

MINUTE ITEM 02

W 23627
AD 112
PRC 5441
PRC 5630
Blake Stevenson
Herb Maricle
Mike Crow

AUTHORIZE ENTERING INTO A TITLE SETTLEMENT AGREEMENT ALONG A ONE-MILE REACH OF THE SACRAMENTO RIVER IN YOLO COUNTY, INCLUDING A \$200,000 PAYMENT TO THE KAPLOFF LAND BANK FUND; AUTHORIZE VEGETATION AGREEMENTS; CITY OF WEST SACRAMENTO, YOLO COUNTY.

APPLICANT: LIGHTHOUSE MARINA AND RIVERBEND DEVELOPMENT

Charles Warren, Executive Officer, presented Item 02 to the Commissioners asking for authorization to enter into a title settlement agreement along a one-mile stretch of the Sacramento River in Yolo County.

Commissioner Davis wanted to know if this settlement is on State Lands Commission's terms. Mr. Warren advised that both sides are very happy with this agreement.

Commissioner Davis also questioned the change in ownership of Lighthouse Marina. Mr. Warren advised that Japanese investors are now in control and the project appears to be going forward.

Mr. Pete Carolla, Project Manager for Lighthouse Marina, was present but was not called upon to speak or answer any questions.

After some discussion the Commission voted 3-0 to approve the Item as presented.

Attachment: Calendar Item 02

A 4

S 5

CALENDAR PAGE	_____
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MINUTE ITEM
This Calendar Item No. 2
was approved as Minute Item
No. 2 by the State Lands
Commission by a vote of 2
to 0 at its 13101
meeting.

CALENDAR ITEM

A 4
S 5

01/03/91
W 23627
AD 112
PRC 5461
PRC 5630
Stevenson
Crow
Maricle

AUTHORIZE ENTERING INTO
A TITLE SETTLEMENT AGREEMENT ALONG A ONE-MILE REACH
OF THE SACRAMENTO RIVER IN YOLO COUNTY,
INCLUDING A \$200,000 PAYMENT TO THE KAPILOFF
LAND BANK FUND; AUTHORIZE VEGETATION AGREEMENTS;
CITY OF WEST SACRAMENTO, YOLO COUNTY

APPLICANT:

Lighthouse Marina and Riverbend Development, a
California general partnership
1450 Harbor Boulevard, Suite A
West Sacramento, California 95691

Lighthouse Marina is a mixed residential, commercial, and
recreational development planned for 300 acres of land in the
City of West Sacramento, Yolo County. The location of the
development is shown on the map attached as Exhibit "A" to this
calendar item.

Lighthouse Marina has been the subject of the following
Commission actions:

1. At its March 27, 1990 meeting, the Commission authorized a
settlement of land title issues within the development.
2. At its August 22, 1990 meeting, the Commission extended the
time for the recordation of a settlement agreement.

The factual descriptions of the property and the results of staff
research contained in those calendar items describe the land
title background of the subject property. The calendar items are

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incorporated by reference as a part of the Commission's record of action in the matter now before it.

Commission staff, as indicated above, had authorization to consummate an agreement within the requisite period set by Commission action with the party, but Lighthouse did not sign the documents to complete the approved transaction. Lighthouse has approached staff with a proposal to enter a revised agreement which utilizes a different boundary line along the Sacramento River. The boundary, which is now proposed, was initially advanced by Commission staff some years ago as an option for settlement. Lighthouse has opened an escrow account to complete the transaction and has signed all relevant documents.

The most significant terms of the proposed settlement are as follows:

1. The State and Lighthouse will enter a boundary line and exchange agreement which will set the boundary of State sovereign fee land throughout the Lighthouse development. The boundary will be as shown on the map attached as Exhibit "B" to this calendar item (attached and incorporated by this reference).
2. The parties will exchange deeds to either side of the boundary line. This will clear the property upland of this line of any title rights based upon sovereignty. Lighthouse will convey two vertical access easements through the development to the State for the general public to reach sovereign land.
3. Lighthouse will convey title to the State in two tracts known as the Amen Ranch along and inland of the Sacramento River near the I-5 crossing. These two sites, 100 and 24 acres in size, are shown for reference in Exhibit "B". Lighthouse will commit itself to a revegetation plan consistent with the obligations which Lighthouse already has to the United States Fish and Wildlife Service for creating habitat areas on the Amen Ranch property.

