



F1-322

NEIGHBORHOOD SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1023 J STREET
SUITE 200
SACRAMENTO, CA
95814-2977

PH 916-264-8529
FAX 916-264-8266

July 28, 1997

CALFED
Bay-Delta Program
1416 9th Street, Suite 1155
Sacramento, CA 95814

RE: Request for Proposals, 1997 Category III

Thank you for the opportunity to submit this proposal for Category III funding. The Chicory Bend acquisition is important to this community and the Sacramento River Watershed area. Chicory Bend is a 10.8 acre site located along the east banks of the Sacramento River approximately three miles south of downtown Sacramento. The site is considered to be Shaded Riverine Aquatic habitat and needs to be protected because of the benefits it provides to the fish and wildlife that inhabit the surrounding river corridor. The river and surrounding habitat provide refuge for several endangered and special status species, such as, the Winter-run Chinook Salmon, Delta Smelt, Valley Elderberry Longhorn Beetle, and the Swainson's Hawk. The site has also been designated as a Nature Study area by the 1993 Sacramento River Greenway Plan.

It is hoped, that in the future, the Nature Study area may be developed to provide a better understanding of the importance of water and natural resources. If you have any questions regarding this application, please call me at (916) 264-8220.

Sincerely,

Gary L. Little
Director, Neighborhoods, Planning, and Development

I. EXECUTIVE SUMMARY

A. Project Title and Applicant Name

Chicory Bend Acquisition - City of Sacramento, Neighborhoods, Planning and Development Department

B. Project Description and Primary Biological/Ecological Objectives

This project involves the acquisition of 10.8 +/- acres along the east bank of the Sacramento River, approximately five miles south of downtown Sacramento. The site is considered to be Shaded Riverine Aquatic habitat (SRA). The primary objectives of the acquisition include:

- Protection, in perpetuity, of the habitat from urban development
- Preservation of valuable and limited natural riparian habitat
- Preservation of the ecosystem supporting fish and wildlife species including several threatened or endangered species: Delta Smelt, Sacramento Winter-run Chinook Salmon, Sacramento Splittail, and the Swainson's Hawk.

C. Approach/Tasks/Schedule

Acquisition of the Chicory Bend site is a joint venture between the City of Sacramento (City) and the State Lands Commission (SLC). Chicory Bend is currently owned by a partnership that is a willing seller; once funds are made available, it is anticipated the acquisition process can be completed within three (3) to four (4) months. Concurrent with the acquisition process, an environmental review will be performed, it is anticipated this project will be categorically exempt under the California Environmental Quality Act. Additionally, a long-term maintenance and management agreement between the City and SLC will be finalized.

D. Justification for Project and Funding by CALFED

The Sacramento River Marina Carrying Capacity Study (1986) prepared for the State Lands Commission, found 714 acres of riparian habitat remained within the levees of the 31 mile Sacramento River Greenway Plan, which extends from Sacramento/Sutter County line at river mile 75.5 to below Freeport at river mile 45.8. In a 1991 update prepared for the Sierra Foundation Center EIR, only 509 acres were found remaining. This declining statistic indicates the significant impact urban development, flood protection and maintenance are having on riparian habitat. The subject property is considered to be SRA habitat and as such plays an important role in the food production, spawning, and nesting of the species which rely on this type of habitat.

This project falls within the Sacramento River Watershed, a key element in the restoration of the Bay-Delta system. Acquisition of the site will have a positive impact upon preserving the natural aspects which CALFED deems priorities:

- Improve and increase aquatic and terrestrial habitats, as well as improve overall ecological function in the Bay-Delta
- Reduce the risk to land use and associated economic activities, water supply, and the ecosystem from catastrophic failure of Delta levees by providing improved access to the levees within the subject property
- Provide benefit to the Sacramento River water supply by contributing a small, but natural habitat filtration buffer between urban runoff and the river.

In the quest to preserve riparian habitat, numerous obstacles currently exist which limit the opportunities; primary of which is privately owned property and the threat of urban development. In light of the current economic climate for development, and the willingness of the owners to sell, this is an opportune time for the City and SLC to acquire Chicory Bend. Once this opportunity to purchase is lost, development may occur and opportunity for preservation of the riparian habitat may be lost forever.

E. Budget Costs and Third Party Impacts

Total cost of the project is estimated to be \$1.1 million. CALFED funds being requested amount to \$700,000 for the acquisition of the property. The remaining \$400,000 required for the acquisition will be funded by the State Lands Commission with the City contributing in-kind resources for real estate due diligence, environmental review, and administrative support.

This project will have no adverse impacts on third parties. Acquisition will preserve and protect the site from future urban development and habitat degradation associated with construction and development.

F. Applicant Qualifications

The City currently maintains four riverfront parks along the Sacramento River: Miller Park Marina, Old Sacramento Waterfront, Tiscornia Park and Sand Cove/Lorraine site. The 5.8 acre Sand Cove property and the adjacent 5.3 acre Lorraine property were acquired in 1992. The placement of those two sites under public ownership protected and preserved the riparian and wildlife habitat, as well as the cultural and historic significance associated with the two sites.

The City and SLC are currently negotiating a joint maintenance and management agreement. In possessing jurisdiction over State owned beds of tidal and navigable waterways, the State Lands Commission has extensive experience in maintaining open space and nature preserves.

