

P.O. Box 193
Patterson, CA. 95363
TEL. (209) 892-3026
FAX (209) 892-3026



Board of Directors
Norman Crow, Chairman
Rob Brooks, Jarod Lara
Tom Maring, Jack Escobar, Ray Murphy
Associate Directors

September 13, 2017

Stanislaus County Board of Supervisors
1010 10th Street, Suite 6500
Modesto, CA 95354

2017 SEP 25 A 11:11
BOARD OF SUPERVISORS

The West Stanislaus Resource Conservation District (WSRCD) board is proud to provide you with the 2017 Annual Monitoring Report of Natural Resources of the Crows Landing Naval Out lease Property. A copy of the report was sent to Supervisor Jim DeMartini, and Keith Boggs, Assistant Executive Officer Economic Development.

The West Stanislaus Resource Conservation District has a contractual agreement to Stanislaus County to provide monitoring of all the natural resources on the Crows Landing Naval Out lease Agricultural Properties. Present were West Stanislaus RCD Director Tom Maring and staff Employee Caitie Campodonico. Thank you for your cooperation on the importance of the Natural Resources of the Westside of Stanislaus County. If you have any questions or comments about the Annual Report, please direct those to the WSRCD office at P.O. Box 193, Patterson, California 95363 or by calling the office at (209) 892-3026.

Sincerely,

Norman W. Crow

Chairman of the West Stanislaus Resource Conservation District Board



CROWS LANDING NAVAL BASE EASEMENT, ANNUAL RESERVE MONITORING REPORT 2017

AUGUST 7TH, 2017

Annual monitoring event conducted at the Crows Landing Naval Airstrip on the agricultural outlease by West Stanislaus Resource Conservation District Director, Tom Maring. Report prepared by Caitie Campodonico.

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MONITORING EVENT SUMMARY

Monitoring Event Summary

As required in the Environmental Resource Plan, an annual monitoring event was conducted on the Crows Landing Naval Airstrip (Agricultural Outlease) on August 7th, 2017. The most recent prior monitoring event was conducted on July 12th, 2016. Previous reports had stated problems with sediment build up, excessive weeds, and wells that were not properly fenced to prevent tampering with. Observations made at the time of the monitoring event will be used to provide an update on the status of the property.

The airstrip appeared to be clean, no visible garbage or debris on the runway itself. It was clear and not in use by any agency during the monitoring event. In prior monitoring, the airstrip was being used for sheriff's training driving courses.

The agricultural areas were well maintained however, there were no fields in production at all. In previous years, at least some of the fields had been farmed. Tom Maring explained that even with the large amount of rainfall this year, water is still expensive.

The sediment build up and vegetation continue to be problems in both Little Salado Creek and Marshall Drain. There was no water in Marshall Drain, but for the first time in many years, Little Salado Creek had water in it. In the event of heavy storms again this winter, the elevated Marshall Drain could potentially flood the drain, surrounding fields, and Highway 33, which would be a negative impact on both the farmer and travelers on Hwy 33.

The wells on the property were all properly maintained. The abandoned well that was concerning was properly capped two years ago and the other wells on the property have been fenced off to protect the wellheads. Both wells are now functional, as this year a new motor was added to the well head that did not have one in 2015. The ground around the wellheads was clear of trash, pesticide containers and did not have any standing water near the wellhead slab.

We would like to state that the problems reported here are based only on the observations of monitors at the time of monitoring, or conversations around the time of monitoring with appropriate officials, and that monitors do not have specific expertise in the areas of concern. It is recommended that this report be reviewed by a party with expertise in the problem areas identified to determine the appropriate management actions.



