

**CALENDAR ITEM  
C32**

A 25, 26

06/28/10

W 26400

S 14

M. Clark

**GENERAL LEASE – PUBLIC AGENCY USE**

**APPLICANT:**

John B. Davids  
Oakdale Irrigation District  
1205 East F Street  
Oakdale, CA 95361

**AREA, LAND TYPE, AND LOCATION:**

21 acres, more or less, of sovereign land in the Stanislaus River, adjacent to Assessor's Parcel Number 010-006-004, near the city of Oakdale, Stanislaus County.

**AUTHORIZED USE:**

Creation and restoration of a floodplain, spawning riffles, and side-channel habitat for Chinook salmon and Central Valley steelhead as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning June 28, 2010.

**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 Oakdale Irrigation District (District) has applied to the Commission to create and restore spawning and rearing habitat for the Chinook salmon and Central Valley steelhead in the lower Stanislaus River. The project site, known as the Honolulu Bar Recreation Area, will encompass approximately 21 acres of sovereign land and include the main channel of the river, a side channel, and a mid-channel island.

CALENDAR ITEM NO. **C32** (CONT'D)

3. The proposed lease area is located within designated critical habitat for the Central Valley steelhead and essential habitat for the Chinook salmon. Damming, non-native vegetation encroachment, and gravel and gold mining in the lower Stanislaus River have reduced flows and decreased coarse sediment transport, reducing natural floodplain and rearing habitat. The project proposes to enhance 2.4 acres of floodplain habitat, 0.7 acres of floodplain bench, 0.4 acres of spawning riffles, and re-vegetate 3.85 acres within the lease area.
4. Construction activities will begin during the summer months when the River flows are low and are scheduled to begin no earlier July 2 and end no later than September 31. Prior to the start of construction, approximately 0.39 acres of the side channel will be cleared of non-native trees and shrubs and graded to improve flow connectivity within the side channel and promote floodplain inundation. Approximately 10,800 cubic yards of sediment and gravel will be excavated from the west side of the mid-channel island to be placed in the bed of the Stanislaus River for habitat creation. No excavated materials will be transported or sold from the project site. Approximately 8,100 cubic yards of gravel will be used to create a floodplain bench upstream of the mid-channel island. The bench will be 22 feet wide and approximately 1,660 feet long. The remaining excavated sediment will be used to create 0.4 acres of spawning riffles in the main channel of the river. Once construction is completed, up to 3.85 acres of the lease area will be restored with native vegetation. Re-vegetation activities are scheduled to start in the fall of 2010, while maintenance and monitoring will continue through November 1, 2013.
5. To minimize water from entering the side-channel during construction, a temporary water-filled bladder dam will be installed upstream. The dam will allow flow conditions to stay low, similar to summer conditions. The water bladder will be removed at the end of construction.
6. The portion of the project involving the side-channel will provide out-of-kind habitat mitigation for unavoidable impacts to 0.6 acres of seasonal wetlands/seasonal vernal pools related to the construction of a new District reservoir, which is located outside of the Commission's jurisdiction.
7. A Mitigated Negative Declaration SCH# 2010032004 was prepared by the Oakdale Irrigation District and adopted on April 7, 2010 for this project. The California State Lands Commission's staff has reviewed such document. A Mitigation Monitoring Program was adopted by the Oakdale Irrigation District.

CALENDAR ITEM NO. **C32** (CONT'D)

8. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 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.

**APPROVALS OBTAINED:**

California Regional Water Quality Control Board

**FURTHER APPROVALS REQUIRED:**

U.S. Army Corps of Engineers, United States Fish and Wildlife Service, NOAA Fisheries, California Department of Fish and Game, California Department of Water Resources, and Stanislaus County

**EXHIBITS:**

- A. Site and Location Map
- B. Land Description

**PERMIT STREAMLINING ACT DEADLINE:**

October 21, 2010.

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that a Mitigated Negative Declaration SCH# 2010032004 and a Mitigation Monitoring Program were prepared by Oakdale Irrigation District and adopted on April 7, 2010, for this Project and that the Commission has reviewed and considered the information contained therein. Adopt the Mitigation Monitoring Program, as contained on file in the Sacramento office of the California State Lands Commission and by reference made a part hereof.

