

**STAFF REPORT  
C15**

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06/21/18  
PRC 8599.1  
M. Schroeder

**AMENDMENT OF LEASE AND ENDORSEMENT OF A SUBLEASE**

**APPLICANT/LESSEE/SUBLESSOR:**

Humboldt County Resource Conservation District

**SUBLESSEE:**

Andrew J. Albin and Sarah E. Albin

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

Sovereign land in the Salt River; and Smith Creek, from Cutoff Slough at Riverside Ranch to Reas Creek, near Ferndale, Humboldt County.

**AUTHORIZED USE:**

Construction, use, and maintenance of Phase I and Phase II of the Salt River Ecosystem Restoration Project, including creation of channels through channel excavation, habitat enhancement, vegetation management, and sediment management in and along the bed of the Salt River for the purpose of restoring historic tidal and hydraulic flows; and temporary construction work areas in Smith Creek.

**LEASE TERM:**

10 years, beginning October 27, 2011.

**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 interests.

**PROPOSED AMENDMENT:**

Amend the lease to authorize the construction of an agricultural bridge; revise consideration to \$600 per year for the use and maintenance of the agricultural bridge, with an annual Consumer Price Index adjustment, effective October 27, 2018; include special lease provisions related to construction of an agricultural bridge; authorize a sublease to Andrew J. Albin and Sarah E. Albin for the use and maintenance of an agricultural bridge, beginning October 27, 2018; and replace Exhibit B, Site and Location Map, with the attached revised Exhibit B,

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Site and Location Map (for reference purposes only). All other terms and conditions of the lease shall remain in effect without amendment.

### **STAFF ANALYSIS AND RECOMMENDATION:**

#### **Authority:**

Public Resources Code sections 6005, 6216, 6301, 6501.1, and 6503; California Code of Regulations, title 2, section 2000 and 2003.

#### **Public Trust and State's Best Interests Analysis:**

The Lessee has authorization to use the uplands adjoining the lease premises. On October 27, 2011, the Commission authorized a 10-year General Lease – Public Agency Use with the Humboldt County Resource Conservation District (HCRCD) for Phase I of the Salt River Ecosystem Restoration Project ([Item C24, October 27, 2011](#)). On December 5, 2012, the Commission approved an amendment to the lease to authorize Phase II ([Item C86, December 5, 2012](#)). On April 20, 2017, the Commission approved a second amendment to the lease to authorize the extension of the construction completion date ([Item C16, April 20, 2017](#)). The lease will expire on October 26, 2021. The Lessee is now applying to amend the lease for the proposed construction of an agricultural bridge.

The restoration project targets approximately 7.5 miles of riparian and channel corridor of the Salt River. The overall goal of the project is to re-connect the Eel River Estuary with a series of five streams draining the Wildcat Mountains by restoring the historic Salt River Channel which connects the mountain streams to the estuary. The project is a collaborative restoration and flood alleviation project and is intended to address numerous issues that have resulted in a loss of nearly all natural hydraulic functions in the watershed and led to significant annual flooding and water quality issues in the region for many years. The project anticipates restoring the historic tidal prism to the Salt River channel and providing extensive habitat improvements and ecological benefits. To accomplish this goal, the project includes, but is not limited to: channel excavation, habitat enhancement, vegetation and sediment management in and along the bed and associated floodplain and riparian areas of the Salt River channel; and temporary use areas including, but not limited to, coffer dams, water diversion pipelines, fish screens, access and haul roads, fencing, staging areas, and stockpiling areas. The project will be performed in two phases. The first phase started at Cutoff Slough and ended at Reas Creek, near Port Kenyon. The second phase begins at Reas Creek and extends to approximately 150 feet upstream of the confluence of Williams Creek.

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Phase I was completed in 2013. Phase II was anticipated to start in 2014 with the entire restoration project completed by 2016. However, funding restrictions and the amount of sediment that needed to be excavated and hauled made it necessary to break up Phase II into multiple years/multiple sub-phases. Three years of construction, 2013 to 2015, were successfully completed on the lower project footprint. The Lessee was unable to complete construction in 2016 due to landowner requests that were not resolved in time for the project to go out to bid. The Lessee worked with the landowners and is ready to move forward with construction activities for 2018.