MONITORING EVENT SUMMARY

Monitoring Methods:

The Crows Landing Naval Airstrip was toured via vehicle and on foot. Observers included West Stanislaus Resource Conservation District Director, Tom Maring, as well as Caitie Campodónico, who took photos and reported the findings. Monitoring consisted of:

1. Visual Observations made on:
 - a. Airstrip
 - b. Production areas
 - c. Marshall Drain, pickup ditches and culverts, Little Salado Creek
 - d. Wells
2. Photo documentation

Brief Summary of Findings:

- a. Airstrip
The airstrip was clean and was not littered with garbage or debris. In years past, the airstrip had been utilized by the Sheriff's Department as a driving training course, this year no cones were set up and training was not going on while monitors were present. The airstrip appeared to be well maintained.
- b. Production Areas
The agricultural production areas were properly maintained by the operator. All fields were fallow this year. There were no fields in production.
- c. Marshall Drain, pickup ditches and culverts, Little Salado Creek
All drains, creeks, and ditches were full of sediment, excessive weeds and willows that would not allow water proper passage through the culverts and out of the fields in the case of runoff. One of the small drains was clogged and spilling over into one of the fields, the leasee of the land was there working to get the blockage removed. There was water in Little Salado Creek this year and some water running through some of the smaller ditches on the property. Marshall Drain continues to be dry. Marshall Drain still poses the biggest concern in that if it were to fill up with water, it would flood surrounding fields, potentially ruining crops planted there and eventually would flood Highway 33.
- d. Wells
All wells are under the supervision of Stanislaus County Department of Environmental Resources. With a new motor added to a well, two wells are in use this year, while the third is properly capped. The wells were fenced off in the past year, which will help to eliminate any vandalism that could occur.

MONITORING EVENT SUMMARY

Agricultural Production Areas

Table 1: Production Areas (Y/N)

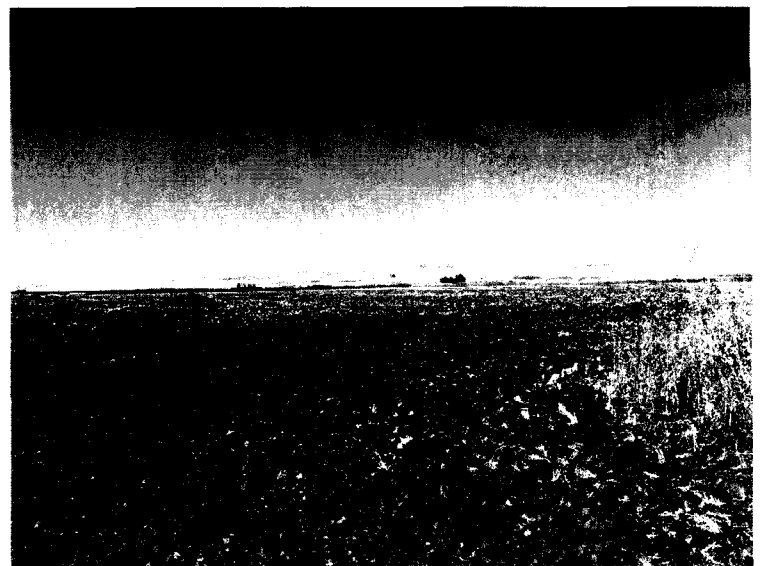
	Soil Erosion/ Excess Runoff Observed	Drains Obstructed	Debris or Trash Present	Crop Residue Properly Managed	In Compliance with Air and Water Quality Regulations	Noxious Weeds Present	Minimum Tillage Being Practiced	Pesticide and Nutrient Application Supported by PCA	Proper Crop Rotation Schedules Followed	Irrigation Water Properly Managed
Field 1	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 2	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 3	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 4	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 5	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 6	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 7	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 8	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 9	N	N	N	Y	Y	N	Y	Y	Y	Y
Field 10	N	N	N	Y	Y	N	Y	Y	Y	Y

Comments and Suggestions from Monitors: Overall, the agricultural production land (roughly 1400 acres) is maintained responsibly by the grower. No fields were in production during the monitoring event in August. There was an employee of the leasee out checking fields during our monitoring event. He was working on clearing a blocked drain. Weeds are present in field borders and in drains.

Eventually, as reported previously, all fields should be leveled. Field borders and drains should be thoroughly cleaned and sediment basins dug out. Cumulatively, this will be a large and expensive undertaking. The elevated position of the Marshall Drain continues to be a concern as it could flood all of the fields and surrounding fields in the event of a large storm.

Figure 1: Weeds present around empty fields.