**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 section 6370, et seq.

**AUTHORIZATION:**

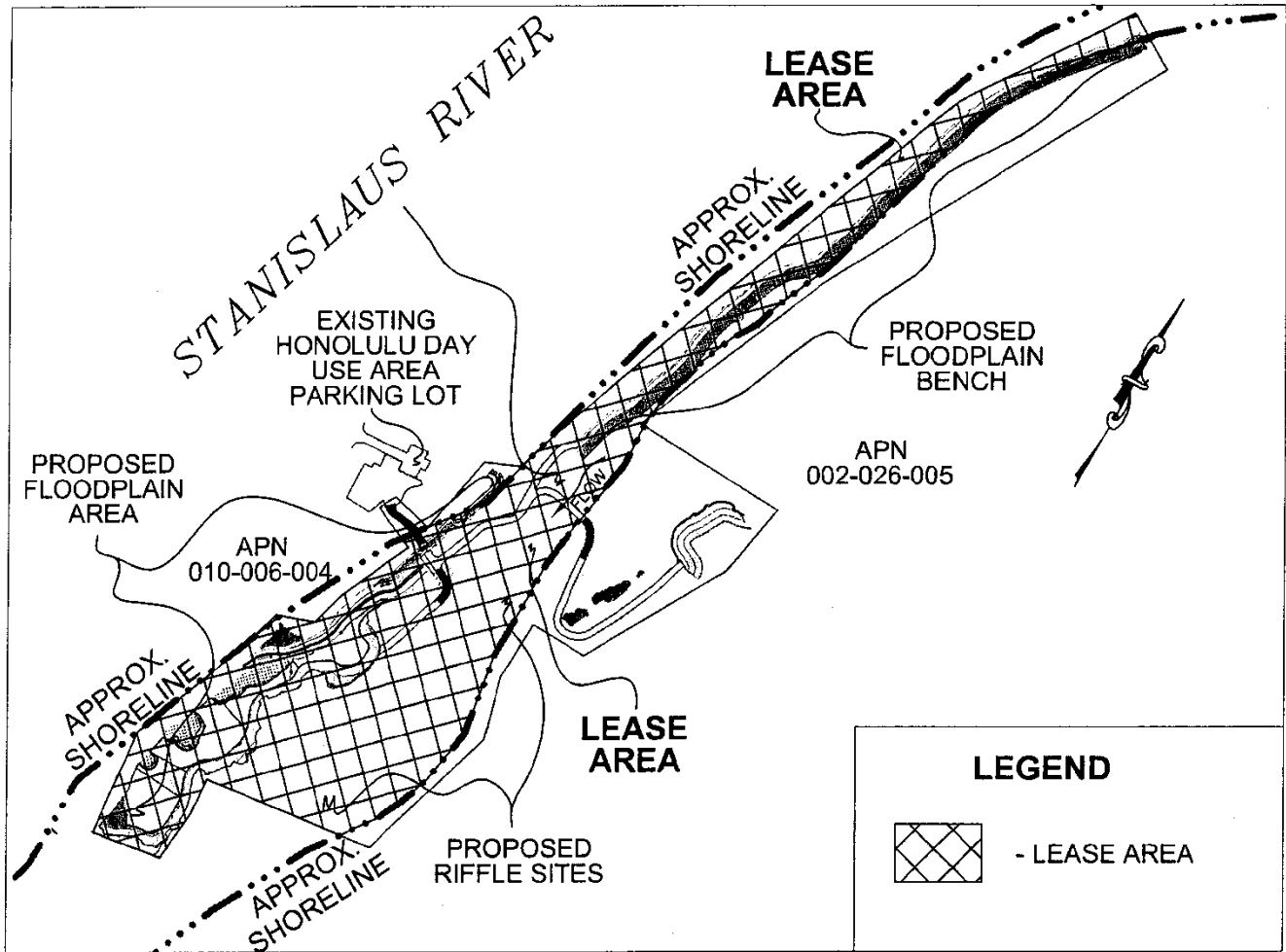
Authorize issuance of a General Lease – Public Agency Use to the Oakdale Irrigation District, beginning June 28, 2010, for a term of ten years, for the creation and restoration of a floodplain, spawning riffles, and side-channel habitat for Chinook salmon and Central Valley steelhead as

CALENDAR ITEM NO. **C32** (CONT'D)


shown on Exhibit A (for reference purposes only) and as described in Exhibit B attached and by this reference made a part hereof; consideration being 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.

