White Slough Restoration EEM Application

Project Summary: This project proposal is requesting $500,000 to restore 40 acres and enhance 16 acres of coastal wetlands in the White Slough Unit of the Humboldt National Wildlife Refuge (HBNWR) in Humboldt Bay near the community of Fields Landing (Maps 1-2). As California's second largest natural bay and the largest estuary on the Pacific coast between San Francisco Bay and Coos Bay, Oregon, Humboldt Bay is a complex ecosystem and valuable resource for California and the nation due to its natural and economic resources, and its recreational opportunities. Humboldt Bay biota are diverse and ecologically significant at scales ranging from local fisheries to hemispheric shorebird and waterfowl migration. The Bay and its wetlands host over 260 native plant species, 300 invertebrate species, 100 fish species, and 200 bird species, including those that rely on the Bay as they travel the Pacific Flyway. Diking and filling have resulted in the loss of approximately 90% of Humboldt Bay's historic salt marshes. Restoration of area marshes is therefore critical to sustain plant and wildlife populations, and to recover federally listed species.

The Project Area consists of two areas: the North Unit and the West Unit. The North Unit consists of 16 acres of brackish marsh. The railroad berm separating the North Unit from tidal influence is in relatively good condition, and the elevation of the North Unit is close to sea level, indicating that this area has not subsided significantly. Four existing tidegates in the North Unit will be modified to establish a muted tide cycle, and historic channels will be cleared of obstructions and sediment to improve drainage connectivity to enhance 16 acres of tidal and brackish water wetlands and avoid mosquito production.

The West Unit consists of 40 acres of diked brackish marsh that has subsided and is currently approximately three feet below sea level. A portion of the dike protecting the West Unit from tidal inundation failed on August 16, 2014. A temporary dam consisting of a heavy duty geotextile woven polypropylene tube filled with water (Aqua Dam) was installed in the breach. Other dike sections are severely eroded and expected to fail in the near future. Because the area has subsided, dike failure would result in a conversion of brackish marsh to mudflat, and would expose the adjacent Tompkins Hill Road-Highway 101 Interchange, which provides access to the College of the Redwoods, to increased threat of flooding. The threat of dike failure is exacerbated by ongoing sea level rise. Because the Project Area has subsided, it would not support marsh vegetation if the dike were breached at this time. Surface elevations will be raised by placing up to 200,000 cubic yards (cy) of clean sediment. After all the sediment is placed, portions of the dike around the West Unit will be lowered to suitable tidal marsh elevations. Material excavated from breach locations will be used for internal fill. Other portions of the dike will be left in place to create roosting areas and high-tide refugia for birds. The remaining tidegate and the temporary water-filled cofferdam will be removed. The dike will be fully breached in three locations to fully restore tidal inundation.

This restoration approach has been used successfully in HBNWR's adjacent Salmon Creek Unit. The restoration will provide benefits for fish and wildlife habitat, including the endangered tidewater goby, shorebirds, waterfowl, and special status plant species. The project will also provide flood protection and sea level rise adaptation, as well as allowing for increased carbon sequestration in restored salt marshes.

The RTF is the Alton Interchange Project. It is located in Alton, 13 miles south of the EEMP project. The RTF required the filling of over 5 acres of wetlands in the coastal zone, and mitigated for that impact by creating and enhancing wetlands and riparian habitat. The EEMP project provides surplus mitigation for the RTF.

General Criteria

A. RTF Description and Impacts: The Alton Interchange Project involved the construction of an interchange at the junction of State Routes (SRs) 36 and 101, to close seven at-grade intersections and to extend a local road on the west side of SR 101. As a result of the project, SR 36 has an over-crossing structure across SR 101 which accommodates bicycle and pedestrian use. The RTF is located south of Fortuna at Alton in Humboldt County. Construction began in March 2009 and was completed in August 2010. The RTF resulted in the filling of 5.4 ac of seasonal freshwater wetlands and riparian habitat in the coastal zone. These wetlands functioned to slow runoff and facilitate groundwater recharge before runoff reached the nearby Van Duzen and Eel Rivers. The Fowler Lane drainage ditch provided seasonal habitat for assorted birds and small mammals, and nesting habitat for numerous migratory bird species. The Fowler Lane ditch was dominated by willows and other brushy wetland plants, and was regulated by the U.S. Army Corps of Engineers (Corps). Other impacted wetlands were vegetated ditches and depressions in grazed, irrigated agricultural fields. Impacted wetlands are part of the larger Humboldt Bay-Eel River Delta wetlands complex that provides habitat for migratory birds.

RTF Required Mitigation: Mitigation for the wetland impacts associated with the RTF consists of the creation and enhancement of 17.7 ac of freshwater seasonal wetlands and riparian habitat, within the limits of the RTF project area. The EEM project is located 13 miles north of the RTF, in the White Slough Unit of the Humboldt Bay National Wildlife Refuge (HBNWR). The EEM project will restore 40 ac and enhance 16 ac of tidal marsh in Humboldt Bay, further mitigating the impact of the RTF. Restored and enhanced wetlands will provide habitat for fish and wildlife, including the endangered tidewater goby, shorebirds, waterfowl, and special status plants. The project will also provide protection from flooding and SLR, as well as increased carbon sequestration in restored salt marshes. The EEM project involves restoration and enhancement of tidal wetlands, not creation of freshwater wetlands, which is the required RTF mitigation.

RTF Vulnerability to Climate Change: The RTF is located within the 100 year floodplain of the Eel River. Flooding in the RTF area is likely to increase due to reduced snowfall and increased rainfall associated with climate change, as well as sea level rise (SLR) aggravating flooding upstream of the tidal zone. However, flooding threats are mitigated by the presence of a flood levee constructed by the Corps that extends northwesterly from the Van Duzen River overflow bridge and then angles northwest and runs parallel to the banks of the Eel River. The RTF accommodates flooding threats by upgrading ten culverts from 18” to 24” diameter, and one culvert from 30” to 36”, as well as replacing the preexisting drainage system of vegetated channels and ditches with a 36” to 48” reinforced concrete pipe trunkline. In addition, areas adjacent to the new highway ramps are now utilized as biofiltration strips and replacement wetlands were constructed in order to offset nominal increased peak flows resulting from an increase in paved surface area.

B. Statewide Project Goals:
Decrease in Air and/or Water Pollution: The White Slough area supports ranching operations in the upper watershed, and suffers from a lack of tidal exchange. The resulting stagnant water may suffer from low dissolved oxygen and is a breeding area for mosquitoes. The project would enhance water quality by restoring tidal flushing of the project area and restoring tidal marshes

that will filter nutrients and other contaminants. The project will also include removal of debris and failed infrastructure in the project area, including old fencing, culverts, and flapgates.

In addition, the College of the Redwoods (CR) wastewater collection and treatment system discharges treated wastewater that travels overland through a transitional wetland and unnamed drainage to White Slough. The CR wastewater collection and treatment system serves a population of approximately 5,700 on the campus by treating up to 0.1 million gallons per day of domestic and commercial wastewater. The 2010 CR Utility Infrastructure Review describes deficiencies in the system including breaches in piping and manholes and severe sags due to root intrusion, age, and fault activity. Also, there have been numerous lift station failures, some resulting in discharge into the environmentally sensitive riparian zone. CR is working to repair its wastewater treatment system. However, the project's restoration of tidal marshes will further protect sensitive resources in the estuary by filtering nutrients and other contaminants from White Slough in the event that contamination occurs.

The project is consistent with three specific Management Measures identified in the California Nonpoint Source Pollution Control Program prepared by the State Water Resources Control Board in 2000: Protection of Wetlands and Riparian Areas, Restoration of Wetlands and Riparian Areas, and Education/Outreach (Wetlands).

In addition, the project will reduce carbon dioxide in the atmosphere by providing for ongoing carbon sequestration in restored salt marshes. Without project implementation, marshes in the project area would convert to mudflat when the dikes fail, interrupting ongoing carbon sequestration and potentially releasing stored carbon through erosion of the mudflat.

Reduces Consumption of Natural Resources and Energy: The project will beneficially reuse sediment from a number of local sources. Potential sediment sources include the Bear River Casino Expansion, the Martin Slough Enhancement Project, dredge material from the Fisherman's Channel at King Salmon, and dredge material from the Woodley Island and Eureka Marinas. Sediment utilized for the project would otherwise need to be trucked to a suitable upland disposal site. Suitable sites are often a considerable distance from sediment locations. Because the sediment sources are generally located within 5-10 miles of the project area and dredge materials can be pumped to the project area as a slurry, beneficial reuse of the material will reduce consumption of energy otherwise needed to transport the material for disposal, and will also reduce the use of landfill space. In addition, the protection from wave erosion and flooding that the project will provide to adjacent roads will reduce the energy and materials needed for road repairs.

Increases Reliability of Local Water Supplies: Not applicable.

Increases Adaptability to Climate Change: This project will demonstrate tidal marsh restoration to adapt to SLR, and beneficial sediment reuse. Wetlands in the project area are subsided and threatened with conversion to mudflats when existing dikes fail or are overtopped due to SLR. Placing sediment to restore the project area marshes to historic elevations and restoring tidal influence will protect these wetlands from immediate conversion to mudflats. Reconnecting the project area to Chism Creek and White Slough will also restore sediment deposition and accretion processes that will help the wetlands keep pace with SLR. Project area wetlands will also sequester carbon, reducing the magnitude of climate change. Furthermore, the project will provide protection for roads and other infrastructure that will benefit from the wave attenuation provided by the restored marshes. Restored tidal marshes will be able to migrate to higher elevations over the long-term. The Refuge owns the land east of the project area, which is at higher elevations, which will facilitate marsh migration to this area.

Multiple Benefits: Chism Creek, which flows through the project area between the east and west areas of the White Slough Unit, is channelized and discharges directly to Humboldt Bay via a ditch. White Slough is located adjacent to and south of the project area, and is currently disconnected from the project area by dikes. Chism Creek will be rerouted south into the marsh through a constructed channel, creating a larger mosaic of freshwater, brackish, and salt marsh. The project will also breach the dike separating the project area from White Slough. The project will **restore and reconnect 40 ac of the floodplains** of Chism Creek and White Slough.

C. EEM Project Uses Innovative Methods and Implementation Strategies to Improve Project Sustainability and Local Community Adaptation to Climate Change

Vulnerability to Climate Change: The EEM project is located in marshes that are vulnerable to SLR. Wetlands in the project area are subsided and threatened with conversion to mudflats when existing dikes fail or are overtopped. Placing sediment to restore the project area marshes to historic elevations and restoring tidal influence will protect these wetlands from conversion to mudflats. Reconnecting the project area to Chism Creek and White Slough will restore sediment deposition and accretion that will help the wetlands keep pace with SLR. If the rate of relative SLR exceeds the ability of salt marsh to accrete in place, then these marshes will need to migrate inland in order to maintain this important intertidal habitat. Tidal marshes restored by the project will be able to migrate to higher elevations over the long-term. USFWS owns the land east of the project area, which is at higher elevations and will allow for marsh migration.
Mitigation of Climate Change: See discussion above in "Increases Adaptability to Climate Change" and "Multiple Benefits". The EEM Project will restore wetlands that would otherwise be lost and converted to mudflats due to SLR, sequester carbon, and provide protection from flooding and wave erosion to adjacent roads.
Meeting GHG Reduction Targets: See discussion above in "Increases Adaptability to Climate Change" and "Reduce Consumption of Natural Resources and Energy". The EEM Project will restore tidal marshes that will sequester carbon and will prevent the potential loss of carbon sequestered in existing brackish marshes that would be converted to mudflats and potentially eroded when project area dikes fail. In addition, the EEM Project will beneficially reuse sediment from sources in the vicinity, potentially reducing the energy use that would otherwise be required to transport this sediment to upland disposal sites.
Relevance to larger planning processes: The EEM Project restores and enhances 56 ac of coastal wetlands, furthering state wetland restoration goals. This goal is stated in the California Wetlands Conservation Policy (1993): “Ensure no overall net loss and achieve a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values in California…” The goal of wetland restoration and enhancement is also included in the State Coastal Conservancy Strategic Plan (Goal 5: Restore and enhance biological diversity in coastal watersheds), the California Department of Fish and Wildlife’s (DFW) Wildlife Action Plan (North Coast-Klamath Region Conservation Action O: “Federal, state, and local agencies, nongovernmental conservation organizations, and private landowners should protect and restore underprotected and sensitive habitat types *[including estuarine habitat]*.”) The project also enhances habitat for special status species present in and adjacent to the project area (Table 1).

Table 1. Special Status Species present in the project area that will benefit from the White Slough Restoration Project

Species	Status	Benefit
Birds: Northern harrier, California Brown Pelican, white-tailed kite.	CA Species of Special Concern (harrier), CA Fully Protected (Kite and pelican)	Restored foraging habitat in tidal marshes and channels
Fish: SONCC coho salmon, Northern California steelhead, tidewater goby, longfin smelt, Southern DPS Green Sturgeon	Salmonids, smelt, and sturgeon: Threatened (Federal and/or state) Goby: endangered (federal)	Rearing and oversummering habitat in restored tidal channels and marsh
Plants: Humboldt Bay owl's clover, Point Reyes Birds Beak, and Lyngbye's sedge	California Native Plant Society List 1B (clover, bird's beak) and List 2 (sedge)	Restored tidal marshes will provide suitable habitat

The EEM project is part of a watershed and Humboldt Bay-Eel River Delta regional initiative to restore tidal wetlands that is supported by local, state, and federal agencies, non-profit organizations and the public. The Salmon Creek watershed, where the project area is located, has been a focus of wildlife enhancement for many years, including road decommissioning and riparian enhancement projects. The Lower Salmon Creek Restoration project was completed over the last nine years; that project increased tidal prism and connectivity by replacing tide gates, reconnecting and restoring off-channel ponds, and restoring the Salmon Creek Channel and salt marsh in the Salmon Creek delta. The EEM project is adjacent to the Salmon Creek Restoration project and will build on its success.

The Humboldt Bay-Eel River Delta Regional Initiative includes the McDaniel Slough and Arcata Baylands marsh restoration projects, as well as the Ryan Creek Wetlands Protection project, the Martin Slough Restoration Project, and Elk River Restoration Planning. The EEM project will catalyze additional projects around Humboldt Bay to reuse sediment to restore subsided diked former tidelands, and provide protection against SLR. Hundreds of acres of former tidelands around Humboldt Bay are threatened with conversion to mudflats in the event of dike failure. A feasibility study to identify additional sites for similar projects around Humboldt Bay and a regional SLR Adaptation Plan were recently completed with funding from the Conservancy. Ongoing SLR and restoration planning will benefit from the example of the White Slough Restoration, and the lessons learned will benefit similar projects in the future. Partners in these efforts include the USFWS, CDFW, County of Humboldt, the Cities of Eureka and Arcata, and the Humboldt Bay Harbor District. This regional effort to restore tidal marshes seeks to fill a need for tidal marsh habitat resulting from the loss of 90% of such habitat in the region due to historic diking and filling, and the anticipated loss of additional tidal marshes due to SLR.

Priority Conservation Area: The project area is in Southern Humboldt Bay, and was historically part of the Salmon Creek watershed. This area has been specifically prioritized in regional conservation plans, and Humboldt Bay has been prioritized in state and national conservation plans. The following plans, developed over the last decade, represent the diversity of conservation targets and habitats that this project will help achieve.

<u>Humboldt Bay National Wildlife Refuge Comprehensive Conservation Plan (2009):</u> The Refuge's Comprehensive Conservation Plan (CCP) calls for the restoration of a mosaic of tidal wetlands in the WSU. This project will achieve the CCP's specific goal of restoring tidal influence and marshes with a full continuum of salinities to the WSU.

Conservation Prospects for the North Coast (2005): This document, prepared by The Conservation Fund, identified resources, threats, priority conservation sites, and recommendations for action in each of the nine North Coast Calwater Hydrologic Units (HUs). The Eureka Plain HU, within which the project area is located, is identified as a high conservation priority. The plan also prioritizes the restoration of historic tidal areas and salt marshes in the Eureka Plain HU.

Recovery Plan for the Southern Oregon Northern California Coast (SONCC) Evolutionarily Significant Unit of Coho Salmon (2014): NOAA prepared this federal recovery plan for coho populations within the ESA-listed SONCC coho salmon evolutionarily significant unit. The plan identifies the restoration of salmonid access to tidally influenced wetland habitats for rearing and the restoration of natural watershed processes, such as tidal influence and sediment transport, as priority recovery actions for the Humboldt Bay tributaries.

USFWS Recovery Plan for Tidewater Goby (2005): Over 170 tidewater goby were found in ponds in the Salmon Creek Delta, adjacent to the project area, in 2012 by CDFW, and goby have also been documented in White Slough itself. In the federal recovery plan for this species, Humboldt Bay is listed as its own recovery sub-unit, and is considered to act as a source population which may be important to recolonizing the Eel River population after major disturbances such as the 1964 flood. The plan lists loss or alteration of coastal wetland habitat and channelization of habitats where the species occurs as threats to the Humboldt Bay goby population. The project will mitigate these threats by restoring coastal wetlands and tidal channels that have been altered by diking and ditching. Because the areas tidewater gobies occupy are subject to periodic flooding, deeper backwater habitats (i.e. lateral sloughs) can be a critical habitat element that prevents gobies from being flushed out to sea by heavy winter floods. The project will restore over one mile of tidal channels and 0.5 mile of slough channel suitable for tidewater goby. The project will help to accomplish the following Plan task: "Develop and implement management strategies to avoid further direct net loss/modification of habitat and restore degraded habitat."

Humboldt Bay Initiative Strategic Plan (2009): This document aims to advance ecosystem-based management of Humboldt Bay and the Eel River Delta, and identifies the following goals:

- By 2020, restored connectivity between coastal plain and estuarine habitats is sufficient to allow for SLR without harming human communities.
- By 2025, restored former tidelands in priority areas will support healthy native biotic communities.

The project will help accomplish these goals in the following ways: raise the elevation of subsided historic tidelands to restore marsh communities and provide protection from sea level rise; and restore the connectivity between estuarine habitat and Bay to increase available rearing habitat for threatened salmonids and other species.

Water Quality Control Plan for the North Coast Region (2003): The North Coast Water Quality Plan, prepared by the North Coast Water Quality Control Board, specifies beneficial uses and water quality objectives for water bodies throughout the North Coast, including the Eureka Plain HU, which includes the project area. By protecting wetlands and adjacent uplands, this project will protect and enhance the beneficial uses of the Salmon Creek watershed in the Eureka Plain HU identified in the Plan, which include 1) wildlife habitat, 2) rare, threatened and endangered species habitat, and 3) estuarine habitat.

Humboldt County General Plan (2012): The County's Draft General Plan includes the following policies, which will be advanced by the project:

- Maintain or enhance the quality of the county's water resources and the fish/wildlife habitat utilizing those resources.
- Maximize the long-term public and economic benefits from the biological resources within the county by maintaining and restoring fish and wildlife habitats.