Figure 2: Empty production field



MONITORING EVENT SUMMARY

Sediment Basin/Tailwater Return System

Table 2: Sediment Basin/Tailwater Return System

SB/TRS	Bank Erosion	Marshall Drain Road Obstructed or in Ill-Repair	Debris or Trash Present	Noxious Weeds Present	General Weeds and Plant Material Obstructing	Sediment Levels Inhibiting Water Holding Capabilities	Tailwater Return Pump in Working Condition	Buried Pipelines in Useable Condition	Excessive Tailwater Leaving the Property
	N	Y	N	Y	Y	Y	Unknown	Unknown	N

Comments and Suggestions from Monitors: The Marshall Drain is still significantly higher than the surrounding fields. If there were to be a significant storm, the surrounding fields and adjacent road (Marshall Road and Highway 33) could flood, depending on severity. The channel contains excessive vegetation and sediment, which does not allow the drain to work to full capability. The monitors suggest that someone with the proper expertise come inspect and clear the drain to ensure that it is functional again.

Figure 3: Elevated position of Marshall Drain taken from road.

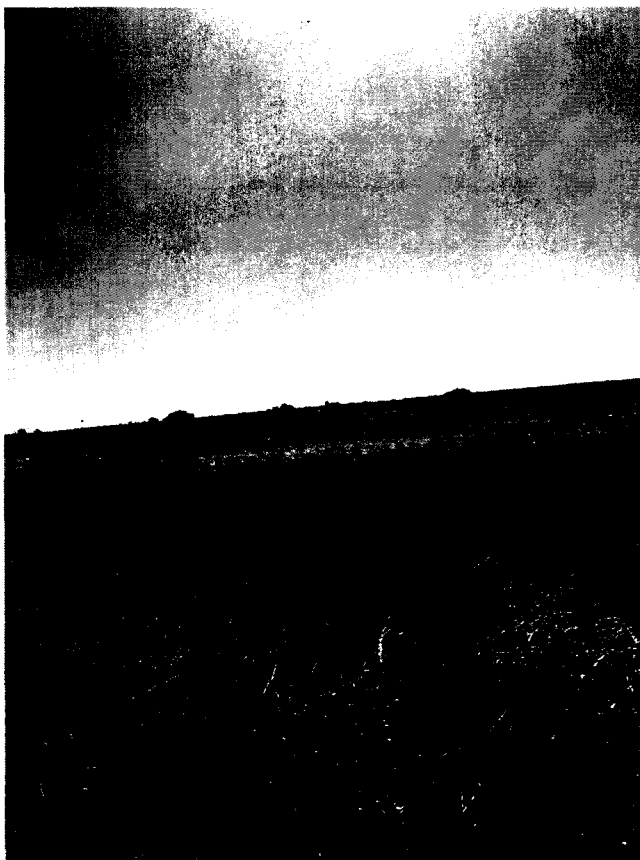


Figure 4: Looking down the center of Marshall Drain, fields on either side are lower and center is filled with vegetation.



MONITORING EVENT SUMMARY

Wetland and Wildlife Habitat

Table 3: Wetland and Wildlife Habitat (Y/N)

	Bank Erosion	Culverts Obstructed (sediment/ plant Material)	Debris or Trash Present	Noxious Weeds Present	Waterways Obstructed (sediment/ plant material)	Damage to Native Vegetation
Little Salado Creek	N	N	N	N	N	N
Boy Scout Wildlife Area	N	Y	Y	Y	Y	N

Comments and Suggestions from Monitors: Little Salado Creek is largely clear of vegetation, obstructions, sediment and trash. Little Salado Creek looking north has more vegetation and is less clear than looking south. The culvert was cleaned out in the last two years and is free from any obstructions and vegetation.

The Boy Scout Wildlife Area is no longer being maintained as before, according to monitors, however was not visited in 2015 or 2016. As reported in 2014, it is unknown if the vegetation in channel near the Boy Scout Wildlife Area might still be causing some obstruction. Having not been monitored, previous to a future storm event the drainage near the Boy Scout Wildlife Area should be reviewed by a party with proper expertise to assess the actual sediment and vegetation build up in the channel.

Figure 5 (below): Little Salado Creek is cleared of vegetation.



Figure 6 (above): Little Salado Creek, looking north, still has some vegetation but does not cause an issue.

