



APPROVED  
BY THE CITY COUNCIL

1.17

JUN 9 1998

DEPARTMENT OF  
UTILITIES  
ENGINEERING SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

AG 98-067

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May 27, 1998

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: ADOPT THE DRAINAGE AGREEMENT FOR THE CONSTRUCTION OF THE NORTH NATOMAS BASIN 4 COMMON DRAINAGE FACILITIES AND RATIFY THE ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION**

**LOCATION AND COUNCIL DISTRICT:**

The North Natomas Basin 4 common drainage facilities serve the drainage needs of the Northpointe Park Unit Development (Attached Map). District 1

**RECOMMENDATION:**

Staff recommends that the City Council take the following actions:

- Authorize the City Manager and City Clerk to execute the drainage agreement between the City and Lennar Natomas LLC, requiring Lennar Natomas to design, finance and construct all facilities required for drainage pursuant to the North Natomas Comprehensive Drainage Plan.
- Ratify the Addendum to the Northpointe Park Planned Unit Development Negative Declaration, adopted February 1997, in that the environmental impacts of the proposed drainage agreement and the construction of the Basin 4 common drainage facilities are within the scope of analysis contained in the Negative Declaration.

**CONTACT PERSON:** Andrew A. Hunt, Senior Engineer, 433-6620  
Gary A. Reents, Engineering Services Manager, 433-6633

**FOR COUNCIL MEETING OF:** June 9, 1998

## **SUMMARY**

On May 3, 1994, the City Council approved the revised North Natomas Community Plan and certified the Supplemental EIR. On February 4, 1997, the City Council approved the Northpointe Park Planned Unit Development (P96-058) and ratified a Negative Declaration for the project. On May 20, 1997, the City Council approved the North Natomas Comprehensive Drainage Plan for North Natomas and certified the project EIR. The Drainage Master Plan for Basin 4 has been accepted by the Department of Utilities and the drainage agreement has been signed by the land owner. Staff recommends that the City Council adopt the drainage agreement and Ratify the Addendum to the Negative Declaration.

## **BACKGROUND INFORMATION**

Basin 4, one of the watersheds identified in the North Natomas Comprehensive Plan, is located in the North Natomas area near the northern limits of the City of Sacramento. The Proposed project will drain approximately 475 acres and is bounded on the south by Del Paso Road, on the north by the "D" Drain, on the west by the East Drainage Canal, and on the east by the City limits. All runoff within the Basin 4 area will be collected in pipes and will drain through the main channel to the water quality/detention basin and then pumped into the East Drainage Canal. The Basin 4 common drainage facilities include the following improvements:

- Drainage pump station with a capacity of 48 cubic feet per second;
- Water quality basin of approximately seven acres, of which six acres will be excavated, (one acre of the six will be constructed as a wet basin);
- Detention basin to be conjunctively used as an active park (park is approximately 35.5 acres, of which approximately 11 acres will provide storm water detention for extreme rainfall events);
- Drainage channel together with an underground 24" low flow pipe extending approximately 4,000 feet through the park.
- Drainage pipes to serve each parcel of the Northpointe Park Master Parcel Map, approximately 12,000 feet.

The North Natomas Comprehensive Drainage Plan identified the necessary drainage improvements required to remove the area within Basin 4 from the 100-year flood plain. The proposed Basin 4 improvements satisfy the requirements to meet this goal.

The Basin 4 common drainage facilities will be designed, financed and constructed by the project developer of the Basin 4 land, Lennar Natomas LLC, subject to future acquisition by a Mello-Roos Community Facilities District. All improvements will be constructed in accordance with plans and specifications approved by the Department of Utilities, and will be subject to normal inspection by the City.

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The drainage agreement is to ensure the provision of storm water drainage for the basin and is a requirement (Mitigation Measure 2) of the Mitigation Monitoring Plan. The agreement covers design and construction of the common drainage facilities, City review and inspection of the common drainage facilities, conveyance and dedication of the common drainage facilities to the City, completion and acceptance of the common drainage facilities by the City. The drainage agreement also provides financial assurances for the City that the drainage facilities will be completed.

### **FINANCIAL CONSIDERATIONS**

Lennar Natomas, LLC has agreed to pay all costs associated with the design and construction of the Basin 4 common drainage facilities. There is no cost to the City.

### **ENVIRONMENTAL DETERMINATION**

The Planning Division has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The project is determined to fall within the scope of the Northpointe Park Negative Declaration (P96-058), adopted February 1997, and the North Natomas Comprehensive Drainage Plan Environmental Impact Report (EIR), adopted in May 1997. Accordingly, the City has prepared an Addendum to the adopted Negative Declaration to provide updated information regarding the specific design features of the detention basin and verifying the adequacy of the existing Negative Declaration. The Addendum to the adopted Negative Declaration and the Northpointe Park Negative Declaration, together serve as the project specific analysis required for the Basin 4 common drainage facilities in the Comprehensive Drainage Plan EIR.