Pacific Coast Joint Venture (PCJV) Strategic Plan for Coastal Northern California (2004): The goal of this plan is to facilitate projects that benefit bird habitat. The project will help implement three conservation actions recommended by the PCJV Strategic Plan for Northern California:

• Protect, restore, and enhance 10,100 ac of wetlands on existing public lands.
• Restore diked former tidelands where feasible and appropriate *(this action is specifically recommended for Humboldt Bay).*
• Educate the public about wetland, riparian, and upland habitat functions and values to help create an enlightened conservation ethic.

California Coastal Nonpoint Source Pollution Control Plan (2000): The project is consistent with two specific Management Measures identified in the California Nonpoint Source Pollution Control Program prepared by the State Water Resources Control Board: MM6B- Restoration of Wetlands and Riparian Areas, and MM 6D – Education/Outreach (Wetlands, Riparian Areas, and Vegetated Treatment Systems).

Local Cash Contributions/Other Sources of Funds: Funding secured for the project is listed in Table 2 below. The funding requested in this grant proposal would provide the remaining funds needed for project implementation. Contributions have been authorized by the USFWS and the Conservancy and are expected to encumbered in July 2015. Partner letters are attached.

Table 2. Funding Sources

Organization	Purpose and timing	Status	Value of Contribution
US Fish and Wildlife Service	Construction- 7/2015-12/2018	Secured	$1,300,000 (cash)
State Coastal Conservancy	Construction- 7/2015-12/2018	Secured	$ 500,000 (cash)
Humboldt State University (HSU) faculty	Educational programs- 2015-2018	Committed	$ 5,000 (in kind)
Humboldt Bay Harbor District	Planning- 2014-2017	Committed	$ 2,600 (in kind)
Total			**$1,807,600**

Operations and Maintenance. The project area is located on the Humboldt Bay National Wildlife Refuge. USFWS Refuge staff will monitor the project on an ongoing basis and provide management and maintenance as needed (see letter). Tidal marshes are expected to be largely self-maintaining.

Project Readiness: *RTF Status:* Construction of the RTF began in March 2009, and was completed in August 2010. The RTF was approved by Caltrans District 1 (lead agency) on June 28, 2005. A Notice of Determination (NOD) was filed on September 6, 2005. The wetland creation required to mitigate for the RTF's wetland impacts was constructed in April 2009, and planting took place in September 2009. Monitoring was completed in 2014.

EEM Project Status: Phase I project implementation is expected to begin in August 2015. Construction designs (attached) and Phase I bid specifications have been completed. Permitting is nearly complete. NEPA compliance (USFWS), and Harbor District Development Permit, Coastal Commission consistency determination and CDFW Streambed Alteration Agreement are completed. Applications have been submitted for a US Army Corps of Engineers Clean Water

Act Section 404 permit, Regional Water Board Clean Water Act Section 401 permit, and Caltrans encroachment permit, and these permits are expected to be issued in July 2015.
A Notice of Intent to Adopt the Proposed Mitigated Negative Declaration (MND) and a Notice of Completion for the Initial Study (IS)/MND were issued by the State Coastal Conservancy, the lead CEQA Agency, for agency and public review and sent to the State Clearinghouse on February 9, 2015. The Conservancy's Board issued the Final IS/MND and made a finding that the EEM project would have a less than significant impact as mitigated on March 26, 2015, and filed a Notice of Determination on March 27, 2015.
As noted in "Local Cash Contributions/Other Sources of Funds" above, $1,800,000 has been secured for project implementation, and additional in-kind commitments have been secured for education and for planning and permitting sediment reuse. Adequate funding and sediment sources have been secured to proceed with Phase I of the project in 2015. If adequate funds for Phase II are secured, the project is expected to be completed by November 2018.

Organizational Capacity: The Conservancy and its project partners have extensive experience in tidal marsh restoration, and in coordinating complex projects. The Conservancy has worked with partners in Humboldt Bay on multiple tidal marsh restoration projects, including the McDaniel Slough Restoration, the Arcata Baylands Restoration, and the PALCO Marsh Enhancement. In addition, the Conservancy has carried out the Hamilton Wetland Restoration in Novato, which also involved beneficial sediment reuse for marsh restoration, but was over an order of magnitude larger in size. The HBNWR implemented the Salmon Creek Restoration Project adjacent to the EEM Project Area using similar methods. The Conservancy has the fiscal capacity to carry out the project on a reimbursement basis, and has successfully implemented EEM-funded projects in the past, including the 1991 acquisition of Chorro Flats adjacent to Morro Bay, 1992 acquisition of the Oliver Estate in Hayward, and the Moro Cojo Slough acquisition in Monterey County in 1999.

Resource Lands Criteria

A. Resource Value of Lands Lost or Injured by the RTF: The RTF impacted seasonal freshwater wetlands and riparian habitat in the coastal zone (See Exhibit 5 in the attached MND and see attached WMMP). Two types of wetlands were impacted: low depressions in agricultural fields, and roadside ditches. Depression wetlands were subjected to grazing and farm-vehicle use. Ditch wetlands were in the mowed road right-of-way, next to expressway traffic. Both were dominated by nonnative, often invasive, vegetation, with the exception of the Fowler Lane ditch, which was dominated by willows and provided riparian habitat.

Wetlands impacted by the RTF are located in or near the right-of-way (See attached WMMP). 5.4 ac of coastal zone wetlands and riparian habitat were permanently filled, while wetland vegetation and soils in 0.8 ac were temporarily disturbed by the operation of low–ground pressure construction equipment. Functions of impacted wetlands are discussed above in General Criteria A: RTF Impacts. Mitigation required by CEQA involved creating seasonal wetlands at a ratio between 1:1 and 2:1 in or near the project area.

B. Resource Value of EEMP Project Lands: The EEM project will restore 40 ac and enhance 16 ac of tidal marsh. The Project Area is divided into the 40 ac West Unit and the 16 ac North Unit. As discussed above, a section of the dike around the West Unit has failed and is

temporarily patched, and other sections may soon fail. The West Unit has subsided three feet, and would not support marsh vegetation if the dike were breached at this time. Surface elevations will be raised by placing up to 200,000 cubic yards (cy) of clean sediment. Phase I of the project will involve placing ~40,000 cy of sediment to construct a tidal ridge dividing the project area into three drainage cells on the Refuge, as well as an additional cell on Caltrans right of way (ROW) which will largely remain at existing elevations. No construction will take place in the ROW. The tidal ridge will be at an elevation of nine feet, and will support brackish marsh vegetation. The tidal ridge will be at a sufficient elevation to protect adjacent infrastructure, and to provide access for construction equipment while Phase II is being completed. Additional sediment will be placed in Phase II of the project to raise marsh plain elevations. Sediment will be graded to create a complex mosaic of tidal marsh, with salinities ranging from salt to fresh. The tidal marsh will include a tidal channel network and two depressional wetlands/ponds.
The drainage basins created by construction of the tidal ridges in Phase I will be completed in sequence over the course of at least two construction seasons (2016 and 2017). If less than 200,000 cy of sediment is secured for the project, the WSU will still be restored to tidal marsh, but the acreage and configuration of mudflat and low to high elevation tidal marsh will change.
After all the fill is placed, portions of the levee will be lowered to suitable tidal marsh elevations. Material excavated from breach locations will be used for internal fill. Other portions of the levee will be left in place to create roosting areas and high-tide refugia for birds. The remaining tidegate and the temporary water-filled cofferdam will be removed. The levee will be fully breached in three locations to fully restore tidal inundation in each basin. The drainage basin in the Caltrans ROW will remain as a muted marsh, and a culvert with a fish-friendly flap gate will be installed to provide drainage into the adjacent basin. Chism Creek, which currently drains to the bay via a ditch, will be rerouted south into the marsh through a constructed channel. This will create a larger mosaic of freshwater, brackish, and salt marsh habitats.
Over 40,000 cy of clean sediment for Phase I is currently available from the Salt River Ecosystem Restoration Project (SRERP) and from the Bear River Band of the Rohnerville Rancheria. Additional sediment for Phase II of the project will become available in the next two years from several sources, including from the SRERP, the Humboldt Bay Harbor District's sediment dewatering facility, the Martin Slough Restoration Project, and from the dredging of the Fisherman's Channel at King Salmon, and the Woodley Island and Eureka Marinas.
North Unit: The railroad berm separating the North Unit from tidal influence is in good condition, and the elevation of the North Unit is close to sea level, indicating that this area has not subsided significantly. Four existing tidegates in the North Unit will be modified to establish a muted tide cycle, and historic channels will be cleared of obstructions and sediment to improve drainage connectivity to support 16 ac of tidal and brackish wetlands and avoid mosquito production.
Mitigation of RTF Impacts: The enhancements provided by the EEM project are of a different type, and are over and above what was provided by the required mitigation for the impacts associated with the RTF project. However, the EEM Project's restoration of tidal marsh and reconnection of the marsh plain to Chism Creek and White Slough will improve water quality and provide habitat for migratory birds, both functions that were provided by the wetlands impacted by the RTF. It will therefore provide significant benefit to the RTF as additional mitigation that goes above and beyond the current mitigation.
Condition of Resource Lands to be Restored: The EEM Project Area consists primarily of diked former tidal marsh that was used for pasture. The area supports brackish marsh vegetation that is

currently very low in species diversity, consisting of the native salt grass, invasive sickle grass and non-native creeping saltbush. As a result of the proposed project and the restoration of a functioning tidal marsh complex with a gradient of salinities, this brackish marsh vegetation will ultimately be much higher in habitat value and species diversity. Behind the dikes, it currently forms a near monoculture of low wildlife value and biodiversity. Chism Creek, a small perennial stream, contributes fresh water through the West Unit and flows out to the bay. There are several open water channels along the railroad, dike, and highway. There are four tidegates in the North Unit and a dozen culverts beneath Highway 101 that discharge runoff into this area. The West Unit has seven culverts and one tidegate.

Proximity to RTF: The EEM Project Area is located 13 miles north of the lands impacted by the RTF. Both areas are part of the Humboldt Bay-Lower Eel River Wetlands Complex.

Differentiation from RTF Mitigation: EEM project restoration is of a different type than, and is over and above, what was provided by the required mitigation for the RTF impacts. The RTF impacted 5.4 acres of coastal zone freshwater seasonal wetlands and riparian habitat. Mitigation for the wetland impacts associated with the RTF project consisted of the creation and enhancement of 17.7 acres of freshwater seasonal wetlands and riparian habitat, within the limits of the RTF project area. The EEM project involves the restoration of 40 ac and enhancement of 16 ac of tidal marsh.

Urgency: The feasibility and cost effectiveness of the EEM Project will be greatly reduced if implementation is delayed, because it is likely that further dike failure will take place, requiring costly temporary repairs and creating logistical challenges for sediment placement and grading.

Size: The project area is of significant size for a tidal marsh restoration project. It is located adjacent to the recently completed Salmon Creek Restoration Project. Project implementation will result in a contiguous 1,500 ac area of restored and protected tidal wetlands.

Leveraging: $1,800,000 has been contributed by the applicant and USFWS.

Statewide Significance: Humboldt Bay tidal marsh, including the Project Area, is of statewide significance. As California's second largest natural bay and the largest estuary on the Pacific coast between San Francisco Bay and Coos Bay, Oregon, Humboldt Bay is a complex ecosystem and valuable resource for California and the nation because of its natural and environmental resources, its aesthetic appeal and recreational opportunities, its ecological services, economic benefits, and its vital transportation links. The biota associated with Humboldt Bay is diverse and ecologically significant at scales ranging from a local focus on fisheries to a participation in hemispheric ecological patterns such as shorebird and waterfowl migration. The Bay hosts over 100 plant species, 300 invertebrate species, 100 fish species, and 200 bird species, including those that rely on the bay as they travel the Pacific Flyway.

Ecosystem Protection, Rare, Threatened and Endangered Species, Wildlife Features: Existing wetlands at the site are threatened with conversion to mudflat by dike failure. While tidal mudflat has value to the bay ecosystem, there is no shortage of it, unlike salt and brackish marsh, 90% of which has been lost to diking and filling. The project will enhance and restore nesting, foraging, and spawning/rearing habitat for special status fish and wildlife species, including tidewater goby, green sturgeon, Coho salmon, Steelhead, and longfin smelt. Humboldt Bay tidal marshes also provide important habitat for shorebirds, waterfowl, and resident and migrating songbirds. See Table 1 above for benefits to special status species.

Sustainability

Ongoing Management: USFWS Refuge staff, funded by the Refuge's operating budget, will monitor the project and provide management and maintenance as needed (see attached letter).

External Events: Tidal marshes will be largely self-maintaining, and are not vulnerable to vandalism. The project is designed so that tidal marshes and tidal ridges will serve to dissipate wave energy from storms and SLR and protect adjacent roads.
Plantings: Invasive sicklegrass and creeping saltbush currently found in the brackish marsh will be eliminated when the elevation of the site is raised. Native marsh species are expected to recolonize the site, as they have in the adjacent Salmon Creek Restoration. Tidal marsh vegetation will not require irrigation. Vegetation will be monitored and managed to ensure that non-native species do not become established.
Cost Effectiveness: The project will restore 40 ac and enhance 16 ac of critical coastal and estuarine wetlands. Passive revegetation is expected to occur in salt marsh and will provide cost savings. Cost savings will also be realized through the use of Refuge staff and construction equipment for project implementation. Species expected to revegetate naturally in salt marsh include slough sedge, pickleweed, salt grass, slender arrowgrass, spearscale, and jaumea. If passive revegetation does not meet performance criteria for cover and diversity, additional species will be planted. An irrigation system is not appropriate because of tidal inundation and the climate, soils, and plant species, which are expected to result in acceptable plant survival without frequent irrigation. If active planting is required, an initial manual irrigation of the plantings at the time of installation is planned. Establishment time is estimated to be 1-2 years.

Over 98% of the project cost ($2,272,550) is for labor and contractors, primarily for sediment transport and grading, while 2% ($35,050) is for materials (filter fabric and tidegate supplies). Partner contributions are expected to offset sediment transport costs. Volunteer labor is being utilized for educational programs.

Other Benefits and Community Participation:
Education and outreach: The project will provide educational opportunities for students at HSU and CR. Faculty will facilitate class projects related to the restoration, which may include baseline surveys and ongoing monitoring of physical and biological characteristics of the project area. In addition, the Friends of the Refuge will provide information and educational programs for Refuge visitors regarding the project, both at the Refuge visitor center and potentially in the project area itself. The California Conservation Corps will provide educational site visits to its youth crews. In addition, the Refuge and the Conservancy will present information about the project to restoration practitioners and local government planners, highlighting its value for SLR adaptation. These presentations will be made at events such as the Humboldt Bay Symposium, Salmonid Restoration Federation conference, and Humboldt Bay Initiative meetings. While there are no developed trails or formal access points, the project area is accessible for passive recreation such as wildlife viewing, and is utilized by waterfowl hunters. Public roads border the project area, and public boat ramps offering water access for hunters and boaters are located nearby, ~1.5 miles to the north (Fields Landing) and south (Hookton Slough).
Offset carbon emissions: Salt marsh restored by the project will sequester carbon, and the project will prevent the loss of carbon in existing brackish marshes that would be threatened with erosion if dikes failed. Tidal wetlands are carbon dense ecosystems that sequester large amounts of carbon from the atmosphere continuously. Tidal wetlands store high concentrations of carbon due to their high productivity, continuous sediment burial, and slow decomposition rates.
Public involvement: The project is a partnership of local, state, and federal agencies. The project has solicited input as part of regional SLR and beneficial reuse planning, with presentations at multiple public meetings.

Exhibit 1. EEM Applications for the White Slough Restoration Project and the Klamath River Estuary Wetlands Conservation Project

White Slough Restoration Project Timeline

TASK	Schedule
Planning and Permitting	January-July 2015
Education	August 2015-December 2018
Phase I Construction	July 2015-October 2015
Phase II Construction	July 2016-October 2016
Phase III Construction	July 2017-October 2017
Project Completion	December 2018

It is anticipated that the first invoice for EEMP funds would be submitted no sooner than April 2016.