NO SCALE

### SITE



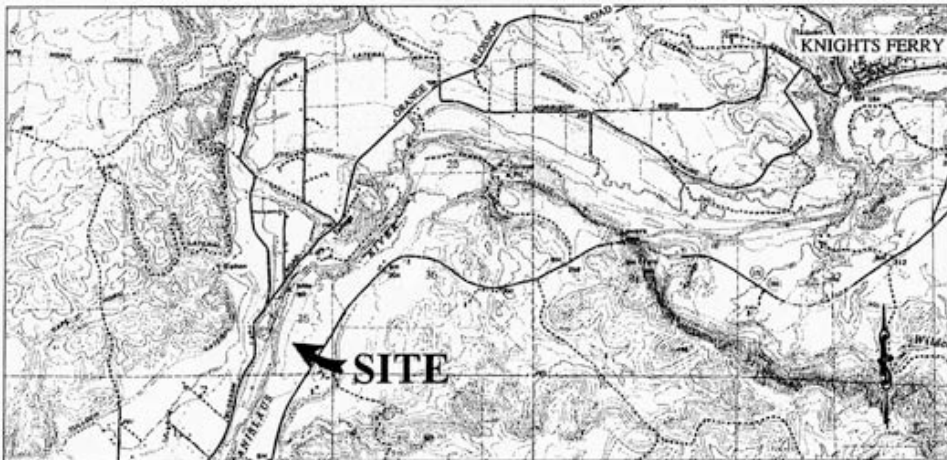
**LEGEND**

 - LEASE AREA

STANISLAUS RIVER ADJACENT TO HONOLULU BAR RECREATION AREA

NO SCALE

### LOCATION



MAP SOURCE: USGS QUAD

### Exhibit A

W 26400  
 OAKDALE IRRIGATION  
 DISTRICT  
 APNs 010-006-004 & 002-026-005  
 GENERAL LEASE - PUBLIC  
 AGENCY USE  
 STANISLAUS COUNTY



JWP 05/10

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties 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.

## EXHIBIT B

W 26400

### LAND DESCRIPTION

A parcel of sovereign land situate in the bed of the Stanislaus River, lying adjacent to Section 35, Township 1 South, Range 11 East, Mount Diablo Meridian as shown on Official U.S. Government Plat approved March 1, 1873, also lying adjacent to Section 2, Township 2 South, Range 11 East, Mount Diablo Meridian as shown on Official U.S. Government Plat approved March 1, 1873, and also lying adjacent to the Rancho Rancheria Del Rio Estanislao having a patent date of January 31, 1863, and being more particularly described as follows:

BEGINNING at a point having CCS83, Zone 3 coordinates: Northing (y) = 2112836.23 feet and Easting (x) = 6495963.90 feet which bears South 72°47'54" West 10693.30 feet from NGS monument PID HS2073 having CCS83, Zone 3 coordinates: Northing (y) = 2115998.60 feet and Easting (x) = 6506178.89 feet;

thence from said point of beginning the following twenty-eight (28) courses:

- (1) North 81°10'52" East 171.73 feet,
- (2) North 05°39'51" East 123.03 feet,
- (3) North 04°39'23" West 94.12 feet,
- (4) North 82°37'26" East 421.71 feet,
- (5) North 16°43'16" East 369.08 feet,
- (6) North 15°08'30" West 151.95 feet,
- (7) North 01°24'52" East 145.22 feet,
- (8) South 88°37'18" East 141.21 feet,
- (9) North 29°36'49" East 391.61feet,
- (10) North 09°48'37" East 185.24 feet,
- (11) North 87°33'10" West 381.63 feet,
- (12) North 22°18'33" East 534.02 feet,
- (13) North 27°55'03" East 951.83 feet,
- (14) North 58°44'39" West 152.72 feet,
- (15) South 33°12'03" West 463.84 feet,
- (16) South 20°26'09" West 1235.55 feet,
- (17) South 17°40'56" West 102.75 feet,
- (18) South 67°01'31" West 85.04 feet,
- (19) South 11°07'59" West 203.13 feet,
- (20) North 75°54'50" West 102.18 feet,
- (21) South 27°58'59" West 46.96 feet,
- (22) South 66°16'36" East 116.85 feet,
- (23) South 24°48'47" West 192.19 feet,
- (24) South 15°56'17" West 91.34 feet,
- (25) South 70°56'03" West 94.87 feet,
- (26) South 15°55'03" West 132.38 feet,
- (27) South 22°03'27" West 298.40 feet, and

(28) South 05°59'17" East 256.61 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM any portions lying landward of the low water marks of the Stanislaus River.

The BASIS OF BEARINGS of this description is the California Coordinate System of 1983, Zone 3 (1991.35). All distances are grid distances.

**END OF DESCRIPTION**

Prepared 05/17/2010 by the California State Lands Commission Boundary Unit.