The Northpointe Park Negative Declaration and the EIR identified that the construction and operation of detention basins will result in significant impacts to wildlife, water quality and cultural resources. Mitigation measures are specified in the Negative Declaration, EIR and are incorporated into the attached Mitigation Reporting Program for the construction of the Basin 4 common drainage facilities. The Addendum to the adopted Negative Declaration describes the proposed Basin 4 common drainage facilities, identifies the description of mitigation measures required for this project, and evaluates the potential environmental effects of the proposed project. This analysis concludes that the proposed drainage agreement and construction of the project will not result in new impacts or greater levels of impact than those identified in the Northpointe Park Negative Declaration or the North Natomas Comprehensive Drainage Plan EIR.

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Therefore, it is recommended that the City Council adopt the attached resolution considering the Addendum to the Northpointe Park Negative Declaration, finding that this document adequately addresses the impacts of the project and finding that no subsequent environmental documentation is required.

**POLICY CONSIDERATIONS**

The drainage agreement is consistent with the City Council's adoption of the North Natomas Comprehensive Drainage Plan and the goal of North Natomas Community Plan to promote development in North Natomas.

**MBE/WBE**

Not applicable since no goods or services are being purchased.

Respectfully submitted,



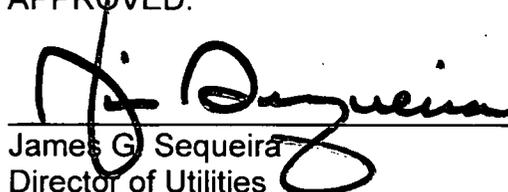
\_\_\_\_\_  
Gary A. Reents  
Engineering Services Division Manager

RECOMMENDATION APPROVED:



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William H. Edgar  
City Manager

APPROVED:



\_\_\_\_\_  
James G. Sequeira  
Director of Utilities

## EXHIBIT A

### FINDINGS

#### Introduction

Pursuant to the California Environmental Quality Act (Public Resources Code Section 21000)(CEQA) and Section 15153 of the CEQA Guidelines, the City has concluded that the Northpointe Park Planned Unit Development Negative Declaration (P96-058) adequately describes the environmental effects of the Proposed Project (construction of detention basin 4). The proposed project reflects the program facilities identified in the North Natomas Comprehensive Drainage Plan and analyzed in the North Natomas Comprehensive Drainage Plan Environmental Impact Report (SCH #96042030), certified on May 20, 1997, and reflects the land use plan for the Northpointe Park Planned Unit Development (P96-058) project, approved on February 3, 1997 and incorporates the mitigation measures that have been identified in these prior project approvals. Therefore, the City of Sacramento has prepared an Addendum to an adopted Negative Declaration to address the project specific environmental effects of the construction of the detention basin. This Addendum to the Negative Declaration provides: (1) a description of the Proposed Project, (2) an update of the environmental analysis and mitigation measures identified by the City and proposed for the proposed project, and (3) an evaluation of the environmental effects of the Proposed Project.

#### Relationship of the Proposed Project to the North Natomas Comprehensive Drainage Plan EIR

The EIR comprehensively evaluates the impacts of the construction of certain parts of the Comprehensive Drainage Plan and the impacts of certain program features of the plan, including the construction of detention basins, drainage trunk lines, and pump stations and thus serves as both a project specific and a programmatic document. The EIR concludes that the Drainage Plan will result in significant impacts to wildlife and water quality, but that mitigation measures are available to reduce these impacts to less-than-significant levels. In addition, the EIR concludes that the construction of the drainage plan may result in significant and unavoidable impacts to cultural resources, but that site specific surveys will verify whether mitigation measures will reduce each specific component's impact to less-than-significant levels. In the case of Detention Basin 4, site specific research included in the Northpointe Park Negative Declaration and Addendum indicates that the mitigation incorporated into the Negative Declaration and EIR will reduce this impact to less-than-significant levels.

