

Meeting of the Central Valley Flood Protection Board

June 26, 2015

Staff Report

Permit Amendment Hearing

**The Rivers Development – formerly known as Lighthouse Marina
City of West Sacramento, Yolo County**

1.0 – ITEM

Consider approval of Draft Permit No. 14389-1; name change requests for Permit Nos. 14389, 15793, 16120, 16120 (revised), 16151, and 18096; Revocation of Permit No. 15494. (See Attachment B)

2.0 – APPLICANTS

Oakstone Investments LLC / The Rivers Community Association Inc.

3.0 – LOCATION

The project is located on the right (south) bank of the Sacramento River along River Crest Drive in the City of West Sacramento.
(Sacramento River, Yolo County, See Attachment A)

4.0 – PROJECT DESCRIPTION

This action seeks to update the ownership interest and obligations of a series of existing permits issued to Lighthouse Marina Ltd beginning in 1987. The action will also revoke one permit previously issued to Lighthouse Marina Ltd., and will require the current majority property owner, Oakstone, to assist the Board in locating the correct parties to assume the obligations under Permit No. 15378 for utility pipes and conduits. Amending the permits will transfer all rights and responsibilities to the current majority land holder – Oakstone Investments LLC and The Rivers Community Association Inc. which is the homeowners' association for the development. The permits include conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board.

5.0 - AUTHORITY OF THE BOARD

California Water Code § 8534, 8590 - 8610.5, and 8700 - 8710

California Code of Regulations, Title 23 (Title 23)

- § 6, Need for a Permit
 - (b) Permits may be required by the board for existing structures that predate permitting or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and use have been revised.
- § 13, Evidentiary Hearings
 - (a) Except where approval of permits has been delegated to the Executive Officer pursuant to section 5, an evidentiary hearing shall be held for any matter that requires the issuance of a permit.
- § 120, Levees
 - (a)(5) The applicants shall provide the board with a permanent easement granting the Sacramento and San Joaquin Drainage District all flood control rights upon, over, and across the property to be occupied by the proposed flood control works. The easement must include the area within the proposed floodway, the levee section, and the area at least ten (10) feet in width adjacent to the landward levee toe if the area is not presently encumbered by a board easement. The board may require an easement over a larger area and over any property when it is foreseeable that the proposed activities subject to a permit would be injurious to or interfere with the adopted plan of flood control.

6.0 – BACKGROUND

In January of 1987, a Temporary Encroachment Permit (No. 14389) was issued to Lighthouse Marina LTD that approved, in concept, to construct a 270-acre development on the right (south) bank of the Sacramento River in the City of West Sacramento (City). The development included a marina, apartments, a hotel, and a retail commercial center; these elements of the project were never constructed. In 1989, Permit No. 14389-A was issued for Phase 1A of the Lighthouse Marina Project that included the construction of 51 single family lots, installation of sewer and domestic water services, and the placement of bank revetment. To accommodate the 51 lots the levee was extended towards the river by approximately 150 feet with the placement of engineered fill; this work was completed in 1991. The residential lots are at an elevation of about

40-feet (NGVD29) which is approximately 6-feet above the projected 200-year water surface elevation. The waterside slope of the engineered fill is protected by a flexible concrete liner referred to as ArmorFlex.

From the outset it was determined that each residential lot would require a separate permit prior to the construction of a new home. From 2002 to 2005, 14 permits were issued for the construction of new homes, only 11 of which have been constructed. There have been a total of nine (9) encroachment permits issued over a 19-year span for various aspects of the original Lighthouse Marina Project, now known as The Rivers. Some of the approved work was not completed by Lighthouse Marina LLC due to financial difficulties. The property has been sold several times and is now owned by Oakstone Investments LLC. Board staff has requested that, as part of this update, the current owner bring all outstanding permits issued for the overall project into compliance with current standards. Below is a list of all permits issued by the Board for the Lighthouse Marina Development Project with actions required to update the status of each permit.

- **14389 – January 5, 1987:** A Temporary Permit was issued to Lighthouse Marina LTD. to construct a 270-acre development consisting of a large marina, single-family residential units, high rise apartments, a hotel complex, and a retail commercial center. The Corps of Engineers issued a “no-objection” letter to the project. – **Requested Name Change**
- **14389-A – August 18, 1989:** Permit issued to Lighthouse Marina LTD. to construct Phase 1A of the project consisting of 51 single family lots, installation of sewer and domestic water service, and the placement of bank revetment. The Corps of Engineers issued three “no-objection” letters for Phase 1A of the project due to plan changes. – **Requested Name Change with added conditions**
- **15494 – September 14, 1990:** Permit issued to Lighthouse Marina LTD to reconstruct two existing marinas, dredge approximately 18,500 cubic yards, install 54 concrete pipes, and construct two gangways, 101 floating boat docks, a manager’s office, and parking areas. The Corps of Engineers issued a “no-objection” letter to the project. – **Revoke Permit, project never constructed.**
- **15793 – February 4, 1992:** Permit issued to Lighthouse Marina LTD to landscape and install an irrigation system in the Lighthouse Marina and the

Riverbend Development Area. The Corps of Engineers issued a “no-objection” letter to the project. – **Requested Name Change**

- **16120 – September 8, 1993:** Permit issued to Lighthouse Marina and Riverbend Development to construct three temporary chain-link fences with pipe gates on the right bank levee. The Corps of Engineers issued a “no-objection” letter to the project. – **Requested Name Change**
- **16120 (Revised) – June 30, 1995:** Permit issued to Lighthouse Marina and Riverbend Development to authorize two gated chain-link fences across the levee, one gated chain-link fence across the landside levee access ramp, and a temporary chain-link fence along the waterside shoulder of the right bank levee. – **Requested Name Change**
- **16151 – April 6, 1994:** Permit issued to Lighthouse Marina and Riverbend Development to plant native riparian vegetation on the left bank overflow area of the Sacramento River. The Corps of Engineers issued a “no-objection” letter to the project. – **Requested Name Change**
- **18096 – September 14, 2006:** Permit issued to West Riverview LLC to place riprap, construct a waterside berm, place woody debris and plant native vegetation along approximately 3,000 linear feet of the waterside slope of the right (west) bank levee of the Sacramento River. The Corps of Engineers issued a “no-objection” letter to the project. – **Requested Name Change**
- **15378 – February 26, 1990:** Permit issued to Hazama-Gumi to install secondary and primary electrical, street light, cable TV, telephone services, and a natural gas line in a common trench parallel to the waterside slope within the modified right bank levee of the Sacramento River for the Lighthouse Project. The Corps of Engineers issued a “no-objection” letter to the project. No action is requested at this time because the applicants do not control or own the pipes and conduits installed under this permit. However, the applicants have agreed to make first contact and assist Board staff to locate the proper parties so this permit can also be modified. – **Information only, no Board action. Applicants will initiate contact with appropriate public utilities companies to facilitate proper permitting.**

7.0 – PROJECT ANALYSIS

Both Oakstone Investments LLC (Oakstone) and The Rivers Community Association Inc. (HOA) are listed as applicants for the various permitting actions. Oakstone is currently the majority land holder for all of the remaining single-family residential lots in The Rivers Development and the controlling property holder of the HOA. The HOA is responsible for maintaining the development. As more and more lots are sold, Oakstone will become a minority land holder and the HOA will become the agency that is wholly responsible for the long term maintenance of the development. To forego the need for a permit name change in the future, it was determined that a dual-applicant approach was preferred.

The applicants are requesting that Permit No. 14389-A, issued to Lighthouse Marina Ltd. in 1989, be amended to facilitate the completion of the development in a way that is most compatible with flood risk reduction. The applicants have established consistent construction limitations through a set of building guidelines for the levee lots and they will also secure CVFPB easement recordation for the levee slopes and the single-family residential lots that have not yet been permitted in Phase 1A of the project. The applicants are also requesting the removal of a temporary marketing and sales building that currently exists on levee lots 49, 50, and 51.

In 2012, Oakstone acquired the remaining assets for the then-named Riverbend Development. The applicants and staff have worked to ensure that there is no conflict between the anticipated new residential structures, ongoing operation and maintenance of the levee, and any future levee improvements in the area. Accordingly, Oakstone and the HOA have agreed to:

1. establish consistent setback conditions (front- and back-yard) for all remaining single-family residential lots;
2. acquire all necessary CVFPB easements (Sacramento San Joaquin Drainage District) in a single transaction of property dedication by Oakstone for all remaining single-family residential lots in Phase 1A;
3. establish key, consistent requirements for landscaping, decking, and other exterior encroachments that are conforming to Title 23; and
4. establish a uniform maximum building footprint in which all new residential construction must conform.

To ensure that future homes will be conforming to Title 23 standards, Oakstone has developed Supplemental Design Guidelines (guidelines) that establishes consistent building requirements and acceptable building footprints for future homes. The guidelines will be provided to all potential buyers by the HOA, and may not be revised without the written consent of the Board. Board staff has reviewed the guidelines and they are consistent with Title 23 standards.

The placement of the engineered fill in 1991 dictated the need for additional Board (Sacramento-San Joaquin Drainage District) easements to ensure maintenance and emergency access rights to the levee (CCR Title 23, Section 120 (a) (5)). Oakstone proposes to dedicate two easements to the CVFPB that would encompass the front 25 feet of each of the remaining levee lots, the entire width of the River Crest Drive, and the two HOA open space parcels immediately south of River Crest Drive. A Slope Control Easement would encompass the rear 25 feet of each of the remaining levee lots and the three HOA open space parcels immediately north of the levee lots (See Attachment C).

To inform future homeowners of the potential issues associated with living on a levee, Oakstone has agreed to; 1) record a deed restriction that is crafted to meet permit requirements, and 2) implement a disclosure and notice statement that will run with the land, to be signed by each homeowner, in conjunction with the sale of levee lots.

The Rivers is located on a project levee that is maintained by DWR's Sacramento Maintenance Yard (MA-4). Within one (1) year from the issuance of Permit No. 14389-1 the applicants will submit a Long Term Management Plan that details how maintenance will be performed on all features that were constructed in the original Project footprint. In addition, the HOA will monitor work activities in the area and inform homeowners of the need to acquire an encroachment permit for any work. Oakstone, as a controlling vote on the HOA, will amend the HOA charter documents to ensure that the HOA has the necessary authority and resources to perform encroachment management. The revised HOA charter documents will be provided to all subsequent new home permit applications for The Rivers development.

8.0 – AGENCY COMMENTS AND ENDORSEMENTS

The comments and endorsements associated with this project, from all pertinent agencies are shown below:

- The Department of Water Resources Sacramento Maintenance Yard – State Maintenance Area 4 - has endorsed the application with no conditions.
- The U.S. Army Corps of Engineers draft 208.10 comment letter has been received for this application. The USACE District Engineer has no objection to approval of this application, subject to conditions. The final letter will be incorporated into the permit as Exhibit A.

9.0 – CEQA ANALYSIS

Board staff has prepared the following CEQA findings:

The Board determined that approval of Permit No. 14389-1 is categorically exempt from CEQA under a Class 1 Categorical Exemption (CEQA Guidelines Section 15301(I)) covering removal of individual small structures and statutory exempt from CEQA under CEQA Guidelines Section 15268 covering ministerial projects.

The Board determined that approval of Permit Nos. 14389-2, 15793-1, 16120-1, 16120-2, 16151, and 18096-1 are statutory exempt from CEQA under CEQA Guidelines Section 15268 covering ministerial projects.

10.0 – SECTION 8610.5 CONSIDERATIONS

1. Evidence that the Board admits into its record from any party, State or local public agency, or nongovernmental organization with expertise in flood or flood plain management:

The Board has received application and backup materials from the applicants, the Board and staff have visited the site, received informational briefings from the applicants, and Board staff has had several meetings with the applicants, the USACE and the local maintaining agency. No additional comments have been received to date from other stakeholders, however, the Board will consider all comments received through the hearing on this matter.

2. The best available science that related to the scientific issues presented by the executive officer, legal counsel, the Department or other parties that raise credible scientific issues.

The actions here are for name change or permit revocation. Staff has not identified any scientific or environmental issues.

3. Effects of the decision on the entire State Plan of Flood Control, and consistency of the proposed project with the Central Valley Flood Protection Plan as adopted by Board Resolution 2012-25 on June 29, 2012:

There will be no adverse effect to the State Plan of Flood Control as the Lighthouse Marina Project was authorized in 1987. Permit No. 14389-1 amends Permit No. 14389-A but authorizes no work. The project authorized under Permit No. 14389-A and constructed in 1991 resulted in an oversize levee that is protected by a concrete mat and bank riprap.

4. Effects of reasonable projected future events, including, but not limited to, changes in hydrology, climate, and development within the applicable watershed:

The project is existing and there should be no effects of reasonable projected future events. The single-family residential lots are several feet above the projected 200-year water surface elevation and the new oversize levee will make future seepage issues unlikely.