G. Monitoring and Data Evaluation

Restoration is not a component of this phase of the project, relying instead on the natural succession process to unfold and sustain the ecosystem of the habitat. The City and SLC are currently negotiating a management agreement to maintain and oversee the habitat, ensuring that negative impacts do not occur through any use or access of the habitat. Additionally, both agencies participate and/or cooperate in numerous monitoring and data gathering programs to protect the water quality of the Sacramento River Watershed. These programs test for variety of toxins including pesticides, mercury, salinity, and numerous other agents which pose a threat to the continued existence of the entire Bay-Delta ecosystem.

H. Local Support/Coordination with Other Programs/Compatibility with CALFED Objectives

Consistent with CALFED objectives, one of the major goals of the 1993 Sacramento River Parkway Plan, and the 1992 Sacramento River Greenway Plan is to halt the loss of habitat through the acquisition and preservation of natural resources along the Sacramento River. In the past, area residents have voiced concern over proposed urban development on the property; acquisition will ensure urban development does not occur. Public notification and outreach will occur as a part of the site development process. Since this project addresses the acquisition and preservation of the site without development, lands adjacent to the site should not be impacted.

II. TITLE PAGE

- A. **Title of Project:** **CHICORY BEND ACQUISITION**
- B. **Name of Applicant:** City of Sacramento
Neighborhoods, Planning, and Development Services
1231 I Street, Room 400
Sacramento, CA 95814
- C. **Type of Organization:** Local Public Agency
- D. **Tax ID Number:** Federal: 94-6000410 State: 800-38490
- E. **Contact Persons:** *Technical:*
David Mohlenbrok, Associate Environmental Planner
1231 I Street, Room 300
Sacramento, CA 95814
Phone: (916) 264-7620
Fax: (916) 264-7185

Gary Ransom, Real Property Agent
915 I Street, Room 200
Sacramento, CA 95814
Phone: (916) 264-7800
Fax: (916) 264-5573

Project Manager/Financial:
Gary Little, Director, NPDS
1231 I Street, Room 400
Sacramento, CA 95814
Phone: (916) 264-8220
Fax: (916) 264-7643
- F. **Participants:** City of Sacramento
California State Lands Commission
- G. **Monitoring and Data Evaluation:** City of Sacramento
California State Lands Commission
- H. **RFP Group Type:** Group 2, Real Estate Transactions - Acquisition

III. PROJECT DESCRIPTION

A. Project Description and Approach

The proposed project consists of the acquisition of 10.8+/- acres of property from a willing private landowner. The property consists of four contiguous parcels forming a narrow strip of riverfront land. The vegetation on portions of the property inside the levee are heavily vegetated with riparian growth and some grassy areas are found near the rivers edge, and, as such, the area is considered to be Shaded Riverine Aquatic Habitat (SRA). SRA habitat is one of the most limited and valuable resources along the lower river, and is especially critical for the many species which rely on SRA habitat for survival.

The overall long-term project consists of three phases, however, only Phase I is being addressed in this proposal.

Phase I: Acquisition. The acquisition of Chicory Bend is a joint effort between the City of Sacramento (City) and the California State Lands Commission (SLC). Formal ownership interest is currently in negotiations in anticipation of acquiring the property.

Phase II: Management. There are no immediate plans for restoration efforts. Given that river systems have frequent major disturbances such as flooding, erosion and deposition, and given that many dominant riparian species have relatively short life spans, the ability of riparian species to replace themselves by seed reproduction is essential to the overall survival of the riparian ecosystem. Due in part to this natural succession process, there are no immediate plans for restoration efforts. Acquisition of Chicory Bend will allow for the natural evolutionary process to continue in perpetuity. The overall management of the site is currently being negotiated between the City and SLC. Additionally, numerous regulatory agencies oversee riverfront activities dealing with issues ranging from water quality to flood protection.

Phase III: Nature Study. The Chicory Bend site has been designated as a "Nature Study" area in the Sacramento River Parkway Plan (1993). As such this site may include the development of a passive trail with observation points, benches, and interpretive signage. Passive recreation and trails will only be allowed where they will not directly impact riparian habitat. This Phase will include public outreach efforts. This proposal does not address this Phase since development of the trail system in this area is not proposed in the near future.

B. Location and/or Geographic Boundaries of the Project

The 10.8 acre project site is within the Sacramento River Watershed and is located approximately three miles south of downtown Sacramento along the easterly bank of the Sacramento River (Exhibit A & B). The property is comprised of four parcels: three (3) parcels totaling 10.46 acres (APNs 024-0010-010, 012, 019) and one (1) parcel totaling .34 acres (APN 024-0081-019). The properties are located in an area which constitutes part of the 31 mile Sacramento River Greenway Plan. The Greenway Plan area extends from northern Sacramento/Sutter County line at river mile 75.5 to slightly below Freeport at river mile 45.8. The Greenway Plan is a multi-jurisdictional regional resource management plan for

the Sacramento River. Signatory agencies include: State Lands Commission, cities of Sacramento and West Sacramento and the counties of Sacramento and Yolo.