MONITORING EVENT SUMMARY

Water Wells

Table 4: Water Wells (Y/N)

Well Number and Field Location	Stationary Internal Combustion Engine, Comply with Rule 4702, Diesel Engines	Surface Water Runoff Able to Reach Wellhead?	Mixing, Loading, Rinsing, or Storage of Pesticides Occurring Adjacent to Wellhead
6/8-8J, Field 3	N*	N	N
6/8-20C1, Field 8	Capped wellhead/no engine	N	N
6/8-20G, Field 10	N*	N	N

Comments and Suggestions from Monitors: Two wells are in working order in 2016. Well 6/8-8J has been operational for the past several years. This year there were no crops planted and the motor was not running. A new stationary engine was added to well 6/8-20G in 2016, which made it operational. Well 6/8-20C1 was capped and is no longer a potential conduit for groundwater contamination. The two diesel engines on the operational wells seem to be in good working condition. Compliance with rule 4702 is unknown to monitors. At the time of monitoring, all wells seemed to be well maintained by the tenant. As suggested in 2014, the wells were all fenced off in 2016. This helped to protect the wells from vandalism of the well structures. The wells were in good condition and followed the Best Management Practices outline in water quality guides.

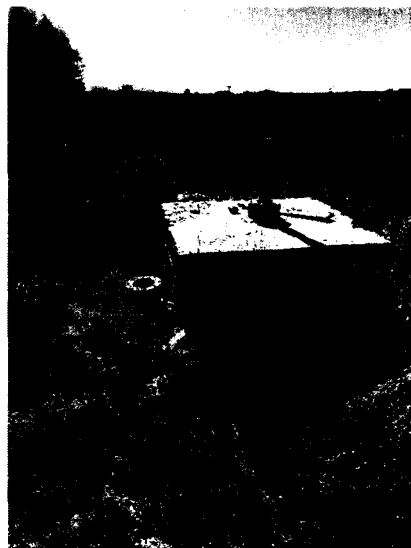


Figure 7 (right): Well 6/8-20C1 is capped and no threat to groundwater.

Figure 8 (below): Newly fenced in well 6/8-8J, well maintained, but has weeds present.

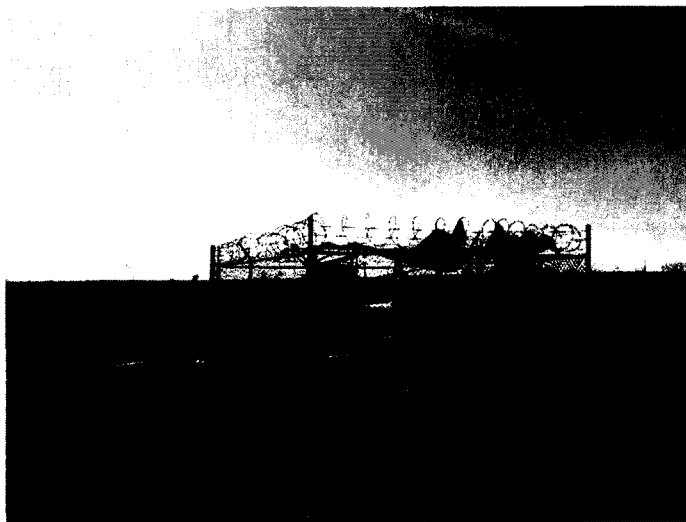
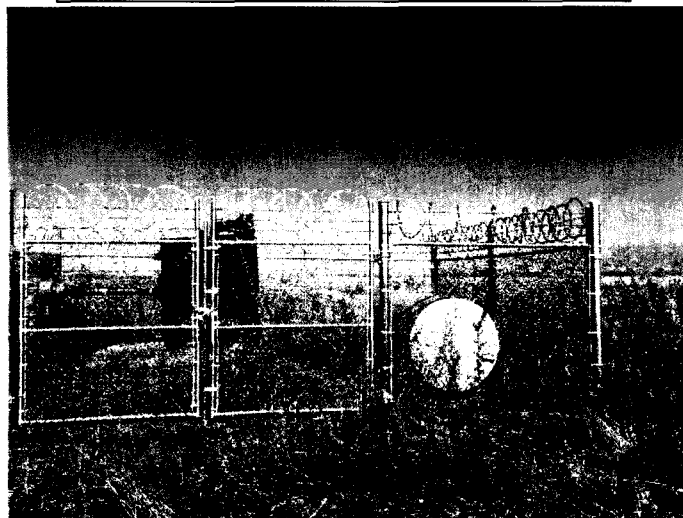


Figure 9 (below): Well 6/8-20G is newly fenced and has a new motor connected.