11.0 – STAFF RECOMMENDATION

Staff recommends that the Board:

Revoke: Permit No. 15494;

Adopt:

- the CEQA findings;

Approve:

- draft Encroachment Permit No. 14389-1 in substantially the form provided; and Name Change Permit Nos. 14389-2, 15793-1, 16120-1, 16120-2, 16151, and 18096-1;

Direct:

- the Executive Officer to take the necessary actions to execute the permits, execute the real property transfer documents, and file a Notice of Exemption pursuant to CEQA with the State Clearinghouse.

12.0 – LIST OF ATTACHMENTS

- A. Location Maps and Photos
- B. Draft Permits No. 14389-1, 14389-2, 15793-1, 16120-1, 16120-2, 16151, and 18096-1, Permit No. 15494 for revocation.
- C. SSJDD Easement Graphics

Design Review:

Gary W. Lemon P.E.

Environmental Review:

Andrea Buckley

Document Review:

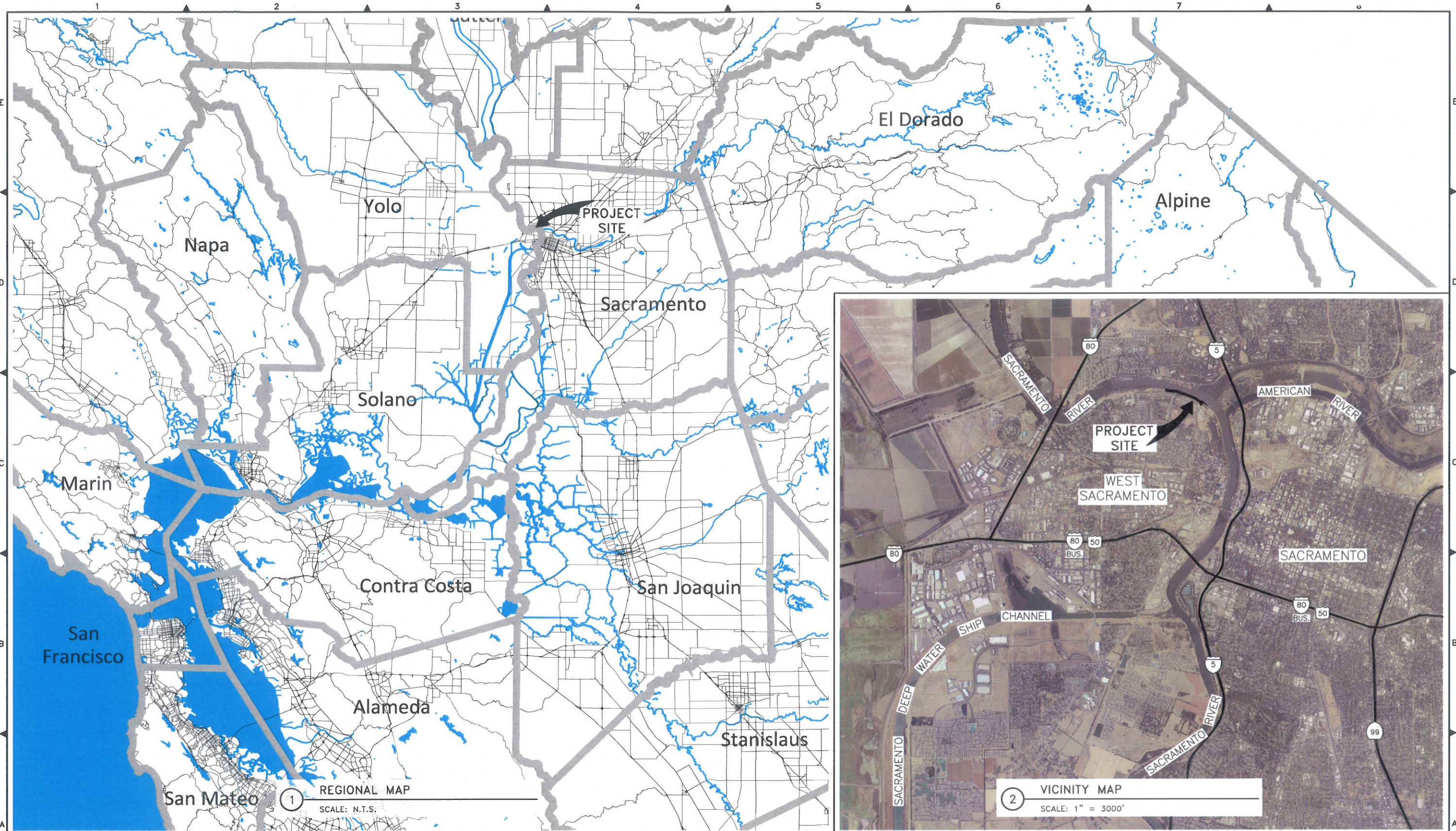
Mitra Emami P.E., Branch Chief, Permitting and Enforcement

Len Marino P.E., Chief Engineer

Leslie Gallagher, Chief Counsel

This page intentionally left blank.

FILE SPEC: C:\Users\volmoas\appdata\local\temp\AcPublish_59444\Exn_Regional_Map.dwg
PLOT DATE: Dec 20, 2013 - 10:29am





FILE SPEC: c:\Users\vedmaas\appdata\local\temp\AcPublish_3708\Exh_Site Map.dwg
PLOT DATE: Feb 14, 2014 - 9:41am

K S N INC.	KJELDTSEN SINNOCK NEUDECK Civil Engineers and Land Surveyors	711 N. Pershing Avenue Stockton, CA 95203 (209) 946-0268 1355 Halyard Drive, Suite 180 West Sacramento, CA 95691 (916) 403-5900 www.ksninc.com	Scale		THE RIVERS LEVEE LOTS	EXHIBIT 1		
			1" = 120'				SITE MAP	PAGE 1
			Original Drawing Scale 0 1/2" 1" 					

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 14389-1 BD

This Permit is issued to:

Oakstone Investments LLC / The Rivers Community Association Inc.
1508 Eureka Road, Suite 140
Roseville, California 95661

This is a Name-Change Permit with additional conditions, transferring all rights and responsibilities to the current majority land holder and the homeowners' association of the Project authorized by Permit No. 14389-A . The Project is located on the waterside of the levee within Phase 1A of The Rivers Development (originally referred to as the Lighthouse Marina and Riverbend Development), and includes subdivided lots for sale as single family residences. This permit includes conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board.

The project is located on the right (south) bank of the Sacramento River along River Crest Drive in the City of West Sacramento (Section 26, 27, T9N, R4E, MDB&M, Sacramento Maintenance Yard, Sacramento River, Yolo County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any

other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 14389-1 BD

LIABILITY AND INDEMNIFICATION

THIRTEEN: The permittees are responsible for all liability associated with the maintenance of the landside levee slope and the waterside slope of the engineered fill, and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FOURTEEN: The permittees shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The Central Valley Flood Protection Board and the Department of Water Resources shall not be held liable for any damages to the permitted encroachment(s) resulting from flood fight,

operation, maintenance, inspection, or emergency repair.

AGENCY CONDITIONS

SIXTEEN: The permittee shall comply with all conditions set forth in the letter from the Department of the Army (U.S. Army Corps of Engineers, Sacramento District) dated June 17, 2015, which is attached to this permit as Exhibit A and is incorporated by reference.

SEVENTEEN: The permittee should contact the U.S. Army Corps of Engineers, Sacramento District, Regulatory Branch, 1325 J Street, Sacramento, California 95814, telephone (916) 557-5250, as compliance with Section 10 of the Rivers and Harbors Act and/or Section 404 of the Clean Water Act may be required.

EIGHTEEN: Except as modified by this permit, the permittees shall assume responsibility for all conditions contained in Permit No.14389-A which is attached to this permit as Exhibit B.

NINETEEN: This permit does not authorize any work or construction. Any new structures, dwellings, or landscaping within the Project, to include the floodway, the levee section, the waterside engineered fill, or within 10 feet of the landward levee toe will require an encroachment permit from the Central Valley Flood Protection Board, and must be in compliance with all Board regulations and policies in effect at the time of construction.

TWENTY: This permit is not valid until the applicants establish a special reserve account to be kept in perpetuity, acceptable to the Central Valley Flood Protection Board, in the amount of \$50,000. The account is to be restricted to use by The Rivers Community Association, Inc. (HOA) or the Central Valley Flood Protection Board or its designee, for the purpose of removing any unauthorized encroachments from the Project.

TWENTY-ONE: The permittees shall initiate contact with the appropriate public utility companies to facilitate the submittal of encroachment permit applications for all of the features that were authorized and installed under Permit No.15378 which is attached to this permit as Exhibit C.

TWENTY-TWO: Within three (3) years from the issuance of this permit the permittees must remove all unauthorized encroachments that currently exist on levee lots 49, 50, and 51 or submit an encroachment permit application(s) for the unauthorized encroachments.

OPERATIONS AND MAINTENANCE

TWENTY-THREE: Within one (1) year from the issuance of this permit and before any permits are issued for new home construction the applicants shall submit a Long Term Management Plan (LTMP), acceptable to the CVFPB, that details how maintenance will be performed on all features that were constructed in the original Project footprint as a result of, or as mitigation for, the Lighthouse Marina Project.

TWENTY-FOUR: The permittees shall maintain the permitted encroachment(s) and the project works within the utilized area as requested by the authorized representative of the Central Valley Flood

Protection Board or the Department of Water Resources.

REAL ESTATE

TWENTY-FIVE: Within one (1) year of permit issuance and prior to the issuance of any permits for home construction the permittees shall record as to each of the lots on which a home has not yet been built (lot numbers 17 through 51 and Lot A) a deed restriction (restrictive covenant or equitable servitude) that would (i) limit the ability of future residents to impede flood protection improvement projects on or adjacent to their properties, (ii) provide notice to the prospective buyers regarding the adjacency of flood protection works and the possibility of future improvements.

TWENTY-SIX: Within one (1) year of permit issuance and prior to the issuance of any permits for home construction on lots 17 through 51 and Lot A, the permittees shall provide to the Central Valley Flood Protection Board a permanent easement granting the Sacramento and San Joaquin Drainage District flood control rights upon, over, and across the levee, to include the waterside slope of the engineered fill as indicted by the graphic attached to this permit as Exhibit D.

TWENTY-SEVEN: The applicants will use its best efforts to obtain for the Board additional easements, consistent with those illustrated on Exhibit D, from the owners of the 11 existing homes (lots 5 through 8 and 10 through 16) and lots 3, 4, and 9 that have received permits from the CVFPB. The Home Owners Association agrees to condition any requested discretionary modifications (other than minor modifications) to the lots that have been permitted with a requirement that easements be transferred by the property owner to the SSJDD consistent with Exhibit D.

END OF CONDITIONS



DEPARTMENT OF THE ARMY
U.S. Army Engineer District, Sacramento
Corps of Engineers
1325 J Street
Sacramento, California 95814-2922

REPLY TO
ATTENTION OF

Flood Protection and Navigation Section (14389-1)

JUN 17 2015

Ms. Leslie M. Gallagher, Acting Executive Officer
Central Valley Flood Protection Board
3310 El Camino Avenue, Room 151
Sacramento, California 95821

Dear Ms. Gallagher:

We have reviewed a permit application by Oakstone Investment LLC and The Rivers Community Association Inc., application number 14389-1). This is a request for a programmatic permit that establishes consistent dwelling setbacks, a uniform maximum building footprint, construction limitations, and CVFPB easement recording for 36-lots in The Rivers residential development adjacent to the waterside levee crown of the right (west) bank levee of the Sacramento River. The Rivers development (originally known as the Lighthouse Marina) was initially approved under Permit No.14389 with the infrastructure for 51 single-residential lots being approved under Permit No.14389-A. The project is located on the right bank of the Sacramento River along River Crest Drive, in the City of West Sacramento, at 38.602765°N 121.522323°W NAD83, in Yolo County, California. Please note that this letter is in response to a request by your staff to re-issue our 18934 letter dated October 28, 2014, enclosed, with CVFPB number 14389-1 and to change the applicant name.


From a general public safety perspective, it is important to recognize that the proposed project is located on the waterside of a Federal flood risk management project levee and therefore may be subject to flooding and/or flood damage. Residential buildings in high-hazard areas put not only the resident(s) at risk, but also any emergency responders who respond to flood events and assist with evacuations. The Corps of Engineers strongly discourages development within known flood hazard areas. As a matter of public policy, we strongly recommend the Central Valley Flood Protection Board revise its policies and restrict development of habitable structures within flood hazard areas. Allowing new structures within the floodway increases risk to both property and human lives.