Project Element	Item	Quantity	Unit	Unit Cost	Total	EEM	State Coastal Conservancy	USFWS	Other (HSU, Harbor District)
Direct Project Management & Administration									
Staff Time	Grant management, Agency coordination	283	hrs	$68.59	$ 19,423	$ -	$-	$ 19,423	$ -
Legal Staff	Assistance with grant agreements, permitting and environmental compliance	101	hrs	$99.29	$ 10,000	$ -	$-	$ 10,000	$ -
Planning, Design & Permitting									
Staff Time	Environmental compliance	300	hrs	$68.59	$ 20,577	$ -	$-	$ 20,577	$ -
Harbor District Staff	Sediment Reuse Study (Partial)	40	hrs	$40.00	$ 1,600	$ -	$-	$ -	$1,600 (Harbor)
Technical Consultants	Sediment Reuse Study (Partial)	10	hrs	$100.00	$ 1,000	$ -	$-	$ -	$1,000 (Harbor)
Education	Humboldt State University site visits and class projects	100	hrs	$50.00	$ 5,000	$ -	$-	$ -	$5,000 (HSU)
Total Non-Construction: (not to exceed 25% of grant)					$ 57,600	$ -	$-	$ 50,000	$ 7,600
CONSTRUCTION									
Phase I Construction									
Maintenance of Traffic	Place and Remove Construction Area Signs	8	Ea	$ 455.00	$ 3,640	$ -	$ 1,820	$ 1,820	$ -
	Install and Maintain Portable Changeable Message Sign (CMS) 90 Day Duration	1	Ea	$5,000.00	$ 5,000	$ -	$ 2,500	$ 2,500	$ -
	Install and Maintain Temporary Radar Speed Feedback Sign - 90 Day Duration	1	Ea	$ 3,045.00	$ 3,045	$ -	$ 1,523	$ 1,523	$ -

Project Element	Item	Quantity	Unit	Unit Cost	Total	EEM	State Coastal Conservancy	USFWS	Other (HSU, Harbor District)
	Install and Maintain Temporary Channelizing Delineator Posts	15	Ea	$ 100.00	$ 1,500	$ -	$ 750	$ 750	$ -
Construction Foreman	Construction Foreman	12	Week	$ 4,500.00	$ 54,000	$ -	$ 27,000	$ 27,000	$ -
White Slough Project Area Mobilization	Install Construction Entrance	500	SY	$ 10.00	$ 5,000	$ -	$ 2,500	$ 2,500	$ -
	Install Construction Gate and Fencing	1	LS	$ 1,000.00	$ 1,000	$ -	$ 500	$ 500	$ -
	Mobilize Construction Equipment	1	LS	$ 5,000.00	$ 5,000	$ -	$ 2,500	$ 2,500	$ -
						$ -			$ -
Dewatering	Set up Dewatering	1	LS	$ 3,000.00	$ 3,000	$ -	$ 1,500	$ 1,500	$ -
	Operation	13	Week	$ 2,000.00	$ 26,000	$ -	$ 13,000	$ 13,000	$ -
	Fish Exclusion Fencing	1	LS	$ 4,000.00	$ 4,000	$ -	$ 2,000	$ 2,000	$ -
	Remove Dewatering	1	LS	$ 3,000.00	$ 3,000	$ -	$ 1,500	$ 1,500	$ -
Bear River Rancheria Borrow	Project Site Mobilization	1	LS	$ 1,500.00	$ 1,500	$ -	$ 750	$ 750	$ -
	Install Construction Entrance	500	SY	$ 10.00	$ 5,000	$ -	$ 2,500	$ 2,500	$ -
	Haul	18,000	CY	$ 9.00	$ 162,000	$ -	$ 81,000	$ 81,000	$ -

Project Element	Item	Quantity	Unit	Unit Cost	Total	EEM	State Coastal Conservancy	USFWS	Other (HSU, Harbor District)
	Sediment and Erosion Control	1	LS	$ 10,000.00	$ 10,000	$ -	$ 5,000	$ 5,000	$ -
	Site Stabilization (Seed & Mulch)	6,000	SY	$ 0.50	$ 3,000	$ -	$ 1,500	$ 1,500	$ -
						$ -			$ -
Salt River Borrow	Project Site Mobilization	1	LS	$ 1,875.00	$ 1,875	$ -	$ 938	$ 938	$ -
	Haul	23,000	CY	$ 15.00	$ 345,000	$ -	$ 172,500	$ 172,500	$ -
	Sediment and Erosion Control	1	LS	$ 1,000.00	$ 1,000	$ -	$ 500	$ 500	$ -
						$ -			$ -
Tidal Ridge Grading and Shaping	Dozer 1	12	Week	$ 7,000.00	$ 84,000	$ -	$ 42,000	$ 42,000	$ -
	Dozer 2	12	Week	$ 7,000.00	$ 84,000	$ -	$ 42,000	$ 42,000	$ -
	Water Truck	12	Week	$ 750.00	$ 9,000	$ -	$ 4,500	$ 4,500	$ -
	Sediment and Erosion Control	12	Week	$ 1,500.00	$ 18,000	$ -	$ 9,000	$ 9,000	$ -
	Filter Fabric	5,000	CY	$ 1.00	$ 5,000	$ -	$ 2,500	$ 2,500	$ -
Tide Gate Installation	36" X 20' PIPE	80	LF	$ 250.00	$ 20,000	$ -	$ 10,000	$ 10,000	$ -
	Tide Gate with Fish Door	1	LS	$ 2,000.00	$ 2,000	$ -	$ 1,000	$ 1,000	$ -
	Hardware	1	LS	$ 700.00	$ 700	$ -	$ 350	$ 350	$ -

Project Element	Item	Quantity	Unit	Unit Cost	Total	EEM	State Coastal Conservancy	USFWS	Other (HSU, Harbor District)
	Bedding	10	CY	$ 150.00	$ 1,500	$ -	$ 750	$ 750	$ -
	Filter Fabric	100	SY	$ 1.00	$ 100	$ -	$ 50	$ 50	$ -
	Installation	1	LS	$ 15,000.00	$ 15,000	$ -	$ 7,500	$ 7,500	$ -
Comfort Stations	Port-o-Potty White Slough	12	Week	$ 100.00	$ 1,200	$ -	$ 600	$ 600	$ -
	Port-o-Potty Bear River	7	Week	$ 100.00	$ 700	$ -	$ 350	$ 350	$ -
Phase I Total					**$ 884,760**	**$ -**	**$ 442,380**	**$ 442,380**	**$ -**
Phases II and III									
Maintenance of Traffic (two seasons)	Place and Remove Construction Area Signs	8	Ea	$ 975.00	$ 7,800	$ -	$ 3,900	$ 3,900	$ -
	Install and Maintain Portable Changeable Message Sign (CMS) 90 Day Duration	1	Ea	$ 10,500.00	$ 10,500	$ -	$ 5,250	$ 5,250	$ -
	Install and Maintain Temporary Radar Speed Feedback Sign - 90 Day Duration	1	Ea	$ 6,340.00	$ 6,340	$ -	$ 3,170	$ 3,170	$ -
	Install and Maintain Temporary Channelizing Delineator Posts	15	Ea	$ 210.00	$ 3,150	$ -	$ 300	$ 2,850	$ -

Project Element	Item	Quantity	Unit	Unit Cost	Total	EEM	State Coastal Conservancy	USFWS	Other (HSU, Harbor District)
Construction Foreman	Construction Foreman	20	Week	$ 4,500.00	$ 90,000	$ -	$ 45,000	$ 45,000	$ -
Dewatering	Set up Dewatering	2	LS	$ 3,150.00	$ 6,300	$ -	$-	$ 6,300	$ -
	Operation	20	Week	$ 2,000.00	$ 40,000	$ -	$-	$ 40,000	$ -
	Fish Exclusion Fencing	2	LS	$ 4,200.00	$ 8,400	$ -	$-	$ 8,400	$ -
	Remove Dewatering	2	LS	$ 3,150.00	$ 6,300	$ -	$-	$ 6,300	$ -
White Slough Project Area Mobilization	Reset Sediment and Erosion Control	2	LS	$ 1,000.00	$ 2,000	$ -	$-	$ 2,000	$ -
	Mobilize Construction Equipment	2	LS	$ 5,000.00	$ 10,000	$ -	$-	$ 10,000	$ -
						$ -	$-	$ -	$ -
Borrow (Unspecified Site)	Project Site Mobilization	2	LS	$ 1,875.00	$ 3,750	$ -	$-	$ 3,750	$ -
	Install Construction Entrance	1,000	SY	$ 10.50	$ 10,500	$ -	$-	$ 10,500	$ -
	Haul	159,000	CY	$ 5.00	$ 795,000	$ 500,000	$-	$ 295,000	$ -
	Sediment and Erosion Control	2	LS	$ 10,500.00	$ 21,000	$ -	$-	$ 21,000	$ -
	Site Stabilization (Seed & Mulch)	12,000	SY	$ 0.55	$ 6,600	$ -	$-	$ 6,600	$ -
Tidal Ridge Grading and Shaping	Dozer 1	20	Week	$7,000.00	$ 140,000	$ -	$-	$ 140,000	$ -
	Dozer 2	20	Week	$7,000.00	$ 140,000	$ -	$-	$ 140,000	$ -
	Water Truck	20	Week	$ 750.00	$ 15,000	$ -	$-	$ 15,000	$ -
	Sediment and Erosion Control	20	Week	$ 1,500.00	$ 30,000	$ -	$-	$ 30,000	$ -
	Filter Fabric	10,000	CY	$ 1.05	$ 10,500	$ -	$-	$ 10,500	$ -

Project Element	Item	Quantity	Unit	Unit Cost	Total	EEM	State Coastal Conservancy	USFWS	Other (HSU, Harbor District)
Comfort Stations	Port-o-Potty White Slough	20	Week	$ 105.00	$ 2,100	$ -	$-	$ 2,100	$ -
Phases II and III cost					$ 1,365,240	$ 500,000	$ 57,620	$807,620	$ -
TOTAL PROJECT COST					**$ 2,307,600**	**$ 500,000**	**$ 500,000**	**$1,300,000**	**$ 7,600**
NOTE: Haul and dozer costs reflect savings from use of USFWS construction equipment and operators, as well as subsidies for sediment transport from other partners.									

APPENDIX B - APPLICATION FORM – Page 1 of 2

2014-15 Environmental Enhancement and Mitigation (EEM) Program
Enter EEM Project Information under Section A

A.1 EEM PROGRAM GRANT APPLICANT
Agency Name: California State Coastal Conservancy
Street Address (& PO Box): 1330 Broadway, 13th floor
City: Oakland State: CA ZIP : 94612

A.2 EEM PROJECT NAME: White Slough Restoration Project

A.3 TYPE of AGENCY (check one)

__Local Agency **X** State Agency __Federal Agency __ Non-profit

A.4 EEM PROJECT CATEGORY (check only one) __Urban Forestry **X** Resource Lands

__ Mitigation Projects Beyond the Scope of the Lead Agency

A.5 TYPE OF EEM PROJECT: Development:**X** Acquisition: _____

A.6 EEM PROJECT GRANT REQUEST $500,000

Total EEM Project Cost $2,307,600 (Include all sources of funds but not cost of RTF.)

A.7 ENVIRONMENTAL COMPLIANCE FOR EEM PROJECT (check type)

Type: Exempt ____ Categorical Exemption____ Negative Declaration____
Mitigated Negative Declaration **X** EIR____

A.8 ANTICIPATED EEM PROJECT Start Date: 8/15/2015 Completion Date: 12/31/2018

A.9 EEM PROJECT PROJECT LOCATION
Nearest Cross Street: Tompkins Hill Rd & Hwy 101 Latitude and Longitude 40.703774, -124.21164
County: Humboldt Senate District No. 2
Nearest City: Fields Landing (Eureka) Assembly District No. 2
Project Location: (check only one) North **X** South____

A.10 APPLICANT'S REPRESENTATIVE AUTHORIZED IN RESOLUTION AS SIGNATORY

Samuel Schuchat	Executive Officer	510-286-1015
Name	Title	Phone
Sam.schuchat@scc.ca.gov		
Email address		

Day-to-day contact for grant project (if different than authorized representative)

Joel Gerwein	Project Manager	510-286-4170
Name	Title	Phone
Joel.gerwein@scc.ca.gov		
Email address		

A.11 BRIEF DESCRIPTION OF EEM PROJECT Summarize scope, purpose, location & connection to RTF (max 60 words)

The project will restore 40 acres and enhance an additional 16 acres of tidal marsh on Humboldt Bay by importing sediment to raise subsided diked historic tidelands to salt marsh elevations and breaching the dike. The project further mitigates wetland impacts of the RTF, located 13 miles south in Alton. It also protects adjacent roads from sea level rise.

EEM Program 2014-15 Application Form – Page 2 of 2
Enter Related Transportation Facility (RTF) Information under Section B

B. 1 RELATED TRANSPORTATION FACILITY (RTF)

District 1	Crescent City	Del Norte	U.S. Route 101/Alton Interchange Project
Transportation District	City	County	Route Number / Name

01 HUM 101- PM 57.0/58.8 (Intersection of State Rte 36 and US Rte 101)

Location
Alton Interchange Project (Interchange construction at the junction of State Routes 36 and 101, to close seven at-grade intersections)

Description of RTF

Caltrans	5/1/2009
Name of Transportation Agency	Date Construction Began or Scheduled

Name of Approved/Certified Capital Outlay Program for RTF (if not started)

B.2 ENVIRONMENTAL COMPLIANCE FOR RTF PROJECT (check type and status)

Type: Exempt ___ Mitigated Negative Declaration X Categorical Exemption ___ EIR ___

Status: Complete X In Progress ___

What were the primary environmental Impacts of the RTF? (max 25 words) Loss of farmland, loss of wetlands. The RTF resulted in filling of 5.4 acres of seasonal freshwater wetlands and riparian habitat.

Describe the *required* environmental mitigation? (max 25 words)
Mitigate farmland loss through purchase of agricultural conservation easements or dedication of in-lieu fees
Mitigate for wetland loss through the creation of wetlands

B.3 Name of Lead Agency for RTF: Caltrans

B.4 Attach the Letter from the Lead Agency Responsible for the construction of the RTF.
(APPENDIX E)

C. CERTIFICATION

I certify that the information contained in this project Application form, including required attachments, is complete and accurate.

Signed_____**Date**_____
(Applicant's Authorized Representative, as shown on the Resolution or Letter of Certification)

DEADLINE: APPLICATION MUST BE RECEIVED BY MONDAY, JULY 13, 2015

APPENDIX E
PROPERTY DATA SHEET

Complete the Property Data Sheet to list the owner(s) of all parcels included in the proposed project. Indicate and attach all required documents including any clarifying comments below. Attach additional sheets if necessary.

No	Owner Name	Assessor Parcel Number(s)	Acreage	If parcel(s) owned by applicant(s), indicate type of ownership			For all parcels, indicate document used to demonstrate ownership and attach a copy of each document-clearly labeled with the APN-to this document	If parcel(s) not owned by applicant(s) indicate document attached verifying long-term Permission to Develop and Maintain the project.					Entity to perform O&M	# of years O&M to be performed
				Fee Simple	Easement	Other (describe)	Proof of Ownership (tax bill, grant deed, etc.)	O&M Agreement	Lease	JPA	Letter from Owner	Other (describe)		
1	Humboldt Bay National Wildlife Refuge (USFWS)	307-05-201, 307-05-203, 307-05-206, 307-08-101, 307-04-201, 307-06-201	56 acres	X			Map documenting approved Refuge boundaries and showing acquisitions, Assessor's map with ownership labels				X		USFWS	In Perpetuity

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

DEPARTMENT OF TRANSPORTATION
DISTRICT 1, P. O. BOX 3700
EUREKA, CA 95502-3700
PHONE (707) 445-6399
FAX (707) 441-5869

Flex your power!
Be energy efficient!

June 15, 2015

Natural Resources Agency
Attn: EEMP Coordinator
1416 Ninth St., Suite 1311
Sacramento, CA 95814

To whom it may concern:
This letter is intended to describe the construction of a new Transportation Facility or modification / enhancement of an existing Transportation Facility.

Provide the following information about the Related Transportation Facility RTF:
Alton Interchange Project
US Route 101
01-HUM-101-PM 57.0/58.8

1. Describe the RTF construction or modification.
The California Department of Transportation and the Federal Highway Administration (FHWA) constructed an interchange at the junction of State Routes 36 and 101, to close seven at-grade intersections - two at SR 36 and 101, one at Van Duzen River access road, one at Hansen Lane, one at Sandy Prairie Road, and two at Drake Hill Road - and constructed a local road extension on the west side of SR 101. The project also included median barrier installation, lighting improvements and a new pavement overlay. After construction, SR 101 continues to have two traveled lanes in each direction (north and south). SR 36 now has an over-crossing structure across SR 101 with two lanes and turn pockets. This structure accommodates bicycle and pedestrian use.
2. What is the location of the RTF?
The project is located south of Fortuna at Alton in Humboldt County, at the intersection of State Routes 36 and 101. The project limits are from postmile 57.0 to 58.8.
3. When was the RTF construction or modification completed?
Construction began in the spring of 2009, and was completed in the summer of 201l.
4. What type of California Environmental Quality Act (CEQA) clearance was required?
A mitigated negative declaration was prepared for the project by Caltrans District 1 (lead agency).
5. When was CEQA completed?
The project was approved by the lead agency (Caltrans District 1) on June 28, 2005. A Notice of Determination was filed on September 6, 2005.
6. What environmental mitigation measures were required?
The Negative Declaration document contains the following summary of proposed mitigation measures:
• Mitigate the loss of farmland through purchase of agricultural conservation easements or dedication of in-lieu fees based on a ratio of 1: 1 for each hectare/acre impacted to be paid to either the County of Humboldt or State Coastal Conservancy
• Planting for erosion control and visual buffer
• Enforce Caltrans Standard Specifications and Best Management Practices for air quality, water quality, storm water pollution preventions, and for the testing, removal, disposal and handling of contaminated materials
• Install temporary protective fencing for historically used tri-colored blackbird nesting area and survey for the presence of tri-colored blackbirds during each construction year
• Mitigate for the filling of wetlands through the creation of wetlands in the project limits or in reasonably close proximity of the project limits. Mitigation monitoring will be in accordance with procedures outlined in Section 1-2.7 of Volume 1 of Caltrans Environmental Handbook.

7. Has mitigation for the RTF been completed?
Yes, The wetland creation required to mitigate for the RTF's wetland impacts was constructed in April 2009, and planting took place in September 2009. Monitoring will continue for 5 years.

8. If RTF is planned, what is the construction start date?
The RTF has already been constructed. See #3 above.

9. What is the name of the EEMP project?
White Slough Restoration Project

10. Does any part of the proposed EEMP project provide the same environmental mitigation of enhancements required of the transportation project?
No, the enhancements provided by the EEMP project are of a different type, and are over and above what was provided by the required mitigation for the impacts associated with the RTF project. 5.4 acres of coastal zone freshwater seasonal wetlands and riparian habitat were impacted by the RTF project. Mitigation for the temporal and permanent wetland impacts associated with the RTF project consisted of the creation and enhancement of 17.7 acres of freshwater seasonal wetlands and riparian habitat, within the limits of the RTF project area as described in the January 2009 Wetland Mitigation and Monitoring Plan for the Alton Interchange Project. The proposed EEMP project involves the restoration of approximately 40 acres of coastal zone wetlands (tidal marsh) in Humboldt Bay by bringing the project area, which is subsided, up to tidal marsh elevations through sediment placement and breaching the dike to restore tidal influence. These actions will facilitate the restoration of the native salt marsh community, further mitigating the impact of the RTF. In addition, the project will protect adjacent roads from wave impacts associated with sea level rise.

11. Not applicable. Applicant is not applying under Mitigation Projects Beyond the Scope of the Lead Agency.

12. Is the proposed EEMP project compatible with the transportation facility, or does it interfere with the transportation facility operation or safety?
The EEMP project will in no way interfere with the transportation facility due to the physical distance between the two projects.

13. Does the proposed EEMP project limit or interfere with planned or anticipated future improvements to the transportation facility?
The EEMP project will not limit or interfere with planned or anticipated future improvements to the transportation facility due to the distance between the two projects.

14. Describe any concerns about the proposed EEMP project (e.g., design, safety, tree density, other).
There are no concerns about this proposed EEMP project as it relates to the Alton Interchange Project.

15. Was another EEMP project previously undertaken to mitigate the impact of this transportation project?
Yes, the PALCO Marsh project was awarded in 2009, the Riverside Ranch project was awarded in 2010, and the Humboldt Bay Spartina Eradication Project was awarded in 2013 using this particular RTF. The PALCO Marsh project, awarded in 2009, proposed the enhancement of approximately 40 acres of coastal wetlands within the PALCO and Railroad Marshes located in the City of Eureka. PALCO and Railroad Marshes consist of areas of freshwater marsh, brackish marsh, and salt marsh. The Riverside Ranch project, awarded in 2010, is located on the Salt River near Ferndale, CA, and proposed the restoration of 334 acres of coastal wetlands by restoring tidal influence, restoring river and slough channels, and controlling invasive species. The Humboldt Bay Spartina Eradication project, awarded in 2013, enhanced 125 acres of tidal marsh through removal of an invasive marsh cordgrass. The proposed project is the first project in the area to restore subsided diked tidelands through placement of sediment and will serve as a demonstration project for sea level rise adaptation, providing potential benefits to many tidal wetland restoration and enhancement projects in the region. It will therefore provide significant benefit to the RTF as additional mitigation that goes above and beyond the current mitigation.