C. Expected Benefits

There are multiple stressors which pose a threat to the project site, these include: ~~Land Use - Urbanization and Human Disturbance.~~

- Land Use - Urbanization: Under private ownership the potential for development of the site exists which leads to the loss of the riparian habitat, increases pollutant runoff, and degrades the existing ecosystem. Additionally, the loss of riparian habitat reduces the amount of natural filtration buffer between urbanized areas and the Sacramento River.
- Human Disturbance: Urbanization of the area significantly increases the potential for Human Disturbance through increased recreational use of the area by boaters, anglers, foot traffic, urban runoff, and construction sediment. These disturbances contribute to the degradation of fish and wildlife populations which are dependent upon the dwindling SRA habitat for survival.

It is anticipated there will also be multiple benefits by acquiring the project site.

Primary Benefits

- Long term protection through the acquisition of private property prevents future development and fragmentation of habitat and ecosystem, and controls and minimizes human disturbances.
- Preservation of the site provides protection of spawning and rearing habitat for most of the anadromous species in the Bay-Delta ecosystem; food and escape cover for outmigrating salmonid juveniles; and the maintenance and regulation of important nutrient sources and water temperatures by the provision of shade
- Prevention of disturbance of understory vegetation and animal habitat which support several threatened wildlife species including the Swainson's Hawk and Valley Elderberry Longhorn Beetle. A map prepared by Leopoldo A. Moreno-Matiella, University of California, Davis shows location of hawk nest sites during a survey period from 1990 - 1994 (Exhibit C).

Secondary Benefits

- Provides future opportunity for the development of a Nature Study area which will allow access to the area and assist in educating the public about the importance of riparian habitat to our environment and to the fish and wildlife species that are dependent upon it for existence.
- Ensures adequate and controlled access to the levee system for maintenance and the continuation of a parkway trail system along the length of the Sacramento River Parkway.

The scope of this project is for acquisition of SRA property. It is proposed that the site be maintained through a natural succession process; no restoration efforts are planned at this time.

Acquisition of the site into public trust will pose minimal impact to third parties.

- Acquisition prevents private urbanization from occurring which may increase activities and traffic flows through surrounding neighborhoods, and it responsibly allows and manages public access and use of the site.

- The transfer of private property to public trust increases public safety. Unmanaged recreational use of the levee, remoteness and inaccessibility to portions of the levee, together with the numerous fences, make security patrol difficult along the Parkway and levee system. Acquisition will improve access to the levee system and management of this stretch of Sacramento River.

D. Background and Biological/Technical Justification

It is estimated that the Central Valley once supported about 1.5 million acres of riparian forests along its waterways. Along the Sacramento River alone there was an estimated 500,000 acres of riparian habitat at the time of statehood. As of the last extensive inventory in 1987, only about 16,000 acres of habitat were still in existence. The Sacramento River Marina Carrying Capacity Study (1986) prepared for the State Land Commission, found just 714 acres of riparian habitat remained within the levees of the 31 mile Greenway Plan area, with an additional 218 acres of rock revetment (riprap) or disturbed areas. A 1991 update prepared for the Sierra Foundation Center EIR, found only 509 acres were remaining. These statistics indicate the scarcity of SRA habitat and the importance of preserving the little that is remaining. SRA habitat is unique and irreplaceable and plays an important role for several sensitive species including Delta and Longfin Smelt, Sacramento Winter-run, Spring-run, and Late-fall run Chinook Salmon, Sacramento Splittail, Steelhead Trout, Valley Elderberry Longhorn Beetle, and the Swainson's Hawk.

One of the four parcels is zoned R-1, single family residential (.34 acres). The remaining three parcels (10.4 acres) are zoned F, flood area, which does not specifically permit development but does provide for a special permit process. Due to the high value and desirability of riverfront amenities, the mitigation requirements for this type of land would not preclude development. While the subject property is currently undeveloped riverfront, the owners have considered a number of different developments for the site and, in fact, have presented a condominium development to the community homeowners association and other local, state, and federal officials. The community expressed opposition to development of the site.

Acquisition and preservation of existing riparian habitat has distinct economic and ecological advantages over other mitigation and restoration alternatives.

- It preserves, in perpetuity, riparian habitat required for the existence of various fish and wildlife.
- It is conducive to natural succession process with minimal intervention and restoration activities, thereby reducing the extent of maintenance, operation, and monitoring required.
- It provides future educational opportunities through the use of passive interpretive trails.
- This project specifically benefits the surrounding community through partnering of land use and improved monitoring of levee systems which is of imminent concern within the Sacramento region.

In addition, acquiring riparian habitat and other property along the Sacramento River is a goal of several plans and programs including the Sacramento River Parkway Plan, the Sacramento River Greenway Plan, the 2010 City/County Bikeway Plan, and many other state and federal programs. In recent years the City has acquired riverfront property within the South Natomas area, the County of Sacramento has acquired property along the American River - a tributary to the Sacramento River and Watershed area, and the State Lands Commission has acquired and preserved the DaRosa Marina property which is located near the subject property, Chicory Bend.

E. Proposed Scope of Work

While the scope of the proposal project is the acquisition of four contiguous riverfront parcels and preservation of the natural riparian habitat, the overall project can be divided into three phases.