This permit application is not authorizing any new construction, but it does set up dwelling setbacks, construction limitations and levee easements in the name of the Central Valley Flood Protection Board. The District Engineer has no objection to approval of this application by your Board from a flood control standpoint, provided that conditions in our letter for permit application #14389, dated June 7, 1989, are followed.

Because application 14389-1 is for a programmatic permit, a Section 10 or Section 404 statement is not provided. Please advise individual applicants to contact the U.S. Army Corps of Engineers, Sacramento District, Regulatory Division, 1325 J Street, Room 1350, Sacramento, California 95814, telephone (916) 557-5250, for a Section 10 or Section 404 determination.

A copy of this letter is being furnished to Mr. Don Rasmussen, Chief, Flood Project Integrity and Inspection Branch, 3310 El Camino Avenue, Suite 200, Sacramento, California 95821.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Larson", with a stylized flourish at the end.

Ryan Larson, P.E.
Chief, Flood Protection and Navigation Section

Enclosure



DEPARTMENT OF THE ARMY
U.S. Army Engineer District, Sacramento
Corps of Engineers
1325 J Street
Sacramento, California 95814-2922

REPLY TO
ATTENTION OF

Flood Protection and Navigation Section (18934)

OCT 28 2014

Ms. Leslie M. Gallagher, Acting Executive Officer
Central Valley Flood Protection Board
3310 El Camino Avenue, Room 151
Sacramento, California 95821

Dear Ms. Gallagher:

We have reviewed a permit application by Oakstone Investment, LLC (application number 18934). This is a request for a programmatic permit that establishes consistent dwelling setbacks, a uniform maximum building footprint, construction limitations, and CVFPB easement recording for 36-lots in The Rivers residential development adjacent to the waterside levee crown of the right (west) bank levee of the Sacramento River. The Rivers development (originally known as the Lighthouse Marina) was initially approved under Permit No. 14389 with the infrastructure for 51 single residential lots being approved under Permit No. 14389-A. The project is located on the right bank of the Sacramento River along River Crest Drive, in the City of West Sacramento, at 38.602765°N 121.522323°W NAD83, in Yolo County, California.

From a general public safety perspective, it is important to recognize that the proposed project is located on the waterside of a Federal flood risk management project levee and therefore may be subject to flooding and/or flood damage. Residential buildings in high-hazard areas put not only the resident(s) at risk, but also any emergency responders who respond to flood events and assist with evacuations. The Corps of Engineers strongly discourages development within known flood hazard areas. As a matter of public policy, we strongly recommend the Central Valley Flood Protection Board revise its policies and restrict development of habitable structures within flood hazard areas. Allowing new structures within the floodway increases risk to both property and human lives.

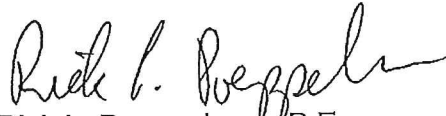
This permit application is not authorizing any new construction, but it does set up dwelling setbacks, construction limitations and levee easements in the name of the Central Valley Flood Protection Board. The District Engineer has no objection to approval of this application by your Board from a flood control standpoint, provided that conditions in our letter for permit application #14389, dated June 7, 1989, are followed.

Because application 18934 is for a programmatic permit, a Section 10 or Section 404 statement is not provided. Please advise individual applicants to contact the U.S. Army Corps of Engineers, Sacramento District, Regulatory Division, 1325 J Street,

Room 1350, Sacramento, California 95814, telephone (916) 557-5250, for a Section 10 or Section 404 determination.

A copy of this letter is being furnished to Mr. Don Rasmussen, Chief, Flood Project Integrity and Inspection Branch, 3310 El Camino Avenue, Suite 200, Sacramento, CA 95821.

Sincerely,

A handwritten signature in cursive script, reading "Rick L. Poeppelman".

Rick L. Poeppelman, P.E.
Chief, Engineering Division

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 14389-A GM

This Permit is issued to:

Lighthouse Marina Ltd.
2535 Maricopa Street
Torrance, CA

To construct Phase 1A of the Lighthouse Marina. Project consists of 51 single family lots, installation of sewer and domestic water services, and the placement of bank revetment on the right bank overflow area of the Sacramento River. The project is located in the City of West Sacramento upstream from the I Street Bridge. Section 27, T9N, R4E, N.D.S.4N. Sacramento River, Yolo County

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

Dated: AUG 18 1989

Original Signed by:
Arnold W. Johnson
General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature; or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

THIRTEEN: All conditions of the permit issued for Application No. 14389 remain in force.

FOURTEEN: This permit covers phase 1a work only.

FIFTEEN: The applicant shall arrange for an inspector from the Department of Water Resources to be at the site prior to any excavation and during all backfill operations.

SIXTEEN: For availability and scheduling of an inspector, the applicant shall contact the Department of Water Resources at telephone number (916) 445-3942 at least 10 working days prior to proposed start of work.

SEVENTEEN: That all trees and brush cleared shall be completely burned or otherwise removed from the overflow area of the Sacramento River, and no downed trees or brush shall be allowed to remain in the floodway during the flood season between November 1 and April 15.

EIGHTEEN: That fill material shall only be placed within the area indicated on the submitted plans.

NINETEEN: Vehicular access shall be provided along the levee crown roadway at all times during construction.

TWENTY: That no excavation shall be made or allowed to remain in the levee section or overflow area between November 1 and April 15.

TWENTY-ONE: No parallel piping will be allowed on the landside within 10 feet of the landward levee toe.

TWENTY-TWO: That the water service lines shall be placed in the center of an open trench 2 feet wider than the diameter of the trench.

TWENTY-THREE: A minimum spacing of 12 inches shall be provided between the pipes within the levee section.

TWENTY-FOUR: That the sewer lines shall be placed in an open cut with side slopes no steeper than 3 horizontal to 1 vertical.

SPECIAL CONDITIONS FOR PERMIT NO. 14389-A-GM: (Continued)

TWENTY-FIVE: That the drainage pipelines shall be placed in the center of an open trench 2 feet wider than the diameter of the pipes.

TWENTY-SIX: All pipelines within 10 feet of the landward levee toe, within the levee section and on the riverside of the levee shall be polyethylene and have fusion welded joints.

TWENTY-SEVEN: That the invert of the water service pipelines through the levee crown shall be above elevation 35.8 feet, NGVD Datum.

TWENTY-EIGHT: That the water service pipelines and sewer lines shall be installed through the levee section at a right angle to the centerline of the levee.

TWENTY-NINE: That the waterward end of the proposed discharge pipes shall be constructed so as to direct the flow away from the bank to prevent erosion.

THIRTY: That the water service pipelines shall be buried with a minimum cover of 12 inches in the levee slopes and 24 inches through the levee crown.

THIRTY-ONE: That backfill material for any excavation shall be placed in 4- to 6-inch layers and compacted to a density equal to or greater than that of the adjacent undisturbed material.

THIRTY-TWO: Density tests by a certified materials laboratory will be required to verify compaction of backfill.

THIRTY-THREE: All backfill material shall be the in place native material or imported impervious material.

THIRTY-FOUR: That the control valve for all water service lines shall be located a minimum distance of 10 feet landward of the landward levee toe of the levee.

THIRTY-FIVE: That the proposed revetment shall be uniformly placed and transitioned into the natural bank at both ends.

THIRTY-SIX: That the applicant shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

THIRTY-SEVEN: That no further work, other than phase 1a, shall be done in the area without the prior approval of The Reclamation Board.

This page intentionally left blank.



DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814-4794

June 7, 1989

REPLY TO
ATTENTION OF

Navigation and Flood Control Unit (14389)

The Reclamation Board
State of California
1416 - 9th Street, Room 455-6
Sacramento, California 95814

Members of the Board:

We have reviewed your letter of May 25, 1989, enclosing revised plans dated May 23, 1989, by the Spink Corporation for Lighthouse Marina (Reclamation Board Number 14389), for approval. These plans cover Phase IA for a planned development on the landside and waterside of the right bank levee of the Sacramento River. The location of this proposed work is at River Mile 60.5, City of West Sacramento, in Section 27, Township 9 North, Range 4 East, M.D.B.&M., County of Yolo.

The District Engineer has no objection to approval of these plans by your Board from a flood control standpoint subject to the following conditions:

- a. That the proposed sewer and water pipes through the project levee section shall either be of new steel of at least Number 10 gage, butt welded joints and properly soilproofed or polyethylene pipe with fusion welded joints.
- b. That all abandoned pipes within the project levee shall be completely removed.
- c. That conditions A, D, F, G and H of our letter (regarding this application) dated December 1, 1986, shall remain in force.

Sincerely,

D. A. Dennis
Chief, Construction-Operations
Division

Copy Furnished:

✓DWR, ATTN: M. Luttropp

This page intentionally left blank.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 15378 BD

This Permit is issued to:

Hazama-Gumi Limited
850 Anna Street
West Sacramento, CA 95605

Attention: John McCarthy

To install secondary and primary electrical, street light, cable TV and telephone services and a natural gas pipeline in a common trench within the right bank levee of the Sacramento River. The project is located in the City of West Sacramento at the confluence of the Sacramento and American Rivers. Section 27, T9N, R4E, M.D.B.&M. (Maintenance Area No. 4) Sacramento River, Yolo County

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

FEB 26 1990

Original signed by
Raymond E. Barach

Dated: _____

General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

THIRTEEN: That the proposed utility conduits and pipelines to be installed longitudinally in the levee section shall be installed under the sidewalk. ✓

FOURTEEN: That sand shall not be used for bedding and/or backfill material. ✓

FIFTEEN: The applicant shall arrange for an inspector from the Department of Water Resources to be at the site prior to any excavation and during all backfill operations. ✓

SIXTEEN: For availability and scheduling of an inspector, the applicant shall contact the Department of Water Resources at telephone number (916) 445-3942 at least 10 working days prior to proposed start of work. ✓

SEVENTEEN: That no excavation shall be made or allowed to remain in the levee section between November 1 and April 15. ✓

EIGHTEEN: That the conduits and pipeline shall be placed in the center of an open trench through the levee crown. ✓

NINETEEN: A minimum spacing of 12 inches shall be provided between the conduits and pipeline within the levee crown.

TWENTY: That the invert of the utility conduits and pipeline through the levee crown shall be above the proposed flood plane elevation of 35.8 feet, USGS Datum. ✓

TWENTY-ONE: That the utility conduits and pipeline shall be installed through the levee section at a right angle to the centerline of the levee. ✓

TWENTY-TWO: That the utility conduits and pipeline shall be buried with a minimum cover of 12 inches in the levee slopes and 24 inches through the levee crown. ✓

TWENTY-THREE: That backfill material for the excavation within the levee section shall be placed in 4- to 6-inch layers and compacted to a minimum of 90 percent relative compaction as per ASTM D-1557. ✓

SPECIAL CONDITIONS FOR PERMIT NO. 15378-BD: (Continued)

TWENTY-FOUR: Density tests by a certified materials laboratory will be required to verify compaction of backfill.

TWENTY-FIVE: That the levee section shall be restored to at least the same condition that existed prior to commencement of work.

TWENTY-SIX: That the applicant shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

This page intentionally left blank.



DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814-4794

January 5, ~~1989~~ 1990

REPLY TO
ATTENTION OF

Navigation and Flood Control Unit (15378)

The Reclamation Board
State of California
1416 - 9th Street, Room 455-6
Sacramento, California 95814

Members of the Board:

We have reviewed your letter, dated December 27, 1989, enclosing application by Hazama-Gumi (Reclamation Board Number 15378), for approval of plans. These plans cover construction of a joint trench for utilities parallel to the waterside slope and two crossings of the right bank levee of the Sacramento River. The location of this proposed work is at the Lighthouse Marina Project Phase 1A, River Miles 60.5 to 61.3, in Section 7, Township 9 North, Range 4 East, M.D.B.&M., Yolo County.

The District Engineer has no objection to approval of this application by your Board from a flood control standpoint subject to the following conditions:

a. That the proposed joint trench for utilities, splice boxes and appurtenance parallel with the project levee shall be outside of the existing project levee.

b. That the proposed utilities through the project levee crown shall be above flood plane elevation of 31.5' N.G.V. Datum.

c. That the bedding and backfill material for the joint trench within the project levee section shall be impervious.

d. That no excavation shall be made or remain in the project levee section during the flood season November 1 to April 15 unless otherwise approved in writing by your Board.

e. That the proposed gas pipe(s) within the project levee shall have provisions for rapid closure in the event of leakage or rupture.