Some land ownership has changed within the uncompleted reaches of Phase II. The sublessee took ownership of their upland in 2013. The change in ownership has resulted in a change in land management and therefore the final project designs must now accommodate these changes. An agricultural bridge crossing over the rehabilitated Salt River has been requested by a landowner, Andrew J. and Sarah E. Albin, for agricultural management purposes and to maintain current access to both sides of the proposed Salt River channel. This portion of the restored Salt River channel bisects a single 200-acre ranch. Without the proposed agricultural bridge, the landowner will be unable to access 33 acres of pasture south of the Salt River. The proposed agricultural bridge over the restored Salt River channel will allow the landowner vehicular and livestock crossing access to all their property. The concrete or steel fabricated bridge will be approximately 40 feet long, 16 feet wide and will span the rehabilitated Salt River active channel. The free span bridge deck will be supported on concrete abutments with rock slope protection. The agricultural bridge has been designed to allow for continual public access of the Salt River, meaning the public may navigate or walk next to and, at lower water levels, under the bridge. Currently, this section of the Salt River is unusable due to accumulated sedimentation over the years. The restoration of the Salt River channel will provide clearance of approximately seven feet underneath the bridge from the bottom of the bridge to the deepest part of the restored channel. The width of this section of the restored Salt River restricts use of the waterway to kayakers and does not accommodate motor powered boats. In addition, kayakers can navigate upstream and downstream, but will need to pick up the kayak and turn it around in order to go back in the direction from which they came from. The agricultural bridge is not for the benefit of the statewide public and is therefore subject to annual rent. The Lessee is requesting approval to sublet a portion of the lease premises to the landowner for the proposed agricultural bridge. In addition to the

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agricultural bridge, the Lessee proposes to relocate the riparian planting areas that is an activity already authorized by the lease.

The in-water construction season begins June 15 and ends on October 15. The Lessee will oversee construction of the bridge. Construction activities are anticipated to start on July 1 with completion by the end of the season. Thereafter, the sublease will go into effect and annual rent will commence on October 27.

The lease requires the Lessee to conduct all construction and maintenance work safely and indemnify the Commission in the event of any liability resulting from the proposed action. The lease also has a limited term of 10 years, which allows the Commission flexibility to determine if the Public Trust needs of the area have changed over time. In addition, the sublessee is required to insure the lease premises and indemnify the State for any liability incurred as a result of the sublessee's activities thereon. Upon termination of the lease, the sublessee may be required to remove the agricultural bridge and the lessee may be required to remove all other improvements within the lease premises. The lease requires the payment of annual rent to compensate the people of the State for the occupation of the public land involved.

### **Climate Change:**

Climate change impacts, including sea-level rise and more frequent and intense storm events affect both open coastal areas and inland waterways in California. The lease area is located in the Salt River, near the delta of the Eel River in Humboldt County.

The Salt River Ecosystem Restoration Project has been implemented in two primary phases to distinguish between the tidal wetland restoration (Phase I) and the riverine restoration work (Phase II). The Phase I portion of the project area is located within a tidally influenced area, while the Phase II area is beyond tidal influence and subject to riverine influences. The current lease amendment includes the addition of a bridge and relocation of riparian planting areas, all within the Phase II reach of the project area. The primary objectives of the project are to restore hydrologic function and connectivity of the Salt River to the Eel River Delta, restore and enhance fish passage, floodplain and riverine processes, and riverine habitats.

The Phase II project area is not tidally influenced and therefore, would not be subject to sea-level rise. However, as stated in *Safeguarding California* (California Natural Resources Agency 2014), climate change is projected

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to increase the frequency and severity of natural disasters related to flooding, drought, and storms. In rivers, more frequent and powerful storms can result in increased flooding conditions and damage from storm-created debris. Conversely, prolonged droughts could dramatically reduce river flow and water levels, leading to loss of public access and navigability. Climate change will further influence riverine areas by changing erosion and sedimentation rates, and flooding and storm flow, as well as runoff, will likely increase scour, decreasing bank stability at a faster rate.

The Environmental Impact Report for the project analyzed climate change related impacts, such as sea-level rise, flooding, sedimentation and scour, and land uses within and adjacent to Federal Emergency Management Agency designated flood zones. Channel and floodplain restoration, and existing structures within the project area have been designed in consideration of future projections for extreme flood and weather events. Further, an objective of the project is to design site components to support natural geomorphic response to climate change related impacts on riverine processes. The project is intended to allow flooding to newly restored wetland and floodplain lands to support riverine and ecosystem process. Collectively, the improvements to hydrologic function and expansion and connectivity of floodplain area and processes will serve to offset the impacts of future flooding and climate change related impacts on project area waterways (Salt River and Eel River Delta).

### **Conclusion:**

For all the reasons above, staff believes the issuance of this lease amendment and endorsement of a sublease will not substantially interfere with Public Trust uses and values; and is in the best interests of the State at this time.

