the two above items the acreage of the conservation easements have changed from approximately 1,675 acres to approximately 1,411 acres.

The removal of acreage also led to the reduction of the length of the Sacramento River segment being protected in the conservation easement

from 3.5 to approximately 3.0 miles.

Water rights are being secured, incidental to the conservation easement, to accomplish riparian restoration work on the property. All acquired water rights will be held to accomplish on-site restoration activities.

**Budget Changes:**

The overall cost of the proposal has not changed significantly. At the time the proposal was drafted all values were estimates only. The current, unapproved, appraised value of the Gover conservation easements are greater than originally estimated but with the dropping of the Greening Ranch the total values have remained approximately the same. Other costs included in the original proposal have not changed and will not be shown on the below table. See table below for cost break-downs.

	<b>Proposal</b>	<b>Current</b>
<b>Greening Ranch</b>		
Agricultural Easement	72 acres	0 acres
Fee Acquisition	173 acres	0 acres
<b>Gover Ranch</b>		
Agricultural Easement	~875 acres	637 acres
Riparian Easement	~700 acres	774 acres
Fee Acquisition	100 acres	0 acres
<b>Total Value</b>	<b>\$4,000,000</b>	<b>\$4,375,700</b>

The CALFED share remains \$2,000,000. The increase of \$375,700 will be made up through matching funds.

**Project Benefits:**

The Agricultural Easement protects the central agricultural heart of the property from the potential of residential development as well as sand and gravel removal and other non-conforming commercial development. The Riparian Easement allows riparian restoration, removal of rip rap along Battle Creek, a 15 year phase out of all agriculture (orchards) within the riparian easement and subsequent restoration practices, and eventual removal of levees along Battle Creek subsequent to removal of orchards.

If the grant is not approved approximately 1,411 acres of conservation easements on the banks of the Sacramento River and Battle Creek would be lost which would include approximately 500 acres of existing agricultural land that could eventually be converted to residential developments. The potential developments and loss of restoration

opportunities would greatly impact the important fisheries resource of Battle Creek and have a detrimental effect on the continuity of riparian habitat on this segment of the Sacramento River and Battle Creek. Additionally, the Habitat Restoration Assessment would not be completed if the grant is not approved. This assessment will study the geomorphic and riparian interactions occurring on an alluvial reach of the Sacramento River between Cow Creek and the Jellys Ferry Bridge. The assessment would provide base-line data, identify restoration possibilities and identify possible acquisitions that may benefit the integrity of the Sacramento River system.

This project is an integral part of the entire Battle Creek Restoration Project and is supported by the California Dept. Of Fish and Game, Fish and Wildlife Service, Bureau of Reclamation, California Dept. Of Water Resources, and the Gover family. The removal of rip rap and levees along Battle Creek and the subsequent restoration efforts will have a major and long term positive effect on the fisheries of Battle Creek and thus the entire Sacramento River system. The permanent protection of the property from residential development will have profound positive effects on the long-term aquatic and terrestrial habitat potential for lower Battle Creek and this stretch of the Sacramento River. This project, in association with the existing State and BLM holdings as well as planned BLM acquisitions in the Battle Creek corridor help insure the permanent protection and restoration of this valuable stream.

The timeliness of the CALFED grant is critical for all the pieces of this puzzle to fall into place. Our goal was for this transaction to occur by the end of March. Presently the Gover property and the easement boundaries are being surveyed to determine the exact acreage of the acquisitions. Draft conveyance documents have been prepared and are being reviewed by both parties and their legal representatives. Your rapid consideration and approval of the requested modification would be greatly appreciated.

If you require further information please feel free to contact Kelly Williams at (530)224-2159 or e-mail at Kelly\_Williams@ca.blm.gov.

Thanks for your assistance in this matter.