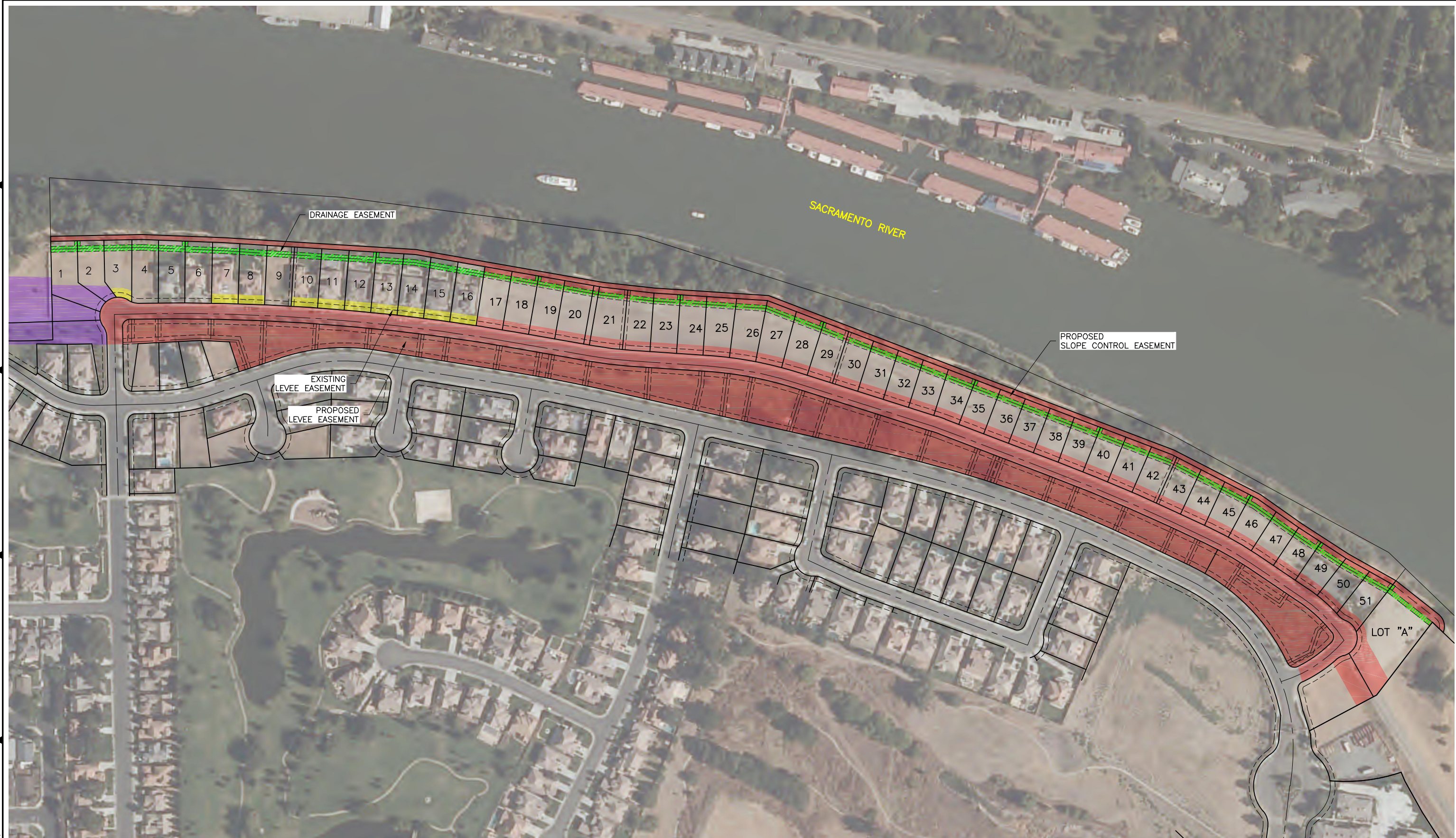
Sincerely,

D. A. Dennis
Chief, Construction-Operations
Division

Copy Furnished:

✓ DWR, ATTN: M. Luttropp

This page intentionally left blank.



LEGEND:

	EXISTING LEVEE EASEMENT
	PENDING LEVEE EASEMENT
	PROPOSED CVFPB LEVEE EASEMENT OR PROPOSED CVFPB SLOPE CONTROL EASEMENT
	DRAINAGE EASEMENT (PROPOSED TO BE QUIT CLAIMED FROM COWS TO HOA)

K S N INC.	KJELDEN SINNOCK NEUDECK Civil Engineers and Land Surveyors	711 N. Pershing Avenue Stockton, CA 95203 (209) 946-0268	Scale 1" = 120' Original Drawing Scale 0 1/2" 1" 		THE RIVERS LEVEE LOTS PROPOSED EASEMENTS OVERALL	EXHIBIT 1 PAGE 1
		1355 Halyard Drive, Suite 180 West Sacramento, CA 95691 (916) 403-5900 www.ksninc.com				

FILE SPEC: c:\Users\vedmaas\appdata\local\temp\AcPublish_3708\Exh_Site Map_Easements.dwg
PLOT DATE: Feb 14, 2014 - 9:45am

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 14389-2 BD

This Permit is issued to:

Oakstone Investments LLC / The Rivers Community Association Inc.
3000 Lava Ridge Court, Suite 115
Roseville, California 95661

This is a "name change" permit only and includes conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board. This permit supersedes Permit No.14389 that was issued to Lighthouse Marina Ltd. on January 5, 1987 to construct a 270-acre development consisting of a large marina, single-family residential units, high rise apartments, a hotel complex and a retail commercial center on the right bank of the Sacramento River.

The project is located in West Sacramento, north of Sacramento Avenue between River Miles 60.5 and 61.3 (Section 26, 27, T9N, R4E, MDB&M, Maintenance Area 4, Sacramento River, Yolo County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 14389-2 BD

THIRTEEN: All conditions contained in Permit No. 14389 shall remain in effect. A copy of the permit is attached to this permit as Exhibit A.

LIABILITY AND INDEMNIFICATION

FOURTEEN: The permittees are responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The permittees shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The Central Valley Flood Protection Board and the Department of Water Resources shall not be held liable for any damages to the permitted encroachment(s) resulting from flood fight, operation, maintenance, inspection, or emergency repair.

SEVENTEEN: The permittees shall be responsible for repair of any damages to the project levee and other flood control facilities due to construction, operation, or maintenance of the proposed project.

OPERATIONS AND MAINTENANCE

EIGHTEEN: The permittees shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Central Valley Flood Protection Board, the Department of Water Resources, or any other agency responsible for maintenance.

NINETEEN: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittees shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittees do not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

PROJECT ABANDONMENT / CHANGE IN PLAN OF FLOOD CONTROL

TWENTY: If the project, or any portion thereof, is to be abandoned in the future, the permittees or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-ONE: The permittees may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if in the discretion of the Central Valley Flood Protection Board the removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if the Project is not maintained or is damaged by any cause. If the permittees do not comply, or in the event of an emergency, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

END OF CONDITIONS

This page intentionally left blank.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

TEMPORARY PERMIT NO. 14309 -BD

This Permit is issued to:

Edward Ferrero
Lighthouse Marina Ltd.
2538 Maricopa Street
Terrance, CA

To construct a 270-acre development consisting of a large marina, single-family residential units, high rise apartments, a hotel complex and a retail commercial center on the right bank of the Sacramento River. The project is located in West Sacramento at the confluence of the American and Sacramento Rivers. Section 27, T2N, R4E, S.2.S.4N. Sacramento River, Yolo County

NOTES: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

Dated: _____

JAN - 5 1987

Original signed by
Raymond A. Harsch

General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

*MODIFIED SEE LOTTERY DATED 4/26/88
w*

THIRTEEN: Prior to start of any construction, the applicant shall submit complete final Design plans and specifications to the Board for approval. Staged plan approval will not be considered by the Board.

FOURTEEN: Any significant proposed variance from the approved final Design plans or the conceptual plan must be approved by the Board at a regular Board meeting.

FIFTEEN: The existing project levee shall not be moved or reduced in cross section or elevation.

SIXTEEN: Enter into a recorded compliance agreement running with the land.

SEVENTEEN: No vehicle parking shall be allowed on the levee crown from November 1 through April 15.

EIGHTEEN: No excavation shall be made or allowed to remain in the levee section between November 1 and April 15.

NINETEEN: A longseeping plan must be submitted to the Board for approval.

TWENTY: The top of the driven timber piling in the marine shall be a minimum distance of 2 feet above elevation 30.0 MSLVD.

TWENTY-ONE: All building pads on the water side of the project levee shall be at or above elevation 30.0 MSLVD.

TWENTY-TWO: When the alteration to the project levee is completed, the applicant shall dedicate a standard levee easement to The Reclamation Board for the area of the "new" levee plus 10 feet from the "new" levee toe on each side.

SPECIAL CONDITIONS FOR APPROVAL OF PLANS 14389-BD: (Continued)

TWENTY-THREE: The deed for each parcel of property burdened by the levee easement shall contain a clause, approved by the General Manager, recognizing that any work done by the property owner within the levee easement can only be done under an approved permit from The Reclamation Board.

TWENTY-FOUR: All building setbacks from the project levee shall be in conformance with the approved conceptual plan but will not be less than 25 feet in any location.

TWENTY-FIVE: The stability of all fill slopes shall be checked when soil parameters are established. In addition, the need for slope protection shall be evaluated and supported with geotechnical and hydraulic data.

This page intentionally left blank.



DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT, CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814-4794

REPLY TO
ATTENTION OF

December 1, 1986

Navigation and Flood Control Unit (14389)

The Reclamation Board
State of California
1415 - 9th Street, Room 455-C
Sacramento, California 95814

Members of the Board:

We have reviewed your letter, dated April 18, 1986, enclosing application by the Spink Corporation (Reclamation Board Number 14389), for approval of plans. These plans cover the Lighthouse Marina Planned Development. This development includes a marina, a commercial center, and residential development on both the landside and waterside of the project levee. The location of this proposed development is on the right bank of the Sacramento River in Broderick at River Mile 60.5, in Section 27, Township 9 North, Range 4 East, M.L.B.&M., Yolo County.

Our comments on the proposal are based on revised conceptual plans, dated November 17, 1986, furnished to this office by Spink Corporation and on an extensive review of hydraulic computations furnished by the applicant.

We have no objection to approval of this application by your Board from strictly a flood control standpoint because our review indicates that the proposed development will not adversely effect the flood carrying capacity of the Sacramento River Flood Control Project. This approval is subject to the following conditions:

- a. That no buildings or other structures shall be constructed on the levee section or within ten feet of the levee toes.
- b. That all buildings for human habitation located on the waterside of the project levee shall be constructed with first floor elevations at or above elevation 33.5, N.G.V. Datum, which is two feet above flood plane.
- c. That any relocated levee shall be constructed to at least the same elevation as the original levee.
- d. That the stability of all fill slopes are checked when soil parameters are established. In addition, the need for stone slope protection shall be evaluated and supported with geotechnical and hydraulic data.

e. That the design of proposed sheet pile retaining walls shall address stability and longevity.

f. That detailed plans and specifications for the Marina, buildings for human habitation, fills, utility crossings of the levee, docks, retaining walls, revetment work, seepage control facilities, and underground parking shall be submitted and approved by your Board prior to start of construction.

g. That all landscaping on the project levee shall conform to the 1969 Guide for Vegetation on Project Levees.

h. That the applicant shall enter into a legally binding agreement with the Department of Water Resources to insure adequate maintenance of the project levee. This agreement should define, in detail, the specific levee maintenance responsibilities of the applicant.

Sincerely,

Wayne J. Scholl
Colonel, Corps of Engineers
District Engineer

Copy Furnished:

> DWR, ATTN: M. Luttropp

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 15793-1 BD

This Permit is issued to:

Oakstone Investments LLC / The Rivers Community Association Inc.
3000 Lava Ridge Court, Suite 115
Roseville, California 95661

This is a "name change" permit only and includes conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board. The permit supersedes Permit 15793 that was issued to Lighthouse Marina Ltd. on February 4, 1992 to landscape and install an irrigation system in the Lighthouse Marina and Riverbend Development area on the right bank of the Sacramento River.

The project is located in West Sacramento, north of Sacramento Avenue between River Miles 60.5 and 61.3 (Section 26, 27, T9N, R4E, MDB&M, Maintenance Area 4, Sacramento River, Yolo County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the

permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 15793-1 BD

THIRTEEN: All conditions contained in Permit No.15793 shall remain in effect. A copy of the permit is attached to this permit as Exhibit A.

LIABILITY AND INDEMNIFICATION

FOURTEEN: The permittees are responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The permittees shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The Central Valley Flood Protection Board and the Department of Water Resources shall

not be held liable for any damages to the permitted encroachment(s) resulting from flood fight, operation, maintenance, inspection, or emergency repair.

SEVENTEEN: The permittees shall be responsible for repair of any damages to the project levee and other flood control facilities due to construction, operation, or maintenance of the proposed project.