Phase I: Acquisition. The acquisition of Chicory Bend is a joint effort between the city of Sacramento and the California State Lands Commission. Formal ownership interest is currently in negotiations in anticipation of acquiring the property. Acquisition of the property will preserve natural riparian habitat, which may otherwise be lost to urban development. The property owners are willing sellers and have negotiated a selling price with SLC and the City. While the sellers were in fact, hoping to close escrow in August 1997, an acquisition funding source must first be identified. Once a funding source is made available, the real property due diligence as outlined in Section IV. Cost and Schedule, must be performed. These tasks include: preliminary title report, Phase I site assessment, environmental review, and approval by the appropriate governing boards.

Phase II: Management. There are no immediate plans for restoration efforts. Given that river systems have frequent major disturbances such as flooding, erosion and deposition, and given that many dominant riparian species have relatively short life spans, the ability of riparian species to replace themselves by seed reproduction is essential to the overall survival of the riparian ecosystem. Due in part to this natural succession process, there are no immediate plans for restoration efforts. Acquisition of Chicory Bend will allow for the natural evolutionary process to continue in perpetuity.

The long-term management of the site is currently being negotiated between the City and SLC. In addition, to the overall management of the site, numerous regulatory agencies oversee riverfront activities dealing with issues ranging from water quality to flood protection. Long-term management will include:

- Preservation, protection, and enhancement of large aggregations of riparian vegetation and wildlife.
- Protection of endangered or threatened species and their habitat from encroachment by designating the area as Riparian Habitat Preserve or Nature Study.
- Participation and coordination in various monitoring programs including the: Central Valley Region Water Quality Control Plan, the Sacramento River Watershed Plan, the Sacramento National Pollutant Discharge and Elimination System (NPDES) Program, the Sacramento Coordinated Monitoring Program, and the Sacramento River Greenway Plan. (Refer to Section F, Monitoring and Data Evaluation)

Phase III: Nature Study. This phase is a future long-term objective. Chicory Bend has been designated as a "Nature Study" area in Sacramento River Parkway Plan (1993). In accordance with the Sacramento River Parkway Plan, a Nature Study area includes riparian habitat, and environmentally sensitive areas with special habitat and topographic characteristics. Public access is allowed for nature study, pedestrian use on

designated trails or observation areas. Facilities may include trails of dirt, or other porous materials, occasional benches, observation areas, interpretive signs, and water faucets. Passive recreation and trails will only be allowed where they will not directly impact riparian habitat. This proposal does not address Phase III since development of this area as a Nature Study area is not proposed in the near future.

F. Monitoring and Data Evaluation

Since this proposal is a Group 2, Real Estate Transaction, and involves the preservation of existing riparian habitat, the monitoring and data evaluation for success of this specific project is significantly different than measurements which may be utilized on restoration or services categories. As mentioned earlier, the City and State Lands Commission are signatory to the Sacramento River Greenway Plan and partners in this acquisition venture. Both agencies participate, augment, and conform to numerous studies, plans, and programs which provide for the continuous sampling, monitoring, mitigation, and management of water quality and habitat vegetation. Some of these may include: the Central Valley Region Water Quality Control Plan; the Sacramento River Watershed Plan; the Sacramento NPDES Program; and the Sacramento Coordinated Monitoring Program which conducts monthly monitoring of the Sacramento and American Rivers for conventional constituents, trace metals, organo-phosphorous pesticides, and coliform.

The day-to-day management and maintenance will be performed and absorbed at a local level to ensure natural succession of the riparian area is not impacted. The success of the project would fall under the auspices of the regional efforts being conducted through the above mentioned programs and plans. Monitoring and data evaluation of the entire Sacramento River Watershed is being conducted as a joint effort by numerous local, state, and federal agencies. The acquisition and preservation of riparian habitat and specifically SRA habitat, is an objective of numerous programs to ensure the preservation and protection of the entire Bay/Delta ecosystem and the benefits it provides to the region.

G. Implementability

While there are several steps involved in actually acquiring the subject property, all are routine administrative requirements and no complications are anticipated in meeting these requirements. The requirements include:

- **Willing Sellers:** The owners are willing sellers, appraisals have been conducted and a selling price has been agreed upon by the owners, City, and SLC.
- **Real Property Due Diligence:** Standard with all real estate transactions, a preliminary title report, Phase I site assessment and a purchase agreement must be completed prior to acquiring the property.
- **Environmental:** The proposed project will be required to comply with California Environmental Quality Act (CEQA). A preliminary review by the city's environmental staff indicates that the likely environmental document will be a Categorical Exemption. Previous meetings with the local residents indicates a resistance to development and it is anticipated that the acquisition of the land as a Nature Study area will receive community support, especially in light that the use of the property will not be altered at this time.
- **Permits:** No permits and/or easements are necessary for land acquisition.

The project also is consistent with several plans including the Sacramento River Parkway Plan and the Sacramento River Greenway Plan of which the City and SLC are signatory.

IV. COSTS & SCHEDULE TO IMPLEMENT PROPOSED PROJECT

A. Budget Costs

Summarized cost per agency for the acquisition of the Chicory Bend property is shown on the table below, see Exhibit D for a detailed breakdown of costs.

City of Sacramento	State Lands Commission	CALFED
\$23,220	\$403,260	\$700,000

B. Schedule Milestones

Identified milestones include: availability of funding; completion of due diligence and environmental clearance; and close of escrow. CALFED payment would be anticipated when the land is in escrow. See Exhibit E for timeline schedule.