16. Is there any reason the applicant could not complete the project?
There is no reason that the applicant could not complete the project. The applicant is working with the US Fish and Wildlife Service and the Humboldt County Resource Conservation District. These partners have recently completed tidal marsh restoration projects at Salmon Creek in Humboldt Bay and the Salt River in the Eel River Delta, respectively. The applicant has commitments for significant funding for this effort from other sources.

Signature of Transportation Agency Representative

Suzanne Theiss
District Local Assistance Engineer
Caltrans, District 1
(707) 445-6399

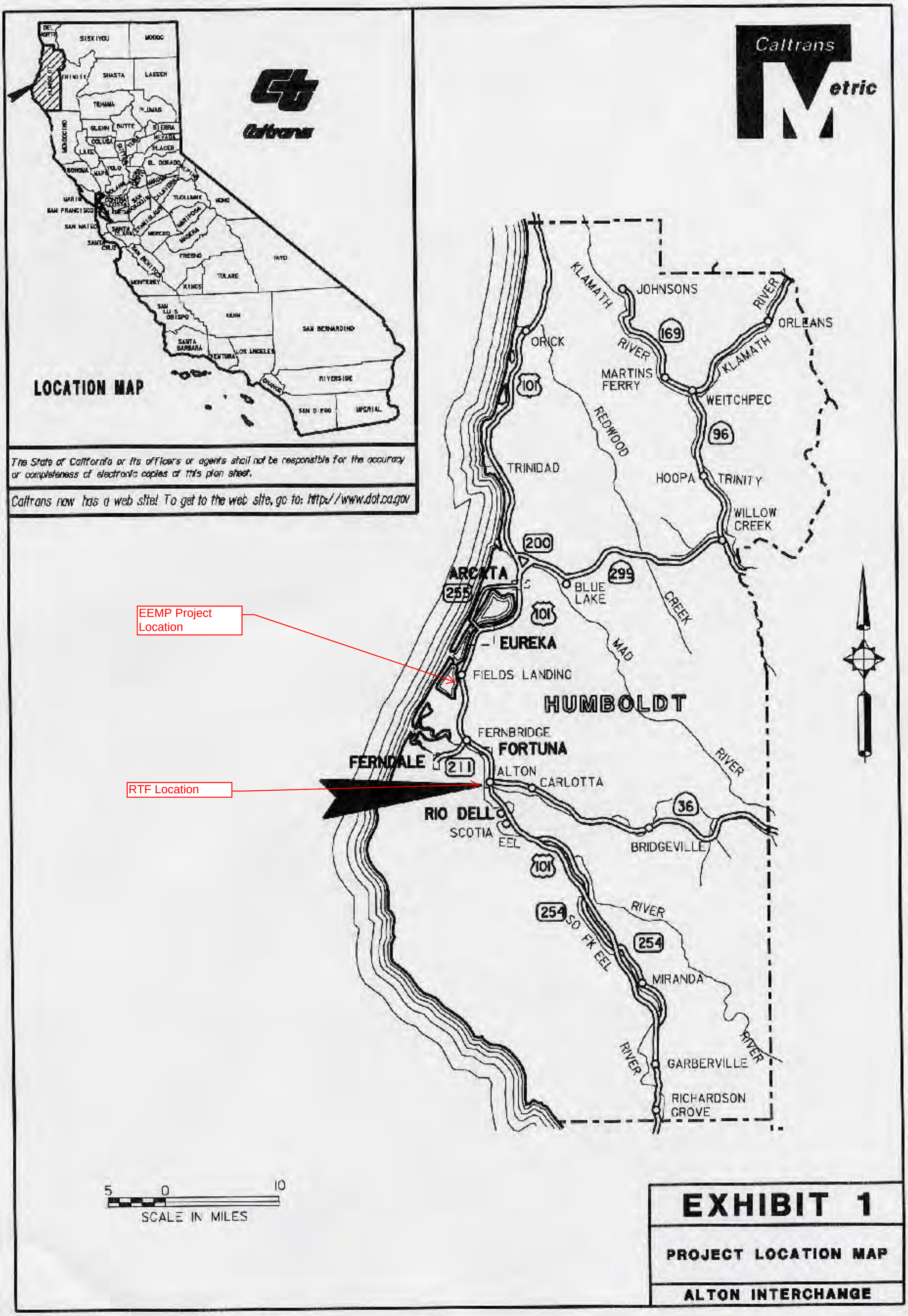

Caltrans
Metric
LOCATION MAP
The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.
Caltrans now has a web site! To get to the web site, go to: http://www.dot.ca.gov
EEMP Project Location
RTF Location
KLAMATH RIVER
JOHNSONS
ORLEANS
ORICK
MARTINS FERRY
WEITCHPEC
TRINIDAD
HOOPA
TRINITY
WILLOW CREEK
ARCATA
BLUE LAKE
EUREKA
FIELDS LANDING
HUMBOLDT
FERNBRIDGE
FORTUNA
FERNDALE
ALTON
CARLOTTA
RIO DELL
SCOTIA
EEL
BRIDGEVILLE
SO FK EEL
MIRANDA
GARBERVILLE
RICHARDSON GROVE
REDWOOD CREEK
MAD RIVER
5 0 10
SCALE IN MILES
EXHIBIT 1
PROJECT LOCATION MAP
ALTON INTERCHANGE

Exhibit 1. EEM Applications for the White Slough Restoration Project and the Klamath River Estuary Wetlands Conservation Project

Approved Boundary and Acquired Parcels

Humboldt Bay National Wildlife Refuge 2007

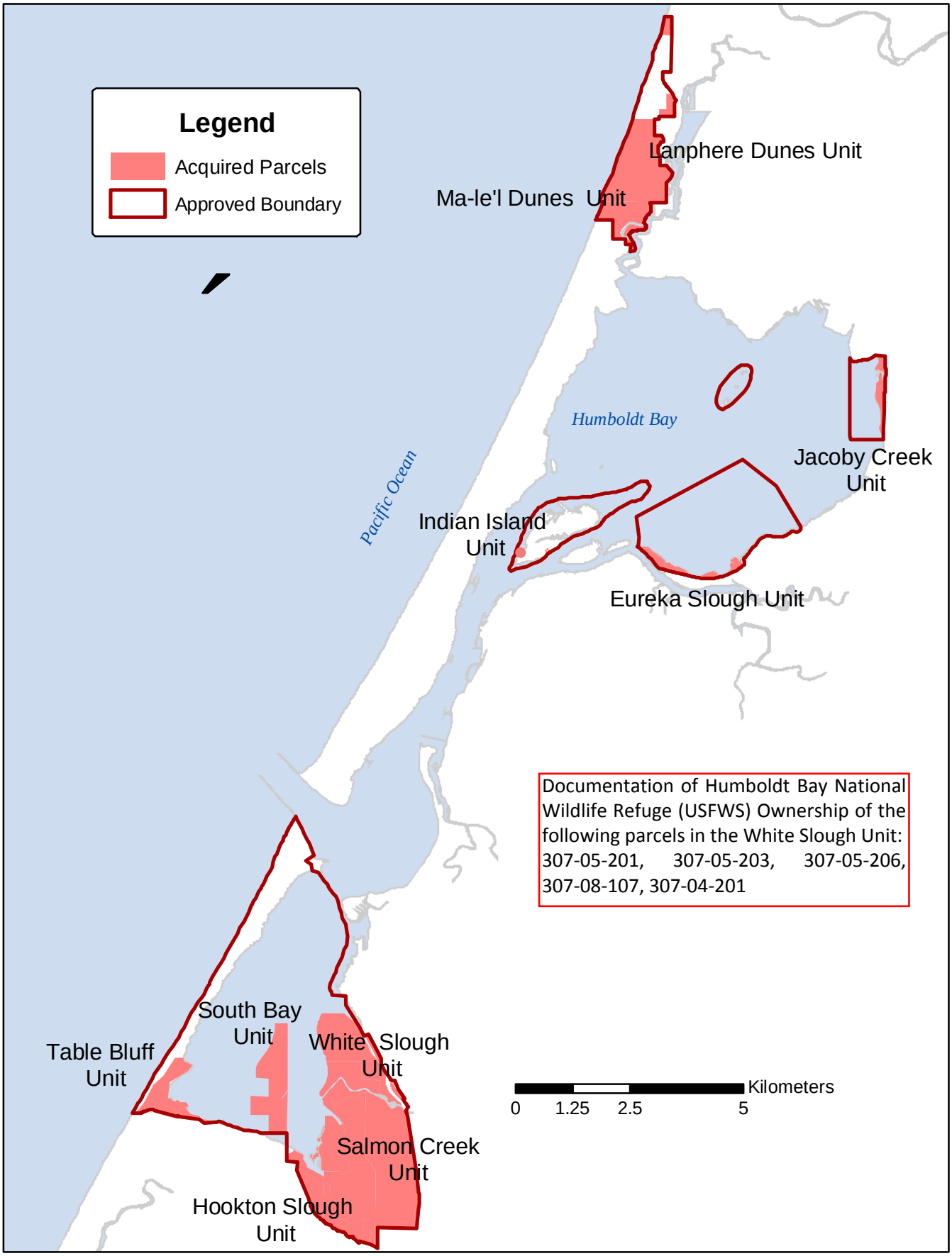
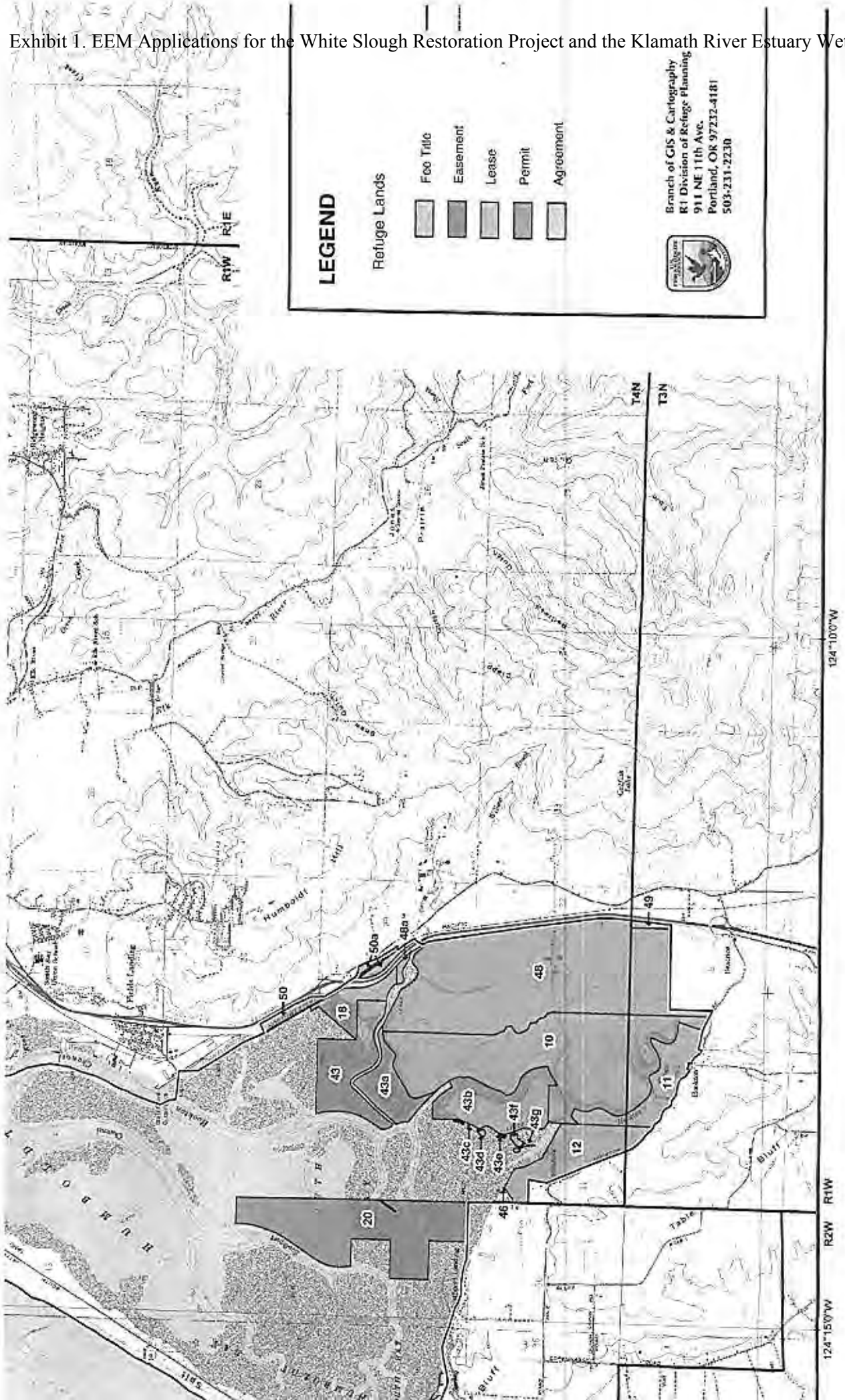


Exhibit 1. EEM Applications for the White Slough Restoration Project and the Klamath River Estuary Wetlands Conservation Project



White Slough Restoration 2015 EEM Proposal Photographs

Looking east at brackish marsh behind dike at White Slough Restoration Area. Highway in background.

Looking southwest at eroded dike at White Slough Restoration Area.

High tide in Winter 2010 close to overtopping eroded dike around subsided wetlands at White Slough Unit of Humboldt Bay National Wildlife Refuge.

Non native brass buttons and Agrostis in former salt marsh at White Slough Unit.

COMMISSIONERS
1st Division
A. Newman
2nd Division
G. Dale
3rd Division
M. Wilson
4th Division
R. Marks
5th Division
P. Higgins

Humboldt Bay
Harbor, Recreation and Conservation District
(707) 443-0801
P.O. Box 1030
Eureka, California 95502-1030

Carol Carter
Grants Administrator
California Natural Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

July 8, 2015

Dear Ms. Carter:

The Humboldt Bay Harbor, Conservation, and Recreation District is very supportive of the State Coastal Conservancy's proposed White Slough Restoration Project. In addition to the project's substantial fish and wildlife benefits, the project will provide a valuable demonstration of beneficial sediment reuse for marsh restoration, as well as sea level rise adaptation. The Harbor District will assist with the White Slough project by assisting with planning and permitting to facilitate utilizing dredged materials from the King Salmon Fisherman's Channel and Field Landing travel lift dock to restore tidal marshes at White Slough. If these sources of sediments prove to be appropriate for reuse at White Slough and it is feasible to transport them to the site, the Harbor District anticipates contributing to the cost of sediment transport as well.

For this project, the Harbor District anticipates that it will provide 40 hours of staff time and 10 hours of consultant time for planning and permitting. At $61/hour loaded rate for staff and $100/hour for consultant costs, this contribution is valued at $3,440.

We respectfully encourage you to support this important project for the restoration of valuable estuarine wetlands and wildlife habitat.

Please feel free to contact me if you have any questions.

Sincerely,

Adam Wagschal
Deputy Director

Klamath River Estuary Wetlands Conservation Project

PROJECT SUMMARY:

The Klamath River Estuary Wetlands Conservation Project (the "KREWCP" or EEM "Project") would place a conservation easement on 117 acres of coastal lands at the mouth of the Klamath River in southern Del Norte County in far northwestern California. The total request for EEM funds is in the amount of $367,200. The goal of the Project is to protect the unique natural habitats that occur on the property and to keep this viable working ranch intact. The project area encompasses 41 acres of palustrine emergent wetlands and riparian habitats, plus an additional 76 acres of adjacent, upland forest and grassland habitats. The project is a partnership between the State Coastal Conservancy, the Northcoast Regional Land Trust, and a private landowner who has been voluntarily working with natural resource agencies for over 15 years to restore habitats in the area.

The RTF for this EEM Project is the Safe Runways Improvement Project in Del Norte County, which adversely impacted (permanently) 13 acres of palustrine emergent wetlands, seasonal pond habitat for red-legged frog, northern harrier nesting habitat, and sensitive plant species associated with coastal dune habitats. The RTF is located approximately 18 miles north-northwest of the proposed EEM Project.

In addition to mitigating the RTF's adverse impacts to wetlands, red-legged frog habitat, and northern harrier habitat, the KREWCP will protect low-gradient coastal stream habitat that is critical to the recovery of listed salmonid populations in the Klamath River basin, one of the most important salmon-bearing rivers in the state. The Lower Klamath River, including the project area, is designated Essential Fish Habitat for coho salmon under the Magnuson-Stevens Act (as amended 1996) and critical habitat under the Endangered Species Act. The property's cold, spring-fed streams provide refugia for salmon and steelhead in the summer months, when temperatures in the Klamath River are high. In the rainy winters these low-gradient tributaries provide fish with backchannel habitat, offering respite from flood waters, and an environment in which fish have exhibited high rates of growth.

A number of rare, threatened, or endangered species are known to occur in the EEM project area, including coho salmon, euchalon, and little willow flycatcher. Other threatened or endangered species that potentially occur there include bald eagle, northern spotted owl, and pacific fisher.

The EEM Project will mitigate for climate change by eliminating the potential for future subdivision and development of the property in perpetuity. Preventing development within the project area will decrease the area's consumption of natural resources, energy, and reduce air and water pollution. Additionally, the cumulative carbon sequestration accrued between the limited development and the preserved wetlands and forestland on site will total hundreds of metric tons of carbon. The conservation easement will also increase the Project site's resiliency and adaptability to climate change threats, such as flooding and sea level rise, via the preservation of wetlands on site.

In addition to its resource values, the proposed project would also protect a working ranch that is part of the cultural heritage of this agricultural region. Educational components would be developed through partnerships with Humboldt State University and the University of California Agricultural Extension. The Project has important scenic value too, as it occurs along the Highway 101 gateway to Redwood National Park.

This EEM project will be completed quickly once funding is secured. The landowners are willing sellers at a bargain sale price and much of the preliminary footwork has already been completed, including an appraisal to estimate conservation easement value.

Klamath River Estuary Wetlands Conservation Project Proposal Narrative

5.1 Mitigation and Enhancement

A. 1. RTF Description: The RTF project is the Runway Safety Area (RSA) Improvement Project at the Del Norte County Regional Airport (CEC) located at 150 Dale Rupert Rd, Crescent City, California. CEC is a commercial service airport located in Del Norte County adjacent to the Pacific Ocean and three miles from downtown Crescent City. The Border Coast Regional Airport Authority (BCRAA) has identified improvements required by the Federal Aviation Administration (FAA) to meet Public Law 109-115 requiring commercial airports, regulated under FAA Part 139 safety rules, to enhance safety by upgrading the RSAs by December 31, 2015 to meet current airport design standards. The RSA enhances the safety of airplanes which undershoot, over-run, or veer off the runway, and provides greater accessibility for firefighting and rescue equipment. The RSA project consists of filling and grading the ends of both Runway 11/29 and 17/35 and the sides of Runway 11/29, from paved runway surface to compacted mowable ground cover, which will result in impacts to protected wetlands and special-status plants. The FAA has a high priority program in place to enhance safety by upgrading the RSAs and provides federal funding at 90-95% to support those upgrades.