4. Lighthouse will contribute \$200,000 to the Kapiloff Land Bank Fund for the purchase of other land useful for habitat and access along the Sacramento River.
5. Lighthouse will revegetate the area of State land waterward of the new levee which has been constructed upstream of the River Galley according to a revegetation plan submitted to and approved by the State.
6. Purchasers of residential property along the Sacramento River within the Lighthouse development will be informed by notice in deeds and/or codes, covenants, and restrictions that an area for habitat and access adjoins their properties and that vegetation exists or will be planted which may obstruct views of the Sacramento River. Similarly, the right to apply for recreational pier permits will be waived for all littoral parcels along the Sacramento River throughout the development.
7. The State will grant a temporary construction easement over a strip of land near the River Galley lease for the construction of a new levee. The area of the easement will be revegetated after construction.
8. Lighthouse will agree to extend the boundary established by the proposed agreement to adjoining properties now owned by Cook Inlet Region, Inc. and the City of West Sacramento should Lighthouse or its successors become record owner of that property.
9. The parties will agree that the leases for the River Galley (PRC 5413) and the View Point Marina (PRC 5441) are in full force and effect, notwithstanding terms in the assignment agreement for the River Galley and the consents to encumber both leases.

The staff of the State Lands Commission and the Office of the Attorney General have evaluated the proposed settlement considering environmental, legal, boundary, and appraisal factors. Staff recommends the proposed settlement because: 1) it will settle title within the Lighthouse development in a manner beneficial to the State; 2) the State will receive \$200,000 for

the acquisition of new land; and 3) the State will receive title to 124 acres in two parcels at Amen Ranch which are to be developed as restored riparian areas under mitigation requirements of the U. S. Fish and Wildlife Service relating to the proposed Lighthouse development.

AB 884: N/A

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutorily exempt project. The project is exempt because it involves the settlement of title and boundary problems.

Authority: P.R.C. 21080.11

EXHIBITS:

- A. Location Map
- B. Site Map for Reference Only

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO P.R.C. SECTION 21080.11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS;
2. AUTHORIZE THE EXECUTIVE OFFICER TO EXECUTE AND TO DELIVER INTO ESCROW FOR RECORDATION IN THE OFFICE OF THE YOLO COUNTY RECORDER A BOUNDARY LINE AND EXCHANGE AGREEMENT WITH THE TERMS DESCRIBED IN THIS CALENDAR ITEM;
3. AUTHORIZE THE STAFF TO ENTER INTO REVEGETATION AGREEMENTS COVERING SPECIFIED LAND AT LIGHTHOUSE MARINA DESTROYED BY CONSTRUCTION ACTIVITIES AND THE TWO PARCELS AT AMEN RANCH;
4. AUTHORIZE THE DEPOSIT OF \$200,000 TO THE KAPILOFF LAND BANK FUND IN EXCHANGE FOR THE CONVEYANCE OF A PORTION OF STATE

