MINUTE ITEM
This Calendar Item No. C25 was approved as Minute Item No. 25 by the California State Lands Commission by a vote of 3 to 0 at its 8/26/97 meeting.

CALENDAR ITEM
C25

A 8

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PRC7203

08/26/97
WP 7203.9
D. Jones

AMENDMENT OF LEASE

LESSEE:

The State Reclamation Board
1416 Ninth Street, Room 1148
Sacramento, California 95814

AREA, LAND TYPE, AND LOCATION:

1.06 acres, more or less, of tide and submerged lands in Steamboat Slough, near Ryer Island, Solano County.

AUTHORIZED USE:

Construction and maintenance of proposed bank protection.

MASTER LEASE TERM:

Term for maintenance of existing structures: 30 years beginning May 1, 1988.

Term for new construction: Five years beginning May 1, 1988, or upon completion of Phase II, Part 2 of the Sacramento River Bank Protection Project, whichever is longer.

CONSIDERATION:

The public use and benefit; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

OTHER PERTINENT INFORMATION:

1. Applicant has the right to use the uplands adjoining the lease premises.

2. The U.S. Army Corps of Engineers and The State Reclamation Board are working together under the Sacramento River Bank Protection Project to protect the existing levees and flood control facilities of the Sacramento River Flood Control Project. The Project is a long-range program of bank protection and setback-levee construction authorized by the Flood Control Act of 1960.

3. The proposed project is in response to the early 1997 floodflows that caused extensive damage to the Sacramento River Flood Control Project levees. The proposed project site was identified by the Corps as a site where bank erosion is threatening the integrity of the levees and may result in a levee breach and resulting losses of life and property damage. The site incurred extensive levee damage from high flows and wind, causing the waterward levee slope to slip and cave. In some places, erosion has encroached to within nine feet of the levee road.

   The proposed project would involve about 233 yards of bank protection using a backfill riprap method. The design would include an entrenched stone toe, a habitat feature consisting of a low berm with a quarry stone toe; quarry waste lining the inside and bottom of the berm; scoria rock lining the inside of the berm next to the quarry waste; embankment from the channel excavation for the revetment toe placed within the berm; and imported embankment placed on top of the channel excavation material. The top of the low berm embankment would be planted with native riparian and freshwater marsh species.

4. A Negative Declaration was prepared and adopted for this project by The Reclamation Board. The staff of the California State Lands Commission has reviewed such document.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

FURTHER APPROVALS REQUIRED:

U. S. Fish and Wildlife Service, California Department of Fish and Game.

EXHIBITS:

A. Site Map
B. Location Map
C. Mitigation Monitoring Plan

PERMIT STREAMLINING ACT DEADLINE:

January 30, 1998

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT A NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE RECLAMATION BOARD AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