Design work for the RTF began in September 2009 and final design was completed by 2011. A Notice of Determination (NOD) and an Environmental Impact Report (EIR) were required under CEQA. The EIR was completed in September 2011 and a NOD was received December 2011. Permitting for the RTF was received 9/12/2013 with the issuance of a Coastal Development Permit. Construction of Phase I began in November 2014 and was completed early in 2015, construction of Phase II is scheduled to occur this year (2015).

2. Adverse Environmental Impacts of the RTF: The RTF adversely impacted approximately 17 ac of United States Army Corps of Engineers (USAE) and 117 ac of California Coastal Commission (CCC) palustrine wetlands, 0.02 ac of drainage channels and 19 square feet of riverine unconsolidated bottom wetlands. There will be an estimated 13 ac of permanent impacts to wetlands from grading and filling activities by which wetlands were converted into runways or roads, with the balance being temporary impacts to areas graded to lower elevations and replanted with native wetland species.

Seasonal pond habitat (including breeding and foraging habitat) was permanently lost for the red-legged frog, a State Species of Special Concern, due to grading and filling. The northern harrier was adversely impacted through the degradation of potential nesting habitat and to its prey base, waterfowl, via the conversion of open pond habitat to roadway. Foraging habitat for a variety of waterfowl, including the formerly endangered Aleutian Cackling Goose, was temporarily impacted. Coastal dune habitat for two CNPS List 1B species and one CNPS List 2 species was permanently impacted.

3. Required Mitigation for the RTF: Mitigation required for the RTF consists of wetland, special status plants and amphibian habitat enhancements to offset the impacts from project construction.

Habitat or Species of Concern	Mitigation Measure

Wetlands	Mitigation for the temporal and permanent wetland impacts associated with the RTF project consisted of the creation and enhancement of ~26 ac of freshwater seasonal wetlands and riparian habitat primarily at the Pacific Shores and Bay Meadows sites, as well as the restoration of temporarily impacted wetlands in the RTF area as described in the Wetland Mitigation and Monitoring Plan for the Runway Safety Areas Improvement Project.
Northern red-legged frog	Preconstruction surveys during the breeding season and relocation of egg masses to suitable nearby habitat. Adults or sub-adults encountered during construction will also be relocated to suitable habitat.
Nesting and migratory bird species	Nesting migratory birds found in the construction area during preconstruction surveys will be avoided with an appropriate buffer area until fledging. If state/federally listed birds or raptors are found near the construction area, appropriate buffers will be implemented.
Special status plant species	Mitigation of impacts to special status plant species consisted of the restoration of suitable dune habitat nearby; relocation of individuals into suitable habitat; and preservation of suitable dune habitat nearby.

4. Proximity and Timeline: The Klamath River Estuary Wetlands Conservation Project (EEM Project) is located ~18 miles from the RTF and in the same county (Del Norte). Wetland restoration to mitigate RTF impacts is scheduled to begin in summer 2015 and be completed by fall 2015.

B. RTF Impacts on the Larger Biological Area: The RTF project site is located on a coastal terrace approximately 200 feet above the Pacific Ocean. The site occurs within a landscape mosaic of wetlands, coastal coniferous forest, riparian forest, coastal prairie, and sand dunes. The RTF is located within a watershed drainage basin covering 27 square miles. The northern portion of the watershed drains into a shallow coastal lagoon located three miles north of the Airport. Water collected within the RTF project site generally drains toward the Pacific Ocean, infiltrates and contributes to groundwater.

C. RTF Area Vulnerability to Climate Change: Due to the RTF's proximity to the ocean and location in the watershed, it is vulnerable to sea level rise and flooding associated with climate change. The RTF design maximizes resiliency, accounting for terrain, topography and hydrology of the area.

5.2 Statewide Project Goals

1. A. EEM Project Vulnerability to Climate Change: The EEM Project is located in an area vulnerable to climate change due its location, ~0.75 miles east of the Pacific Ocean and 0.25 miles north of the Klamath River estuary. The major climate change threat is flooding due to rising sea levels, storm surges, and high magnitude rain events. Climate change also threatens salmonid populations at this site. The Klamath River supports one of the largest wild fisheries remaining in California, yet shifting ocean and riverine conditions are stressing salmonids at multiple life stages. Estuaries are critical to salmonids, offering rearing habitat and connectivity to coastal streams.

The Project maximizes resiliency to flooding by protecting 41 ac of wetlands in the eastern half of the property. The wetlands absorb and diffuse floodwaters, and reduce flooding of Highway 101 and

properties further north. According to the National Oceanic and Atmospheric Administration, peak floods can be reduced up to 60% in watersheds that contain 15% wetlands.

The Project will enhance the resiliency of wildlife, especially salmonids, through the preservation of estuarine wetlands. The wetlands offer access to 2,401 feet of restored coastal stream refugia via three low gradient tributaries: Hunter Creek, Mynot Creek and Salt Creek. Adequate rearing habitat is critical to the survival of salmon, and according to the CA Department of Fish and Wildlife (CDFW): "Rearing areas used by juvenile coho salmon are low-gradient coastal streams, sloughs, estuaries, side channels, low-gradient tributaries to large rivers… The most productive juvenile habitats are found in smaller streams with low-gradient alluvial channels."

2. Climate Change Mitigation: The EEM Project will mitigate for climate change through the conservation easement, eliminating future development on the 117 acre property in perpetuity. Project area wetlands and forestland will sequester carbon. Preventing development of the project area will prevent potential air and water pollution and prevent an increase in the consumption of natural resources and energy. The easement will protect the Project site's resiliency and adaptability to climate change threats, such as flooding and sea level rise, by preserving wetlands on site.

3. Greenhouse Gas Reduction and the EEM Project: The EEM Project will help to meet California's GHG emission reduction targets consistent with the California Global Warming Solutions Act of 2006 by preventing development and protecting the continued sequestration of carbon in wetlands and forestland. Preventing development of the project area will prevent increases in impervious surfaces and automobile use. Based on the property's zoning, the western 40+ ac has the potential for division into eight rural residential parcels and the eastern 63+ ac could be subdivided into a maximum of three parcels, totaling eleven parcels. Assuming an average of two cars per subdivision and U.S. Environmental Protection Agency derived average annual fuel use, this project would mitigate for 104.5 metric tons of carbon dioxide per year derived from automobile use alone.

The Project will also maintain carbon sinks via the 23 ac of forestland, and 41 ac of coastal wetlands. Coastal wetlands are an effective carbon sink as they tend to be very productive due to the abundance of resources present, meaning plants grow quickly. Additionally, coastal wetlands have largely anaerobic soils and thus the organic matter decomposes at a slower rate, resulting in a higher amount of plant bound carbon left intact for longer than in aerobic soils.

4. EEM Project Relevance to Larger Planning Processes:

A. The EEM Project helps achieve the goals of the following plans: Klamath River Estuary Wetlands Water Quality Monitoring Report (2010), Recovery Plan for the Southern Oregon Northern California Coast (SONCC) Evolutionarily Significant Unit of Coho Salmon (2012), Climate Change Effects and Adaptation Approaches in Freshwater Aquatic and Riparian Ecosystems in the North Pacific Landscape Conservation Cooperative Region (2011), Conservation Prospects for the North Coast (2005), Del Norte County General Plan (2003), and the Pacific Coast Joint Venture Strategic Plan for Coastal Northern California (2004). All of these regional and comprehensive plans focus on protecting and enhancing the State's natural heritage, with a focus on wildlife, ecosystems, and smart growth principles.

B. The EEM Project has been identified as a statewide priority as acknowledged in the CDFW Steelhead Restoration and Management Plan (1996) for California: "Watershed restoration and protection must be a focal point of CDFW's efforts to restore steelhead populations… Priority should be given to acquisition of riparian lands that have water rights, stream reaches that support depressed

native stocks, and estuaries." Additionally, this project is stated as a priority in the NOAA Recovery Plan for the Southern Oregon Northern California Coast (SONCC) Evolutionarily Significant Unit of Coho Salmon (2012) as the highest priority recovery actions include re-connecting existing off channel ponds, wetlands and side channels.

C. This Project is consistent with the Del Norte County Local Coastal Plan (1983) and Del Norte County General Plan (2003) which single out sensitive coastal habitats and the need to protect them. This EEM Project is also consistent with Del Norte County's planned future road improvements taking place on Requa Road next to the Project area. The easement excludes a portion of the property that is needed by the County to upgrade the road and reduce flooding. The EEM Project therefore aligns with two of the goals stated in the California Transportation Plan 2040: 1. Foster Livable and Healthy Communities and Promote Social Equity; 2. Practice Environmental Stewardship. The EEM Project will protect wildlife habitat, specifically salmonid habitat, and thus benefit all groups dependent on salmon. The project is also an example of a successful collaboration between Del Norte County planners and the State Coastal Conservancy, advancing environmental conservation while accomodating future transportation upgrades.

This Project is also consistent with the Federal Climate Action Plan (CAP) via the mitigation values it provides. A major component of the CAP is to "Cut Carbon Pollution in America." The Project acts as a carbon sink absorbing approximately 100 metric tons of carbon via its forestlands and wetlands, and prevents sprawl development and associated potential emissions of hundreds of metric tons of carbon.

D. This Project has been coordinated with local land use authorities during a proactive planning meeting between the State Coastal Conservancy, Northcoast Regional Land Trust and Del Norte County planners regarding planned road improvements for Requa Road adjacent to the project area. The road will likely be elevated nine feet to accommodate 100-year flood events, including those exacerbated by rising sea levels. The Project will complement the County's planning efforts by preserving wetlands and the flood control they provide. The parties have come to consensus in defining easement parameters that will allow the protection of wetlands and forestland while accommodating planned road improvements.

E. The EEM Project enhances the Redwood National Park system by preventing development. Located just 0.5 miles from the Project site, Redwood National Park is a highly visited and sought after oasis of old growth redwood trees. Enthusiasts from around the world venture to the park to experience the tallest trees on earth, the coast redwoods. Decreased traffic, sprawl and congestion would enhance the Park experience for all visitors.

F. The EEM Project fills a need in the larger Klamath River system, through the permanent protection of 2,401 feet of important low gradient tributaries: Hunter Creek, Mynot Creek and Salt Creek. These tributaries flow through the Project site and provide high-water refugia in winter months and coldwater refugia in summer months to salmonids. These creeks are critical for the federally endangered coho salmon, which depends on an abundance of cold water during summer months.

The Klamath River salmon fishery supports many different stakeholders: CDFW, NOAA, the Yurok Nation, the Karuk Nation, the Hoopa Valley Tribe, sport fishermen, recreational fishermen, ocean vessel fishermen, wildlife biologists, environmental scientists and outdoor enthusiasts. This project is helping to address the needs of all of these groups, and would also provide quantifiable data demonstrating the ecological and economic gains derived from this successful preservation project.

G. This Project meets the California Water Action Plan (CWAP) priorities via the CWAP objective to address *"Declining native fish species and loss of wildlife habitat"*, *"Floods"* and *"Population growth and climate change"*

- *Declining native fish species and loss of wildlife habitat*: This Project will preserve a total of 117 ac of land, including 41 ac of coastal wetlands and 2,401 feet of stream habitat for endangered coho salmon, and other fish and wildlife. A 2002-2008 survey and report by the National Marine Fisheries Service and National Oceanic and Atmospheric Administration stated that "Extensive wetland loss has substantially decreased the quantity and quality of wetland habitats that support salmonid food webs and provide off-channel rearing areas for sub-yearling migrants with estuary-resident life histories". This project would protect the quantity and quality of remaining wetland habitats in the Klamath River estuary.
- *Floods*: The protected wetlands will absorb and diffuse rising sea levels, storm surge and precipitation derived flooding, thus supporting the CWAP priority of streamlining flood control efforts and improving flood protection for existing communities and infrastructure.
- *Population growth and climate change*: According to the California Department of Finance, the state's population is projected to grow from 38 million to 50 million people by 2049. The EEM Project will eliminate the threat of sprawl development on the 117 acre project site. Sprawl exacerbates the consumption of natural resources and greenhouse gas emissions. This project is supporting smart growth principles by preventing subdivision of the property.

5.3 Other Sources of Funds/Local Cash Contributions

A through **D.** See table below.

Organization	Description of Investment	Contribution	Timing	Committed?
National Coastal Wetlands Conservation Program	Funding for easement acquisition and associated costs	318,800 (cash)	February 2016	No. Pending
EEMP	Funding for easement acquisition and associated costs	$367,200 (cash)	January 2016	No. Pending
Tom Bessette	Donation of portion of easement value	$40,000 (cash)	Close of escrow	Yes. Contingent on acquisition funding
Northcoast Regional Land Trust	Staff time for educational events and for project management	$12,200 in-kind	January 2012-Project close-out	Yes. Contingent on acquisition funding
Humboldt State University faculty	Staff time for educational events	$1,109 in-kind	September 2016-May 2017	Yes. Contingent on acquisition funding
University of CA—Agricultural Extension	Staff time for Grazing Plan development	$943 in-kind	February 2016-June 2016	Yes. Contingent on acquisition funding

Total		$740,252		

E. The source of funds for ongoing operations and maintenance is derived from the Stewardship Fund sourced from landowners Tom and Nancy Bessette.

5.4 Project Readiness/Organizational Capacity

A. Yes. The RTF has been completed.
B. NA
C. Yes. The Environmental Review for the RTF has been completed.
D. No. The required mitigation for the RTF is in progress and is scheduled to be completed in 2015.
E. The EEM project status is as follows: A draft conservation easement has been prepared for the property. A title investigation was conducted on the property to confirm that there are no conflicting property interests. A restricted use appraisal was prepared to obtain an estimate of conservation easement value. A portion of the necessary match funding has been secured. The landowners have expressed their commitment to go forward with this project in writing, both in a Project Agreement with the Northcoast Regional Land Trust and a Willing Seller letter to accompany this application.
F. Yes. No permits are required for the easement acquisition, and the Conservancy has filed an NOE.
G. Yes. The Conservancy has filed an NOE for the project.
H. Significant match funding is being sought from the USFWS National Coastal Wetlands Conservation Grants Program (NCWC), with an award decision pending. Committed matching funds and in-kind contributions have been secured from the landowner, NRLT, Humboldt State University faculty, and UC Extension.
I. Yes, this EEM project can easily be completed by 2020 and is scheduled to be done by end of 2016.
J and K. The Conservancy has completed numerous projects involvement easement acquisitions to protect open space, fish and wildlife habitat, and working lands, including the Ryan Creek Wetlands Conservation Project, the Arcata Forest Addition, and the Senestraro Acquisition in Humboldt Bay. The Conservancy has the fiscal capacity to carry out the project on a reimbursement basis.
L. The Conservancy has successfully implemented EEM-funded projects in the past, including the 1991 acquisition of Chorro Flats adjacent to Morro Bay, 1992 acquisition of the Oliver Estate in Hayward, and the Moro Cojo Slough acquisition in Monterey County in 1999.
M. A conservation easement will be placed on Del Norte County Assessor's Parcel Numbers (APNs) 140-010-30 and 140-010-34. A restricted use appraisal was prepared by a certified rural appraiser in November 2012 in order to gain a high-precision estimate of conservation easement value. A preliminary title report has been issued and reviewed. An option agreement between the landowner and the Northcoast Regional Land Trust is currently being developed. A "Willing Seller" letter has been secured from each person on the title.

6.2 Resource Lands Criteria

A. Resource Value of Land Lost or injured by the RTF
1. The Resource Lands impacted by the construction of the RTF are protected wetlands and specialty status plant and animal species. Wetland impacts resulted from RTF construction at or near the existing runway ends for fence post displacement impacts associated with new security fencing, grading and filling along the sides of existing runways and temporary wetland vegetation impacts resulting from construction activities. These wetlands are under the jurisdiction of both the USACE and the CCC. The

RTF construction resulted in 17 ac of palustrine wetland habitat impacts. There were an estimated 13 ac of permanent impacts to wetlands, with the balance of 3.90 ac being temporary.
2. These lands are located 2 miles northeast of Crescent City in the Coastal Zone, within a coastal basin that includes wetlands, prairies, forests, and dunes.
3. These lands are located within the RTF right-of-way.
4. Thirteen (13) ac of palustrine emergent wetlands were permanently filled and graded. These direct impacts adversely affected pond habitat for sensitive wildlife species, including red-legged frog; nesting habitat for northern harrier; foraging habitat for migratory waterfowl; and dune habitat for sensitive plant species.
5. The unique ecological and scenic values inherent to coastal wetlands, including those specific to this part of the state, were lost through RTF implementation. This includes not only the wetlands themselves and the hydrologic functions (such as groundwater recharge) they serve, but the wildlife populations that depend on them for habitat.
6. Mitigation for the temporal and permanent wetland impacts associated with the RTF project consisted of the creation and enhancement of ~26 ac of freshwater seasonal wetlands and riparian habitat primarily at the Pacific Shores and Bay Meadows sites, as well as the restoration of temporarily impacted wetlands in the RTF area as described in the Wetland Mitigation and Monitoring Plan for the Runway Safety Areas Improvement Project (a more detailed accounting of mitigation measures is provided in Section 5.1.A.3).

B. Resource Value of EEM Project Lands

1. The proposed EEM Project would place a conservation easement on 117 ac of coastal lands at the mouth of the Klamath River in southern Del Norte County. This would include permanent, deeded restrictions to protect 41 ac of palustrine emergent and riparian wetlands and an additional 76 ac of adjacent, upland forest and grassland habitat that is part of the same coastal habitat complex.
2. The project will further mitigate the environmental impacts of the RTF by permanently protecting 36 ac of palustrine emergent wetlands (the significant loss of palustrine emergent wetlands was a primary impact of the RTF). The EEM project will protect seasonal pond habitat that provides breeding and foraging habitat for the red-legged frog, nesting habitat for northern harrier; and foraging habitat for migratory waterfowl. This will help mitigate the impacts the RTF had on these same species as well as impacts to their seasonal pond habitat.
3. The complex of wetlands and adjacent uplands comprising the project area provide a large block of complementary coastal habitats that collectively function to serve wildlife and water quality of the Klamath River Estuary. These areas are dominated by herbaceous species, including a mixture of native and non-native plants. Seasonal ponding occurs on the property during the long rainy season, and the wetlands remain lush late into the spring as a result of the cool, moist climate that extends into the summer months.
The wetlands are zoned for agricultural use and are part of a working ranch. Much of the wetland area supports a low-intensity grazing operation during the dry season. The landowner keeps cattle off the wetlands during the wettest months, and uses rotational grazing during the dry months to maintain the short-grass wetland habitats used by waterfowl. The property also includes over a half mile of low-gradient stream habitat and associated riparian habitats that have been restored through cooperative partnerships between the current landowner and state and federal resource agencies. These streams and riparian forests are protected by fencing that excludes cattle.
The mature coastal coniferous forests in the uplands are characterized by stately Sitka-spruce trees and stands of red alder. Douglas-fir and coastal redwoods also occur in these stands. A large patch of coastal prairie occurs on the upper part of the property. The only structures on the property are at the ranch headquarters, which includes a house and a barn.