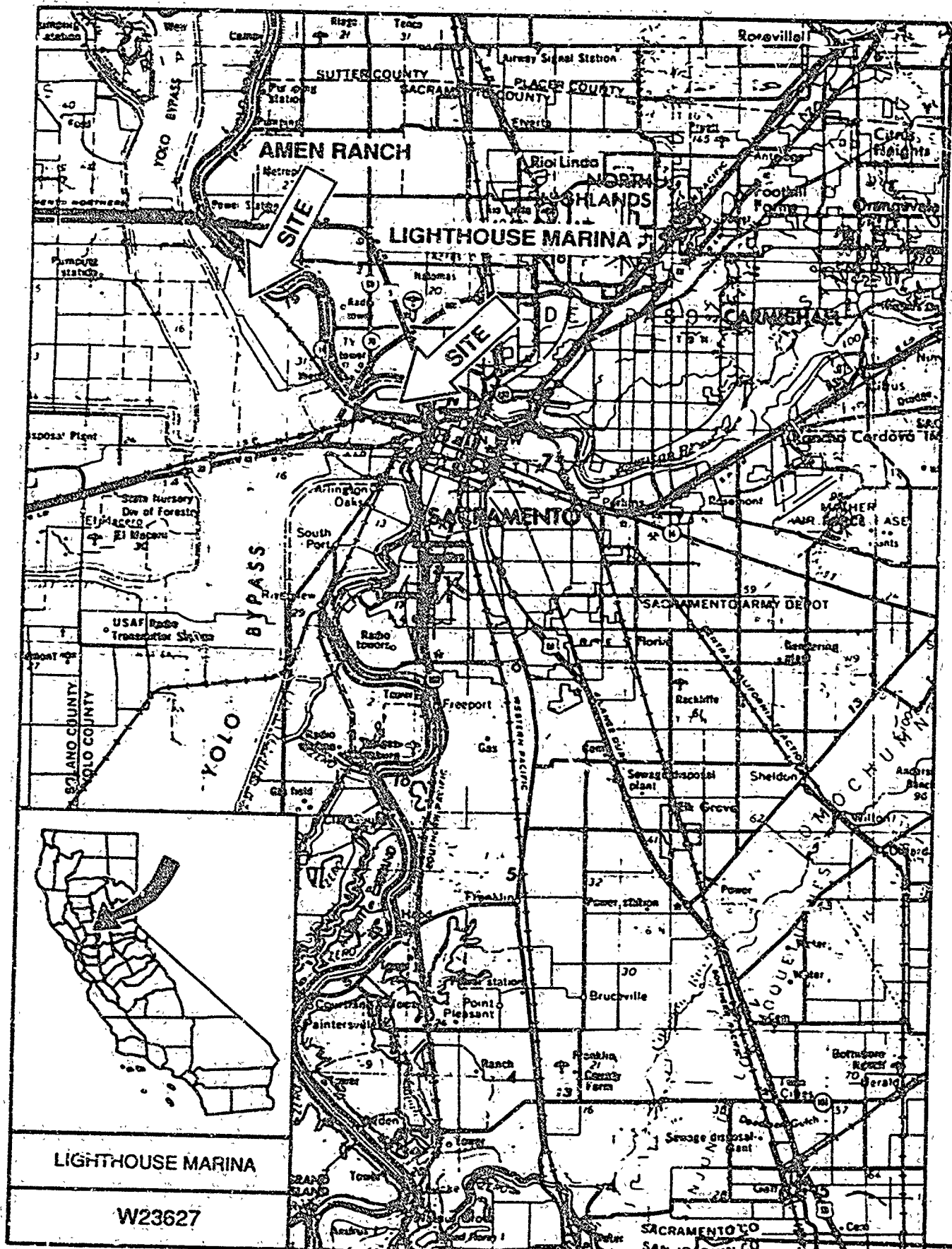
SOVEREIGN TITLE INTEREST WHICH EXIST WITHIN THE LIGHTHOUSE MARINA DEVELOPMENT;

5. FIND THAT THE PARTIES HAVE A GOOD FAITH AND BONA FIDE DISPUTE RESPECTING THE BOUNDARY BETWEEN STATE AND PRIVATE TITLE INVOLVING LAND WITHIN THE LIGHTHOUSE MARINA PROJECT; THAT THE PROPOSED BOUNDARY LINE AND EXCHANGE AGREEMENT ARE A COMPROMISE CONSISTENT WITH AND AUTHORIZED BY THE REQUIREMENTS OF LAW INCLUDING P.R.C. SECTION 6307; THAT ANY SOVEREIGN INTERESTS CONVEYED TO A PRIVATE PARTY BY THIS TRANSACTION HAVE BEEN RECLAIMED AND REMOVED FROM THE SACRAMENTO RIVER AND ARE NO LONGER USEFUL OR SUSCEPTIBLE TO USE FOR NAVIGATION AND FISHING, AND THAT, UPON RECORDATION OF THIS TITLE SETTLEMENT AGREEMENT, ARE NO LONGER LAND OF THE LEGAL CHARACTER OF TIDE AND SUBMERGED LANDS; AND THAT THIS SETTLEMENT ENHANCES THE CONFIGURATION OF THE SHORELINE AND HELPS TO PROTECT ITS USE FOR RECREATION, RIPARIAN VEGETATION, AND HABITAT; AND FURTHER, THAT THE VALUE OF LAND RECEIVED IN THIS SETTLEMENT IS EQUAL TO OR GREATER THAN THE VALUE OF THE STATE'S INTEREST IN SOVEREIGN LAND BEING GIVEN UP.

6. AUTHORIZE THE OFFICE OF THE ATTORNEY GENERAL TO TAKE ALL NECESSARY ACTION, INCLUDING THE FILING OF QUIET TITLE LITIGATION, TO ESTABLISH THE LEGAL VALIDITY OF THIS AGREEMENT.