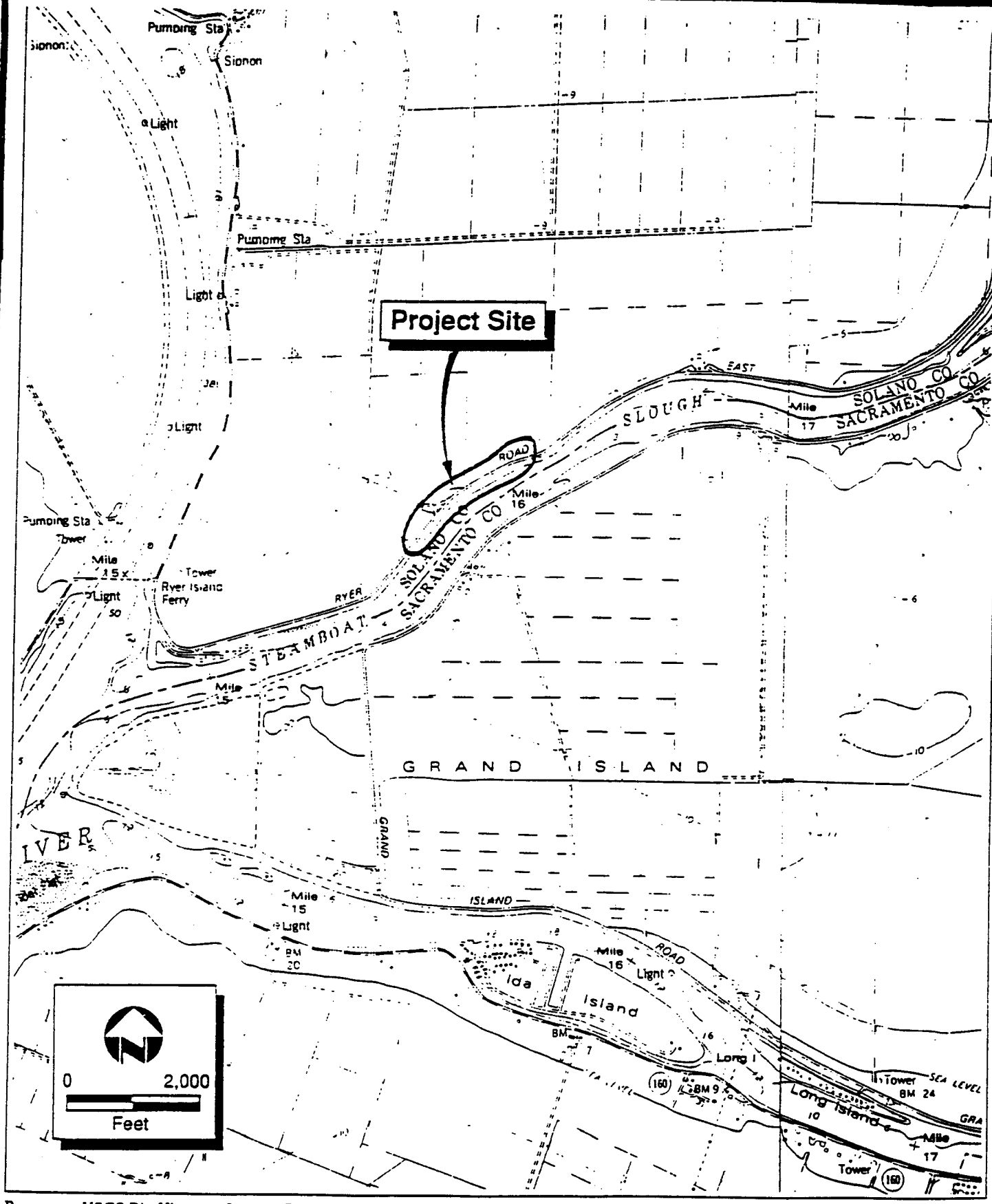
ADOPT THE MITIGATION MONITORING PROGRAM, AS CONTAINED IN EXHIBIT C, ATTACHED HERETO.

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF MASTER LEASE NO. PRC 7203.9, OF LANDS SHOWN ON EXHIBIT A ATTACHED AND BY REFERENCE MADE A PART HEREOF, EFFECTIVE AUGUST 1, 1997, TO ADD A PARCEL OF TIDE AND SUBMERGED LAND; ALL OTHER TERMS AND CONDITIONS OF MASTER LEASE NO. PRC 7203.9 WILL REMAIN IN EFFECT WITHOUT AMENDMENT.



Base map: USGS Rio Vista and Isleton, California 7.5-minute quadrangles (1978, FR 1993).

This exhibit is solely for purposes of generally defining the lease premises, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