OPERATIONS AND MAINTENANCE

EIGHTEEN: The permittees shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Central Valley Flood Protection Board, the Department of Water Resources, or any other agency responsible for maintenance.

NINETEEN: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittees shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittees do not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

PROJECT ABANDONMENT / CHANGE IN PLAN OF FLOOD CONTROL

TWENTY: If the project, or any portion thereof, is to be abandoned in the future, the permittees or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-ONE: The permittees may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if in the discretion of the Central Valley Flood Protection Board the removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if the Project is not maintained or is damaged by any cause. If the permittees do not comply, or in the event of an emergency, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

END OF CONDITIONS

This page intentionally left blank.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 15793 GM

This Permit is issued to:

Lighthouse Marina Ltd.
1450 Harbor Boulevard, Suite A
West Sacramento, California 95691

To landscape and install an irrigation system in the Lighthouse Marina and Riverbend Development area on the right bank of the Sacramento River. The project is located in the City of West Sacramento approximately 0.4 mile upstream from the I Street Bridge. Sections 27 and 28, T9N, R4E, M.D.B.&M., Sacramento River, Yolo County

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

Dated: FEB 04 1992

Rodney G. Mayer
for General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

THIRTEEN: When work is proposed on land owned in fee by The Reclamation Board, the permittee is required to secure an easement or license from the Board's Right of Way staff prior to commencement of work. Please contact Susan Haight at (916) 653-9906.

FOURTEEN: All work shall be in accordance with the submitted plan drawing(s) and specifications except as modified by special permit conditions herein. No further work, other than that covered by this permit, shall be done in the area without the prior approval of The Reclamation Board.

FIFTEEN: The applicant shall arrange for an inspector from the Department of Water resources to be at the site prior to any excavation and during all backfill operations. For availability and scheduling of an inspector, the applicant shall contact the Department of Water Resources at telephone number (916) 445-6386 at least 10 working days prior to proposed start of work.

SIXTEEN: The landscaping and irrigation system shall conform to the guidelines as stated in the "Interim Guide For Vegetation on Flood Control Levees Under Reclamation Board Authority," adopted September 16, 1988.

SEVENTEEN: Any change in the design of the irrigation system or plant species to be planted, shall be approved by The Reclamation Board prior to implementation of the change.

EIGHTEEN: Control valves for the water main shall be installed at a point that is at least 10 feet landward of the landward levee toe and shall be permanently marked.

NINETEEN: The proposed chain link fence enclosure around the pump system located at approximately station 10+55 ("B" Drive) shall be constructed at a point that is a minimum distance of 10 feet landward of the landward levee toe.

TWENTY: The applicant shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

October 22, 1991

Navigation and Flood Control Unit (15793)

The Reclamation Board
State of California
1416 - 9th Street, Room 455-6
Sacramento, California 95814

Members of the Board:

We have reviewed your letter, dated May 24, 1991, enclosing application by Lighthouse Marina (Reclamation Board Number 15793), for approval of plans. These plans cover installation of an irrigation system for landscaping the Lighthouse Marina and River Bend development area on the right bank of the Sacramento River. The location of this proposed work is in the city of West Sacramento upstream from the I Street Bridge, River Mile 61.0, in Section 27 and 28, Township 9 North, Range 4 East, M.D.B.&M., Yolo County.

The District Engineer has no objection to approval of this application by your Board from a flood control standpoint subject to the following conditions:

a. That the proposed landscaping shall conform to the guide for vegetation on project levees adopted by your Board on September 5, 1969.

b. That the control valves for the sprinkler systems shall be located at least 10 feet landward of the project levee toe.

Sincerely,

D. A. Dennis
Chief, Construction-Operations
Division

Copy Furnished:

DWR, ATTN: M. Luttrupp

This page intentionally left blank.

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 16120-1 BD

This Permit is issued to:

Oakstone Investments LLC / The Rivers Community Association Inc.
3000 Lava Ridge Court, Suite 115
Roseville, California 95661

This is a "name change" permit only and includes conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board. This permit supersedes Permit 16120 that was issued to Lighthouse Marina and Riverbend Development on September 8, 1993 to construct three temporary chain link fences with pipe gates on the right bank levee of the Sacramento River.

The project is located in the City of West Sacramento east of the intersection of Lighthouse and Fountain drives (Section 27, T9N, R4E, MDB&M, Maintenance Area 4, Sacramento River, Yolo County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the

permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 16120-1 BD

THIRTEEN: All conditions contained in Permit No.16120 shall remain in effect. A copy of the permit is attached to this permit as Exhibit A.

LIABILITY AND INDEMNIFICATION

FOURTEEN: The permittees are responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The permittees shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The Central Valley Flood Protection Board and the Department of Water Resources shall

not be held liable for any damages to the permitted encroachment(s) resulting from flood fight, operation, maintenance, inspection, or emergency repair.

SEVENTEEN: The permittees shall be responsible for repair of any damages to the project levee and other flood control facilities due to construction, operation, or maintenance of the proposed project.

OPERATIONS AND MAINTENANCE

EIGHTEEN: The permittees shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Central Valley Flood Protection Board, the Department of Water Resources, or any other agency responsible for maintenance.

NINETEEN: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittees shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittees do not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

PROJECT ABANDONMENT / CHANGE IN PLAN OF FLOOD CONTROL

TWENTY: If the project, or any portion thereof, is to be abandoned in the future, the permittees or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-ONE: The permittees may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if in the discretion of the Central Valley Flood Protection Board the removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if the Project is not maintained or is damaged by any cause. If the permittees do not comply, or in the event of an emergency, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

END OF CONDITIONS

This page intentionally left blank.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 16120 GM

This Permit is issued to:

Lighthouse Marina and Riverbend
Development
495 Douglas Boulevard
West Sacramento, California 95691

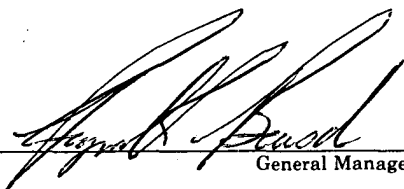
To construct three temporary chain link fences with pipe gates on the right bank levee of the Sacramento River. The project is located in the City of West Sacramento east of the intersection of Lighthouse and Fountain drives. Section 27, T9N, R4E, M.D.B.&M., Sacramento River, Yolo County.

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

Dated: SEP 8 1993


General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

THIRTEEN: All work shall be in accordance with the submitted drawings and specifications except as modified by special permit conditions herein. No further work, other than that covered by this permit, shall be done in the area without the prior approval of The Reclamation Board.

FOURTEEN: The permittee shall notify the Department of Water Resources by telephone, (916) 445-6386, at least ten working days prior to start of work.

FIFTEEN: The fencing on the waterward levee slope below the design flood plane elevation of 33 feet, NGV Datum shall be of a breakaway type.

SIXTEEN: Debris that may accumulate on the fence shall be cleared off and disposed of outside of the floodway of the Sacramento River after each period of high water.

SEVENTEEN: A suitable gate with a minimum opening width of 14 feet shall be installed across the levee crown.

EIGHTEEN: The permittee shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

September 9, 1993

Navigation and Flood Control Unit (16120)

The Reclamation Board
State of California
1416 - 9th Street, Room 455-6
Sacramento, California 95814

Members of the Board:

We have reviewed your letter, dated July 6, 1993, enclosing application by Lighthouse Marina and Riverbend Development (Reclamation Board Number 16120), for approval of plans. These plans cover the construction of two temporary pipe gates with chain link fence (gates #1 and #3) across the ~~left~~ ^{right} bank Sacramento River levee crown and slopes and a similar gate (gate #2) and fence across a landside levee access ramp. The location of this proposed work is in the City of West Sacramento east of the intersection of Lighthouse and Fountain Drives, in Section 27, Township 9 North, Range 4 East, M.D.B.&M., Yolo County.

The District Engineer has no objection to approval of this application by your Board from a flood control standpoint subject to the following conditions:

- a. That any chain link fence on the waterside levee slope that extends below the project design flood plane shall be removed during the flood season, November 1 to April 15.
- b. That the temporary gates and fencing are removed by the applicant when no longer needed.
- c. That the project levee section, roadway and any bank protection shall be restored to at least the same condition as existed prior to commencement of the proposed work.
- d. That in the event trees and brush are cleared, they shall be properly disposed of either by complete burning or complete removal outside the limits of the project works.

Sincerely,

D. A. Dennis
Chief, Construction-Operations
Division

Copy Furnished:

DWR, ATTN: Gene Snow

This page intentionally left blank.

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 16120-2 BD

This Permit is issued to:

Oakstone Investments LLC / The Rivers Community Association Inc.
3000 Lava Ridge Court, Suite 115
Roseville, California 95661

This is a "name change" permit only and includes conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board. This permit supersedes Permit 16120 (Revised) that was issued to Lighthouse Marina and Riverbend Development on June 30, 1995 to authorize two gated chain-link fences across the levee, one gated chain-link fence across the landside levee access ramp and a temporary chain-link fence along the waterside shoulder of the right bank levee.

The project is located in the City of West Sacramento east of the intersection of Lighthouse and Fountain drives (Section 27, T9N, R4E, MDB&M, Maintenance Area 4, Sacramento River, Yolo County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 16120-2 BD

THIRTEEN: All conditions contained in Permit No. 16120 (Revised) shall remain in effect. A copy of the permit is attached to this permit as Exhibit A.

LIABILITY AND INDEMNIFICATION

FOURTEEN: The permittees are responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The permittees shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The Central Valley Flood Protection Board and the Department of Water Resources shall not be held liable for any damages to the permitted encroachment(s) resulting from flood fight, operation, maintenance, inspection, or emergency repair.

SEVENTEEN: The permittees shall be responsible for repair of any damages to the project levee and other flood control facilities due to construction, operation, or maintenance of the proposed project.

OPERATIONS AND MAINTENANCE

EIGHTEEN: The permittees shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Central Valley Flood Protection Board, the Department of Water Resources, or any other agency responsible for maintenance.

NINETEEN: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittees shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittees do not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

PROJECT ABANDONMENT / CHANGE IN PLAN OF FLOOD CONTROL

TWENTY: If the project, or any portion thereof, is to be abandoned in the future, the permittees or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-ONE: The permittees may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if in the discretion of the Central Valley Flood Protection Board the removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if the Project is not maintained or is damaged by any cause. If the permittees do not comply, or in the event of an emergency, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

END OF CONDITIONS

This page intentionally left blank.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 16120 GM (Revised)

This Permit is issued to:

Lighthouse Marina and Riverbend
Development
495 Douglas Boulevard
West Sacramento, California 95691

372-2628 - Al Fallon

To authorize two gated chain-link fences across the levee, one gated chain-link fence across the landside levee access ramp and a temporary chain-link fence along the waterside shoulder of the right bank levee. The project is located in the City of West Sacramento east of the intersection of Lighthouse and Fountain Drives. Section 27, T9N, R4E, M.D.B.&M., Maintenance Area 4, Sacramento River, Yolo County.

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

Dated: JUN 30 1995

Rodney G. Mayer
General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

THIRTEEN: All work shall be in accordance with the submitted drawings and specifications except as modified by special permit conditions herein. No further work, other than that covered by this permit, shall be done in the area without the prior approval of The Reclamation Board.

FOURTEEN: The permittee shall notify the Department of Water Resources by telephone, (916) 445-6386, at least ten working days prior to start of work.

FIFTEEN: The fencing on the waterward levee slope below the design flood plane elevation of 33 feet, NGV Datum shall be of a breakaway type.

SIXTEEN: Debris that may accumulate on the fence shall be cleared off and disposed of outside of the floodway of the Sacramento River after each period of high water.

SEVENTEEN: A suitable gate with a minimum opening width of 14 feet shall be installed across the levee crown.

EIGHTEEN: The chain-link fence parallel to and on the landward side of the levee shall be removed within 60 days.

NINETEEN: The temporary chain-link fence parallel to and on the waterside shoulder of the levee shall be removed within 60 days upon written order by the Reclamation Board.

TWENTY: The permittee shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 16151-1 BD

This Permit is issued to:

Oakstone Investments LLC
3000 Lava Ridge Court, Suite 115
Roseville, California 95661

This is a "name change" permit only and includes conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board. This permit supersedes Permit 16151 that was issued to Lighthouse Marina and Riverbend Development on April 6, 1994 to plant native riparian vegetation on the left bank overflow area of the Sacramento River.

The project is located east of Knights Landing and downstream of Karnak Road (Section 19, T11N, R3E, MDB&M, Reclamation District 1500, Sacramento River, Sutter County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 18096-1 BD

THIRTEEN: All conditions contained in Permit No.16151 shall remain in effect. A copy of the permit is attached to this permit as Exhibit A.