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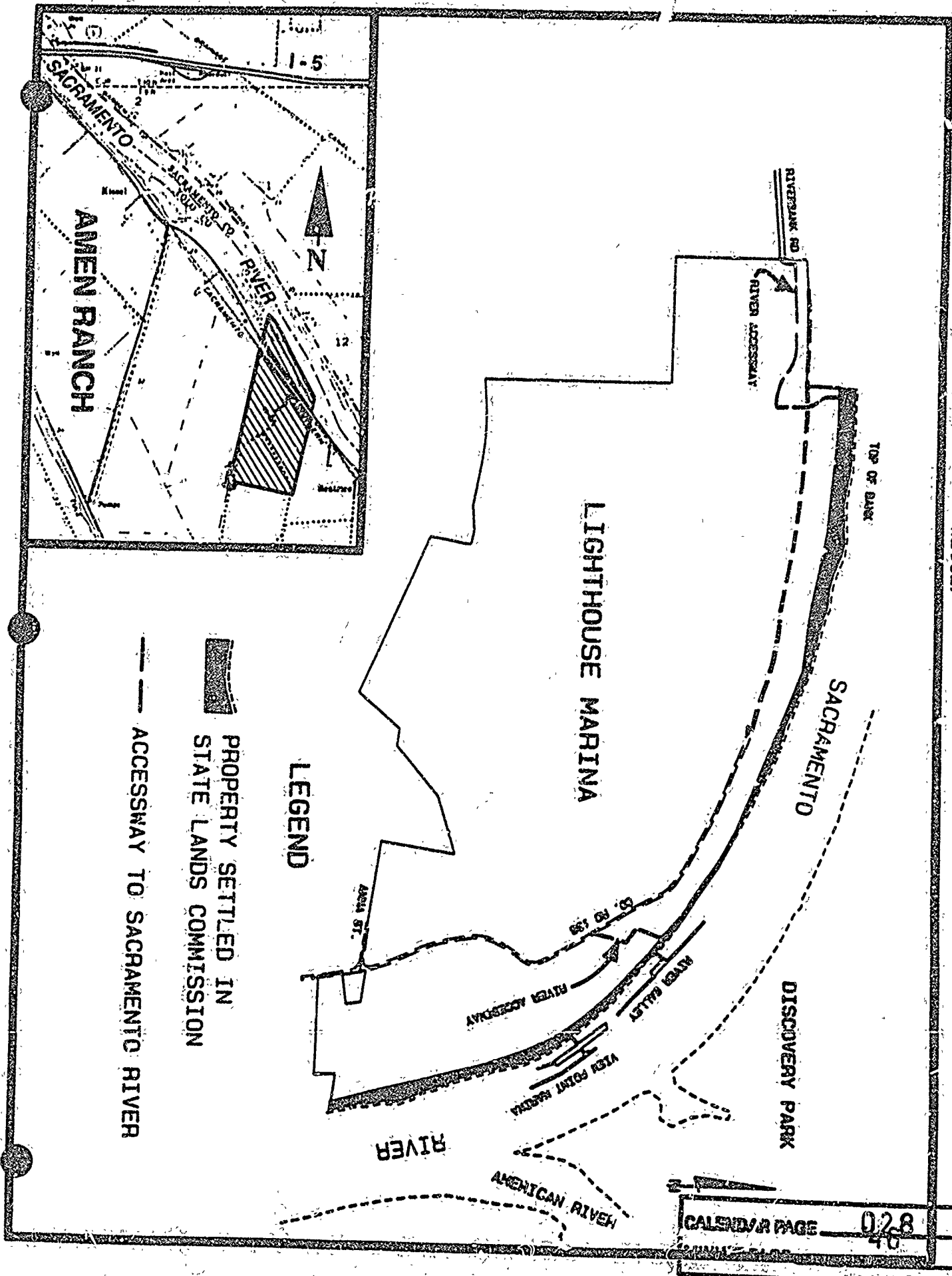
EXHIBIT "A"



Lighthouse Marina

W23627

CALENDAR PAGE 027
MINUTE PAGE 45



PROPERTY SETTLED IN STATE LANDS COMMISSION

ACCESSWAY TO SACRAMENTO RIVER

LEGEND

CALENDAR PAGE 0.28
40

MINUTE ITEM 03

W 30065

Kata Bartaloni

AUTHORIZE EXECUTIVE OFFICER TO EXECUTE, ON BEHALF OF THE COMMISSION, A MEMORANDUM OF UNDERSTANDING WITH YOLO AND SACRAMENTO COUNTIES AND THE CITY OF SACRAMENTO ESTABLISHING A SACRAMENTO RIVER RIPARIAN PARKWAY

Charles Warren and Kata Bartoloni presented Calendar Item 03.

The following people spoke in support of the MOU:

Honorable Ann Rudin
Mayor, City of Sacramento

Honorable Illa Collins
Chair, Sacramento County Board of Supervisors

Honorable Helen Thomson
Chair, Yolo County Board of Supervisors

Paul Knepprath
Sacramento River Preservation Trust

Steve Evans
Friends of the River

John Newbold
Director, Mokelumne River Alliance

Howard M. Wexler
Attorney, McCuen Properties

Val Toppenberg
Redevelopment Director, City of West Sacramento

Mr. Toppenberg presented to the Commission a revised MOU adopted by the West Sacramento City Council on December 19, 1990.