### **OTHER PERTINENT INFORMATION:**

1. This action is consistent with Strategy 1.1 of the Commission's Strategic Plan to deliver the highest levels of public health and safety in the protection, preservation, and responsible economic use of the lands and resources under the Commission's jurisdiction.
2. An Environmental Impact Report (EIR), State Clearinghouse No. 2009091125, was prepared for this project by HCRC and certified on February 24, 2011. Commission staff reviewed such document and Mitigation Monitoring and Reporting Program prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code, section 21081.6) and adopted by the lead agency.

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The Commission considered the EIR at its October 27, 2011 meeting ([Item C24, October 27, 2011](#)) for Phase I of the project, for the lease amendment for Phase II of the project at its December 5, 2012 meeting ([Item C86, December 5, 2012](#)), and again for the lease amendment to extend the construction completion date ([Item C16, April 20, 2017](#)). As part of the Commission's approval of the lease, the Commission adopted a Mitigation Monitoring and Reporting Program and Findings made in conformance with the State CEQA Guidelines (California Code of Regulations, title 14, sections 15091 and 15096), as contained in Exhibits C and D, respectively, to Item C24 at the October 27, 2011 meeting. An Addendum to the EIR was prepared by the HCRCD and approved on March 8, 2018. The Mitigation Monitoring and Reporting Program approved under HCRCD Board of Directors Resolution No. 11-03, remains in full force and effect without any changes to the mitigation measures included therein. The Commission's previously adopted Mitigation Monitoring and Reporting Program also remains in full force and effect.

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands and through the CEQA review process, it is staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

Humboldt County  
California Coastal Commission  
California Department of Fish and Wildlife  
North Coast Regional Water Quality Control Board  
U.S. Army Corps of Engineers

**EXHIBITS:**

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

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that an EIR, State Clearinghouse No. 2007062030, was certified by the HCRCD on February 24, 2011, and a Mitigation Monitoring and Reporting Program and Findings were adopted by the HCRCD; that an

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Addendum to the EIR was prepared by the HCRCD and approved on March 8, 2018, for this project and that the Commission has reviewed and considered the information contained therein; that in the Commission's independent judgement, the scope of activities to be carried out under the lease to be amended by this authorization have been adequately analyzed; that none of the events specified in Public Resources Code section 21166 or the State CEQA Guidelines section 15162 resulting in any new or substantially more severe significant impacts have occurred, and therefore, no additional CEQA analysis is required.

Find that the Commission's previously adopted Mitigation Monitoring and Reporting Program remains in full force and effect.

**PUBLIC TRUST AND STATE'S BEST INTERESTS:**

Find that the proposed amendment of lease and endorsement of a sublease will not substantially interfere with the Public Trust needs and values at this location, at this time, and for the foreseeable term of the lease; and is in the best interests of the State.

**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:**

1. Authorize the amendment of Lease No. PRC 8955.1, a General Lease – Public Agency Use, effective June 21, 2018, to authorize the construction of an agricultural bridge; revise consideration for the use and maintenance of the agricultural bridge to \$600 per year effective October 27, 2018, with an annual Consumer Price Index adjustment; include special lease provisions related to construction of an agricultural bridge; and replace the existing Exhibit B, Site and Location Map, with the attached revised Exhibit B, Site and Location Map (for reference purposes only); all other terms and conditions of the lease will remain in effect without amendment.
2. Authorize, by endorsement, a sublease between the Humboldt County Resource Conservation District and Andrew J. Albin and Sarah E. Albin, of Lease No. PRC 8599.1, beginning October 27, 2018.

**EXHIBIT A**

**PRC 8955.1 (W 26450)**

**LAND DESCRIPTION**

Two parcels of land lying in the historic beds of the Salt River and historic tidal sloughs, adjacent to protracted Fractional Township 3 North, Range 2 West, H.B.M. as shown on official government township plat approved October 22, 1890, County of Humboldt, State of California, more particularly described as follows:

**PARCEL ONE**

BEGINNING at a point lying distant N 55°28'45" W 20,023.86 feet from NGS Monument "HPGN D CA 01 PA" (PID AC9251) having CCS 83, Zone 1 (2007.00) coordinates of North (Y) = 2,105,897.76 feet, and East (X) = 5,935,326.91 feet; thence along the historic Ordinary High Water Mark (OHWM) of the Salt River, the following fifty four (54) courses:

- 1) S 36°50'30" E 62.91 feet;
- 2) S 36°36'30" E 349.80 feet;
- 3) S 34°22'10" E 159.19 feet;
- 4) S 44°56'16" E 166.42 feet;
- 5) S 51°02'56" E 108.90 feet;
- 6) S 56°08'31" E 106.03 feet;
- 7) S 46°54'07" E 181.31 feet;
- 8) S 42°08'13" E 114.99 feet;
- 9) S 36°04'36" E 122.81 feet;
- 10) S 33°26'24" E 167.68 feet;
- 11) S 14°30'50" E 117.93 feet;
- 12) S 9°15'37" E 189.67 feet;
- 13) S 4°51'43" E 122.45 feet;
- 14) S 10°28'56" W 127.68 feet;
- 15) S 2°19'51" E 221.12 feet;
- 16) S 2°19'51" E 160.46 feet;
- 17) S 5°36'28" E 156.75 feet;
- 18) S 11°02'27" E 119.99 feet;
- 19) S 15°36'18" E 260.99 feet;
- 20) S 22°58'01" E 234.12 feet;
- 21) S 14°58'57" E 209.19 feet;
- 22) S 8°04'41" E 122.40 feet;
- 23) S 18°33'06" E 217.90 feet;
- 24) S 53°58'59" E 228.07 feet;
- 25) S 62°43'57" E 89.48 feet;



- 26) S 87°56'19" E 459.45 feet;
- 27) N 69°58'06" E 158.12 feet;
- 28) N 61°16'24" E 801.36 feet;
- 29) N 71°14'15" E 106.02 feet;
- 30) S 86°45'52" E 106.56 feet;
- 31) S 54°13'22" E 96.91 feet;
- 32) S 34°57'17" E 425.08 feet;
- 33) S 29°04'37" E 185.91 feet;
- 34) S 19°18'19" E 382.60 feet;
- 35) S 13°06'58" E 320.23 feet;
- 36) S 19°56'33" E 360.30 feet;
- 37) S 2°30'00" E 567.72 feet;
- 38) S 11°59'27" E 399.33 feet;
- 39) S 5°33'41" W 321.49 feet;
- 40) S 3°37'49" W 266.42 feet;
- 41) S 10°20'00" E 322.15 feet;
- 42) S 16°20'49" E 167.06 feet;
- 43) S 19°17'49" E 281.98 feet;
- 44) S 31°42'17" E 187.42 feet;
- 45) S 39°37'16" E 210.28 feet;
- 46) S 52°17'24" E 425.00 feet;
- 47) S 45°26'17" E 196.64 feet;
- 48) S 38°01'08" E 328.88 feet;
- 49) S 37°08'21" E 386.51 feet;
- 50) S 31°13'13" E 158.86 feet;
- 51) S 40°10'50" E 220.26 feet;
- 52) S 66°50'58" E 283.79 feet;
- 53) S 77°28'09" E 225.85 feet;
- 54) S 89°23'10" E 186.15 feet; thence leaving said OHWM the following five (5) courses:

- 1) N 29°43'15" E 135.73 feet;
- 2) N 67°41'13" E 636.56 feet;
- 3) N 74°23'31" E 354.03 feet;
- 4) N 56°25'09" E 40.52 feet;
- 5) S 17°40'32" E 45.45 feet to said OHWM; thence along said OHWM the following four (4) courses:

- 1) N 79°57'10" E 170.76 feet;
- 2) N 85°51'31" E 194.62 feet;
- 3) S 58°13'00" E 213.47 feet;
- 4) S 63°38'50" E 280.49 feet; thence leaving said OHWM the following four (4) courses:

- 1) S 76°08'39" E 119.48 feet;
- 2) S 80°51'06" E 183.07 feet;
- 3) S 46°06'27" E 66.77 feet;
- 4) S 18°22'48" E 30.50 feet to said OHWM; thence along said OHWM the following two (2) courses:

- 1) S 85°12'01" E 63.95 feet;
- 2) N 84°35'09" E 232.46 feet; thence leaving said OHWM the following five (5) courses:

- 1) N 23°35'27" E 128.60 feet;
- 2) N 70°03'10" E 314.48 feet;
- 3) N 74°49'16" E 259.44 feet;
- 4) N 81°40'57" E 156.66 feet;
- 5) S 0°08'54" E 37.69 feet to said OHWM;

thence along said OHWM N 69°27'17" E 56.60 feet; thence leaving said OHWM N 8°04'18" W 22.13 feet; thence S 87°52'26" E 302.51 feet to said OHWM; thence along said OHWM the following three (3) courses:

- 1) N 87°57'17" E 150.62 feet;
- 2) S 73°17'43" E 294.00 feet;
- 3) S 59°02'43" E 36.05 feet;

thence leaving said OHWM S 75°12'40" E 147.75 feet; thence South 47.97 feet to said OHWM; thence along said OHWM S 59°02'43" E 65.71 feet; thence leaving said OHWM the following eight (8) courses:

- 1) N 1°17'28" E 95.54 feet;
- 2) S 60°28'02" E 140.84 feet;
- 3) S 50°51'31" E 182.86 feet;
- 4) S 44°11'58" E 167.36 feet;
- 5) S 48°28'48" E 207.18 feet;
- 6) S 35°41'05" E 250.46 feet;
- 7) S 41°02'19" E 65.91 feet;
- 8) S 49°34'19" E 176.35 feet to said OHWM; thence along said OHWM the following three (3) courses:

- 1) S 69°51'58" E 196.13 feet;
- 2) S 83°11'48" E 189.83 feet;

3) N 86°35'10" E 231.65 feet; thence leaving said OHWM the following nine (9) courses:

- 1) N 4°31'10" E 59.83 feet;
- 2) N 78°13'21" E 344.66 feet;
- 3) N 63°38'48" E 232.31 feet;
- 4) N 79°56'26" E 202.96 feet;
- 5) N 80°09'33" E 188.06 feet;
- 6) N 87°39'10" E 107.13 feet;
- 7) S 85°36'28" E 121.25 feet;
- 8) S 77°54'49" E 99.10 feet;
- 9) S 1°20'01" E 106.06 feet to said OHWM;

thence along said OHWM S 81°43'42" E 64.60 feet; thence leaving said OHWM the following three (3) courses:

- 1) N 0°59'49" W 101.02 feet;
- 2) S 70°51'45" E 135.18 feet;
- 3) S 62°53'16" E 229.81 feet to said OHWM; thence along said OHWM the following three (3) courses:

- 1) S 81°43'42" E 140.33 feet;
- 2) S 55°13'45" E 237.04 feet;
- 3) S 69°18'43" E 52.40 feet; thence leaving said OHWM the following three (3) courses:

- 1) N 89°10'16" E 34.00 feet;
- 2) N 82°29'10" E 176.93 feet;
- 3) S 13°05'52" E 78.62 feet to said OHWM; thence along said OHWM the following fifteen (15) courses:

- 1) N 70°24'26" E 232.65 feet;
- 2) N 57°48'09" E 199.75 feet;
- 3) N 35°44'05" E 85.61 feet;
- 4) N 21°53'24" E 92.98 feet;
- 5) N 35°02'53" E 138.25 feet;
- 6) N 30°40'00" E 258.61 feet;
- 7) N 31°15'11" E 170.52 feet;
- 8) N 42°35'03" E 200.33 feet;
- 9) N 54°54'45" E 128.68 feet;
- 10) N 69°07'05" E 114.52 feet;

- 11) N 83°43'47" E 158.69 feet;
- 12) N 89°49'42" E 318.46 feet;
- 13) S 79°22'26" E 142.44 feet;
- 14) S 63°25'24" E 135.61 feet;
- 15) S 46°43'39" E 816.02 feet to the east line of Section 35, Township 3 North, Range 2 West, H.B.M.

thence along said east line N 1°24'15" E 230.65 feet to the historic OHWM of the right bank of the Salt River; thence along said OHWM the following six (6) courses:

- 1) N 43°35'35" W 591.21 feet;
- 2) N 49°45'45" W 100.13 feet;
- 3) N 63°00'55" W 187.06 feet;
- 4) N 75°12'12" W 91.16 feet;
- 5) N 82°27'48" W 110.66 feet;
- 6) N 87°29'24" W 197.82 feet; thence leaving said OHWM the following eleven (11) courses:

- 1) S 78°54'29" W 118.09 feet;
- 2) S 75°03'24" W 248.24 feet;
- 3) S 73°08'56" W 121.82 feet;
- 4) S 62°18'05" W 47.19 feet;
- 5) S 56°01'14" W 67.23 feet;
- 6) S 51°09'48" W 63.30 feet;
- 7) S 46°39'46" W 168.32 feet;
- 8) S 35°40'16" W 120.75 feet;
- 9) S 33°04'56" W 245.63 feet;
- 10) S 31°10'21" W 125.46 feet;
- 11) S 39°23'39" W 165.96 feet to said OHWM; thence along said OHWM the following five (5) courses:

- 1) S 25°18'49" W 118.86 feet;
- 2) S 58°55'38" W 127.90 feet;
- 3) S 73°18'56" W 201.75 feet;
- 4) N 69°19'19" W 157.28 feet;
- 5) N 43°32'33" W 34.11 feet; thence leaving said OHWM the following eight (8) courses:

- 1) N 71°54'28" W 203.28 feet;
- 2) N 60°37'50" W 351.53 feet;
- 3) N 71°42'53" W 196.89 feet;

- 4) N 79°51'02" W 140.09 feet;
- 5) N 85°21'29" W 143.80 feet;
- 6) S 87°19'08" W 177.20 feet;
- 7) S 80°06'08" W 189.43 feet;
- 8) S 77°43'52" W 306.96 feet to said OHWM; thence along said OHWM the following four (4) courses:

- 1) S 73°38'32" W 324.79 feet;
- 2) S 83°56'33" W 444.77 feet;
- 3) N 77°54'27" W 210.84 feet;
- 4) N 43°24'57" W 530.92 feet; thence leaving said OHWM the following twenty five (25) courses:

- 1) S 81°13'36" W 25.68 feet;
- 2) N 46°50'00" W 166.66 feet;
- 3) N 49°01'35" W 90.10 feet;
- 4) N 53°09'31" W 160.64 feet;
- 5) N 55°38'51" W 98.62 feet;
- 6) N 62°03'48" W 195.86 feet;
- 7) N 67°39'52" W 120.97 feet;
- 8) N 70°38'02" W 103.30 feet;
- 9) N 72°57'15" W 95.33 feet;
- 10) N 81°43'35" W 246.62 feet;
- 11) N 84°38'17" W 157.13 feet;
- 12) N 87°54'30" W 159.59 feet;
- 13) S 87°12'46" W 181.87 feet;
- 14) S 80°21'34" W 178.19 feet;
- 15) S 73°17'07" W 209.24 feet;
- 16) S 69°54'25" W 127.41 feet;
- 17) S 67°45'26" W 251.68 feet;
- 18) S 72°36'00" W 51.04 feet;
- 19) S 63°47'40" W 95.88 feet;
- 20) S 77°16'02" W 60.99 feet;
- 21) S 72°42'59" W 45.25 feet;
- 22) S 86°54'32" W 78.73 feet;
- 23) N 85°40'20" W 140.64 feet;
- 24) N 27°44'28" W 17.13 feet;
- 25) N 29°57'27" E 45.56 feet to said OHWM; thence along said OHWM the following two (2) courses:

- 1) N 75°58'26" W 61.26 feet;
- 2) N 63°27'16" W 207.29 feet; thence leaving said OHWM the following nine (9) courses:

- 1) S 33°13'40" W 97.57 feet;
- 2) N 62°34'04" W 74.76 feet;
- 3) N 51°33'05" W 172.93 feet;
- 4) N 63°58'57" W 38.33 feet;
- 5) N 75°30'40" W 85.99 feet;
- 6) N 83°11'37" W 110.56 feet;
- 7) S 87°30'06" W 55.85 feet;
- 8) S 76°02'13" W 119.34 feet;
- 9) N 16°27'57" W 68.08 feet to said OHWM;

thence along said OHWM S 86°43'58" W 44.84 feet; thence leaving said OHWM the following three (3) courses:

- 1) S 6°01'47" E 78.33 feet;
- 2) S 71°28'03" W 110.96 feet;
- 3) N 32°55'40" W 87.04 feet to said OHWM;

thence along said OHWM S 65°28'40" W 28.39 feet; thence leaving said OHWM the following five (5) courses:

- 1) S 18°58'25" E 83.94 feet;
- 2) S 75°53'06" W 177.19 feet;
- 3) S 59°33'36" W 45.98 feet;
- 4) S 78°37'02" W 35.84 feet;
- 5) N 21°58'56" W 67.80 feet to said OHWM;

thence along said OHWM S 70°19'26" W 25.84 feet; thence leaving said OHWM the following nine (9) courses:

- 1) S 8°15'58" E 63.15 feet;
- 2) S 81°23'49" W 29.74 feet;
- 3) S 49°06'50" W 23.88 feet;
- 4) S 70°27'21" W 77.26 feet;
- 5) S 67°55'13" W 107.15 feet;
- 6) S 67°16'30" W 222.87 feet;
- 7) S 70°35'51" W 222.62 feet;
- 8) S 72°23'33" W 74.04 feet;
- 9) N 75°44'11" W 125.98 feet to said OHWM; thence along said OHWM the following forty four (44) courses:

- 1) N 75°44'11" W 107.80 feet;

