

RESOLUTION NO. 2009-118

Adopted by the Sacramento City Council

February 24, 2009

AUTHORIZING THE LETTER OF INTENT: USE OF THE NORTHERN PORTION OF THE SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT BUFFERLANDS FOR A REGIONAL PARK

BACKGROUND

- A. The Sacramento Regional Wastewater Treatment Plant, managed by the Sacramento Regional County Sanitation District is surrounded by the Bufferlands, a protected expanse of high quality wildlife habitat, farmland and open space, managed to minimize the impact of the wastewater treatment plant on the surrounding neighborhoods.
- B. The City has identified the need to provide more regional parkland to the City's residents in an effort to meet its service level goal of 8 acres of regional parkland for every 1,000 residents.
- C. City and SRCSD staff has identified the potential for using the northern portion of the Bufferlands for the development of a regional park.
- D. City and SRCSD staff have developed a Letter of Intent that establishes key principles intended to provide a framework for negotiating future agreements leading to the development of a regional park. The letter of intent was approved by SRCSD Board on January 14, 2009.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager is authorized to sign the Letter of Intent between the Sacramento Regional County Sanitation District and the City regarding use of the northern portion of the Sacramento Regional Wastewater Treatment Plant Bufferlands for a regional park.

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- Exhibit A – Letter of Intent between the Sacramento Regional County Sanitation District and the City of Sacramento Regarding Use of the Northern Portion of the Sacramento Regional Wastewater Treatment Plant Bufferlands for a Regional Park

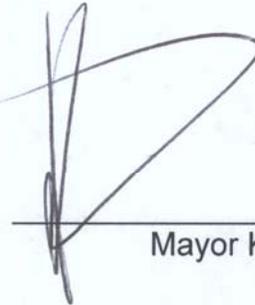
Adopted by the City of Sacramento City Council on February 24, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy,
Tretheway, Waters, and Mayor Johnson.

Noes: None.

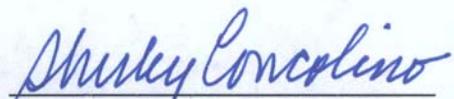
Abstain: None.

Absent: None.



Mayor Kevin Johnson

Attest:


Shirley Concolino, City Clerk

LETTER OF INTENT

January 14, 2009

Letter of Intent between the Sacramento Regional County Sanitation District ("District" or "SRCSD") and the City of Sacramento ("City") Regarding Use of the Northern Portion of the Sacramento Regional Wastewater Treatment Plant (SRWTP) Bufferlands for a Regional Park

District and City recognize that there is potential for significant community and regional benefits from coordinated land use planning efforts in the northern portion of the Sacramento Regional Wastewater Treatment Plant (SRWTP) Bufferlands and the southern portion of the City of Sacramento (hereinafter collectively the "Designated Area," shown on the map attached hereto as **Exhibit A**). Coordinated land use planning efforts by District and City present opportunities for parks and open space, wildlife habitat enhancement, and wildlife interpretative amenities. The District and City desire to work in a collaborative fashion and implement within the Designated Area certain land uses and public improvements for the benefit of the region. With these objectives in mind, the parties wish to execute this Letter of Intent to memorialize certain principles intended to govern the negotiation and development of future agreements between the parties relative to the Designated Area, subject to applicable land use decisions by City and compliance with CEQA and other environmental laws.

The key principles are as follows:

1. The northern portion of the SRWTP Bufferlands (generally sited north of the North Beach Lake Levee) (hereinafter "North Area, shown on Exhibit A") currently serves valuable and necessary purposes including but not limited to buffering the community from SRWTP odor and chemical releases, wildlife habitat, utility corridors, preservation of agricultural land, and prevention of trespass on SRCSD property (hereinafter "Necessary Purposes"). It is recognized that certain alternative land use scenarios for the North Area can maintain some but not all of the Necessary Purposes. Uses that can substantially maintain the Necessary Purposes include, wildlife habitat, and passive public uses including but limited to nature study, informal picnicking and walking and bike trails.
2. The City desires to establish a Regional Park in the North Area. The Regional Park and adjacent Community Park are anticipated to have both active and passive activities. City and District acknowledge that only passive activities, such as those identified in this Paragraph 2, should be located in the portion of the Regional Park located on SRCSD land that is south of the future extension of Cosumnes River Boulevard. Passive activities include activities such as walking and biking trails, nature or visitor centers, informal picnicking, and wildlife interpretative and viewing facilities. Passive activities do not include activities such as team sports and formal gatherings such as weddings and fairs. Nature interpretive or visitor centers should be located in the northern portion of the Regional Park.

