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CITY OF SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE DIRECTOR

Melvin H. Johnson
Director
Leslie M. Frink
Deputy Director
Reginald Young
Deputy Director

July 14, 1987

Budget and Finance Committee
Sacramento, California

Honorable Members in Session

Subject: NORTH NATOMAS DRAINAGE STUDY SUPPLEMENTAL E.I.R. AND FEE ADJUSTMENT

SUMMARY

It is proposed that the City engage the firm of Jones & Stokes to prepare a Supplementary Environmental Impact Report for the major drainage facilities in North Natomas and to adjust the related fees to cover the cost of the study.

BACKGROUND

The adopted North Natomas Community Plan and E.I.R. examined various environmental issues and left a number of issues concerning the overall drainage plan unresolved pending development of a final drainage plan for the area. Development of such a plan was approved by the City Council in December 1986. The firm of DeWante & Stoll has been developing such a plan in cooperation with the city and engineers representing the developers. A plan for the most southerly (San Juan System) of two major drainage systems serving the area has been developed to the point that unresolved environmental concerns can be addressed in a supplemental E.I.R. Since the San Juan System drains the proposed stadium and arena complex a supplemental E.I.R. needs to be conducted as quickly as possible to avoid undue delay to this project.

The firm of Jones and Stokes has been working with DeWante and Stoll, the drainage plan consultant, to identify all unresolved environmental issues. In addition Jones and Stokes has developed the E.I.R. for the overall City of Sacramento General Plan. Therefore, they are already quite familiar with the project area and could most efficiently prepare the necessary supplemental E.I.R. document.

The most northerly of the two major drainage facilities (the Del Paso System) is in the process of being finalized. Some technical considerations must be resolved before an E.I.R. can be started on this portion. However, it is expected that these considerations will be resolved within 60 days. At that time staff would propose an amended agreement with Jones & Stokes.

FINANCIAL


The cost for the Supplemental EIR for the San Juan Drainage System is estimated at \$43,500. The adopted North Natomas Community Plan requires that the "Infrastructure Design Report and Study" be privately financed. In December 1986, City Council increased the fee collected during the subdivision map and PUD process for areas located within the North Natomas Community Plan area to recover the cost of the master drainage plan. Similarly, it is proposed that the additional E.I.R. cost be funded from the Drainage Fund and reimbursed from fees collected when the various properties are developed in future years. To recover the cost of the E.I.R. the fee will need to be increased from \$70 to \$81 per acre.

RECOMMENDATION

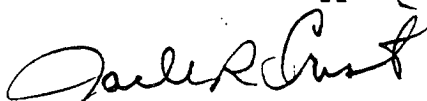
It is recommended that the Budget & Finance Committee recommend the following actions to the City Council:

1. Approve the attached resolution authorizing the City Manager to execute a contract with Jones & Stokes in the amount of \$43,500 for a Supplemental E.I.R. for the San Juan Drainage System and transferring funds from the Storm Drainage Contingency (4-25-710-7012-4999) to Storm Drainage Operations (4-25-310-3161-4252).
2. Approve the attached resolution amending the City of Sacramento Fee and Charge Report to include an additional fee to Final Subdivision Maps and Planned Unit Development in the North Natomas Community Plan Area. The fee would be increased by \$11 per acre and credited to the storm drainage fund.

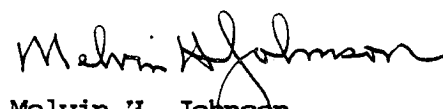
Respectfully submitted,


Larry Comarsh
Flood Control & Sewer
Division Manager

Recommendation Approved:


Jack R. Crist
Deputy City Manager

Approved:


Melvin H. Johnson
Director of Public Works
July 14, 1987

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING THE CITY MANAGER TO
ENTER INTO AN AGREEMENT AND AMENDING THE 1987-1988
CAPITAL IMPROVEMENT BUDGET FOR THE NORTH
NATOMAS DRAINAGE STUDY

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The City Manager is hereby authorized to enter into an agreement with the firm of Jones & Stokes to prepare the Supplementary Environmental Impact Report for the North Natomas Drainage Study, for a cost not to exceed \$43,500.
2. The 1987-1988 Capital Improvement Budget is hereby amended by transferring \$43,500 from the Storm Drainage Contingency (4-25-710-7012-4999) to storm Drainage Operations (4-25-310-3161-4252).