- 2) N 52°47'52" W 467.86 feet;
- 3) N 44°13'29" W 360.21 feet;
- 4) N 35°40'23" W 325.16 feet;
- 5) N 40°18'13" W 157.48 feet;
- 6) N 44°19'14" W 152.90 feet;
- 7) N 49°04'05" W 441.94 feet;
- 8) N 41°02'09" W 118.68 feet;
- 9) N 17°52'17" W 196.49 feet;
- 10) N 15°43'24" W 381.15 feet;
- 11) N 11°59'09" W 290.47 feet;
- 12) N 0°57'49" E 271.00 feet;
- 13) N 5°46'51" E 249.51 feet;
- 14) N 8°48'51" W 474.04 feet;
- 15) N 8°59'51" W 725.35 feet;
- 16) N 10°26'47" W 394.03 feet;
- 17) N 15°12'55" W 447.88 feet;
- 18) N 23°28'36" W 441.92 feet;
- 19) N 40°27'02" W 361.82 feet;
- 20) N 53°15'37" W 192.72 feet;
- 21) N 87°32'52" W 178.76 feet;
- 22) S 83°29'13" W 179.77 feet;
- 23) S 63°07'26" W 197.37 feet;
- 24) S 55°08'54" W 205.21 feet;
- 25) S 64°08'19" W 286.38 feet;
- 26) S 74°14'44" W 225.34 feet;
- 27) S 89°13'03" W 186.27 feet;
- 28) N 83°24'23" W 146.78 feet;
- 29) N 57°17'31" W 175.34 feet;
- 30) N 8°59'37" W 212.96 feet;
- 31) N 20°22'10" W 130.36 feet;
- 32) N 16°20'55" W 116.79 feet;
- 33) N 22°58'01" W 237.35 feet;
- 34) N 15°28'35" W 222.53 feet;
- 35) N 11°02'27" W 95.88 feet;
- 36) N 3°16'20" W 472.63 feet;
- 37) N 10°28'56" E 134.89 feet;
- 38) N 2°57'47" W 257.51 feet;
- 39) N 10°42'44" W 215.66 feet;
- 40) N 23°52'40" W 147.61 feet;
- 41) N 35°17'14" W 320.10 feet;
- 42) N 45°07'11" W 271.83 feet;
- 43) N 53°29'32" W 266.78 feet;
- 44) N 41°18'48" W 190.81 feet; thence leaving said OHWM the following four (4) courses:

- 1) N 58°10'39" W 361.97 feet;
- 2) N 59°08'58" W 125.44 feet;
- 3) N 35°19'53" W 69.99 feet;
- 4) S 48°23'35" W 116.00 feet to the POINT OF BEGINNING.

## PARCEL TWO

All those lands lying below the historic Ordinary High Water Mark of the banks of historic sloughs within the lands described in Parcel One of Exhibit A of that Grant Deed recorded as Document Number 2007-24419-4, on August 15, 2007, in Official Records of the County of Humboldt, State of California.

The BASIS OF BEARINGS for this description is the California Coordinate System of 1983, Zone 1 (2007.00). All distances are grid distances.

## END OF DESCRIPTION

A portion of Parcel One is based on Applicant provided 50% Submittal Salt River Ecosystem Restoration Project Phase 2 Construction plans dated May 2011. This description is to be reviewed and updated as necessary once final as-built plans are submitted.