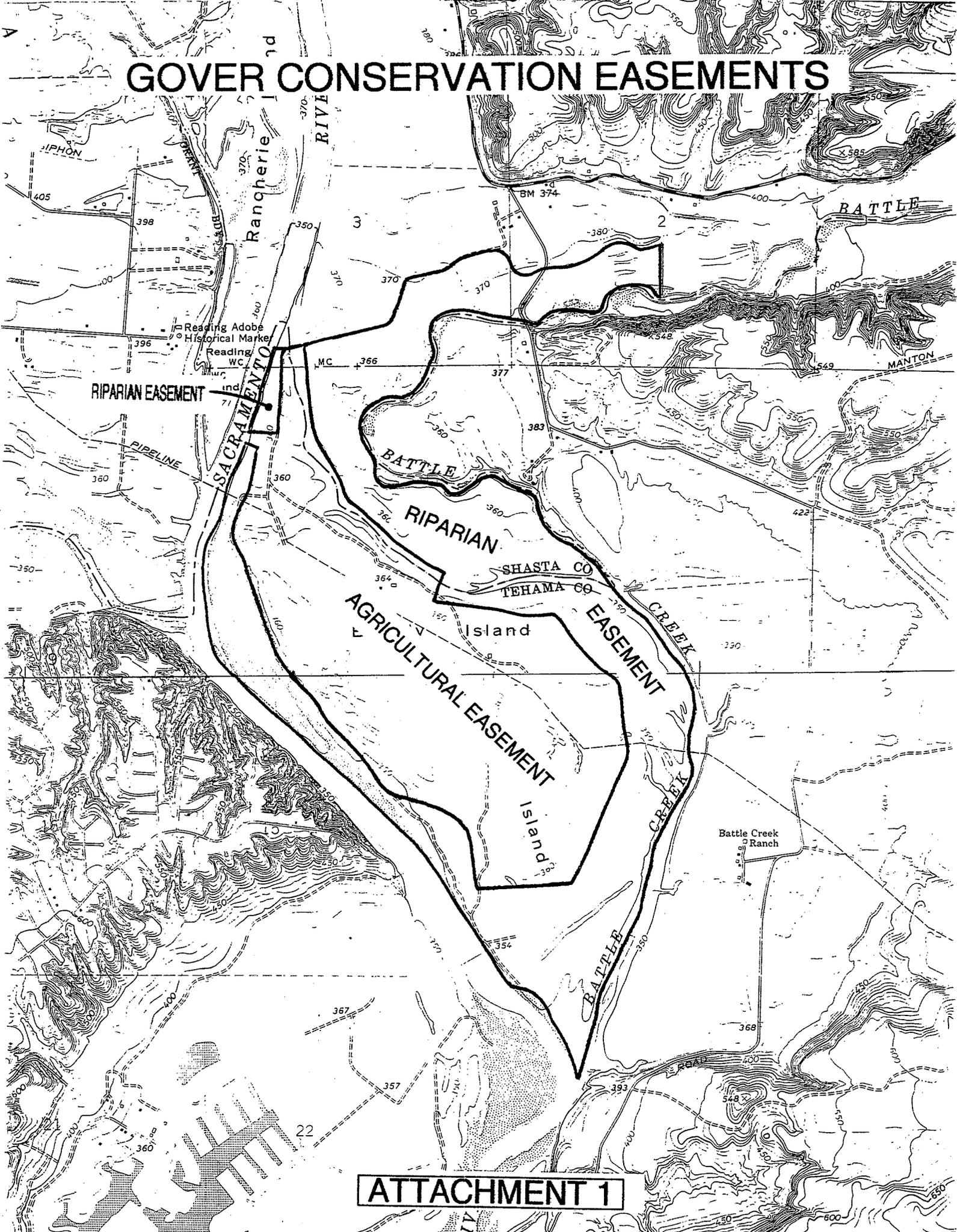
Sincerely,



for  
Acting Charles M. Schultz  
Redding Field Manager

cc: Nan Yoder, Bureau of Reclamation  
Trust for Public Land

# GOVER CONSERVATION EASEMENTS



**ATTACHMENT 1**

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