MONITORING EVENT SUMMARY

Restrictive Covenant Area

Table 5: Restrictive Covenant Area (Y/N)

New Well Construction	Groundwater From Existing Wells Being Utilized	Construction Activities Creating Groundwater Recharge
N	Y	N

Comments and Suggestions from Monitors: Well 6/8-8J is in use at this time. Well 6/8-20G had a new pump in 2015 and has a new motor that is enclosed in a fence in 2016, making it an operational well. There are no currently known plans to put in another well. There were no noticeable construction activities that would create groundwater recharge. None of the wells currently pose a threat to contaminating groundwater.

Figure 10 (right): Empty field with water present.



Figure 11 (left): New motor placed on existing well to make it operational. This well was also fenced in this year to cut down on vandalism.

MONITORING EVENT SUMMARY

Pickup Ditches

Table 6: Pickup Ditches (Y/N)

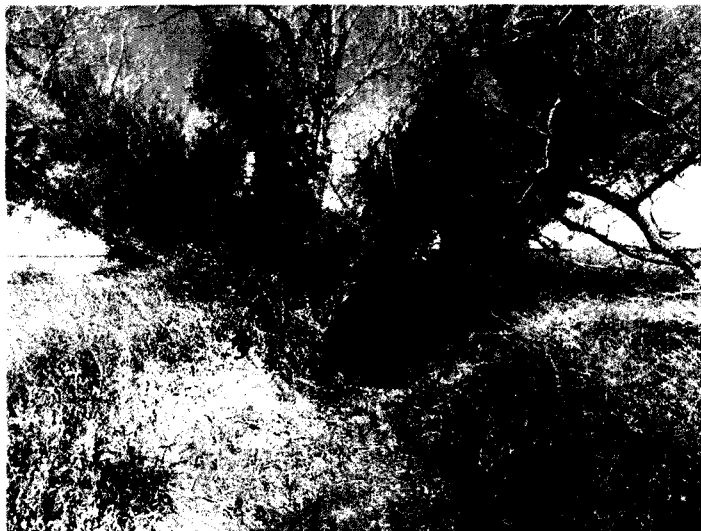
Bank Erosion	Culverts Obstructed (sediment/ plant Material)	Debris or Trash Present	Noxious Weeds Present	Waterways Obstructed (sediment/ plant material)
N	Y	N	Y	Y

Comments and Suggestions from Monitors: This year, Little Salado Creek had water moving through it for the first time in a long time. Some of the smaller ditches had some water present. It was obvious to monitors that irrigation water pickup ditches and culverts were in need of maintenance. Culverts were congested with plant material and sediment build up, which could result in stream diversion through adjacent property areas during heavy irrigation events and especially during large storm events. These drainages should be reviewed and cleared by someone with expertise in this area.



Figure 12 (left): One of the smaller ditches with water present.

Figure 13: Large willow tree that is obstructing the culvert. No water present in the ditch.



MONITORING EVENT SUMMARY

General Maintenance Area

Table 7: General Maintenance Area (Y/N)

Airstrip Damaged from Track-Laying Equipment	Paved Roads Damaged from Track-Laying Equipment	Weed Infestations Along Roadsides and Storage Areas	Existing Fences in Disrepair	Trash and Debris Present on Property
N	N	Y	N	N

Comments and Suggestions from Monitors: The airstrip and maintenance area were in great condition. Clear of trash, debris and unused equipment, it looked like the airstrip was being well maintained. There were weeds alongside the airstrip, but the weeds should not pose a problem to the airstrip. Fences in the area seemed to be in standard condition.. Overall, the airstrip was in good condition.