C. Third Party Impacts

Because the acquisition of this property does not change the use of the property from its current use, no negative third party impacts are anticipated. Benefits include improved regulation of the property, easier access for levee monitoring; and overall ecosystem protection. Management of the Sacramento River and associated levee system is already conducted, therefore, the acquisition of the property will not place added burden on the various maintenance and regulatory agencies.

V. APPLICANT QUALIFICATIONS

Two phases requiring oversight include: the actual acquisition, and the long-term management of the acquired property.

Acquisition:

Both the State and City have had extensive experience in acquiring land for their respective agencies. Recent similar sites include the Sand Cove property which was 5+ acres of riverfront property which needed restoration, protection, and public access management; and the Lorraine Property which is a 5+ acre site adjacent to Sand Cove; it is of cultural and historical significance since Native American Burial site was found on the property. The representative in the acquisition process for the City is Gary Ransom, Real Property Agent. Mr. Ransom has experience in real estate transactions associated with environmentally sensitive lands.

Legal counsel from both agencies will assist in the finalization of all agreements including the development of the ownership agreement.

Long-term Management:

In addition to the above mentioned Sacramento River properties which the City maintains and manages, the State Lands Commission has extensive experience and jurisdiction over managing tidal and navigable waterways for water related commerce, navigation, fisheries, water oriented recreation, open space and habitat. The City and SLC are currently negotiating a joint maintenance and management agreement.

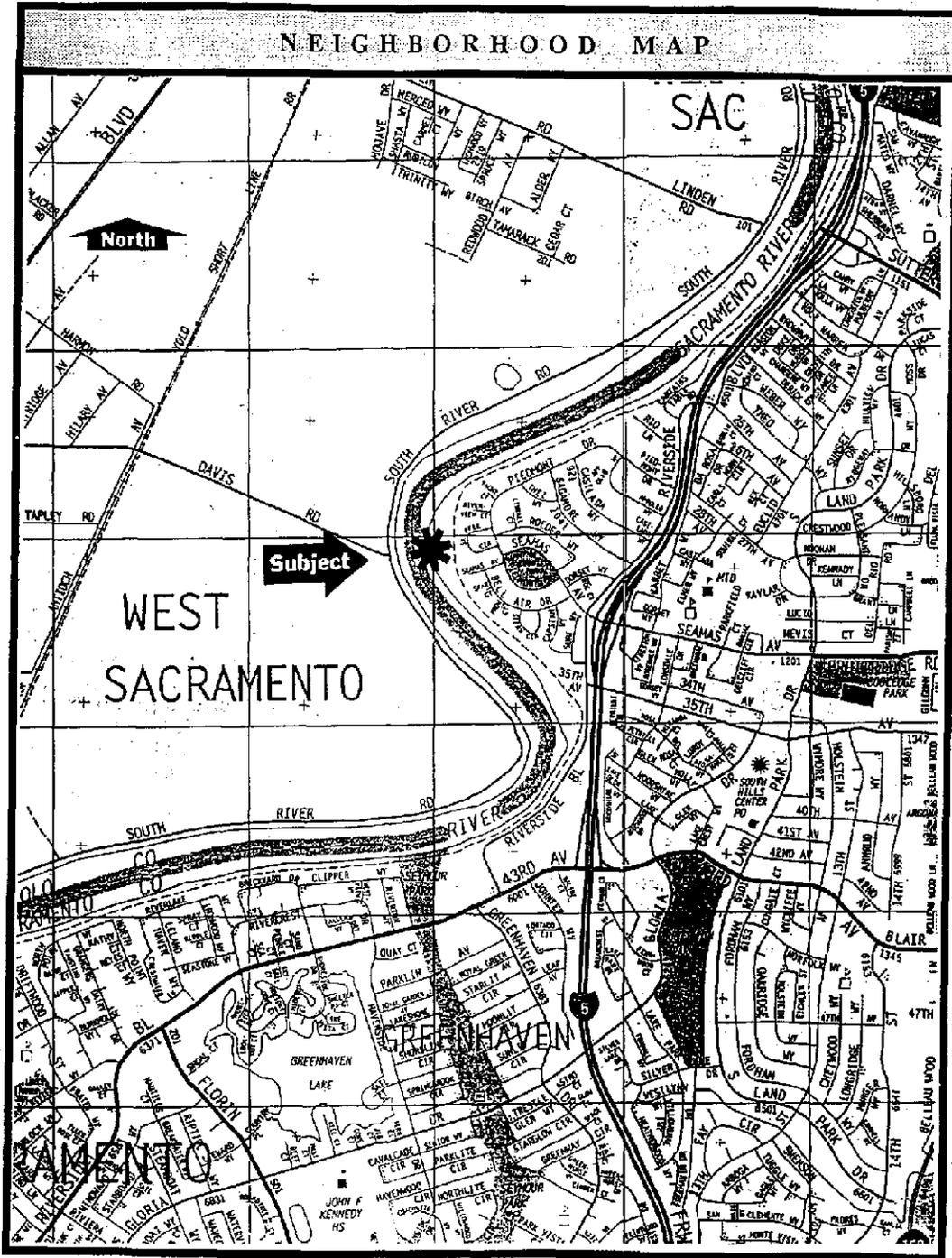
In addition to the on-going management of the property, there are numerous federal, state, and local agencies which already have responsibility over various activities along the Sacramento River where this property is located. In summary these agencies include (as taken from the Sacramento River Parkway Plan):