LIABILITY AND INDEMNIFICATION

FOURTEEN: The permittee is responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The permittee shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The Central Valley Flood Protection Board and the Department of Water Resources shall not be held liable for any damages to the permitted encroachment(s) resulting from flood fight,

operation, maintenance, inspection, or emergency repair.

SEVENTEEN: The permittee shall be responsible for repair of any damages to the project levee and other flood control facilities due to construction, operation, or maintenance of the proposed project.

OPERATIONS AND MAINTENANCE

EIGHTEEN: The permittee shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Central Valley Flood Protection Board, the Department of Water Resources, or any other agency responsible for maintenance.

NINETEEN: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittee shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittee does not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

PROJECT ABANDONMENT / CHANGE IN PLAN OF FLOOD CONTROL

TWENTY: If the project, or any portion thereof, is to be abandoned in the future, the permittee or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-ONE: The permittee may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if in the discretion of the Central Valley Flood Protection Board the removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if the Project is not maintained or is damaged by any cause. If the permittee does not comply, or in the event of an emergency, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

END OF CONDITIONS

This page intentionally left blank.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 16151 GM

This Permit is issued to:

Lighthouse Marina and
Riverbend Development
495 Douglas Drive
West Sacramento, California 95605

To plant native riparian vegetation on the left bank overflow area of the Sacramento River. The project is located east of Knights Landing and downstream of Karnak Road. Section 19, T11N, R3E, M.D.B.&M. (Reclamation District No. 1500), Sacramento River, Sutter County.

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

'APR 0 6 1994

Dated: _____

Rodney M. Mayer
General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

THIRTEEN: All work shall be in accordance with the submitted drawings and specifications except as modified by special permit conditions herein. No further work, other than that covered by this permit, shall be done in the area without the prior approval of The Reclamation Board.

FOURTEEN: The permittee shall notify the Department of Water Resources by telephone, (916) 445-6386, at least ten working days prior to start of work.

FIFTEEN: All cleared trees and brush shall be completely burned or removed from the floodway, and no downed trees or brush shall be allowed to remain in the floodway during the flood season from November 1 to April 15.

SIXTEEN: The area shall be graded to drain away from the levee toe.

SEVENTEEN: Levees or like obstructions shall not be constructed along the riverbank or within the overflow area.

EIGHTEEN: The landscaping, appurtenances, and maintenance practices shall conform to standards contained in the "Interim Guide for Vegetation on Project Levees" adopted by The Reclamation Board on September 16, 1988.

NINETEEN: The State of California shall not be held liable for damage to the trees caused by operation of the flood control project or by releases of water from storage reservoirs.

TWENTY: The permittee shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of Reclamation District No. 1500 or any other agency responsible for maintenance.

TWENTY-ONE: No vegetation, trees or shrubs shall be planted or maintained within 10 feet of the waterside levee toe for fire break purposes.

TWENTY-TWO: No vegetation, trees or shrubs shall be planted that would interfere with normal levee maintenance activities including burning.

TWENTY-THREE: Reclamation District No. 1500 assumes no liability for any and all damages to subject planted vegetation that may encroach on Reclamation District No. 1500 rights of way.

SPECIAL CONDITIONS FOR PERMIT NO. 16151 GM (Continued)

TWENTY-FOUR: The permittee recognizes that the proposed planting site is located within a project floodway for which the Department of Water Resources is responsible to maintain for conveyance of floodwaters. If, in the opinion of the Board, it is necessary for the Department of Water Resources to clear or otherwise alter vegetation resulting from approval of this permit, all mitigation responsibilities for such clearing or alteration shall be solely borne by the permittee or the permittee's successors. The Board and Department of Water Resources agree to notify and consider the recommendations of the permittee or the permittee's successors prior to initiating any clearing activities.

TWENTY-FIVE: The proposed planting scheme shall be in conformance with the Amendment of the Mary Lake Riparian Restoration Plan dated February 18, 1994, prepared by Jones and Stokes Associates, Inc.

This page intentionally left blank.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922
March 18, 1994

Navigation and Flood Control Unit (16151)

The Reclamation Board
State of California
1416 - 9th Street, Room 455-6
Sacramento, California 95814

Members of the Board:

We have reviewed your letter, dated September 20, 1993, enclosing application by Lighthouse Marina and Riverbend Development (Reclamation Board Number 16151), for approval of plans. These plans cover restoration of a mitigation site into a riparian forest by planting native riparian vegetation on the left bank overflow area of the Sacramento River. The location of this proposed work is east of Knights Landing between River Miles 86.9 and 88.3, in Section 19, Township 11 North, Range 3 East, M.D.B.&M., Sutter County.

The District Engineer has no objection to approval of this application by your Board from a flood control standpoint subject to the following conditions:

a. That the proposed planting scheme is in conformance with the Amendment to the Mary Lake Riparian Restoration Plan, dated February 18, 1994, prepared by Jones & Stokes Associates, Inc.

b. That your Board's approval of this work does not preclude future flood control maintenance of the site if it is determined to be necessary to insure integrity of the flood control system.

Sincerely,

D. A. Dennis
Chief, Construction-Operations
Division

Copy Furnished:

DWR, ATTN: Gene Snow

This page intentionally left blank.

DRAFT

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

PERMIT NO. 18096-1 BD

This Permit is issued to:

Oakstone Investments LLC / The Rivers Community Association Inc.
3000 Lava Ridge Court, Suite 115
Roseville, California 95661

This is a "name change" permit only and includes conditions that are consistent with current flood control standards and policies of the Central Valley Flood Protection Board. This permit supersedes Permit 18096 that was issued to West Riverview LLC on September 14, 2004 to place riprap; construct a waterside berm; place woody debris and plant native vegetation along approximately 3,000 linear feet of the waterside slope of the right (west) bank levee of the Sacramento River.

The project is located in West Sacramento, north of Sacramento Avenue between River Miles 60.5 and 61.3 (Section 27, 28, T9N, R4E, MDB&M, Maintenance Area 4, Sacramento River, Yolo County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project as described above.

(SEAL)

Dated: _____

Executive Officer

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Central Valley Flood Protection Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Central Valley Flood Protection Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Central Valley Flood Protection Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Central Valley Flood Protection Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 18096-1 BD

THIRTEEN: All conditions contained in Permit No.18096 shall remain in effect. A copy of the permit is attached to this permit as Exhibit A.

LIABILITY AND INDEMNIFICATION

FOURTEEN: The permittees are responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California; including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages arising from the project undertaken pursuant to this permit, all to the extent allowed by law. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

FIFTEEN: The permittees shall defend, indemnify, and hold the Central Valley Flood Protection Board and the State of California, including its agencies, departments, boards, commissions, and their respective officers, agents, employees, successors and assigns (collectively, the "State"), safe and harmless, of and from all claims and damages related to the Central Valley Flood Protection Board's approval of this permit, including but not limited to claims filed pursuant to the California Environmental Quality Act. The State expressly reserves the right to supplement or take over its defense, in its sole discretion.

SIXTEEN: The Central Valley Flood Protection Board and the Department of Water Resources shall not be held liable for any damages to the permitted encroachment(s) resulting from flood fight, operation, maintenance, inspection, or emergency repair.

SEVENTEEN: The permittees shall be responsible for repair of any damages to the project levee and other flood control facilities due to construction, operation, or maintenance of the proposed project.

OPERATIONS AND MAINTENANCE

EIGHTEEN: The permittees shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of the Central Valley Flood Protection Board, the Department of Water Resources, or any other agency responsible for maintenance.

NINETEEN: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittees shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of the Central Valley Flood Protection Board or Department of Water Resources. If the permittees do not comply, the Central Valley Flood Protection Board may modify or remove the encroachment(s) at the permittee's expense.

PROJECT ABANDONMENT / CHANGE IN PLAN OF FLOOD CONTROL

TWENTY: If the project, or any portion thereof, is to be abandoned in the future, the permittees or successor shall abandon the project under direction of the Central Valley Flood Protection Board and Department of Water Resources, at the permittee's or successor's cost and expense.

TWENTY-ONE: The permittees may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if in the discretion of the Central Valley Flood Protection Board the removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if the Project is not maintained or is damaged by any cause. If the permittees do not comply, or in the event of an emergency, the Central Valley Flood Protection Board may remove the encroachment(s) at the permittee's expense.

END OF CONDITIONS

This page intentionally left blank.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 18096 GM

This Permit is issued to:

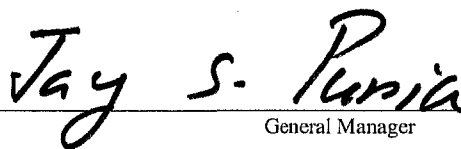
West Riverview LLC
2450 Alhambra Blvd
2nd Floor
Sacramento, California 95817

To place riprap; construct a waterside berm; place woody debris and plant native vegetation along approximately 3,000 linear feet of the waterside slope of the right (west) bank levee of the Sacramento River. The project is located in West Sacramento, north of Sacramento Avenue between River Miles 60.5 and 61.3 (Section 27&28, T9N, R4E, MDB&M, Maintenance Area 4, Sacramento River, Yolo County).

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

(SEAL)

Dated: SEP 14 2006


General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 – 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS FOR PERMIT NO. 18096 GM

THIRTEEN: All work approved by this permit shall be in accordance with the submitted drawings and specifications except as modified by special permit conditions herein. No further work, other than that approved by this permit, shall be done in the area without prior approval of The Reclamation Board.

FOURTEEN: The permittee is responsible for all liability associated with construction, operation, and maintenance of the permitted facilities and shall defend and hold harmless The Reclamation Board, the State of California and/or any departments thereof from any liability or claim(s) of liability associated therewith.

FIFTEEN: The Reclamation Board, the State of California and/or any department(s) thereof shall not be held liable for damages to the permitted encroachment(s) resulting from releases of water from reservoirs, flood fight, operation, maintenance, inspection, or emergency repair.

SIXTEEN: The permittee shall contact the Department of Water Resources by telephone, (916) 574-1213, and submit the enclosed postcard to schedule a preconstruction conference. Failure to do so at least 10 working days prior to start of work may result in delay of the project.

SEVENTEEN: No construction work of any kind shall be done during the flood season from November 1st to April 15th.

EIGHTEEN: All construction debris generated by this project shall be disposed of outside of the flood control project works.

NINETEEN: Cleared trees and brush shall be completely burned or removed from the flood control project works, and downed trees or brush shall not remain in the flood control project works during the flood season from November 1st to April 15th.

TWENTY: Fill material shall be placed only within the area indicated on the approved plans.

TWENTY-ONE: Stockpiled material and/or equipment shall not remain within the flood control project works during the flood season from November 1st to April 15th.

TWENTY-TWO: Prior to placement of fill against the levee slope and within 10 feet of the levee toe, all surface vegetation shall be removed to a depth of 6 inches. Organic soil and roots larger than 1-1/2 inches in diameter shall be removed to a depth of 3 feet.

TWENTY-THREE: Density tests by a certified materials laboratory will be required to verify compaction of fill within the Sacramento River adopted plan of flood control.

TWENTY-FOUR: Fill material shall be placed in 4- to 6-inch layers and compacted to at least the density of the adjacent, firm, undisturbed material.

TWENTY-FIVE: Revetment shall not contain any reinforcing steel, floatable, or objectionable material. Asphalt or other petroleum-based products may not be used as fill or erosion protection on the levee section or within the floodway.

TWENTY-SIX: Revetment shall be uniformly placed and properly transitioned into the bank, levee slope, or adjacent revetment.

TWENTY-SEVEN: Trees shall not be planted within 15 feet of the waterward levee toe.

TWENTY-EIGHT: No elderberry, wild rose, grape, blackberries and/or other bushy thickets shall be propagated or otherwise allowed to grow at this site. Permittee shall promptly remove such vegetation.

TWENTY-NINE: No further tree planting or work, other than that covered by this application, shall be performed in the area without prior approval of The Reclamation Board.

THIRTY: If the planted trees result in an adverse hydraulic impact, the permittee will provide appropriate mitigation.

THIRTY-ONE: Any vegetative material, living or dead, that interferes with the successful execution, functioning, maintenance, or operation of the adopted plan of flood control must be removed by the permittee at permittee's expense upon request by The Reclamation Board, Department of Water Resources, or local maintaining agency. If the permittee does not remove such vegetation or trees upon request, The Reclamation Board reserves the right to remove such at the permittee's expense.

THIRTY-TWO: The work area shall be restored to the condition that existed prior to start of work.

THIRTY-THREE: The permittee shall maintain the permitted encroachment(s) and the project works within the utilized area in the manner required and as requested by the authorized representative of

the Department of Water Resources or any other agency responsible for maintenance.

THIRTY-FOUR: The permittee may be required, at permittee's cost and expense, to remove, alter, relocate, or reconstruct all or any part of the permitted encroachment(s) if removal, alteration, relocation, or reconstruction is necessary as part of or in conjunction with any present or future flood control plan or project or if damaged by any cause. If the permittee does not comply, The Reclamation Board may remove the encroachment(s) at the permittee's expense.