The property's cold, spring-fed streams provide a refugia for salmon and steelhead in the summer months, when temperatures in the Klamath River are high. In the rainy winters, these low-gradient tributaries provide fish with benign backchannel habitats where they find respite from flood waters and exhibit high rates of growth.

4. The EEM project is located approximately 18 miles south-southeast of the RTF Resource Lands.

5. Required mitigation for the RTF's impacts consisted of the creation and enhancement of ~26 ac of freshwater seasonal wetlands and riparian habitat primarily at the Pacific Shores and Bay Meadows sites, as well as the restoration of temporarily impacted wetlands in the RTF area as described in the Wetland Mitigation and Monitoring Plan for the Runway Safety Areas Improvement Project. The EEM Project is located in a different location from the required mitigation site, and involves the protection in perpetuity of riparian and seasonal wetlands in the Klamath River Estuary.

6. This is a time of opportunity to acquire a conservation easement on these important Resource Lands. The property could be subdivided into as many as 11 parcels and developed with houses. The current landowners are under financial duress as a result of family health issues. The conservation easement would enable them to cover expenses without subdividing this unique property.

7. Yes. The project area is 117 ac in size, which is large for a coastal property.

8. Yes, funding and in-kind contributions have been secured and a proposal for additional funds is pending. See funding table above.

9. Yes. These lands are of statewide significance due to their being in the coastal zone; to the presence of 41 ac of palustrine wetlands; to the presence of state and federally listed salmon populations in the streams on the property; to the presence of habitat for state or federally listed bird species; and to a flora that is more characteristic of the Pacific Northwest than the rest of California.

10. Yes. The EEM project's Resource Lands will protect low-gradient coastal stream habitat that is critical to the recovery of listed salmonid populations in the Klamath River basin, one of the most important salmon-bearing streams in the state. By also protecting adjacent floodplain wetlands and upland forest habitats, the project area typifies the rich and productive coastal ecosystems of the Pacific Northwest. This includes the rich food chains and wildlife associated with a large estuary like the mouth of the Klamath River. The property provides habitat connectivity not only to anadromous fish species, but also to bald eagles, osprey, Roosevelt elk, sturgeon, and other species that are characteristic of the Pacific Northwest, but which are also a unique part of California's own natural heritage.

11. The project area includes habitat for many listed species and species of special concern. These include coho salmon, eulachon, bald eagle, little willow flycatcher, northern spotted owl, and pacific fisher. Habitat also exists for red-legged frog. Conservation easement provisions will provide protections for these special-status species' habitats. The following is a detailing of these species and their habitat within the project area:

Coho Salmon (*Oncorhynchus kisutch*), which is Federally and State-Listed as Threatened, utilizes streams on the property for spawning and migration. The Lower Klamath River, including the project area, is designated Essential Fish Habitat for coho salmon under the Magnuson-Stevens Act (as amended 1996) and critical habitat under the Endangered Species Act. The Recovery Plan states that the Lower Klamath River (LKR) is a core, functionally independent population that provides important habitat to other populations in the Klamath River system and in nearby coastal watersheds. Juvenile coho in Hunter Creek, which crosses the project area, have been estimated at 6,000 individuals in the last decade, underscoring the importance of this area for rearing. Coho salmon use the property's cold, spring-fed streams in the summer months to escape high water temperatures, and in the wintertime, coho utilize the property's benign backchannel habitats as a respite from flood waters.

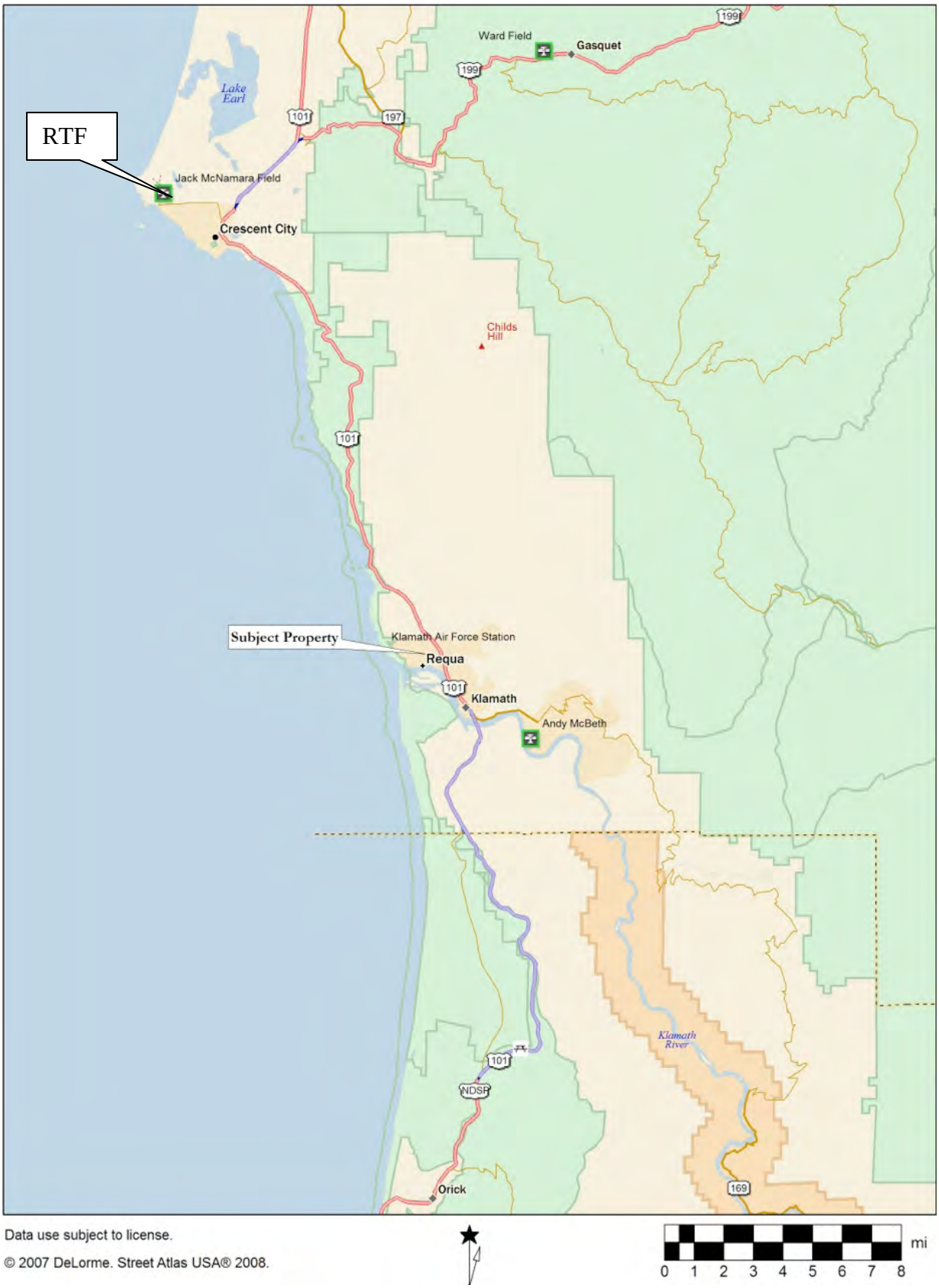
Eulachon (*Thaleichthys pacificus*) is federally Listed as Threatened (March 2010), and also occurs in streams of the project area. NOAA listed the Southern Distinct Population Segment of this species as threatened, which includes individuals in the project area.
Bald Eagle (*Haliaeetus leucocephalus*) is State listed as endangered. Nesting habitat for bald eagles occurs in the forested uplands of the project area. Bald eagles utilize shallow estuarine waters in the Klamath River Estuary (KRE) for foraging, roost in adjacent forested uplands, and are known to nest along the lower Klamath River in the project vicinity. The species will directly benefit from the project's protection of forestland adjacent to the KRE.
Little Willow Flycatcher (*Empidonax trailii brewsteri*) is State-listed as endangered (1990). Willow flycatchers inhabit extensive willow thickets and backwater riparian areas. They require dense thickets for nesting and territory defense. Riparian habitat in the proposal area mainly supports migrating flycatchers, although limited nesting is known to occur. The size of the population is difficult to estimate, but 50 birds were banded on the Klamath River in 1992. The substantial willow thickets along Hunter, Minot, and Salt creeks on the Bessette Ranch are suitable willow flycatcher habitat. The project will protect habitat for flycatchers and increase the potential for breeding population expansion.
Northern Spotted Owl (*Strix occidentalis caurina*) is Federally and State-Listed as Threatened. Research has shown that the northern spotted owl (NSO) in coastal northern California thrives among a mosaic of old and young stands, and prefers to nest in groves of older trees adjacent to open or recently regenerated areas where rodents and other prey are abundant. The project area provides these conditions, with open grasslands for foraging adjacent to the forestland portion of the project area. There is a documented NSO activity center (a nest or roost location centrally-located within the home range) adjacent to the project area in mature conifers along Mynot Creek.
Pacific Fisher *(Martes pennanti*) was Federally proposed as threatened in 2014 and was a State candidate for T/E listing in 2013. The west coast population of the fisher is at risk mainly because of loss and fragmentation of habitat due to timber harvest, roads, urban development, recreation, and wildfires. Fishers have been documented in the forested uplands adjacent to the project area.
Red-legged frog (*Rana aurora aurora*) is state-listed as a Species of Special Concern. It breeds and forages in seasonal pond habitat. Habitat for this species occurs in the project area.
12. The project area provides valuable wildlife habitat. The three tributary streams on the property provide habitat connectivity for fish and other aquatic species that move into and out of the KRE with the seasons. The project area occurs along the Pacific Flyway and its riparian and seasonal pond habitats provide important foraging and resting habitat for migratory bird species, including songbirds and waterfowl. The forested uplands provide nesting habitat for large predatory birds such as bald eagle, osprey, and northern harrier, which feed in adjacent rivers, estuaries, and grasslands. The project will protect 41 ac of floodplain wetlands.
13. The EEM project will protect a working ranch and a historic ranch house site. The property's grasslands are the basis of a beef cattle operation that has been crafted to be compatible with the wildlife habitat values of the property. The property is located within a half-mile of the Yurok Indian Reservation and would historically have been used for fishing, hunting, and gathering.

C. Sustainability
1. The conservation easement that will be placed on the property is in perpetuity; it will run with the land, and its provisions to protect the Resource Land will always be enforceable. The NRLT will hold the easement and ensure that its provisions are upheld. NRLT has developed a large ***stewardship fund*** that it uses to cover the costs of monitoring its easements annually. NRLT has a well-developed easement stewardship program and monitors over 25,000 ac of land covered by conservation easements. NRLT is a nationally-accredited land trust and carries conservation easement insurance through a national program that ensures legal backing if needed to defend a conservation easement.

2. Natural disturbance such as flooding is the primary external event that could affect the project area. Irregular flooding is a natural part of the ecosystem, however, and this landscape has proven to be resilient to such events. Outside human disturbance is not a threat because the landowner lives onsite and would notice such activity almost immediately.
3. New plantings are not a part of the proposed project. The landowner has planted about five ac of riparian trees in the past, but those trees have become well-established into riparian forest at this point.
4. This conservation easement will become a part of NRLT's portfolio of conserved lands. NRLT will incorporate its monitoring activities on the property into its larger stewardship program that currently covers over 25,000 ac on the North Coast. NRLT develops a monitoring protocol for each conservation easement it holds and conducts onsite monitoring annually (at a minimum).
5. Not applicable. Restoration plantings occurred years ago and are self-maintaining at this point.

D. Cost-Effectiveness
1. 117 ac will be placed under a conservation easement by this project. This includes 36 ac of palustrine emergent wetlands, 5 ac of palustrine forest and associated coastal stream habitat, and 76 ac of coastal coniferous forest and associated coastal prairie habitat. This habitat complex is connected to the adjacent Klamath River Estuary, a highly productive and diverse ecosystem with statewide and national significance due to its outstanding fisheries and wildlife values. The low-gradient tributary streams that run through the property are important to the recovery of Klamath River fisheries because this habitat type is crucial as rearing habitat for young fish but very limited in supply. The property also provides nesting and foraging habitat for resident and migratory bird species. Underscoring the importance of these lands is the considerable investment that public resource agencies have made into the restoration of habitats on the property over the last 15 years. The California Conservation Corps, United States Fish and Wildlife Service, and Natural Resources Conservation Service have all worked cooperatively with the landowners to enhance the ecological value of this property and adjacent properties through restoration. Currently, 10-year maintenance agreements associated with these restoration projects have all expired and the landowners seek a conservation easement to ensure this legacy remains intact for future generations.
2. The fair market value of a property-wide conservation easement is estimated at $660,000.
3. Yes. A Restricted Use Appraisal was prepared in 2012 by a Certified Rural Appraiser. While the appraisal would need to be updated, the market has remained relatively stable since 2012 and this value is assumed to be a reliable indicator of the current conservation easement value.
4. NA
5. The sellers have agreed to deduct at least $20,000 from the sale price. The landowners will consider contributing 10% of the appraised easement value if full funding is acquired for the easement purchase.
6 through **13.** Not applicable.
E. Other Benefits and Community Participation
1. While there are no developed trails or formal access points, the county-owned Requa Road runs through the property on its way to Redwood National Park and provides access for wildlife viewing. Also, the project area is readily visible from the Highway 101 corridor and provides a scenic backdrop for those traveling to Redwood National Park/Prairie Creek Redwoods from the south.
2. The project offers unique educational opportunities. Current management demonstrates that agricultural use can be compatible with wetlands restoration and with high value fish and wildlife habitat. NRLT will work with the landowner, Humboldt State University, and the University of California Agricultural Extension Office (see letters of support) to offer educational events. NRLT currently provides educational programs on "Wetlands and Working Lands" at its Freshwater Farms Reserve near the project area, and is well qualified to provide additional events at Bessette Ranch.

Exhibit 1. EEM Applications for the White Slough Restoration Project and the Klamath River Estuary Wetlands Conservation Project



Location Map for RFT and EEM Projects

Exhibit 1. EEM Applications for the White Slough Restoration Project and the Klamath River Estuary Wetlands Conservation Project

Acquisition Schedule*	**Completed By**
Complete Appraisal	March 2016
Submit appraisal, purchase docs and title report to State	April 2016
Open Escrow & Request Advance into Escrow	June 2016
Submit instruments of conveyance	June 2016
Close escrow (submit final closing documents to State	July 2016
Install Bond Acknowledgement Sign	August 2016
Close-out	August 2016

*Grantee should submit evidence of progress on the acquisition within 6 months of grant execution.

APPENDIX G - COST ESTIMATE FOR LAND ACQUISITIONS
(Please complete one form for each separate escrow)

Project Title: The Klamath River Estuary Wetlands Conservation Project/EEM Project					
Assessor's Parcel Number(s)	**Acreage**	**Indicate Fee or Easement**	**Willing Seller Name and Address**		
140-010-30	**8**	**Easement**	**Tom and Nancy Bessette 289 Requa Road Klamath CA 95548**		
140-010-34	**109**	**Easement**	**Tom and Nancy Bessette 289 Requa Road Klamath CA 95548**		
ACQUISITION COST ESTIMATE					
	Total Costs	**EEM Grant**	**Other Funding Source (NCWC)**	**Other Funding Source (Landowners)**	**Other Funding Source (Name)**
Estimated Fair Market Value of property	**$660,000.00**	**$336,200.00**	**$283,800.00**	**$40,000.00**	
Relocation Costs					
Preliminary Title Reports, Appraisal	**$16,000.00**	**$0.00**	**$16,000.00**		
Escrow Fees, Title Insurance, Closing Costs.	**$1,600.00**	**$0.00**	**$1,600.00**		
Surveying *(limited to boundary line adjustment)*	**$5,000.00**	**$0.00**	**$5,000.00**		
Direct *costs (staff and consultants – limited to $10,000 per grant)*	**$11,600.00**	**$0.00**	**$11,600.00**		
State approval of appraisal, transaction review, etc. (**Required**)	**$10,000.00**	**$10,000.00**	**$0.00**		
Contingency *(not to exceed 10% of total grant)*	**$20,000.00**	**$20,000.00**	**$0.00**		
Funding Acknowledgement Sign - (Appendix P) (**Required**)	**$1,000.00**	**$1,000.00**	**$0.00**		
7. Other *(specify)*					
Grand Total	**$725,200.00**	**$367,200.00**	**$318,000.00**	**$40,000.00**	

APPENDIX H - PROPERTY DATA SHEET

Complete the Property Data Sheet listing each parcel included in the proposed project, as well as the owner(s) of each parcel. Indicate and attach all required documents* including any clarifying comments below. Attach additional sheets if necessary.

No	Owner Name	Assessor Parcel Number(s)	Acreage	If parcel(s) owned by Applicant(s), indicate type of ownership			For all parcels, indicate *document used to demonstrate ownership and attach a copy of each document-clearly labeled with the APN-to this document	If parcel(s) not owned by Applicant(s) indicate *document verifying long-term Permission to Develop and maintain **and attach**					Entity to perform O&M	# of years O&M to be performed
				Fee Simple	Easement	Other (describe)	Proof of Ownership (tax bill, grant deed, etc.)	O&M Agreement	Lease	JPA	Letter from Owner	Other (describe)		
1	Tom and Nancy Bessette	140-010-30	8		X		Grant deed and property tax statements						Northcoast Regional Land Trust	perpetuity
2	Tom and Nancy Bessette	140-010-34	109		X		Grant deed and property tax statements						Northcoast Regional Land Trust	perpetuity
3														
4														
5														
6														
7														
8														
9														

Comments:

Total Number of Parcels: _____**2**_____ **Total Number of Acres:** _____**117**_____

WILLING SELLER LETTER

Date: July 10, 2015

To: California Natural Resources Agency
Environmental Enhancement and Mitigation (EEM) Grant Program

From: Tom and Nancy Bessette
P.O. Box 559, Klamath CA 95548

Re: Parcel number(s): 140-010-30, 140-010-34
County: Del Norte
Property Address: 289 Requa Road, Klamath CA 95548

To Whom It May Concern:

This letter is provided to confirm that Tom and Nancy Bessette, owners of the above referenced property, are willing participants in the proposed real property transaction. Should grant funds be awarded to the grant Applicant the State Coastal Conservancy, then Tom and Nancy Bessette, as Sellers, are willing to enter into negotiations for the sale of the real property for a purchase price not to exceed fair market value.