3. It is desirable to support environmental education, habitat enhancement, and preservation. The City and SRCSD desire to work cooperatively to establish interpretive facilities and education programs. Such programs shall bear the logos of all participants. City and District will seek partnerships and participation in development of the Regional Park from organizations whose mission is to enhance and preserve habitat. City and District shall work cooperatively to obtain grant funding to assist in financing educational facilities.
4. The City shall be responsible for preparation of a park master plan and completion of environmental review of said plan in compliance with the California Environmental Quality Act (CEQA).
5. It is desirable to provide pedestrian and bicycle trails. Off-street connections are preferable to on-street. An important link is from the City of Sacramento's North Laguna Creek Wildlife Area and the Sacramento River.
6. It is desirable to link wildlife corridors.
7. Prior to development of the Regional Park in the North Area, City and SRCSD shall negotiate conditions to provide assurances to the SRCSD that a) as between the SRCSD and the City, the City shall be responsible for liability resulting from the City's uses of the North Area property, b) the City's uses of the property shall be consistent with the principles included in this Letter of Intent on a permanent basis, and c) the City's uses shall not unreasonably impair SRCSD's ability to efficiently access existing pipelines and be able to construct future pipelines through the property. These assurances can be achieved through conditions placed upon leases, right of way agreements, conservation easements, and other mechanisms.
8. Land in the North Area can be used for environmental mitigation purposes only to the extent that the mitigation is for public projects, and approval of any environmental mitigation will be subject to approval of City and District.
9. The SRCSD Interceptor Master Plan calls for the Laguna Creek Interceptor (hereinafter "Interceptor") to be constructed in the future. The Interceptor will extend from the SRWTP to the southeastern portion of the County and then northward towards the Mather area. The Laguna Creek corridor provides an option for alignment of this pipeline, and there is substantial mutual benefit by co-locating pedestrian and open space land uses with pipelines. The City and SRCSD recognize that open trench pipeline construction can have high impacts on the public and the environment, and tunneling can be used to mitigate some of these impacts. If the Laguna Creek corridor is used, SRCSD anticipates placing a paved access road over the Interceptor that is suitable for bicycles and pedestrians where it is feasible and beneficial to the community. In addition to the alignment within the Laguna Creek corridor, alignments along surface street right of ways will be given further consideration. The City and SRCSD will work cooperatively in selecting the final alignment.
10. City has certified an EIR/EIS to construct an interchange at I-5 and extension of Cosumnes River Boulevard from Franklin Boulevard to Freeport Boulevard. A portion

of the Cosumnes River Boulevard extension lies within the SRWTP Bufferlands. Preliminary alignments have been previously discussed with SRCSD that appear to be workable from a transportation engineering perspective while minimizing impacts to the SRWTP and its Bufferlands. The City approved the project EIR and is planning to include with the project sidewalks and planter strips on the south side of the planned roadway next to the Bufferlands. The City and SRCSD agree to negotiate terms for the purchase and sale of the necessary City road and public utility rights-of-way across SRCSD property.