THIRTY-FIVE: If the project, or any portion thereof, is to be abandoned in the future, the permittee or successor shall abandon the project under direction of The Reclamation Board and Department of Water Resources, at the permittee's or successor's cost and expense.

THIRTY-SIX: The permitted encroachment(s) shall not interfere with operation and maintenance of the flood control project. If the permitted encroachment(s) are determined by any agency responsible for operation or maintenance of the flood control project to interfere, the permittee shall be required, at permittee's cost and expense, to modify or remove the permitted encroachment(s) under direction of The Reclamation Board or Department of Water Resources. If the permittee does not comply, The Reclamation Board may modify or remove the encroachment(s) at the permittee's expense.

THIRTY-SEVEN: The permittee shall comply with all conditions set forth in the letter from the Corps of Engineers dated September 12, 2006, which is attached to this permit as Exhibit A and is incorporated by reference.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2822
September 12, 2006

ATTACHMENT "A"

Navigation and Flood Control Unit (18096)

Mr. Jay Punia, General Manager
The Reclamation Board
State of California
3310 El Camino Ave., Rm. LL40
Sacramento, California 95821

Dear Mr. Punia:

We have reviewed an application for a permit by West Riverview LLC (Reclamation Board Number 18096). These plans include placing riprap, constructing a waterside berm, placing woody debris, and planting native vegetation along approximately 3,000-linear-feet of the waterside slope of the right (west) bank levee of the Sacramento River. The project is located in West Sacramento, north of Sacramento Avenue between River Miles 60.5 and 61.3 in Section 25, Township 9 North, Range 4 East, M.D.B. & M. Survey, Yolo County, California.

The District Engineer has no objection to approval of this application by your Board from a flood control standpoint subject to the following conditions:

- a. That in the event trees and brush are cleared, they shall be properly disposed of by either complete burning or complete removal outside the limits of the project works.
- b. That the trees must not interfere with the integrity of the adopted plan of flood control, easement access, or interfere with maintenance, inspection, and flood fight procedures. Proper maintenance by the applicant is necessary to ensure no buildup of debris or underbrush.
- c. That the proposed plantings shall conform to 1) the California Code of Regulations Title 23 Section 131 Vegetation and to 2) the Guide for Vegetation on Project Levees adopted by your Board on 5 September 1969.
- d. That the proposed work shall not change the streamflow velocity in such a way that might cause damage to the existing waterside levee or berm nor reduce the channel flow capacity. The Sacramento District will not compromise public safety and authorized levels of flood protection for planting or preserving vegetation.
- e. That the proposed bank protection work shall be placed uniformly and properly transitioned into the natural bank.

-2-

A Section 10 and/or Section 404 permit 200400970 has been issued for this work.

If you have any questions concerning our comments on this permit application, please contact Mr. Mohsen Tavana at (916) 557-5282 or Mr. Robert Murakami at (916) 557-6738.

Sincerely,

Michael D. Mahoney, P.E.
Chief, Construction-Operations Division

Mr. Tirath Pal Sandhu, Chief, Flood Project Integrity and Inspection Branch, 3310
El Camino Ave., Suite LL30, Sacramento, CA 95821

STATE OF CALIFORNIA
THE RESOURCES AGENCY
THE RECLAMATION BOARD

PERMIT NO. 15494 GM

This Permit is issued to:

Lighthouse Marina
(Peter S. Carollo, General Manager)
1450 Harbor Boulevard, Suite A
West Sacramento, CA 95691

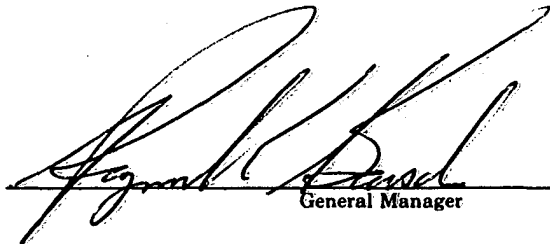
To reconstruct two existing marinas (River Galley and View Point), dredge approximately 18,500 cubic yards, install 54 concrete piles, construct two gangways, 101 floating boat docks, a manager's office and parking areas on the right bank and channel of the Sacramento River. The project is located in the City of West Sacramento at the confluence with the American River. Section 27, T9N, R4E, M.D.B.&M.

NOTE: Special Conditions have been incorporated herein which may place limitations on and/or require modification of your proposed project described above.

The Reclamation Board, on the _____ day of _____, 19____, approved this application and the plans attached thereto. Permission is granted to proceed with the work described in this application, which is incorporated herein by reference, subject to the following General and Special Conditions.

(SEAL)

Dated: SEP 14 1990


General Manager

GENERAL CONDITIONS:

ONE: This permit is issued under the provisions of Sections 8700 - 8723 of the Water Code.

TWO: Only work described in the subject application is authorized hereby.

THREE: This permit does not grant a right to use or construct works on land owned by the Sacramento and San Joaquin Drainage District or on any other land.

FOUR: The approved work shall be accomplished under the direction and supervision of the State Department of Water Resources, and the permittee shall conform to all requirements of the Department and The Reclamation Board.

FIVE: Unless the work herein contemplated shall have been commenced within one year after issuance of this permit, the Board reserves the right to change any conditions in this permit as may be consistent with current flood control standards and policies of The Reclamation Board.

SIX: This permit shall remain in effect until revoked. In the event any conditions in this permit are not complied with, it may be revoked on 15 days' notice.

SEVEN: It is understood and agreed to by the permittee that the start of any work under this permit shall constitute an acceptance of the conditions in this permit and an agreement to perform work in accordance therewith.

EIGHT: This permit does not establish any precedent with respect to any other application received by The Reclamation Board.

NINE: The permittee shall, when required by law, secure the written order or consent from all other public agencies having jurisdiction.

TEN: The permittee is responsible for all personal liability and property damage which may arise out of failure on the permittee's part to perform the obligations under this permit. If any claim of liability is made against the State of California, or any departments thereof, the United States of America, a local district or other maintaining agencies and the officers, agents or employees thereof, the permittee shall defend and shall hold each of them harmless from each claim.

ELEVEN: The permittee shall exercise reasonable care to operate and maintain any work authorized herein to preclude injury to or damage to any works necessary to any plan of flood control adopted by the Board or the Legislature, or interfere with the successful execution, functioning or operation of any plan of flood control adopted by the Board or the Legislature.

TWELVE: Should any of the work not conform to the conditions of this permit, the permittee, upon order of The Reclamation Board, shall in the manner prescribed by the Board be responsible for the cost and expense to remove, alter, relocate, or reconstruct all or any part of the work herein approved.

SPECIAL CONDITIONS:

THIRTEEN: The permittee shall notify the Department of Water Resources by telephone, (916) 445-3942, at least three (3) working days prior to start of work.

FOURTEEN: That the existing facilities to be replaced including all appurtenances shall be completely removed from the channel, riverbank and overflow area.

FIFTEEN: That the top of the driven piling shall be a minimum distance of two (2) feet above the proposed flood plane elevation of 35.8 feet, NGVD Datum.

SIXTEEN: The proposed floating facilities shall be properly anchored at all times to prevent flotation into the floodway in the event of high water.

SEVENTEEN: That the access gangways shall be a maximum of 4.0 feet in width.

MODIFIED - See LETTER DATED 11/30/96

EIGHTEEN: That no materials or equipment shall be stored on the levee section or within the overflow area.

MODIFIED - See LETTER DATED 11/30/96

NINETEEN: That the applicant shall submit to The Reclamation Board detailed plans indicating the types, location and method of installing any proposed utilities prior to their installation. The plans shall also indicate the location of any proposed fuel storage tanks or septic tanks.

TWENTY: That the converted maintenance shop building shall not be used as a dwelling for human habitation.

TWENTY-ONE: That the material excavated from the channel shall not be placed higher than two feet above natural ground at any location within the overflow area. The material shall not be placed on the levee section nor within 10 feet of the levee toes.

TWENTY-TWO: That the side slopes of the dredged area shall be no steeper than 5 horizontal to 1 vertical.

SPECIAL CONDITIONS FOR PERMIT NO. 15494 GM (Continued)

TWENTY-THREE: That the dredged area shall be made uniform so that no holes or high spots remain.

TWENTY-FOUR: That the channel and overflow area shall be restored to at least the same condition that existed prior to commencement of work.

TWENTY-FIVE: That the applicant shall maintain the project works within the utilized area in the manner required and as requested by the authorized representative of the Department of Water Resources or any other agency responsible for maintenance.

This page intentionally left blank.



DEPARTMENT OF THE ARMY
SACRAMENTO DISTRICT CORPS OF ENGINEERS
650 CAPITOL MALL
SACRAMENTO, CALIFORNIA 95814-4794

June 19, 1990

REPLY TO
ATTENTION OF

Navigation and Flood Control Unit (15494)

The Reclamation Board
State of California
1416 - 9th Street, Room 455-6
Sacramento, California 95814

Members of the Board:

We have reviewed your letter, dated May 31, 1990, enclosing application by Lighthouse Marina (Reclamation Board Number 15494), for approval of plans. These plans cover reconstruction of the existing River Galley and View Point Marinas and maintenance dredging along the right bank of the Sacramento River. The location of this proposed work is at River Miles 60.4 and 60.6, West Sacramento, in Section 27, Township 9 North, Range 4 East, M.D.B.&M., Yolo County.

The District Engineer has no objection to approval of this application by your Board from a flood control standpoint subject to the following conditions:

- a. That the boating facilities shall be properly anchored to prevent flotation into the floodway during periods of high water.
- b. That the existing facilities to be replaced shall be completely removed from the project works.
- c. That the placement of any dredged material within the floodway shall be approved by your board.

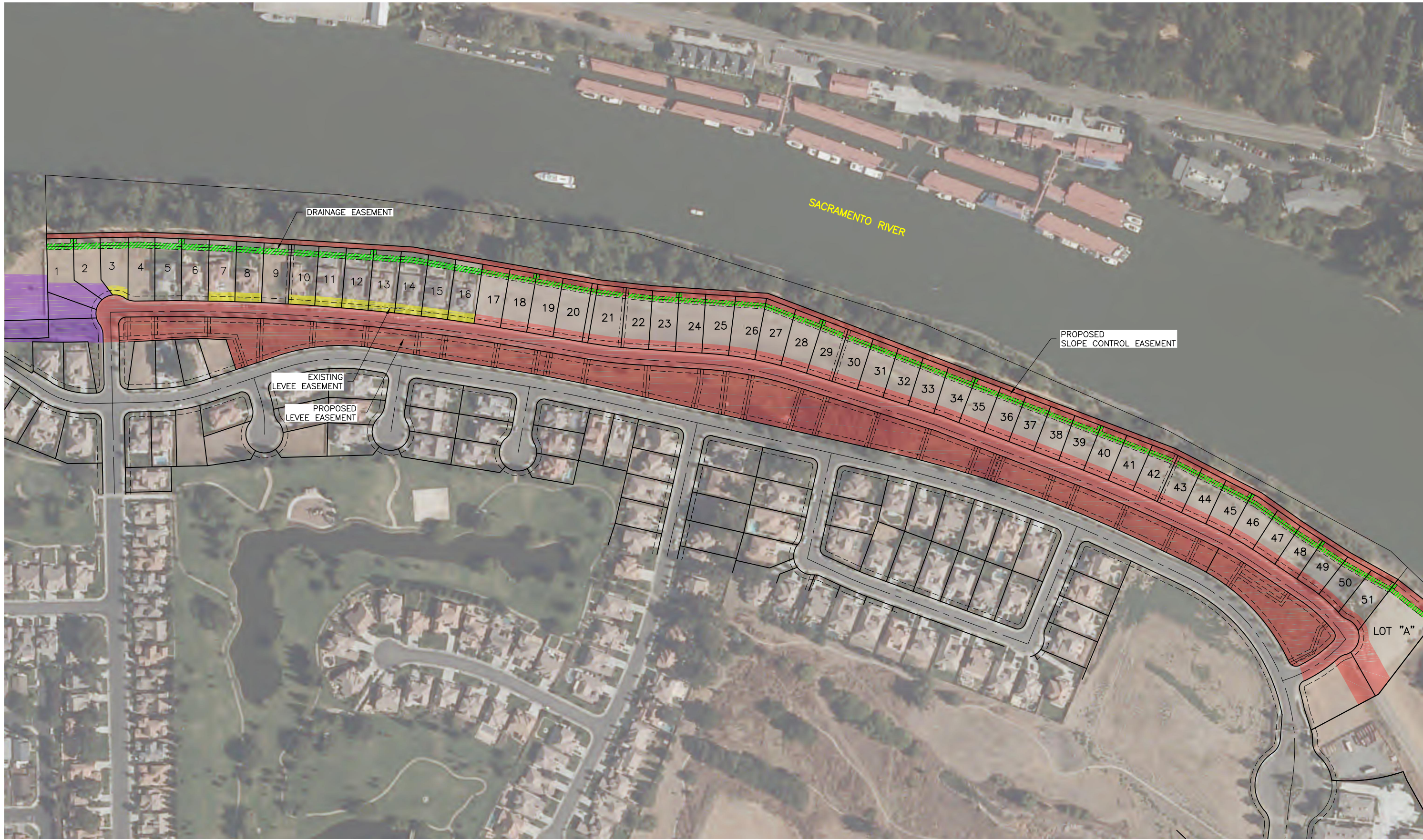
Sincerely,

D. A. Dennis
Chief, Construction-Operations
Division

Copy Furnished:

DWR, ATTN: M. Luttropp

This page intentionally left blank.