Acknowledged:

Signature of land owner — *Date signed* 7/10/15

Signature of land owner — *Date signed* 7-10-15

University of California
Agriculture and Natural Resources

UC COOPERATIVE EXTENSION HUMBOLDT

5630 South Broadway
Eureka, CA 95503
(707) 445-7351 office
(707) 444-9334 fax
http://cehumboldt.ucdavis.edu
http://ucanr.org

July 8, 2015

Carol Carter
Grants Administrator
California Natural Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

Dear Ms. Carter:

I am the Livestock and Natural Resources Advisor for University of California Cooperative Extension for Humboldt and Del Norte Counties, where I advise land managers on a variety of livestock and rangeland management issues. I have particular interest in the interactions between grazing and wildlife, including the use of grazing as a management tool in wetland and upland habitats.

I am writing in support of the State Coastal Conservancy's Klamath River Estuary Wetlands Conservation Project on the Bessette Ranch in the Klamath River Estuary. In addition to protecting valuable wetlands and wildlife habitat with a conservation easement, this project provides unique research and educational opportunities in a coastal rangeland ecosystem that is both grazed (in part) and characterized by significant wetland features. I believe the project can help demonstrate the ways in which grazing methods may be used, in combination with other conservation practices, to maintain desired habitat conditions for target species.

Over the next two years, I will contribute to the development of a formal Grazing Plan on the property by working with the landowner, the Northcoast Regional Land Trust, and possibly other participating resource agencies in the interest of supporting good long-term range management and the effective conservation of wetland resources. I will provide an in-kind contribution consisting of 20 hours of my time to provide guidance and advice during the development of the Plan. At $47.17/hour loaded rate, this contribution is valued at $943.40.

Additionally, I will work to incorporate the property into future rangeland management tours and similar events sponsored by UC Ag Extension as those events get organized. Examples like this project can lead others to adopt conservation-oriented grazing techniques across the large, agriculturally-zoned wetland landscapes that occur in this part of the country.

I respectfully encourage you to support this important project for the protection of valuable wetlands, rangelands, streams, and wildlife habitat.

Sincerely,

Jeffery Stackhouse

NORTHCOAST REGIONAL LAND TRUST

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Alexandre Family EcoDairy Farms

Clif Clendenen, Business Owner
Clendenen's Cider Works

Yvonne Everett, Professor
Natural Resources Planning, *HSU*

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California Department of Fish & Wildlife

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Ferndale Farms

Rees Hughes, Retired
University Administrator, *HSU*

Ann King Smith, Retired
Cultural Resources Consultant

Mandy Marquez, Business Banking
US Bank

Mike Miles, Director of Forest Science
Humboldt/Mendocino Redwood Co., LLC

Mark Moore, Business Owner
Lone Star Ranch

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Carol Carter
Grants Administrator
California Natural Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

July 9, 2015

Dear Ms. Carter:

The Northcoast Regional Land Trust (NRLT) is very supportive of the proposed Klamath River Estuary Wetlands Conservation Project. NRLT is working with the landowners, Tom and Nancy Bessette, and the State Coastal Conservancy to protect floodplain wetlands, fish-bearing streams and riparian habitat, upland forests and grasslands, and a historic working ranch from present and future development threats. NRLT is a nationally-accredited (through the Land Trust Alliance) land trust with a well-established conservation easement program. We will work with the Conservancy and the landowner to draft and record a conservation easement that protects the unique natural resources on the property. As the long-term easement holder, we will conduct annual monitoring and other stewardship activities to ensure that the conservation values of this property remain intact in perpetuity.

NRLT has invested significant staff time in the development of the conservation easement to date and management of the property. We recognize the tremendous value of the subject property for wildlife habitat, and believe that the project can provide important benefits for wildlife, education, and sustainable, low-intensity agriculture.

For this project, NRLT will provide a new cash match consisting of $6,000 to fund our staff to perform tasks associated with: a) the development of a conservation easement for the property; b) the coordination of educational events at the property over the next two years; c) the development of a Grazing Plan for the property. NRLT estimates that its staff will spend 100 hours on these tasks over the next two years. At $60.00/hour loaded rate, funded by private foundation and individual contributions, this contribution is valued at $6000. Additionally, NRLT is willing to use as match for this project $5,320 of old cash and $1,200 of old in-kind contributions made towards the development of this project to date.

NRLT is willing to count these funds as new cash match and old match for the project. We respectfully encourage you to support this important project showcasing compatible working landscapes and valuable wetlands and wildlife habitat.

Sincerely,

Michael Cipra
Executive Director

HUMBOLDT STATE UNIVERSITY

From: Dr. Yvonne Everett, Professor of Environmental Planning
Department of Environmental Science and Management
1 Harpst St, Arcata, CA 95521
Everett@humboldt.edu
(707) 826-4188

Carol Carter
Grant Coordinator
California Natural Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

July 8, 2015

Dear Ms. Carter:

I am faculty in the Department of Environmental Sciences and Management at Humboldt State University (HSU). I am supportive of the State Coastal Conservancy's Klamath River Estuary Conservation Project. In addition to its long-term benefits for plants and wildlife, I believe the project provides a valuable educational opportunity for students to learn about wetlands, wetlands restoration, and collaborative conservation projects. I plan to bring my classes out to the project area for site visits and class projects, and am willing to count my time in preparing and teaching these classes as an in-kind match towards the project.

Over the next two years, I will provide an in-kind contribution consisting of 20 hours of my time to provide our students with educational opportunities connected to the project. At $55.43/hour loaded rate, this contribution is valued at $1,108.60.

I respectfully encourage you to support this important project for the protection of valuable wetlands, streams and wildlife habitat.

Sincerely,

Yvonne Everett

July 10, 2015

Ms. Carol Carter
Grants Administrator
California Natural Resources Agency
1416 Ninth Street, Suite 1311
Sacramento, CA 95814

Dear Ms. Carter,

I am writing to you as the owner of the Bessette Ranch and as a willing seller of a conservation easement for this unique property. I have been working cooperatively with natural resource agencies for over 15 years to enhance and protect the wetlands on this property. When I purchased the ranch, the wetlands were in a severely degraded condition as a result of poor past management practices. Through partnerships with a variety of natural resource agencies, we have transformed these areas into vibrant natural systems that support a wide variety of fish and wildlife species. We have fenced off our riparian areas and implemented rotational grazing practices intended to keep our wetlands healthy and intact.

The conservation easement will help maintain this legacy in perpetuity, eliminating development threats and keeping the ranch and its natural environment intact even after my own tenure as landowner is over.

In order to see this project completed, I will contribute $20,000 in conservation easement value through a bargain sale of the conservation easement and I am willing to have this counted as a match for the project.

I urge you to support the Klamath River Estuary Wetlands Conservation Project for which EEMP funds are being sought.

Sincerely,

Tom Bessette and Nancy Bessette
Landowners

Order No.
Escrow No. 31639LNR
Loan No.

WHEN RECORDED MAIL TO:

THOMAS E. BESSETTE
1159 WALKER WAY
FAIRBANKS, AK 99709

RECORDED AT REQUEST OF
DEL NORTE COUNTY TITLE CO
OFFICIAL RECORDS
AUG 28 3 36 PM '98
DEL NORTE COUNTY, CA
JOHN D. SCHWAB
COUNTY CLERK AND RECORDER
BY
1300

98 4443

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

DOCUMENTARY TRANSFER TAX $385.00

X Computed on the consideration or value of property conveyed; OR

_ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

The undersigned Grantor declares

Signature of Declarant or Agent determining tax – Firm Name

GRANT DEED

140-010-30
140-010-33(ptn)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROBERTA E. GARRETT, Surviving Trustee of THE GARRETT TRUST, dated February 24, 1992 and FAITH L. VAN DUSEN, a widow

hereby GRANT(S) to

THOMAS E. BESSETTE and NANCY J. BESSETTE, husband and wife, as Joint Tenants

the real property in the City of **Unincorporated Area**
County of **Del Norte**, State of California, described
as

SEE DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated August 19, 1998

Roberta E. Garrett, Surviving Trustee
ROBERTA E. GARRETT, Surviving Trustee

Faith L. Van Dusen
FAITH L. VAN DUSEN

STATE OF CALIFORNIA }
COUNTY OF Del Norte }ss.
}

On August 25, 1998 before me, Lori N. Richardson, Notary, personally appeared Faith L. Van Dusen

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Lori N. Richardson

LORI N. RICHARDSON
Comm. #1112382
NOTARY PUBLIC
DEL NORTE COUNTY, CALIFORNIA
My commission expires Sept. 30, 2000

2014-2015 DEL NORTE COUNTY SECURED PROPERTY TAX BILL

Fiscal year: July 1, 2014 - June 30, 2015
Lien Date: January 1, 2014

Dawn Langston, Treasurer-Tax Collector
981 H St., Suite 150
Crescent City, CA 95531
(707) 464-7283

IMPORTANT MESSAGES

Pay by Credit Card? 1-800-272-9829, Option 3, Jurisdiction Code 1332 (There is a Charge)

BESSETTE, THOMAS E. & NANCY J

P.O. BOX 559
KLAMATH CA 95548

PROPERTY INFORMATION

PARCEL NUMBER	BILL NO.	BILL DATE	TAX RATE AREA
140-010-30	14191	10/14/2014	051031

ADDRESS AND/OR DESCRIPTION OF PROPERTY	ACREAGE
	8.35

PAYMENTS (707) 464-7283

VALUATION (707) 464-7200

EXEMPTIONS (707) 464-7200

TAX RATE (707) 464-7283

1ST INSTALLMENT

102.56

PAY BY 12/10/14

PAID
DEC 03 2014
By 1051
DAWN LANGSTON, Tax Collector

2ND INSTALLMENT

102.56

PAY BY 04/10/15

PAID
APR 08 2015
By 264
BARBARA M. LOPEZ, Tax Collector

ASSESSMENT INFORMATION	VALUE
LAND VALUE	19,179
NET TAXABLE VALUE	19,179

QUESTIONS?	TAXING AGENCY	TAX RATE	AMOUNT
707-464-7283	COUNTYWIDE TAX	1.0000000	191.78
707-476-4123	REDWOODS COMMUNITY COLLEGE BOND	.0130000	2.49
707-464-6141	SCHOOL FACILITIES BOND, SERIES A	.0151000	2.89
707-464-6141	SCHOOL FACILITIES BOND, SERIES B	.0124100	2.38
707-464-6141	SCHOOL FACILITIES BOND, SERIES C	.0291000	5.58

TOTAL TAX AND SPECIAL CHARGES: 205.12

ADDRESS CHANGE

(Ownership Change is on Reverse)

Please complete and return this form for each parcel requiring a change of billing addess.

A signature is required.

APN: 140-010-30

BESSETTE, THOMAS E. & NANCY J

Date of Change: _____

_____

_____

_____

_____
Signature

2014-2015 DEL NORTE COUNTY SECURED PROPERTY TAX BILL

Fiscal year: July 1, 2014- June 30, 2015
Lien Date: January 1, 2014

Dawn Langston, Treasurer-Tax Collector
981 H St., Suite 150
Crescent City, CA 95531
(707) 464-7283

IMPORTANT MESSAGES

Pay by Credit Card? 1-800-272-9829, Option 3, Jurisdiction Code 1332 (There is a Charge)

BESSETTE, THOMAS E. & NANCY J

P.O. BOX 559
KLAMATH CA 95548

PROPERTY INFORMATION

PARCEL NUMBER	BILL NO.	BILL DATE	TAX RATE AREA
140-010-34	14192	10/14/2014	051031

ADDRESS AND/OR DESCRIPTION OF PROPERTY	ACREAGE
289/299 REQUA RD	118.23

PAYMENTS (707) 464-7283
VALUATION (707) 464-7200
EXEMPTIONS (707) 464-7200
TAX RATE (707) 464-7283

ASSESSMENT INFORMATION

	VALUE
LAND VALUE	358,082
IMPROVEMENTS	161,741
NET TAXABLE VALUE	519,823

QUESTIONS?	TAXING AGENCY	TAX RATE	AMOUNT
707-464-7283	COUNTYWIDE TAX	1.0000000	5,198.23
707-476-4123	REDWOODS COMMUNITY COLLEGE BOND	.0130000	67.57
707-464-6141	SCHOOL FACILITIES BOND, SERIES A	.0151000	78.49
707-464-6141	SCHOOL FACILITIES BOND, SERIES B	.0124100	64.51
707-464-6141	SCHOOL FACILITIES BOND, SERIES C	.0291000	151.26
707-464-7200	KLAMATH FIRE PROTECTION DISTRICT		48.00

1ST INSTALLMENT
2,804.03
PAY BY 12/10/14

PAID
DEC 03 2014
By 651
DAWN LANGSTON, Tax Collector

2ND INSTALLMENT
2,804.03
PAY BY 04/10/15

PAID
APR 08 2015
By 263
BARBARA M. LOPEZ, Tax Collector

TOTAL TAX AND SPECIAL CHARGES: 5,608.06

ADDRESS CHANGE
(Ownership Change is on Reverse)

Please complete and return this form for each parcel requiring a change of billing addess.

A signature is required.

APN: 140-010-34

BESSETTE, THOMAS E. & NANCY J

Date of Change: _____

_____

_____

_____

_____
Signature

A P P R A I S A L A S S O C I A T E S

Real Estate Appraisal & Consultation Services

RESTRICTED USE APPRAISAL REPORT

THE BESSETTE RANCH PROPERTY

EFFECTIVE DATE OF APPRAISAL: NOVEMBER 9, 2012

PREPARED FOR: NORTHCOAST REGIONAL LAND TRUST

540 Swain Avenue • Sebastopol CA • 95472

December 14, 2012

Lindsay Green
Northcoast Regional Land Trust
PO Box 398
Bayside, CA 95524

Re: The Bessette Ranch Property

Dr Ms. Green,

At your request, the above referenced property has been appraised. The purpose of the appraisal is to estimate the Market Value of the Fee Simple Interest of the subject property, both before and after a proposed conservation easement. The function of the appraisal is to assist you with decision making concerning conservation of the subject property.

This is a Restricted Use Appraisal Report of a complete appraisal assignment which is intended to comply with the reporting requirements set forth under Standard 2 of the Uniform Standards of Professional Appraisal Practice. As such, it presents brief statements of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. It should be noted that this Restricted Use Appraisal Report is intended for your use only, and for the stated purpose only, and the opinions and conclusion set forth in this report cannot be understood properly without additional information retained in the appraisal work-file.

A study of pertinent factors regarding the subject property and the current rural real estate market, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the estimated fee simple market value, before the proposed easement, as of November 9, 2012, is in the amount of $1,510,000. After the proposed easement, the subject's market value is estimated to be $850,000. The difference between the "before" value and the "after" value is $660,000.

I hereby certify that I am familiar with the real estate area and location of the property appraised and the comparable sales, that I have no present or contemplated interest in the property, and that to the best of my knowledge and belief, all statements of fact contained herein are true and correct.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully Submitted,

Chris Bell, MAI
California Certified General Appraiser, #AG023519

Summary of Salient Facts

CLIENT:	Northcoast Regional Land Trust
REPORT DATE:	December 14, 2012
SUBJECT PROPERTY:	The Bessette Ranch property includes a 127-acre tract overlooking the Klamath River in the community of Klamath, in rural, southern Del Norte County
INTENDED USERS:	The Client is the sole intended user of this report.
INTENDED USE:	To assist the client in decision making regarding possible conservation of the subject property. This report is not intended for any other use. The appraiser is not responsible for unauthorized use of this report.
ASSIGNMENT OBJECTIVE:	To develop an opinion of the Market Value of the stated interest in the subject property, both before and after a proposed conservation easement with the Northcoast Regional Land Trust
EFFECTIVE DATE OF VALUE:	November 9, 2012
INTEREST VALUED:	This report estimates the fee simple interest in the subject property, both before and after a proposed conservation easement.
OPINION OF VALUE:	Before the Easement: $1,510,000 After the Easement: $850,000 *Based on the Scope of Work cited within this report, as of the effective date of value, and subject to the extraordinary assumptions and hypothetical conditions listed.*

Conditions of the Assignment

EXTRAORDINARY ASSUMPTIONS:	None
HYPOTHETICAL CONDITIONS:	In the "after" valuation analysis, it is a hypothetical condition that the subject property is encumbered by a conservation easement in favor of the Northcoast Regional Land Trust, and recorded with the County of Del Norte.

BORDER COAST REGIONAL AIRPORT AUTHORITY

150 Dale Rupert Road
Crescent City, CA 95531

Telephone: (707) 464-7288
Fax: (707) 464-1023

June 3, 2015

Natural Resources Agency
Attn: EEMP Coordinator
1416 Ninth St., Suite 1311
Sacramento, CA 95814

To whom it may concern:
This letter is intended to authorize the use of the Runway Safety Areas Improvement Project as the Related Transportation Facility for the proposed EEM Project, the Klamath River Estuary Wetlands Conservation Project. The Border Coast Regional Airport Authority (BCRAA) is the Lead Agency responsible for the construction of the Related Transportation Facility (RTF). BCRAA is a Joint Powers Authority (JPA), a local public entity established under Government Code section 6500, et.seq. the "JPA Law." BCRAA maintains and operates the Del Norte County Regional Airport, which is a critical public transportation facility providing an important public access link to the remote and rural coastline of northwestern California and to Redwood National & State Parks. The Del Norte County Regional Airport, at Jack McNamara
Field (CEC) is the only commercial airport within 80-100 miles of this remote area of California.

RTF

The RTF project is the Runway Safety Area (RSA) Improvement Project at the Del Norte County Regional Airport (CEC) located at 150 Dale Rupert Rd, Crescent City, California. CEC is a commercial service airport located in Del Norte County adjacent to the Pacific Ocean and approximately three miles from downtown Crescent City. BCRAA has identified improvements required by the Federal Aviation Administration (FAA) to meet Public Law 109-115 requiring commercial airports, regulated under FAA Part 139 safety rules to enhance safety by upgrading the RSAs by December 31, 2015 to meet current airport design standards. The runway safety area enhances the safety of airplanes which undershoot, over-run, or veer off the runway, and it provides greater accessibility for firefighting and rescue equipment during such incidents. The project consists of filling and grading the ends of both Runway 11/29 and Runway 17/35 and the sides of Runway 11/29 which will result in impacts to protected wetlands and special-status plant species. The RSAs will be graded to provide a smooth transition, with minimal change in elevation and surface variation, from paved runway surface to compacted mowable ground cover. Adjustments will be made to the existing Runway End Identifier Lights to account for changes in grade. Adjustment will be made to the existing Instrument Landing System to account for changes in grade. Nonstandard objects or conditions will be relocated or removed. A section of utility road passing through Runway 35 RSA will be removed. The FAA has a high priority program to enhance safety by upgrading the Runway Safety Areas (the RTF) and provide federal funding at 90-95% to support those upgrades.