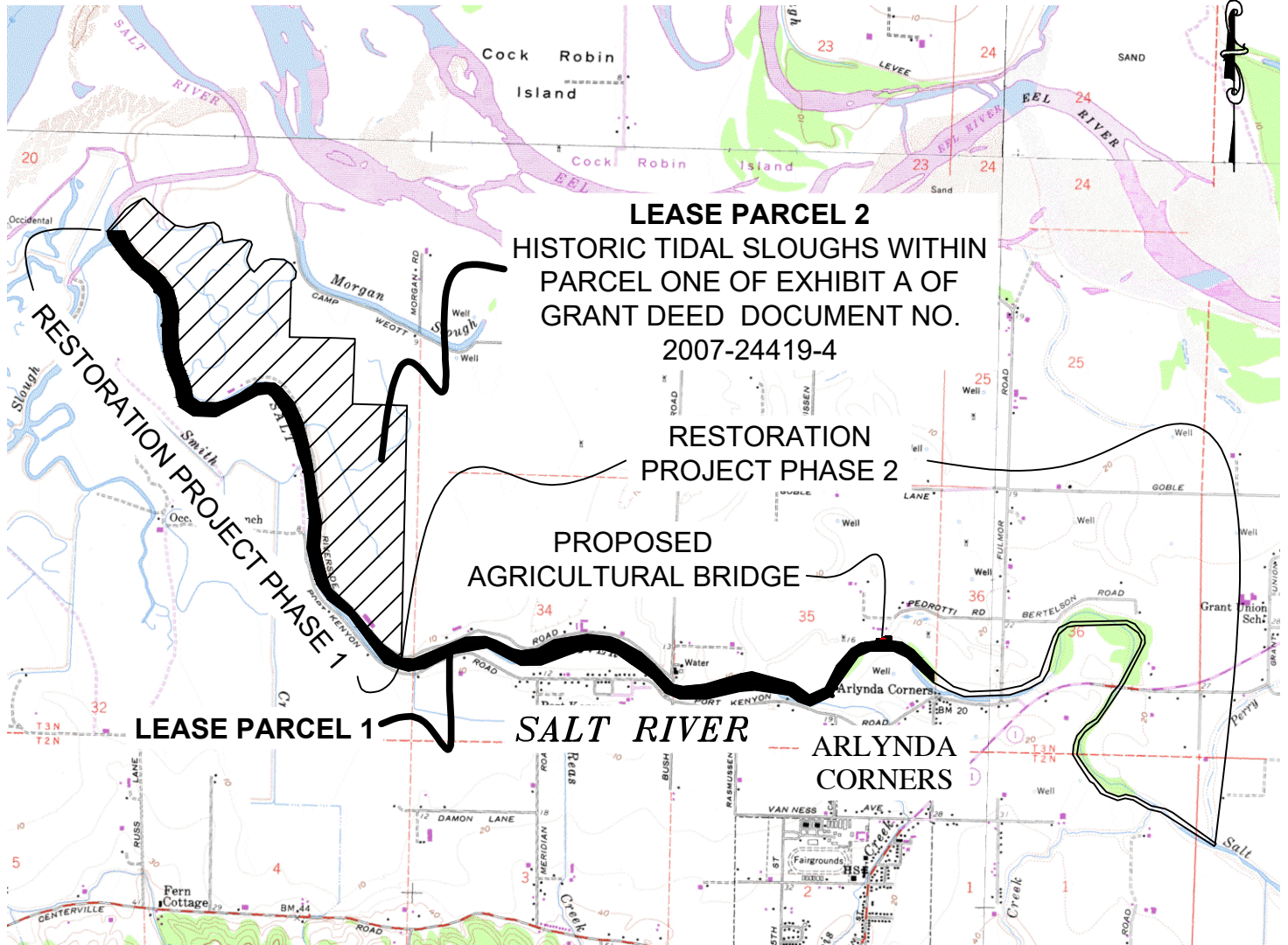
Prepared 10/29/12 by the California State Lands Commission Boundary Unit.





NO SCALE

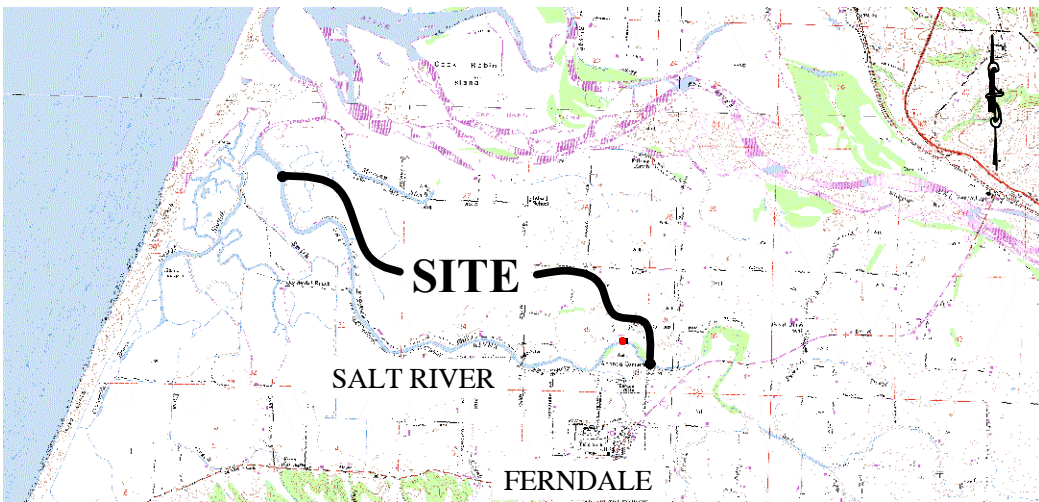
# SITE



## SALT RIVER ECOSYSTEM RESTORATION PROJECT

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

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

PRC 8955.1 (W 26450)  
 HUMBOLDT COUNTY  
 RESOURCE CONS. DIST.  
 GENERAL LEASE -  
 PUBLIC AGENCY USE  
 HUMBOLDT COUNTY



DJF 5/11/2018