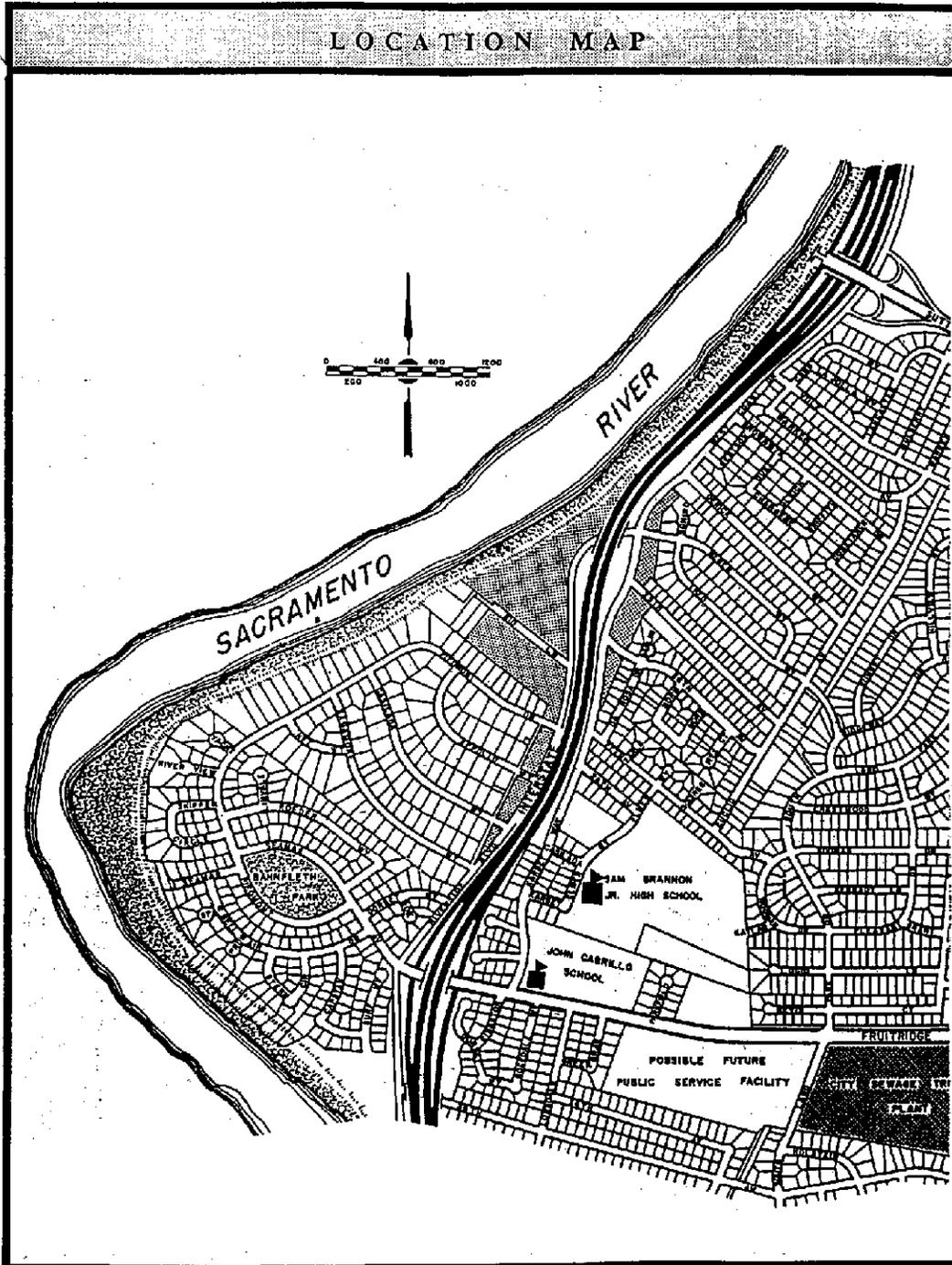
- US Army Corps of Engineers: Regulates any work such as dredging, drilling, filling and any structures located in or over any navigable waterway to mean higher high-water.
- State Reclamation Board: Regulates any work within the limits of any authorized flood control project or any plan or reclamation for the control of floods.
- State Department of Water Resources: Regulates the development, maintenance and recreation use of water facilities and flood control works, including levees.
- State Levee Maintenance District #9: Under the direction of the State Water Resources Board, the District is responsible for maintaining the levee portion south of Sutterville Road in Sacramento.
- State Department of Fish and Game: Responsible for the broad protection and management of fish and wildlife resource of the State. This involves protection, of the fish and wildlife species, and the environment upon which they depend.
- Regional Water Quality Control Board: Regulates discharge of waste into any waterway.