MAYOR

ATTEST:

CITY CLERK

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION AMENDING THE CITY OF SACRAMENTO FEE AND CHARGE REPORT TO INCLUDE AN ADDITIONAL FEE FOR FINAL SUBDIVISION MAPS AND PLANNED UNIT DEVELOPMENTS IN THE NORTH NATOMAS COMMUNITY PLAN AREA

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. Pursuant to City Code Section 40.510, the City of Sacramento Fee and Charge Report is hereby amended to increase the additional filing fee to \$81.00 per acre for a final subdivision map located within the North Natomas Community Plan area. This fee is in addition to the current charge of \$300 plus the sum of \$2.00 for each lot in excess of 50 lots shown on said map. The \$81.00 per acre fee for subdivisions is not applicable if the fee is paid as part of the planned unit development review process. The additional fee will be credited to the Storm Drainage Fund.
2. The City of Sacramento Fee and Charge Report is hereby amended to include an additional fee of \$81.00 per acre for planned unit developments in the North Natomas Community Plan area. This fee is in addition to any other charge related to planned unit developments. The additional fee will be credited to the Storm Drainage Fund.

MAYOR

ATTEST:

CITY CLERK



SACRAMENTO

DEPARTMENT OF PUBLIC WORKS

OFFICE OF THE DIRECTOR

Melvin H. Johnson
Director
Leslie M. Frink
Deputy Director
Reginald Young
Deputy Director

July 21, 1987

City Council
Sacramento, California

Honorable Members in Session

Subject: NORTH NATOMAS DRAINAGE STUDY SUPPLEMENTAL E.I.R.

SUMMARY

The attached report to the Budget and Finance Committee recommends that \$43,500 be appropriated to enter into a contract with Jones & Stokes Associates to prepare a supplemental EIR for the major drainage facilities in North Natomas. These funds will be reimbursed by adjusting the fees paid during the subdivision map or PUD process as development occurs. The Budget and Finance Committee heard this item during their July 14, 1987 meeting.

BACKGROUND

The adopted North Natomas Community Plan and E.I.R. examined various environmental issues and left a number of issues concerning the overall drainage plan unresolved pending development of a final drainage plan for the area. Development of such a plan was approved by the City Council in December 1986. The firm of DeWante & Stoll has been developing such a plan in cooperation with the city and engineers representing the developers. A plan for the most southerly (San Juan System) of two major drainage systems serving the area has been developed to the point that unresolved environmental concerns can be addressed in a supplemental E.I.R. Since the San Juan System drains the proposed stadium and arena complex a supplemental E.I.R. needs to be conducted as quickly as possible to avoid undue delay to this project.

The firm of Jones and Stokes has been working with DeWante and Stoll, the drainage plan consultant, to identify all unresolved environmental issues. In addition Jones and Stokes has developed the E.I.R. for the overall City of Sacramento General Plan. Therefore, they are already quite familiar with the project area and could most efficiently prepare the necessary supplemental E.I.R. document.

July 21, 1987

The most northerly of the two major drainage facilities (the Del Paso System) is in the process of being finalized. Some technical considerations must be resolved before an E.I.R. can be started on this portion. However, it is expected City Council that these considerations will be resolved within 60 days. At that time staff would propose an amended agreement with Jones & Stokes .

FINANCIAL

The cost for the Supplemental EIR for the San Juan Drainage System is estimated at \$43,500. It is proposed that this cost be funded from the Drainage Fund and reimbursed from fees collected when the various properties are developed. To recover the cost the fee will be increased from \$70 to \$81 per acre developed.

RECOMMENDATION

It is recommended that the Council approve the attached resolutions that appropriate \$43,500 of drainage funds for the supplemental EIR - North Natomas Drainage project, authorize the City Manager to enter into an agreement with Jones & Stokes, and adjust the fees to recover the cost of the EIR.

Respectfully submitted,

Larry Comarsh
Flood Control & Sewer Division
Manager

Recommendation Approved:

Approved:

Walter J. Slipe
City Manager

Melvin H. Johnson
Director of Public Works