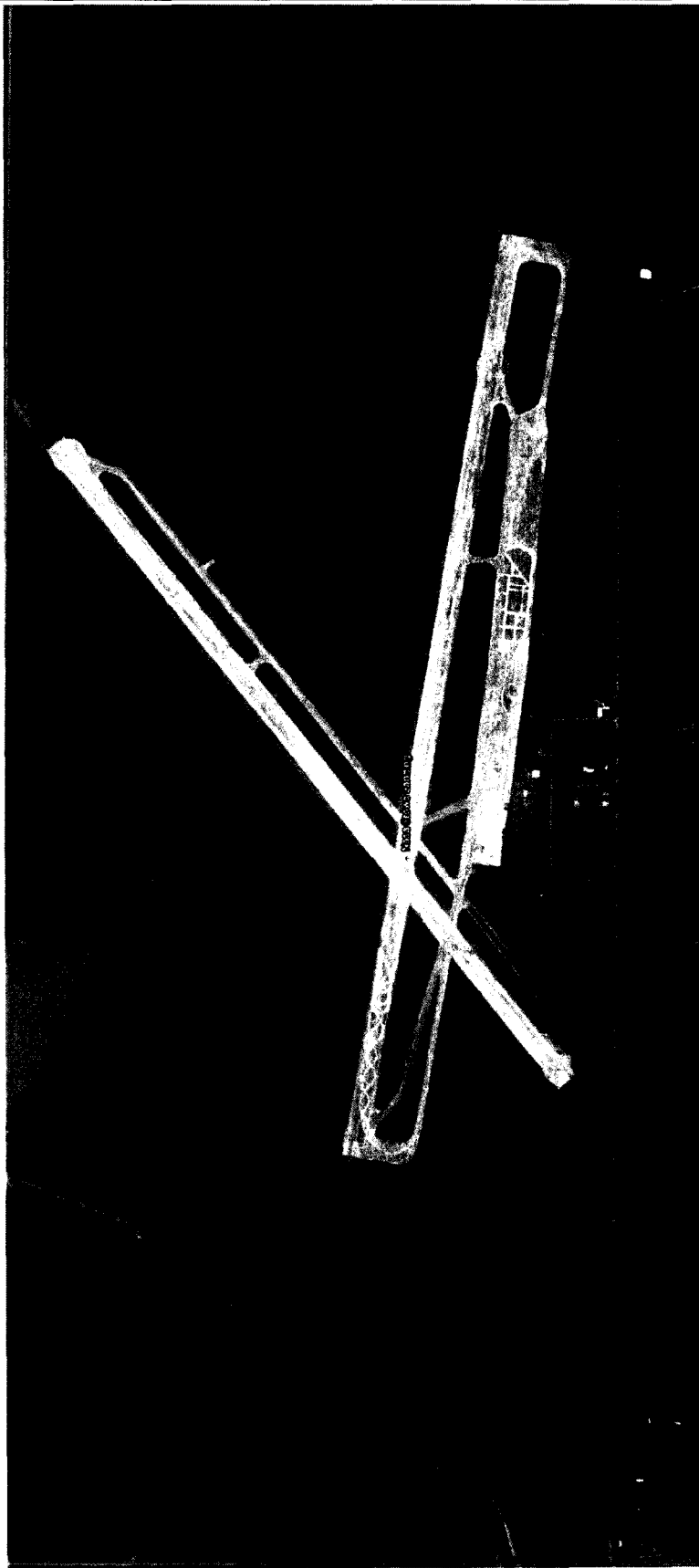


Figure 14: The runway is clear.

MONITORING EVENT SUMMARY

Navy Base Monitoring Site Map

Crows Landing, Stanislaus County, California



BOARD OF SUPERVISORS

2017 SEP 29 A 9:57

West Stanislaus
Resource Conservation District
P.O. Box 193
Patterson, CA 95363

September 13, 2017

Stanislaus County Board of Supervisors
1010 10th Street, Suite 6500
Modesto, CA 95354

INVOICE: # 10

Completion of the Crows Landing Naval Base Easement, Annual Reserve Monitoring Report 2017. This includes the visual observations of the Airstrip, Agricultural Production Areas, Sediment Basin/Tailwater Return System, Wetland and Wildlife Habitat, Restrictive Covenant Area, Pickup Ditches, General Maintenance Area, Little Salado Creek, and Water Wells.

This contract is based on a \$2.50 per acre annual fee that includes all the agricultural land. This is approximately 1160 acres for a total of \$2,900 per year.

Total Due: \$2,900.00

Please remit to: West Stanislaus Resource Conservation District.

Enclosures: 2 pages