- LEGEND:
- EXISTING LEVEE EASEMENT
 - PENDING LEVEE EASEMENT
 - PROPOSED CVFPB LEVEE EASEMENT OR PROPOSED CVFPB SLOPE CONTROL EASEMENT
 - DRAINAGE EASEMENT (PROPOSED TO BE QUIT CLAIMED FROM COWS TO HOA)

K S N INC.
KJELDEN S INNOCK NEUDECK
Civil Engineers and Land Surveyors
711 N. Pershing Avenue
Stockton, CA 95203
(209) 946-0268
1355 Halyard Drive, Suite 180
West Sacramento, CA 95691
(916) 403-5900
www.ksninc.com

Scale
1" = 120'
Original Drawing Scale
0 1/2" 1"
[Scale bar]



THE RIVERS
LEVEE LOTS
PROPOSED EASEMENTS
OVERALL

EXHIBIT
1
PAGE 1



- LEGEND:
- EXISTING LEVEE EASEMENT
 - PENDING LEVEE EASEMENT
 - PROPOSED CVFPB LEVEE EASEMENT OR PROPOSED CVFPB SLOPE CONTROL EASEMENT
 - DRAINAGE EASEMENT (PROPOSED TO BE QUIT CLAIMED FROM COWS TO HOA)

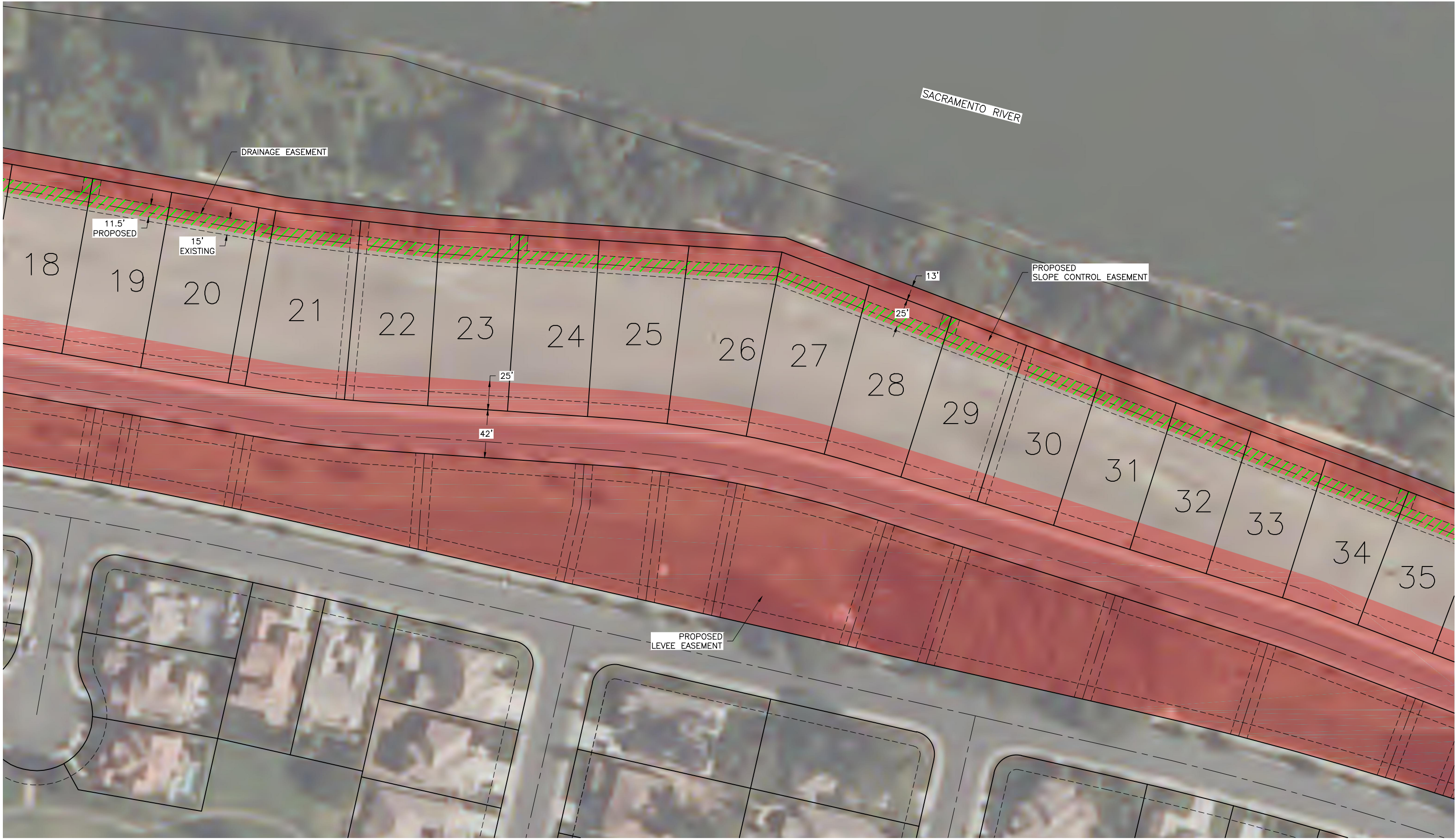
K S N INC.
KJELDTSEN SINNOCK NEUDECK
Civil Engineers and Land Surveyors
711 N. Pershing Avenue
Stockton, CA 95203
(209) 946-0268
1355 Halyard Drive, Suite 180
West Sacramento, CA 95691
(916) 403-5900
www.ksninc.com

Scale
1" = 40'
Original Drawing Scale
0 1/2" 1"
[Graphic Scale Bar]



THE RIVERS
LEVEE LOTS
PROPOSED EASEMENTS
LOTS 1-17

EXHIBIT
1
PAGE 2



- LEGEND:
- EXISTING LEVEE EASEMENT
 - PENDING LEVEE EASEMENT
 - PROPOSED CVFPB LEVEE EASEMENT OR PROPOSED CVFPB SLOPE CONTROL EASEMENT
 - DRAINAGE EASEMENT (PROPOSED TO BE QUIT CLAIMED FROM COWS TO HOA)

K S N INC.
KJELDSSEN SINNOCK NEUDECK
Civil Engineers and Land Surveyors
711 N. Pershing Avenue
Stockton, CA 95203
(209) 946-0268
1355 Halyard Drive, Suite 180
West Sacramento, CA 95691
(916) 403-5900
www.ksninc.com

Scale
1" = 40'
Original Drawing Scale
0 1/2" 1"
[Scale bar]



THE RIVERS
LEVEE LOTS
PROPOSED EASEMENTS
LOTS 18-35

EXHIBIT
1
PAGE 3



LEGEND:

- EXISTING LEVEE EASEMENT
- PENDING LEVEE EASEMENT
- PROPOSED CVFPB LEVEE EASEMENT OR PROPOSED CVFPB SLOPE CONTROL EASEMENT
- DRAINAGE EASEMENT (PROPOSED TO BE QUIT CLAIMED FROM COWS TO HOA)

K S N INC. **KJELDSSEN SINNOCK NEUDECK**
Civil Engineers and Land Surveyors

711 N. Pershing Avenue
Stockton, CA 95203
(209) 946-0268

1355 Halyard Drive, Suite 180
West Sacramento, CA 95691
(916) 403-5900
www.ksninc.com

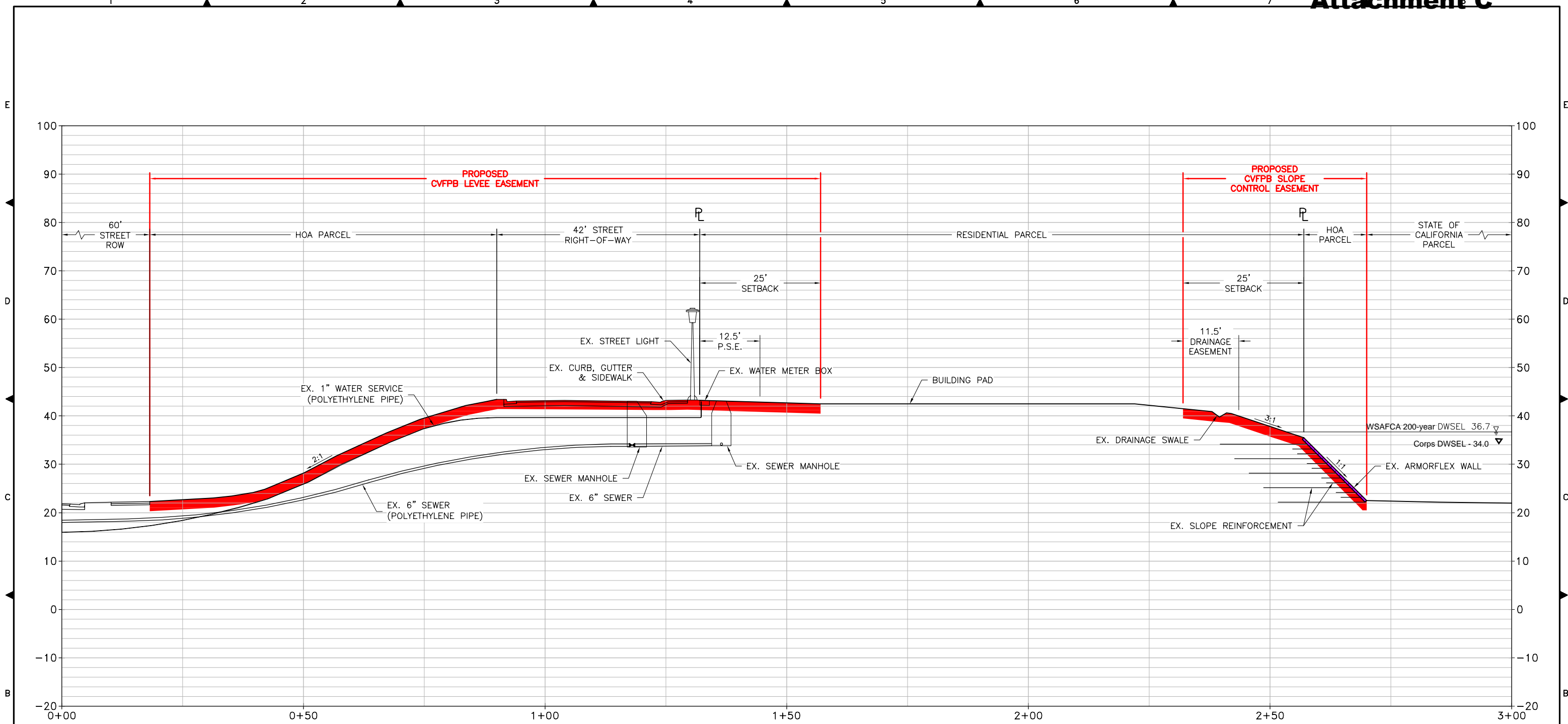
Scale
1" = 40'

Original Drawing Scale
0 1/2" 1"



THE RIVERS
LEVEE LOTS
PROPOSED EASEMENTS
LOTS 36-51 & LOT "A"

FILE SPEC: c:\Users\vedmaas\appdata\local\temp\AcPublish_3708\Exh_Site Map_Easements.dwg
PLOT DATE: Feb 14, 2014 - 9:46am



note: Vertical datum is NAVD-88, subtract 2.5-feet for NAVD-29
NGVD-29 = USED - 3 feet

**K
S
N**
INC.

**KJELDEN
SINNOCK
NEUDECK**
Civil Engineers
and Land Surveyors

711 N. Pershing Avenue
Stockton, CA 95203
(209) 946-0268
1355 Halyard Drive, Suite 180
West Sacramento, CA 95691
(916) 403-5900
www.ksninc.com

Scale
1" = 10'

Original Drawing Scale
0 1/2" 1"



THE RIVERS
LEVEE LOTS
TYPICAL CROSS SECTION

EXHIBIT
1
PAGE 1