There was considerable discussion with regard to the City of West Sacramento not signing the MOU.

Commissioner Davis wanted to know if adopting the MOU today would preclude West Sacramento from ever coming on board. Mr. Warren advised Commissioner Davis that the MOU could be amended at anytime to include the city.

Minute Item 03
(continued)

The Commission voted 3-0 to approve the Item as presented.

Attachment: Calendar Item 03

A 4, 8, 10

S 1, 5, 6



JOSEPH M. GOEDEN, Executive Director
VAL TOPPENBERG, Deputy Director

REDEVELOPMENT AGENCY
ECONOMIC DEVELOPMENT/
BUSINESS ASSISTANCE

OFFICE OF REDEVELOPMENT

1102 JEFFERSON, SUITE D

WEST SACRAMENTO, CA 95691

(916) 373-5843

December 31, 1990

Charles Warren
State Lands Commission
1807 13th Street
Sacramento, CA 95814

Re: Sacramento River Riparian Parkway Plan MOU

Dear Mr. Warren:

As we discussed with your staff, the West Sacramento City Council has adopted a resolution directing the City Manager to execute the attached revised MOU authorizing our participation in the preparation of the Sacramento River Riparian Parkway Plan.

The Council also asked that we be notified when this item is to be considered by the State Lands Commission for adoption.

In addition, Mary Shearer of our staff has been assigned to the technical committee for the study and it is requested that she be notified of technical committee meetings at the above address. We are sincerely looking forward to working with you towards the preparation and adoption of a Parkway Plan that will address our mutual interests.

Sincerely,

Val Toppenberg
Deputy Director of Redevelopment

cc: Kata Bartoloni
Mary Shearer

(RS.19:12249002)

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**SACRAMENTO RIVER RIPARIAN PARKWAY
MEMORANDUM OF UNDERSTANDING**

WHEREAS, the Sacramento River (River) is one of the major rivers in California stretching from its headwater in Shasta County in the north to its confluence with the Sacramento-San Joaquin Delta in the south; and

WHEREAS, the River was once bordered by up to 500,000 acres of riparian forest which spread four to five miles from it; and

WHEREAS, in 150 years the riparian forest has been reduced by human activities and development to an area of less than five percent of its previous extent; and

WHEREAS, the River supports diverse populations of wildlife, including commercial species of salmon and steelhead, as well as a number of threatened and endangered species of plants and animals; and

WHEREAS, counties and cities have come to depend upon the River for water, power, and recreational activities; and

WHEREAS, the River is the object of increasing development which is often not compatible with habitat preservation, public access, flood control and wildlife protection, and

WHEREAS, it is also recognized that urban development is appropriate along certain areas of the River; and

WHEREAS, multiple jurisdictions, including the County of Yolo, the County of Sacramento, the City of West Sacramento, the City of Sacramento, and the State Lands Commission, are involved in the regulation of land uses on and affecting the River.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties hereto as follows:

1. The Counties of Yolo and Sacramento, the Cities of Sacramento and West Sacramento and the State Lands Commission will form an interagency planning team to establish a Sacramento River Riparian Parkway within the bounds of River Mile 76.0, in the vicinity of the I-5 Bridge, on the north to River Mile 44.8, near Freeport, on the south which shall have conservation and recreation as its major goals (see attached map). The membership of the team will consist of the following individuals or their designees - the Director of the Yolo County Facilities Department, the Sacramento County Director of Parks and Recreation, the Sacramento City Director of Parks and Community Services, the designee of the City Manager of the City of West Sacramento, and the Executive Director of the State Lands Commission.

2. A technical planning team, composed of at least one representative from each agency, will be established as working staff to the interagency planning committee. The technical team will be responsible for assembling and analyzing data, preparing reports and recommendations, and providing all other staff support requested by the planning committee, the technical team will be responsible for developing a schedule and a funding program to govern the preparation of the draft Sacramento River Riparian Parkway (Plan). The five agencies will jointly review and submit the final Plan to their decision-making bodies for adoption.
3. The Plan shall have the following objectives: a) to preserve, protect, enhance, and restore the riparian corridor and its associated ecosystems, b) to design a system of controlled public access for active and passive recreational uses related to the River, and c) to identify areas of the Sacramento River which are appropriate for urban development and the standards for such development.
4. Pursuant to paragraph 3(c) of this Memorandum of Understanding, the Plan shall identify that portion of the Sacramento River riparian corridor that lies between the Broderick Boat Ramp on the north, and the Sacramento-Yolo Deep Water Channel on the south, as an appropriate area to allow urban development. The Plan shall endorse development standards in this area which are comparable to standards used in other populated urban areas, including, without limitation, hardscape features such as pedestrian promenades, and non-original landscaping, i.e., grass, trees, shrubbery not native to the riparian corridor.
5. The Plan to be developed will consist of, but not be limited to: a) a delineation of the nature and extent of the area's natural resources and their condition, b) a description of the existing land use, facilities and activities which occur in the planning area, c) a summary of the physical, social, economic, resource, and political factors which influence the management, use and enjoyment of the planning area, d) management alternatives, e) an analysis of the physical, social, and economic effects associated with each alternative, and f) a preferred alternative with guidelines and standards for defining, implementing and managing the Parkway, taking into consideration local needs and local plans for urban development within the Parkway corridor.