Initial design work for the RTF began in September 2009 and final design was completed by 2011. A Notice of Determination (NOD) and an Environmental Impact Report (EIR) were required under CEQA. The EIR was completed in September 2011 and a NOD was received December 2011. Permitting for the RTF was received September 12, 2013 with issuance of a Coastal Development Permit. Construction of Phase I of the RTF began in November 2014 and was completed early in 2015. Construction of Phase II is scheduled to occur this year.

Mitigation required to construct the RTF project consists of wetland, special status plants and amphibian mitigation to offset environmental impacts from construction activities and filling of wetlands. The RTF will have impacts to approximately 16.77 acres of United States Army Corps of Engineers (USAE) and 116.77 acres of California Coastal Commission (CCC) palustrine wetland habitat, 0.016 acres of drainage channels and 19 square feet of riverine

unconsolidated bottom wetlands. There will be an estimated 12.97 acres of permanent impacts to wetlands, with the balance being temporary impacts to areas graded to lower elevations and replanted with native wetland species. The Mitigation and Monitoring Plan has been accepted by the California Coastal Commission and Army Corps staff. Mitigation is both onsite/ off-site, in-kind actions across four different areas. Wetland restoration to mitigate RTF impacts is scheduled to begin in summer 2015 and be completed by fall 2016..

Funding for the RTF comes from the Federal Aviation Administration (FAA) and a loan from the County of Del Norte. The FAA has a high-priority program to enhance safety by upgrading the Runway Safety Areas and provide federal funding to support those upgrades. The County of Del Norte has committed $1.8 million in loan funds to BCRAA as match to FAA funding. BCRAA has pledged its revenues as security for the loan. The BCRAA member entities have pledged contributions to BCRAA to assist in loan repayments.

EEM Project

10. Project Name: Klamath River Estuary Wetlands Conservaion Project

11. The EEM Project is not the required mitigation for the RTF. The wetland protection provided by the EEM project are of a different type, and are over and above what was provided by the required mitigation for the impacts associated with the RTF project. Approximately 13 acres of coastal zone freshwater seasonal wetlands and riparian habitat were permanently impacted by the RTF project, with an additional ~103 acres temporarily impacted. Mitigation for the temporal and permanent wetland impacts associated with the RTF project consisted of the creation and enhancement of ~26 acres of freshwater seasonal wetlands and riparian habitat primarily at the Pacific Shores and Bay Meadows sites, as well as the restoration of temporarily impacted wetlands in the RTF area as described in the Wetland Mitigation and Monitoring Plan for the Runway Safety Areas Improvement Project. The proposed EEM project involves the protection of approximately 41 acres of coastal zone wetlands (riparian and freshwater marsh) and 76 acres of adjacent uplands in the Klamath River Estuary by acquiring a conservation easement that will allow for the continued management of the property as a working ranch consistent with its high value for fish and wildlife habitat, further mitigating the impact of the RTF.

12. **Not applicable. Applicant is not applying under Mitigation Projects Beyond the Scope of the Lead Agency.**

13. Is the proposed EEM project incompatible with the RTF? If so, does it interfere with the operation or safety of the RTF? (please explain.)

The EEMP project will in no way interfere with the transportation facility due to the physical distance between the two projects.

14. Does the proposed EEM project limit or interfere with planned or anticipated future improvements to the RTF? (If it interferes, please explain.)

The EEMP project will not limit or interfere with planned or anticipated future improvements to the transportation facility due to the distance between the two projects.

15. Describe any concerns about the proposed EEM project (e.g., design, safety, tree density, other.)

There are no concerns about this proposed EEMP project as it relates to the Runway Safety Areas Improvement Project.

16. Are you aware of another EEM project previously undertaken to mitigate the impact of this RTF? (If you have knowledge of the project, please explain.)

Yes, the Bay Meadows Mitigation Project was awarded funding by the EEM Program last year (2014). The Bay Meadows Mitigation Project involved the preservation of ~80 acres of habitat, including riparian and wetland communities, and the restoration of approximately 16 acresof wetlands onsite. This site provides key physical, chemical and biological functions. Preservation is appropriate and practicable. Bay Meadows was under private ownership and thus could have been modified or destroyed. A conservation easement will be recorded. Mitigation at Bay Meadows will focus on removal of culverts and fill material associated with a road crossing though a riparian corridor, resulting in wetland re-establishment and excavation of shallow overburden where groundwater is seasonally close to the surface, resulting in wetland establishment.

17. Do you have any knowledge why the Applicant wouldn't be able to complete this project?

There is no reason that the applicant could not complete the project. The State Coastal Conservancy has successfully completed many easement acquisitions project in the area over its history, as has its project partner, the Northcoast Regional Land Trust.

Sincerely,

David Finigan
Chairman, Border Coast Regional Airport Authority

RECORDING REQUESTED BY
DAVIS & POOVEY, INC.

AND WHEN RECORDED MAIL TO:

Name: **Thomas E. & Nancy J. Bessette**
Address: **P.O. Box 559**
City & State: **Klamath, CA**
Zip: **95548**

ASSESSORS PARCEL NO. **040-010-30; 040-010-34** SPACE ABOVE THIS

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:
Documentary transfer tax is $ **0.00** . **Rev. & Taxation Code Section 11925; No Consideration for Transfer**
☐ Computed on full value of property conveyed, or
☐ Computed on full value less value of liens and encumbrances remaining at time of sale.
☒ Unincorporated area: ☐ City of , and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
THOMAS E. BESSETTE and NANCY J. BESSETTE, husband and wife, as Joint Tenants

hereby GRANT(S) to
THOMAS E. BESSETTE and NANCY J. BESSETTE, husband and wife, as Community Property with Right of Survivorship

the following described real property in the City of , County of **Del Norte** , State of California:

See Exhibit A attached hereto and made a part hereof

Situs: 299 Requa Road, Klamath, CA

Dated **January 2, 2012**

THOMAS E. BESSETTE

NANCY J. BESSETTE

ACKNOWLEDGMENT

State of California)
County of **Humboldt**)

On **January 2, 2012** before me, **Judy EagleWoman, Notary Public,**
(HERE INSERT NAME AND TITLE OF THE OFFICER)
personally appeared **THOMAS E. BESSETTE and NANCY J. BESSETTE**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Signature

JUDY EAGLEWOMAN
Commission # 1858795
Notary Public - California
Humboldt County
My Comm. Expires Jul 24, 2013

(SEAL)

Title Order No. **Escrow, Loan, or Attorney File No.**

MAIL TAX STATEMENTS TO:
Thomas E. Bessette and Nancy J. Bessette, P.O. Box 559, Klamath, CA 95548
NAME ADDRESS CITY, STATE, ZIP

NONJC-010 Rev. 03/01/2009 Martin Dean's ESSENTIAL FORMS™

GRANT DEED

Bessette, Thomas & Nancy

DOC # 2012121217 Page 2 of 4

EXHIBIT 'A'

LEGAL DESCRIPTION

That real property situated in the County of Del Norte, State of California, described as follows:

PARCEL ONE

LOTS 2, 3 and 4 in Section 4, Township 13 North, Range 1 East, Humboldt Meridian.

EXCEPTING THEREFROM that portion thereof conveyed to the County of Del Norte, by deed recorded September 24, 1954, Recorder's File No. 747, Del Norte County records.

ALSO EXCEPTING THEREFROM that portion of Lot 4 conveyed to John VanDusen and wife, recorded December 12, 1967 in Book 131 of Official Records, page 346.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to Yaghoub Saibian by deed recorded February 26, 1993 in Book 402 of Official Records, page 685.

ALSO EXCEPTING THEREFROM that portion thereof conveyed to John H. Phillips, Jr., by deed recorded July 28, 1998 in Book 492 of Official Records, page 828.

PARCEL TWO

That portion of Lot 1 in Section 4, Township 13 North, Range 1 East, Humboldt Base and Meridian, which lies within the following described boundaries:

BEGINNING at a point from which the east quarter corner of Section 33, Township 14 North, Range 1 East, Humboldt Base and Meridian, bears north 21 degrees 57 minutes 13 seconds west, 3044.12 feet from which point of beginning Engineer's Station "0" 454 plus 00.00 P.O.T. of the Department of Public Works' survey at Minot Panther and High Prairie Creeks (State Highway 1-DN-1-A) bears north 71 degrees 39 minutes east, 155.00 feet;

thence south 18 degrees 21 minutes east, 1195 feet to the south line said Lot 1;

thence south 89 degrees 36 minutes 54 seconds west along said south line, 508.61 feet to the southwest corner of said Lot 1;

thence north 0 degrees 36 minutes 41 seconds east along the west line of said Lot 1 1240.40 feet to the southerly line of Requa Road as conveyed to the County of Del Norte by deed recorded June 21, 1948 in Book 67 of Deeds, page 422, Del Norte County Records;

thence south 49 degrees 14 minutes 49 seconds east 157.29 feet to the point of beginning.

APN: 140-010-30; 140-010-34
SITUS: 299 Requa Road, Klamath, CA

DOC # 2012-1217 Page 3 of 4

"GRANTEES HEREBY EXPRESSLY DECLARE AND ACCEPT THE TRANSFER OF THE HEREIN DESCRIBED PROPERTY AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP."

Dated: January 2, 2012

THOMAS E. BESSETTE, Grantee

Dated: January 2, 2012

NANCY J. BESSETTE, Grantee

(3)

Doc # 20121217
Page 1 of 4
Date: 3/22/2012 10:25A
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of COUNTY OF DEL NORTE
ALISSIA D. NORTHRUP
COUNTY CLERK-RECORDER
Fee: $22.00

RECORDING REQUESTED BY:

DAVIS & POOVEY, INC.
937 Sixth Street
Eureka, CA 95501

WHEN RECORDED RETURN TO:

Thomas E. & Nancy J. Bessette
P.O. Box 559
Klamath, CA 95548

Space above this line reserved for Recorder's Use Only (Govt. Code § 27361.6)

GRANT DEED

Doc # 20064470
Page 1 of 1
Date: 7/14/2006 11:22A
Filed by: GENERAL PUBLIC
Filed & Recorded in Official Records
of COUNTY OF DEL NORTE
VICKI L. FRAZIER
COUNTY CLERK-RECORDER
Fee: $7.00

Recording Requested by:
Wells Fargo Bank, N.A.

RETURN TO THE TRUSTOR:

THOMAS BESSETTE
PO BOX 559
KLAMATH, CA 95548-0559

DEED OF RECONVEYANCE

Account Number: **65165125713311998 JD**

The undersigned as Trustee under that certain Deed of Trust described as follows:

Dated: **2/21/2004** Recorded: **3/17/2004**
County of: **Del Norte** State of: **California**
Fee / Doc No.: **20041694** Book: **N/A** Page: **N/A**
Trustor: **Thomas E. Bessette and Nancy J. Bessette, husband and wife, as joint tenants**
Trustee: **American Securities Company**
Beneficiary: **Wells Fargo Bank, N.A.**

Having received from the present Beneficiary under said Deed of Trust, a written request to reconvey, reciting that the obligations secured by the Deed of Trust have been fully satisfied, does hereby grant, bargain, sell and reconvey, unto the parties entitled thereto all right, title and interest which was heretofore acquired by said Trustee under said Deed of Trust.

Dated: **06/28/2006**

American Securities Company
(Trustee)
Jasmine M Hegel, Collateral Officer

STATE OF MONTANA
COUNTY OF YELLOWSTONE } ss.

On **06/28/2006** before me, **Donna Johnson**, a Notary Public, personally appeared **Jasmine M Hegel**, Collateral Officer of **American Securities Company**, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the Instrument.
WITNESS my hand and official seal.

Donna Johnson
Notary Public for the State of Montana
Residing at **Billings**, Montana
My commission expires: **04/05/2009**
Wells Fargo Bank, N.A., 2324 Overland Ave
Billings, MT 59102 866-255-9102

DONNA JOHNSON NOTARIAL SEAL STATE OF MONTANA

DONNA JOHNSON NOTARIAL SEAL STATE OF MONTANA

Exhibit 1. EEM Applications for the White Slough Restoration Project and the Klamath River Estuary Wetlands Conservation Project

PLAT MAP

Borrower: Thomas E./Nancy J. Bessette	File No.: k1107-289-299regua
Property Address: 289-299 Regua Road	Case No.: CCCU/Bessette
City: Klamath State: CA	Zip: 95548-9372
Lender: Coast Central Credit Union	

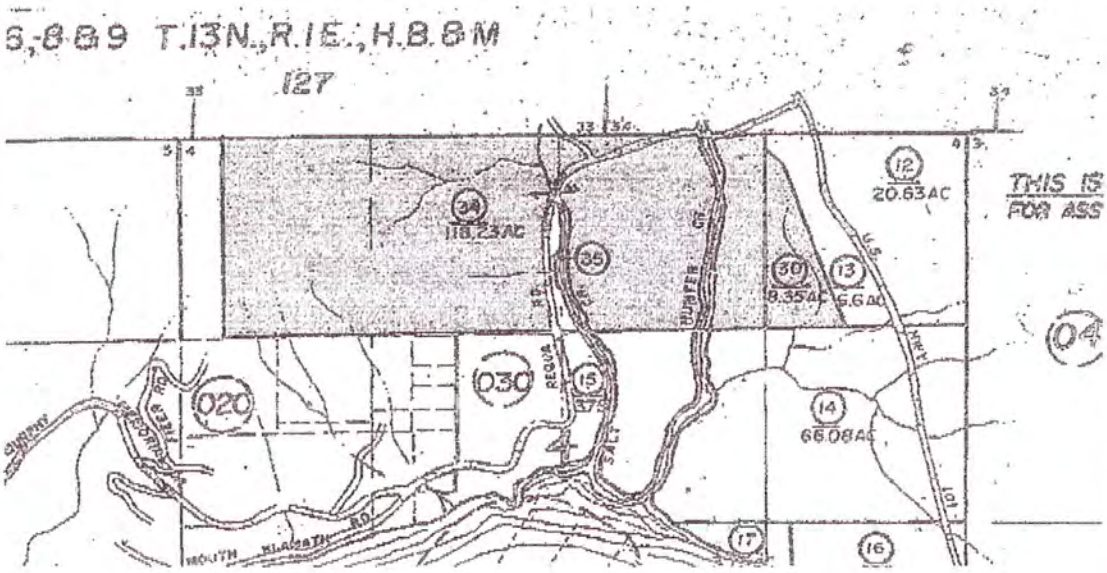
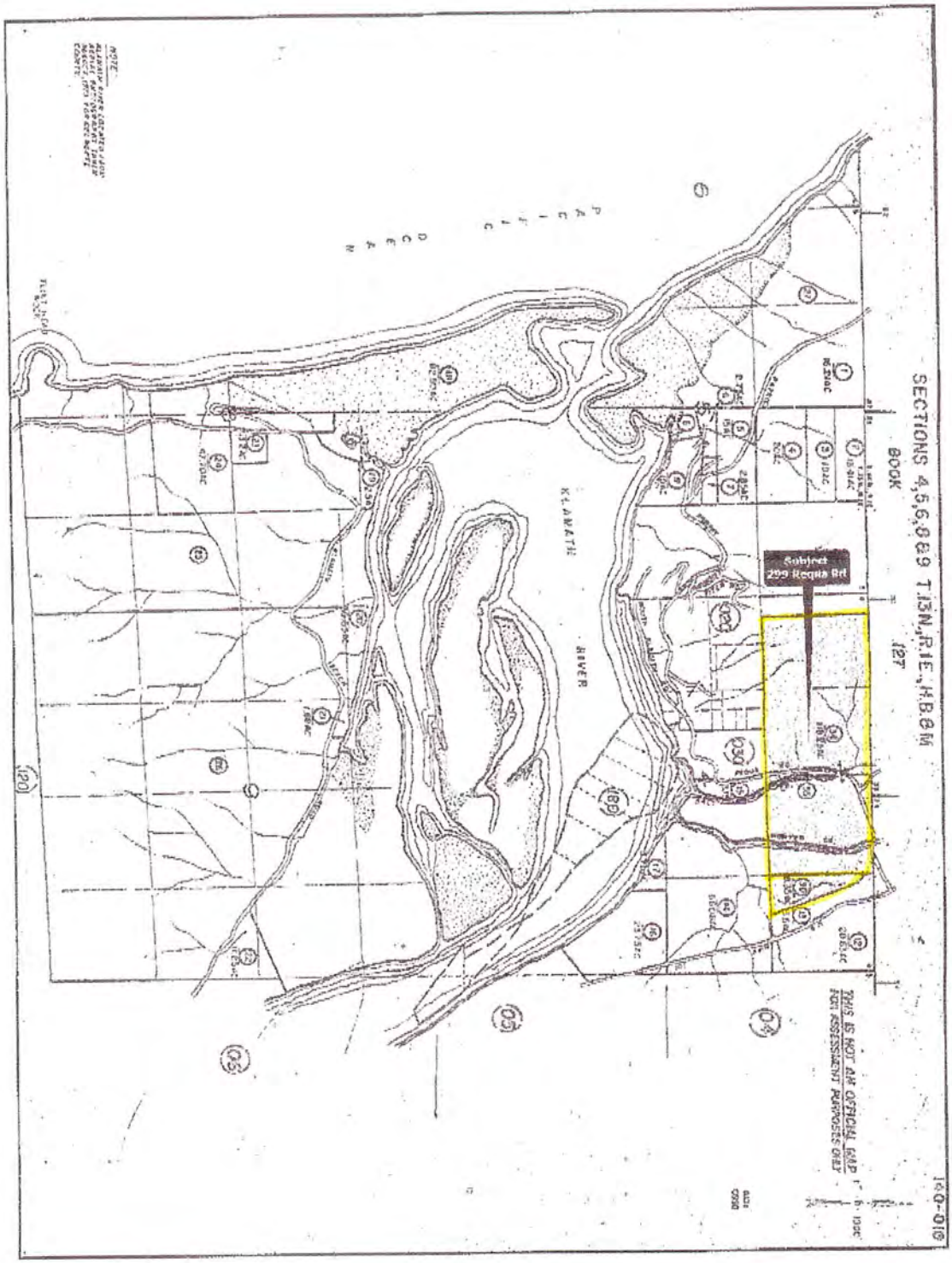


Exhibit 1. EEM Applications for the White Slough Restoration Project and the Klamath River Estuary Wetlands Conservation Project

Main File No. 20140847900032, Page #45

Plat Map

Owner	Thomas Bassette & Nancy Bassette				
Property Address	299 Requa Rd				
City	Klamath	County Del Norte	State CA	Zip Code 95546	
Lender/Client	WFB - Phoenix HEFC AU 0014215