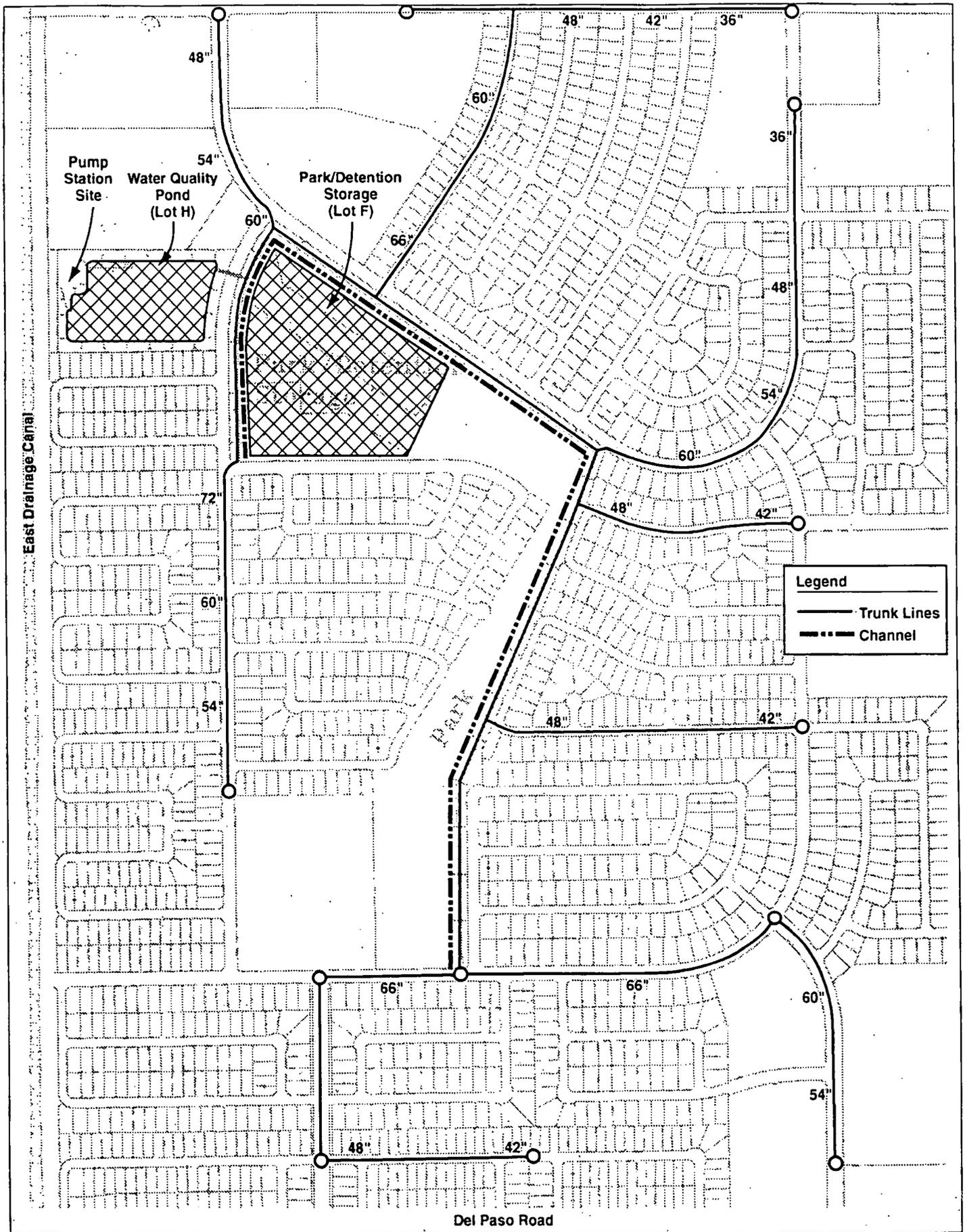
The Addendum to the Negative Declaration addressing Detention Basin 4 concludes that the impacts likely to result from the Proposed Project are well within the scope of the analysis contained in the Northpointe Park Negative Declaration. Thus, no supplemental or subsequent environmental documentation is required. By reviewing all available site specific information and by incorporating all applicable mitigation measures as identified in the Negative Declaration and the EIR, the Proposed Project will reduce the extent of potential impacts, including air quality, flooding, wildlife, water quality and cultural resources impacts to less-than-significant levels. Therefore, no new findings with respect to the impacts of the Proposed Project are warranted.

## Decision not to Prepare Subsequent Negative Declaration / Conclusion

CEQA Section 15162 requires the preparation of a Subsequent Negative Declaration when substantial changes to a project will require revisions to a previous Negative Declaration due to involvement of new significant environmental effects, a substantial increase in the severity of previously identified environmental effects, or new information shows any of these conditions, including the identification of new mitigation measures or alternatives which would substantially lessen previously identified environmental effects, but project proponents decline to adopt them. Under the proposed project, the City will adopt a drainage agreement as specified by Mitigation Measure #2 of the Northpointe Park PUD Negative Declaration to regulate the manner of construction of the detention basin and will include all required mitigation measures as identified in the Negative Declaration and the EIR.