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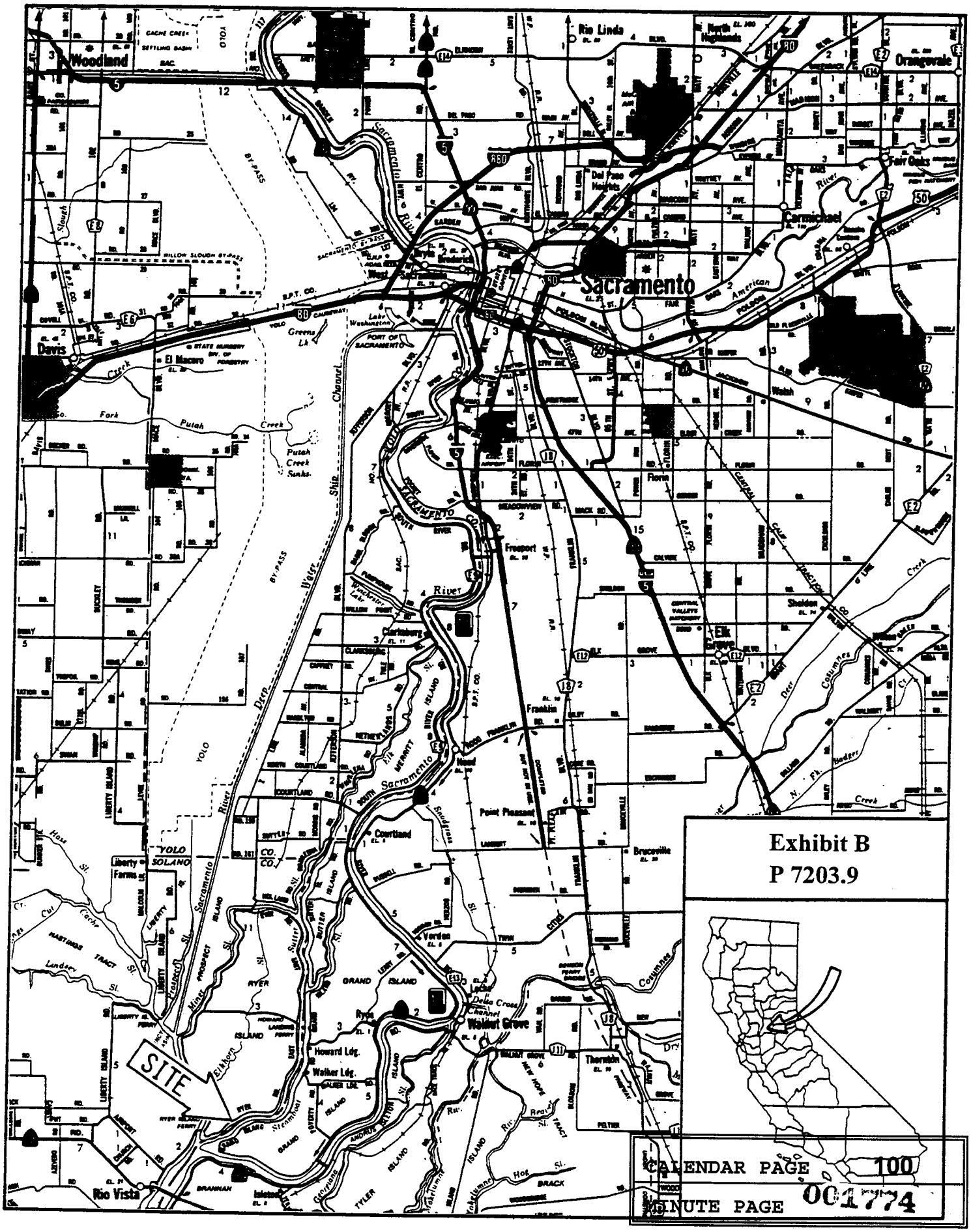
Woodland
Rio Linda
North Highlands
Orangevale
Fair Oaks
Carmichael
Del Paso Heights
Sacramento
West Sacramento
Davis
El Macero
Greens Lk.
Putah Creek
Putah Creek Sinks
Sacramento River
Deep Water Ship Channel
Freeport
Clarksburg
Franklin
Elk Grove
Sheldon
Walsh
Florin
Point Pleasant
Courtland
Bruceville
Liberty Farms
Vorden
Walnut Grove
Ryde
Howard Ldg.
Walker Ldg.
Thornton
Rio Vista
SITE
Exhibit B
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STEAMBOAT SLOUGH BANK PROTECTION PROJECT
RIVER MILE 16.1Rt.
MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan supplements the information described in the Environmental Assessment/Initial Study for Bank Protection at Steamboat Slough. Chapter 6 of the EA/IS discusses mitigation and monitoring of the project. A copy of Chapter 6 is attached.

Project Description

The project consists of approximately 700 linear feet of rock revetment bank protection on the right bank of Steamboat Slough at River Mile 16.1. The rock revetment on the eroding bank will be constructed in the fall of 1997 and completed just before the start of flood season.

Mitigation Features to be Monitored

At the waterward toe of the levee, a low berm about 30 feet wide will be constructed for the length of the bank protection work at an elevation that will render it submerged most of the time. The berm will be planted with native emergent marsh species. At the outer edge of the berm, a stone toe will be constructed at a higher elevation than the berm to ensure its visibility to users of the waterway. For about 30 percent of its length, the toe will have intermittent low areas to ensure that fish can enter and exit the berm with the tides. The berm and the elevated stone toe will be constructed in the summer of 1998.

After completion of the berm and stone toe in late summer or early fall of 1998, the berm will be planted to cover 50 percent of its surface area. Planting the vegetation in the summer is necessary to allow the plants to develop a root mass prior to the

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the summer is necessary to allow the plants to develop a root mass prior to the 1998-1999 flood season. Because there will be a delay between completion of the bank protection structure and the planting of the vegetation, additional off-site mitigation will be provided. The U.S. Fish and Wildlife Service has agreed that the U.S. Army Corps of Engineers and The Reclamation Board can designate a portion of the existing habitat at the Cache Slough Mitigation Area for this purpose. The exact location and extent of the off-site mitigation will be negotiated with USFWS as soon as possible. A Mitigation Bank Instrument will be prepared which is expected to be completed in May 1998. The monitoring and maintenance of the off-site mitigation at Cache Slough will be the responsibility of the Board.