6. During the preparation of the Plan, each agency shall advise the others of new data, proposed projects or actions which may impact either the planning area or the development of the Parkway. Such matters may be discussed at the meeting of the planning team. This provision is not intended to preclude any local jurisdiction from proceeding with any planning or implementation of any development within the Sacramento River riparian corridor during the preparation of the Plan.
7. This agreement may be amended with the consent of the parties and shall remain in force and effect until terminated by the parties or until the establishment of the Parkway, whichever occurs first. Notwithstanding the foregoing, any party to this agreement may terminate its own participation in the agreement at any time, and upon such termination not be bound by this agreement or by any Plan adopted pursuant to this agreement without the subsequent consent by that party.
8. No provision of the Plan will apply to or control the regulation of land within any jurisdiction participating in the Plan without approval and ratification by the jurisdiction's appropriate governing body.

Signed by:

 Director, County Facilities Department
 County of Yolo

 Date

 Director, County Parks and Recreation
 County of Sacramento

 Date

 Director, Parks and Community Services
 City of Sacramento

 Date

Joseph M. Good

 City Manager
 City of West Sacramento

12-21-90

 Date

 Executive Director
 State Lands Commission

 Date

CALENDAR PAGE _____	_____
MINUTE PAGE _____	52

RESOLUTION 90-155
AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF
UNDERSTANDING WITH THE STATE LANDS COMMISSION AND OTHER
AFFECTED JURISDICTIONS FOR THE PREPARATION OF A
SACRAMENTO RIVER RIPARIAN PARKWAY PLAN

WHEREAS, the West Sacramento waterfront along the Sacramento River between the Broderick Boat Ramp and the Sacramento Yolo Deep Water Channel presents the best opportunity for residents of West Sacramento and the region to "celebrate the river" with high quality pedestrian and recreational access within an urban context; and

WHEREAS, the State Lands Commission of the State of California has proposed the preparation of a Sacramento River Riparian Parkway Plan; and

WHEREAS, the County of Yolo, the County of Sacramento and the City of Sacramento have executed a Memorandum of Understanding and will participate in the planning process and the State Lands Commission has requested that the City of West Sacramento also become a party to the Memorandum of Understanding to effectuate the preparation of such plan; and

WHEREAS, the planning process will provide an opportunity for the City of West Sacramento to participate in decisions regarding the nature of improvements along the Sacramento River and the form of pedestrian and other public access to the riverfront; and

WHEREAS, the City has proposed a Memorandum of Understanding that will allow the City to participate in the planning process and will not preclude the City of West Sacramento from exercising its full authority regarding the regulation of land use on property within the jurisdiction of the City of West Sacramento; and

WHEREAS, the City of West Sacramento will have the opportunity to approve and ratify the Sacramento River Riparian Parkway Plan and any provisions of the plan that affect land use within the jurisdiction of the City of West Sacramento; and

WHEREAS, the City of West Sacramento desires to participate in a coordinated planning process provided that the City's jurisdiction over its development and land use policies is retained, including the planning and development of portions of its riverfront for urban and/or recreational uses.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Sacramento that the City Manager is authorized to execute a revised Memorandum of

Understanding with the State Lands Commission and other affected jurisdictions for a coordinated planning process for the Sacramento River Parkway consistent with the intent of the resolution; and

BE IT FURTHER RESOLVED that the staff is directed to transmit this resolution to the State Lands Commission and to formally participate in the planning process for the Sacramento River Riparian Parkway.