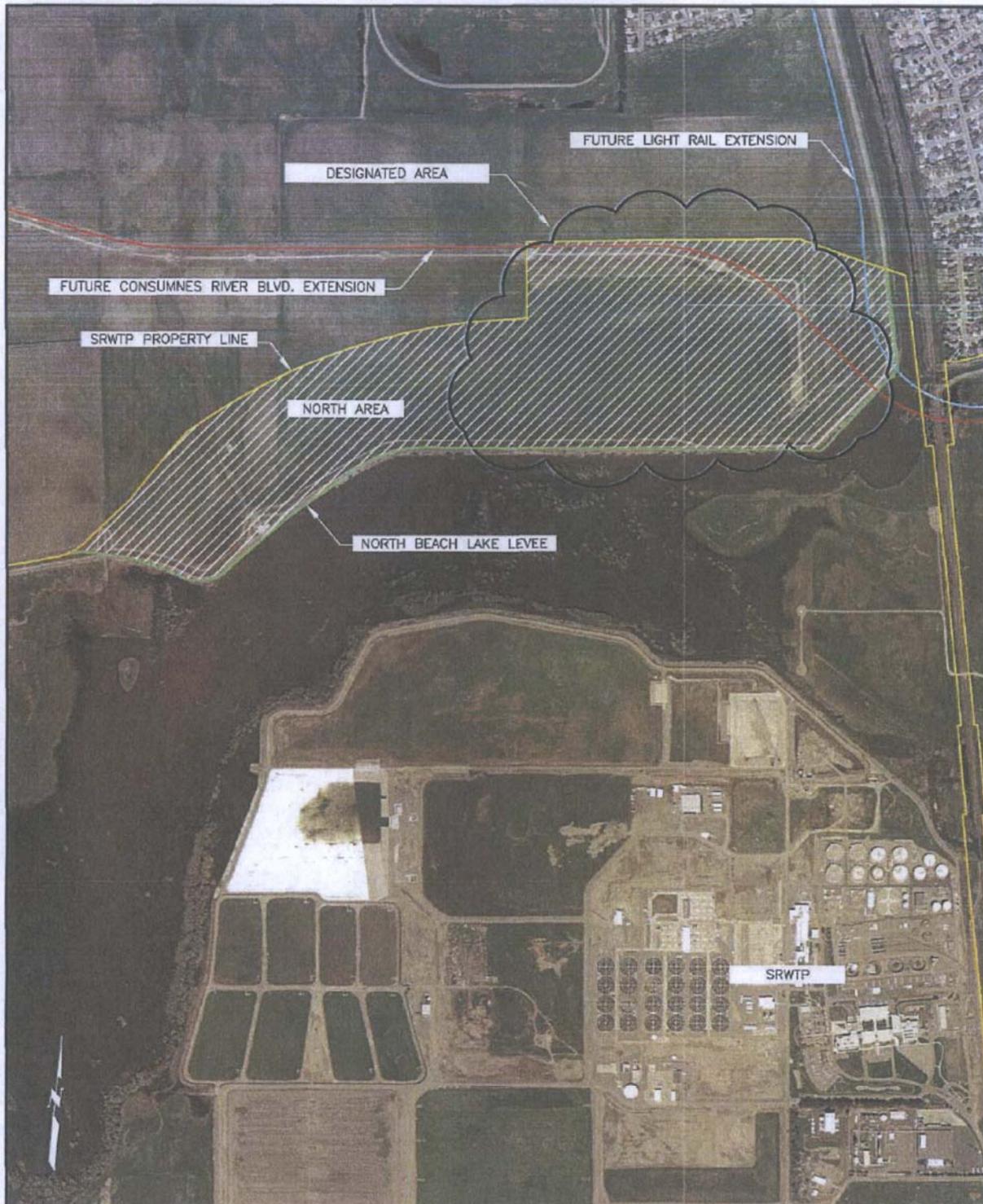
11. A small portion of SRCSD property may become separated from the remainder of the North Area upon the construction of the extension of Cosumnes River Boulevard. This piece of land (hereinafter "Remnant") would be located north of Cosumnes River Boulevard and west of the future alignment of a Light Rail extension. This Remnant may have development potential, and as such would have value to the SRCSD through the sale of this property as surplus.
12. Maintenance and operation of infrastructure for the Regional Park shall be the sole responsibility of the City.
13. City shall take appropriate measures (such as installing chain link fencing) necessary to prevent future trespass on to SRCSD property that is not intended for public access.
14. It is the parties' intent to negotiate and prepare a subsequent agreement or agreements to implement principles included in this Letter of Intent, and to establish funding plans. Such subsequent agreement (s) will be executed before any works of improvement on District property can commence.

Mary K. Snyder, District Engineer

Date: _____, 2009

Ray Kerridge, City Manager

Date: _____, 2009



 Sacramento Regional County Sanitation District	SCALE	GENERAL
	NO SCALE	EXHIBIT A
	LINE IS 2 INCHES AT FULL SIZE (BY WH 2"-SCALE ACCORDINGLY)	SCHMATIC REPRESENTATION OF AREA ADDRESSED IN THE LETTER OF INTENT REGARDING USE OF THE BUFFERLANDS
	DRAWN DOCUMENTATION DATE 11/26/2008	