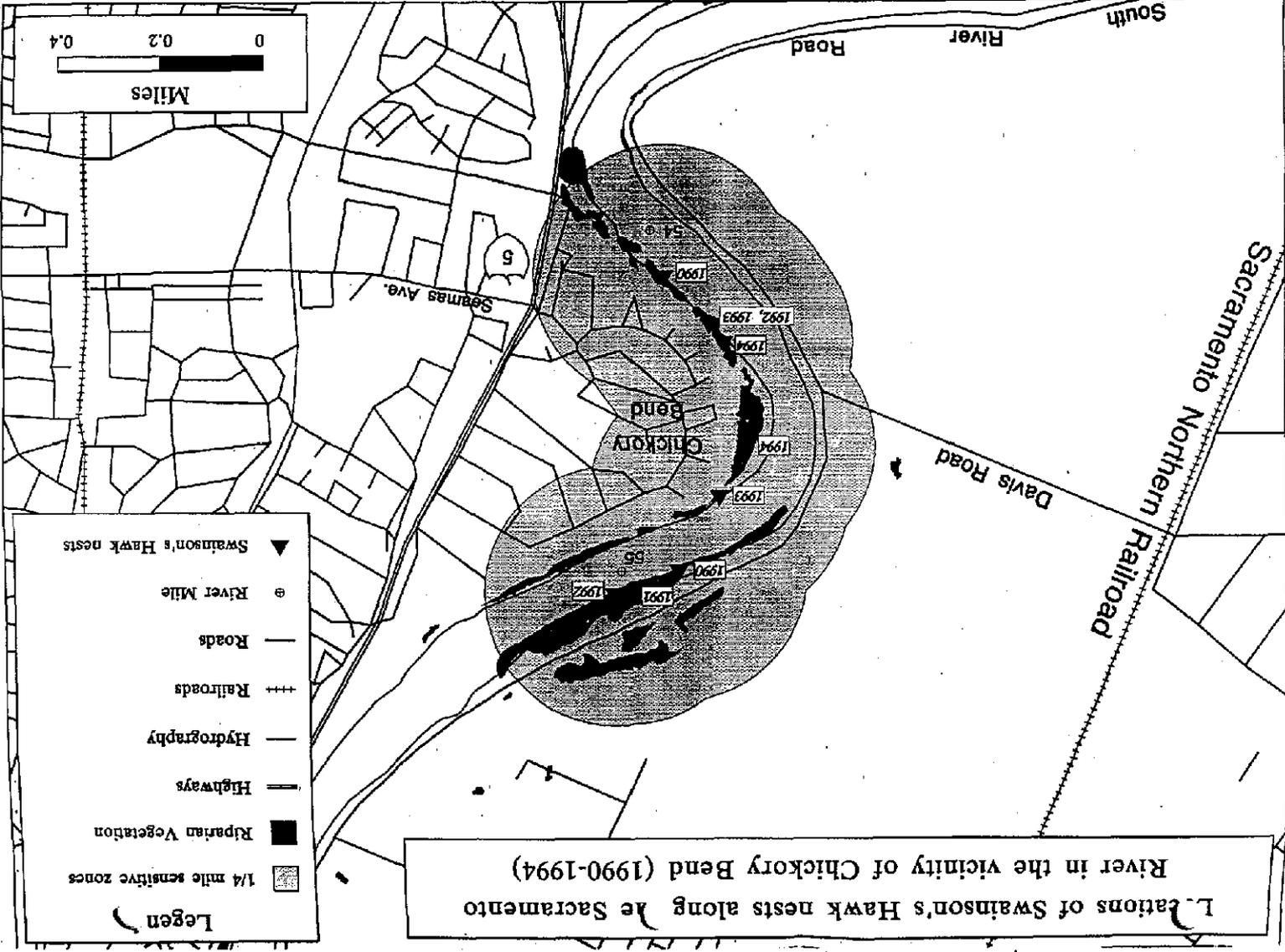
VI. COMPLIANCE WITH STANDARD TERMS AND CONDITIONS

As a public entity, the City's policies and practices are consistent with the terms and conditions as outlined in Attachment D to the CALFED Bay-Delta Program, Request for Proposals, 1997 Category III.

In accordance with Table D-1, a Statement of Non-discrimination has been included with the proposal package. It is further understood that additional documentation must be submitted at the time the Final Contract is signed.







Locations of Swainson's Hawk nests along the Sacramento River in the vicinity of Chickory Bend (1990-1994)

City of Sacramento - Chicory Bend Acquisition

TASK	DIRECT LABOR	INDIRECT LABOR	OVERHEAD	SERVICE	ACQUISITION	MISC.	TOTAL
Title Report & Escrow City ¹ SLC	\$2460	\$2485	\$1960 \$1960	\$6,000		\$100 \$100	\$15,065
Phase I site assessment City ²	\$635	\$1798	\$300	\$5,000		\$200	\$7,933
CEQA City ³	\$255	\$720				\$50	\$1,025
Ownership & Management Agreement City ⁴ SLC			\$1,157 \$1,100			\$100 \$100	\$2,457
Acquisition CALFED State Lands Commission					\$700,000 \$400,000		\$1,100,000
TOTAL	\$3,350	\$5,003	\$11,430	\$11,000	\$1,100,000	\$650	\$1,126,480

CITY	\$ 23,220	2%
SLC	\$ 403,260	36%
CALFED	\$ 700,000	62%
TOTAL	\$1,126,480	

¹ Real Property Agent @ 23.11 * 40 + 33% benefits. Indirect: Direct Labor * 134% (rate conforms to federal Office of Management and Budget Circular A-87). Overhead: Mgt. Negotiations @ avg. \$35 * 40 + 40% for SLC and City. Services will be performed by a qualified consultant for preliminary title report and processing of escrow and closing costs. Misc: printing, reproduction, photography, notices, etc.