PASSED AND ADOPTED by the City Council of the City of West Sacramento this 19th day of December, 1990, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

William G. Kristoff
William G. Kristoff, Mayor
City of West Sacramento

ATTEST:

Helen M. Kazowsky
Helen M. Kazowsky
City Clerk

(RS.19:12109003)

CALENDAR PAGE _____
MINUTE PAGE 54



WILLIAM G. KRISTOFF, MAYOR
RAY E. JONES, MAYOR PRO TEM
MICHAEL E. MCGOWAN, COUNCILMEMBER
GREGORY R. POTNICK, COUNCILMEMBER
WESLEY A. BEERS, COUNCILMEMBER

CITY COUNCIL

P.O. Box 966
WEST SACRAMENTO, CA 95691
(916) 373-5800

January 3, 1991

Gray Davis, Chairman
State Lands Commission
1807 13th Street
Sacramento, CA 95814

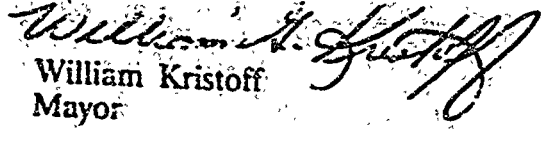
Dear Mr. Davis:

Attached is a resolution adopted by the West Sacramento City Council on December 19, 1990. This resolution directs the West Sacramento City Manager to execute a memorandum of understanding with the State Lands Commission for the preparation of a Sacramento River Riparian Parkway Plan. This MOU has been revised from the MOU provided by Lands Commission staff.

The City Council directed that the MOU be revised because of our concerns that the MOU does not address West Sacramento's particular situation with respect to the West Sacramento waterfront. While we are very interested in participating with the State Lands Commission in the development of the Sacramento River Riparian Parkway Plan, we are equally concerned with West Sacramento's ability to plan for the future development of properties along the Sacramento River waterfront.

We welcome the opportunity to formally participate in the preparation of a plan and look forward to continuing to address our community's objectives including the environmental issues and developing formal opportunities for the public to enjoy the many benefits that the River has to offer.

Sincerely,


William Kristoff
Mayor

(RS:19:01039103)

CALENDAR PAGE	
MINUTE PAGE	55

RESOLUTION 90-155
AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF
UNDERSTANDING WITH THE STATE LANDS COMMISSION AND OTHER
AFFECTED JURISDICTIONS FOR THE PREPARATION OF A
SACRAMENTO RIVER RIPARIAN PARKWAY PLAN

WHEREAS, the West Sacramento waterfront along the Sacramento River between the Broderick Boat Ramp and the Sacramento Yolo Deep Water Channel presents the best opportunity for residents of West Sacramento and the region to "celebrate the river" with high quality pedestrian and recreational access within an urban context; and

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WHEREAS, the County of Yolo, the County of Sacramento and the City of Sacramento have executed a Memorandum of Understanding and will participate in the planning process and the State Lands Commission has requested that the City of West Sacramento also become a party to the Memorandum of Understanding to effectuate the preparation of such plan; and

WHEREAS, the planning process will provide an opportunity for the City of West Sacramento to participate in decisions regarding the nature of improvements along the Sacramento River and the form of pedestrian and other public access to the riverfront; and

WHEREAS, the City has proposed a Memorandum of Understanding that will allow the City to participate in the planning process and will not preclude the City of West Sacramento from exercising its full authority regarding the regulation of land use on property within the jurisdiction of the City of West Sacramento; and

WHEREAS, the City of West Sacramento will have the opportunity to approve and ratify the Sacramento River Riparian Parkway Plan and any provisions of the plan that affect land use within the jurisdiction of the City of West Sacramento; and

WHEREAS, the City of West Sacramento desires to participate in a coordinated planning process provided that the City's jurisdiction over its development and land use policies is retained, including the planning and development of portions of its riverfront for urban and/or recreational uses.

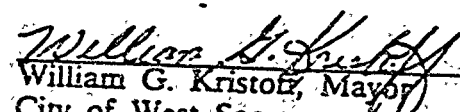
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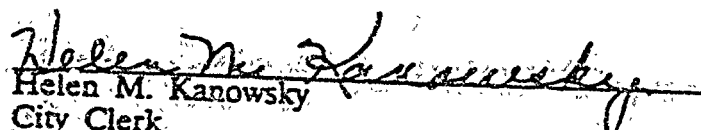
BE IT FURTHER RESOLVED that the staff is directed to transmit this resolution to the State Lands Commission and to formally participate in the planning process for the Sacramento River Riparian Parkway.