With adoption of the Negative Declaration and EIR, the City found that a significant impact would result regarding potential effects to cultural resources. The proposed project will not result in increased impacts or greater impacts than those identified in the Negative Declaration or the EIR. The project will include all mitigation required for projects developed as part of the PUD and the comprehensive drainage plan, will conform to the development plans approved for the Planned Unit Development, and will require implementation of physical measures to reduce all anticipated environmental effects as identified in the Northpointe Park PUD Negative Declaration and in the North Natomas Comprehensive Drainage Plan EIR.

Accordingly, the City Council hereby finds that the potential for the proposed Detention Basin 4 to result in increased environmental effects beyond those identified in the Negative Declaration and EIR is not substantial and is well within the scope of the Findings adopted in connection with the Northpointe Park PUD Negative Declaration and the North Natomas Comprehensive Drainage Plan EIR.



Jones & Stokes Associates, Inc.

### Proposed Basin 4 Common Drainage Facilities

**APPROVED**  
BY THE CITY COUNCIL

**JUN 9 1998**

**RESOLUTION NO. 98-247**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE  
CITY CLERK

ON DATE OF \_\_\_\_\_

A RESOLUTION ADOPTING FINDINGS REGARDING THE ENVIRONMENTAL IMPACTS INVOLVED IN APPROVING THE CONSTRUCTION OF BASIN 4 COMMON DRAINAGE FACILITIES AS PART OF THE NORTH NATOMAS COMPREHENSIVE DRAINAGE PLAN

WHEREAS, on February 4, 1997 the City Council adopted the Northpointe Park Negative Declaration, With mitigation measures;

WHEREAS, on May 20, 1997, the City Council adopted the North Natomas Comprehensive Drainage Plan, certified the adequacy of the Final Environmental Impact Report prepared in connection with the Plan (Final EIR), adopted Findings of Fact and a Statement of Overriding Considerations, and approved a Mitigation Reporting Program for the project;

WHEREAS, the City Council is adopting a Drainage Agreement for the construction of Basin 4 common drainage facilities as identified in the Basin 4 Drainage Master Plan which is consistent with the North Natomas Comprehensive Drainage Plan which would implement drainage needs for this drainage basin within the North Natomas Community Plan area;

WHEREAS, the environmental impacts of the proposed drainage agreement and detention basin construction are within the scope of analysis contained in the Negative Declaration and Final EIR.

THEREFORE BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

1. The City Council hereby adopts the Findings which are attached as Exhibit A;
2. The City Council hereby adopts the Drainage Agreement.

\_\_\_\_\_  
MAYOR

ATTEST:

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CITY CLERK

\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**RESOLUTION NO. 98-248**

**APPROVED**  
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

**JUN 9 1998**

ON DATE OF \_\_\_\_\_

OFFICE OF THE  
CITY CLERK

**A RESOLUTION ADOPTING THE MITIGATION REPORTING PROGRAM FOR THE BASIN 4 COMMON DRAINAGE FACILITIES OF THE NORTH NATOMAS COMPREHENSIVE DRAINAGE PLAN (NORTHPOINTE PARK PUD (P96-058) PROJECT)**

WHEREAS, the City Council has certified the adequacy of the Negative Declaration for the Northpointe Park Project (P96-058), and of the Addendum to the Negative Declaration, and of the Final Environmental Impact Report prepared in connection with the construction of the North Natomas Comprehensive Drainage Plan, including Basin 4 common drainage facilities;

WHEREAS, a Mitigation Monitoring Plan was prepared and adopted for the Northpointe Park PUD Negative Declaration (P96-058, adopted 2/4/97) and a Mitigation Reporting Plan has been prepared and adopted for the North Natomas Comprehensive Drainage Plan (adopted 5/20/97) which are designed to ensure compliance with the mitigation measures identified in the Northpointe Park PUD Negative Declaration and Addendum and in the EIR for the Comprehensive Drainage Plan applicable to construction of Basin 4 common drainage facilities ( including, but not limited to, Northpointe Park PUD Measures # 5, 6, 7, 10 &13; and North Natomas Comprehensive Drainage Plan Measures # 3-1, 3-2, 3-3, 3-4, 4-1, 4-2, 5-1, 5-2);

WHEREAS, the above-referenced Mitigation Monitoring Plan and Mitigation Reporting Plan are attached to this resolution and identify the mitigation measures required for the construction of the Basin 4 Common Drainage Facilities project.

**BE IT, THEREFORE, RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

That, the City Council hereby adopts the attached Mitigation Monitoring Plan for the Northpointe Park Negative Declaration and the Mitigation Reporting Program for the North Natomas Comprehensive Drainage Plan as the Mitigation Reporting Program for the Basin 4 common drainage facilities project to ensure compliance with all incorporated mitigation measures during project implementation.

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MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_