² Asso. Planner @ 23.8387 * 20 hours + 33% benefits. Indirect: Direct Labor * 377% (rate conforms to federal OMB Circular A-87)

³ Asso. Planner @ 23.8387 * 8 hours + 33% benefits. Indirect: Direct Labor * 377% (rate conforms to federal OMB Circular A-87)

⁴ Deputy Attorney IV, Director - Neighborhoods, Planning, and Development, Manager @ avg. \$35 * 15 hours + 40% benefit = \$735; Analyst @ \$25 * 8 hours plus 35% benefit = \$270; and Typist Clerk @ \$14.26 * 8 hours + 33% benefits = \$152. Total 735 + 270 + 152 = \$1,157

CALFED Bay-Delta Program, 1997 Category III RFP

EXHIBIT D

1-006939

1-006939

CHICORY BEND ACQUISITION

ID	Task Name	Duration	Start	Finish	1998																	
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
1	Funding Identified	1d	Mon 9/1/97	Mon 9/1/97			◆ 9/1															
2	Real Property Due Diliganc	40d	Tue 9/2/97	Mon 10/27/97			■	■	■	■	■											
3	Draft Purchase Agreeme	20d	Tue 9/2/97	Mon 9/29/97			■	■														
4	Preliminary Title Report	1w	Tue 9/2/97	Mon 9/8/97			■															
5	Phase I Preliminary Ass	20d	Tue 9/2/97	Mon 9/29/97			■	■														
6	Council Approval of Agre	20d	Tue 9/30/97	Mon 10/27/97				■	■													
7	65402A	20d	Tue 9/30/97	Mon 10/27/97				■	■													
8	CEQA	10d	Tue 9/2/97	Mon 9/15/97			■	■														
9	Cat. Exp.	2w	Tue 9/2/97	Mon 9/15/97			■	■														
10	Joint Agreements	20d	Fri 7/25/97	Thu 8/21/97	■	■																
11	Ownership	20d	Fri 7/25/97	Thu 8/21/97	■	■																
12	Maintenance/Mgt.	20d	Fri 7/25/97	Thu 8/21/97	■	■																
13	Enter Escrow	30d	Tue 10/28/97	Mon 12/8/97					■	■	■											
14	Close Escrow	1d	Tue 12/9/97	Tue 12/9/97																	◆ 12/9	
15	Record Deeds	1d	Wed 12/10/97	Wed 12/10/97																		◆ 12/10

1-006940

Project: Chicory Bend Acquisition Date: Fri 7/25/97	Task	■	Summary	■	Rolled Up Progress	■
	Progress	■	Rolled Up Task	■		
	Milestone	◆	Rolled Up Milestone	◇		

Exhibit E

1-006940

CHICORY BEND ACQUISITION

- 1 **Funding Identified**
Schedule is based on funding being identified September 1, 1997. Except for the Joint Agreement negotiations between the City and State Lands Commission, schedule will slip in direct proportion to identified funding date.
- 6 **Council Approval of Agreement**
Council Approval will address several issues: ratification of funding agreement, authorization to enter into agreement for purchase, and approval of MOU with State Lands Commission.

CITY POLICY ON DISCRIMINATION AND HARASSMENT

It is the policy of the City of Sacramento to afford equal employment opportunity to all persons and to prohibit discrimination or harassment based on race, color religion, sex, age, national origin, ancestry, physical or mental disability, sexual orientation, medical condition, or marital status unrelated to job requirements. Our commitment to equal opportunity extends to all job applicants, and employees and to all aspects of employment, including but not limited to recruitment, hiring, training, assignment, promotion, compensation, transfer, layoff, reinstatement, benefits, education, and termination, as well as providing reasonable accommodation to qualified persons with disabilities and in the provision of all City programs and services.

I am determined to see that the City reflects the highest standards in all areas of its responsibility. Disciplinary action up to and including termination will be instituted for behavior prescribed by this policy. Any retaliation against a person for filing a discrimination charge or making a discrimination/harassment complaint is prohibited. All complaints of discrimination or harassment will be promptly and objectively investigated.

The Director of Human Resources and the Affirmative Action Officer are my designees to direct, coordinate, and supervise activities associated with the policy.

POLICY IMPLEMENTATION

Each department head is responsible for ensuring that the work environment is free of illegal discrimination and harassment by: 1) having managers and supervisors inform all employees under their supervision of this policy; 2) ensure that copies of this policy are posted in conspicuous locations; and, 3) require managers and supervisors to report instances of discrimination or harassment to the Affirmative Action Officer or the Director of Human Resources.

COMPLAINT RESOLUTION PROCEDURE

The Affirmative Action Officer (or Director of Human Resources designee) will investigate and attempt resolution of discrimination or harassment complaints in accordance with the City's Internal Discrimination Complaint Resolution Guide. Individuals are encouraged to immediately report any act of discrimination or harassment to their immediate supervisor or department head, or to the Affirmative Action Officer (264-5270) or the Director of Human Resources (264-5270), to facilitate quick and fair resolution.

WILLIAM H. EDGAR
City Manager