PASSED AND ADOPTED by the City Council of the City of West Sacramento this 19th day of December, 1990, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:


William G. Kristoff, Mayor
City of West Sacramento

ATTEST:


Helen M. Kanowsky
City Clerk

(RS.19-12109003)

CALENDAR PAGE	_____
MINUTE PAGE	37

**SACRAMENTO RIVER RIPARIAN PARKWAY
MEMORANDUM OF UNDERSTANDING**

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WHEREAS, the River was once bordered by up to 500,000 acres of riparian forest which spread four to five miles from it; and

WHEREAS, in 150 years the riparian forest has been reduced by human activities and development to an area of less than five percent of its previous extent; and

WHEREAS, the River supports diverse populations of wildlife, including commercial species of salmon and steelhead, as well as a number of threatened and endangered species of plants and animals; and

WHEREAS, counties and cities have come to depend upon the River for water, power, and recreational activities; and

WHEREAS, the River is the object of increasing development which is often not compatible with habitat preservation, public access, flood control and wildlife protection; and

WHEREAS, it is also recognized that urban development is appropriate along certain areas of the River; and

WHEREAS, multiple jurisdictions, including the County of Yolo, the County of Sacramento, the City of West Sacramento, the City of Sacramento, and the State Lands Commission, are involved in the regulation of land uses on and affecting the River.

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1. The Counties of Yolo and Sacramento, the Cities of Sacramento and West Sacramento and the State Lands Commission will form an interagency planning team to establish a Sacramento River Riparian Parkway within the bounds of River Mile 76.0, in the vicinity of the I-5 Bridge, on the north to River Mile 44.8, near Freeport, on the south which shall have conservation and recreation as its major goals (see attached map). The membership of the team will consist of the following individuals or their designees - the Director of the Yolo County Facilities Department, the Sacramento County Director of Parks and Recreation, the Sacramento City Director of Parks and Community Services, the designee of the City Manager of the City of West Sacramento, and the Executive Director of the State Lands Commission.

2. A technical planning team, composed of at least one representative from each agency, will be established as working staff to the interagency planning committee. The technical team will be responsible for assembling and analyzing data, preparing reports and recommendations, and providing all other staff support requested by the planning committee. The technical team will be responsible for developing a schedule and a funding program to govern the preparation of the draft Sacramento River Riparian Parkway (Plan). The five agencies will jointly review and submit the final Plan to their decision-making bodies for adoption.
3. The Plan shall have the following objectives: a) to preserve, protect, enhance, and restore the riparian corridor and its associated ecosystems, b) to design a system of controlled public access for active and passive recreational uses related to the River, and c) to identify areas of the Sacramento River which are appropriate for urban development and the standards for such development.
4. Pursuant to paragraph 3(c) of this Memorandum of Understanding, the Plan shall identify that portion of the Sacramento River riparian corridor that lies between the Broderick Boat Ramp on the north, and the Sacramento-Yolo Deep Water Channel on the south, as an appropriate area to allow urban development. The Plan shall endorse development standards in this area which are comparable to standards used in other populated urban areas, including, without limitation, hardscape features such as pedestrian promenades, and non-original landscaping i.e., grass, trees, shrubbery not native to the riparian corridor.
5. The Plan to be developed will consist of, but not be limited to: a) a delineation of the nature and extent of the area's natural resources and their condition, b) a description of the existing land use, facilities and activities which occur in the planning area, c) a summary of the physical, social, economic, resource, and political factors which influence the management, use and enjoyment of the planning area, d) management alternatives, e) an analysis of the physical, social, and economic effects associated with each alternative, and f) a preferred alternative with guidelines and standards for defining, implementing and managing the Parkway, taking into consideration local needs and local plans for urban development within the Parkway corridor.

- 6 During the preparation of the Plan, each agency shall advise the others of new data, proposed projects or actions which may impact either the planning area or the development of the Parkway. Such matters may be discussed at the meeting of the planning team. This provision is not intended to preclude any local jurisdiction from proceeding with any planning or implementation of any development within the Sacramento River riparian corridor during the preparation of the Plan.
- 7 This agreement may be amended with the consent of the parties and shall remain in force and effect until terminated by the parties or until the establishment of the Parkway, whichever occurs first. Notwithstanding the foregoing, any party to this agreement may terminate its own participation in the agreement at any time, and upon such termination not be bound by this agreement or by any Plan adopted pursuant to this agreement without the subsequent consent by that party.
- 8 No provision of the Plan will apply to or control the regulation of land within any jurisdiction participating in the Plan without approval and ratification by the jurisdiction's appropriate governing body.

Signed by:

 Director, County Facilities Department
 County of Yolo

 Date

 Director, County Parks and Recreation
 County of Sacramento

 Date

 Director, Parks and Community Services
 City of Sacramento

 Date

Joseph M. Leach

 City Manager
 City of West Sacramento

12-21-90

 Date

 Executive Director
 State Lands Commission

 Date