Monitoring

The site will be inspected for the life of the project by the Department of Water Resources' levee inspectors. Every fall, the levee inspectors report the Board's mitigation areas. The report includes the inspector's observations on problems such as vandalism, burning, discing, and other inappropriate uses of the site and the general condition of the vegetation on the site. For the Steamboat Slough R.M. 16.1 right bank site, the inspectors will specifically note the condition of the emergent marsh vegetation, the percent of berm covered with vegetation, and the elevation of the stone toe. If, during the first five years of monitoring, less than 50 percent of the berm is vegetated, remedial plantings will be necessary. After five years, the vegetation should persist as long as natural conditions allow and need not be replanted. If the elevation of the stone toe is less than five feet, it must be restored to the design elevation for the 50 year life of the project.

The Flood Control Project Branch will receive the annual mitigation inspection report. Reclamation District No. 501 will be requested to rectify any problems noted by the inspectors.

The Corps will prepare an Addendum to the Sacramento River Bank Protection Operation and Maintenance Manual that will describe maintenance of the project, including the mitigation features. The manual will also determine a bench mark for the elevation of the stone toe and will require that the stone toe be maintained at the design elevation.

Immediately after construction, the Corps will turn over operation and maintenance to the Board. The Board will then turn over the operation and maintenance of the project to RD 501. Before start of construction, the Board and RD 501 will execute an Agreement based on this Mitigation Monitoring Plan and the Addendum to the O&M Manual.

Attachment

APPROVED:

Ward A. Tabor
General Manager

Date Aug 19, 1997

Chapter 6. Environmental Commitments and Mitigation, Monitoring, and Maintenance Plan

Environmental commitments have been included in this EA/SSR to avoid, minimize, and compensate for potential impacts on the environment.

Commitments intended to minimize impacts include the following:

- Waterside construction, which involves the use of barge-based construction equipment, is proposed for portions of the proposed project to limit impacts on surrounding habitats and aesthetic values.

- Pre- and postconstruction evaluations will be conducted to determine actual impacts from project implementation and mitigation requirements will be finalized.

- The contractor/subcontractor(s) engaged in performing the proposed work will be required to follow environmental protection measures including, but not limited to, those identified in Section 01130, Environmental Protection, of Contract 40D. Specific measures include complying with all applicable federal, state, and local laws and regulations; submitting an Environmental Protection Plan; protecting land resources; recording and preserving historical and archeological finds; protecting water resources; protecting fish and wildlife; disposing of cleared material; and protecting air quality.

- Increased turbidity and subsequent impacts on water quality will be minimized. The maximum allowable increases in turbidity and settleable solids at a point immediately downstream of the proposed project site have been adopted by the Corps in consultation with the Central Valley Regional Water Quality Control Board. To meet these standards, bankfill riprap configurations used by the Corps will incorporate the use of stone for a majority of the fill placed under water. Selected embankment and channel excavation material will be placed in the water within the low berm. The intent of this design is that the quarry stone and quarry waste will function as a filter and reduce turbidity and settleable solids to acceptable levels.

- A survey for Suisun Marsh aster should be conducted at the proposed project site in late June or July, when the species would be clearly identifiable. If any plants are found during the survey and are determined to be of significance, mitigation measures should be incorporated into the project design to avoid or minimize any impacts on Suisun Marsh aster to a less-than-significant level.

- If cultural resources are encountered during the project, the procedures for emergency discoveries described in Chapter 4 under "Cultural Resources" will be followed.

Commitments intended to compensate for impacts include the following:

- Mitigation for the potential loss or degradation of 0.25 acre (0.1 hectare) of tidal freshwater marsh will be provided. The mitigation for this loss should provide for a 1-to-1 replacement of tidal freshwater marsh and 2.5-to-1 replacement of freshwater marsh vegetation. The percentage of vegetative cover should be at least 50% of the available area (0.125 acre [0.05 hectare]), 2.5 times more than currently present at the proposed project site. Monitoring of the mitigation site should be conducted for a 5-year period to ensure that freshwater marsh vegetation cover is equal to or greater than that lost by the Preferred Alternative. If the cover of vegetation does not meet the performance criteria, remedial actions should be taken. Marsh plantings in the low-berm embankment at the bottom of the levee slope are incorporated in the project design. The Corps will construct the first and second contracts and immediately turn over completed work to the Reclamation Board. The Reclamation Board will be responsible for (1) operation, maintenance, repair, replacement, and rehabilitation of all features including mitigation; (2) plant establishment; (3) habitat performance standards; and (4) any required remedial measures at 100% nonfederal cost. For habitat losses not fully compensated onsite, the Cache Slough-Yolo Bypass mitigation area will be used to provide additional habitat mitigation. A formal agreement will be developed for this site to function as a mitigation bank, providing habitat compensation for this project and future bank protection projects.