



APPROVED
BY THE CITY COUNCIL

JUN 23 1998

OFFICE OF THE
CITY CLERK

1.15

DEPARTMENT OF
UTILITIES

ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

AG98-100

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SACRAMENTO, CA
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June 4, 1998

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City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ADOPT THE DRAINAGE AGREEMENT FOR THE CONSTRUCTION OF THE
NORTH NATOMAS BASIN 6A COMMON DRAINAGE FACILITIES**

LOCATION AND COUNCIL DISTRICT:

The North Natomas Basin 6A common drainage facilities serve the drainage needs of the Natomas Crossing Alleghany No. 2 and No. 3 Developments (Attached Map). District 1

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager and City Clerk to execute the drainage agreement between the City and Alleghany Properties, Inc., requiring Alleghany to design, finance and construct all facilities required for drainage pursuant to the North Natomas Comprehensive Drainage Plan.

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

FOR COUNCIL MEETING OF: June 23, 1998

SUMMARY

On May 3, 1994, the City Council approved the revised North Natomas Community Plan and certified the Supplemental EIR. On May 20, 1997, the City Council approved the North Natomas Comprehensive Drainage Plan for North Natomas and certified the project EIR. On June 24, 1997, the City Council approved the Natomas Crossing - Alleghany No. 2 and Natomas Crossing - Alleghany No. 3 Planned Unit Developments (P96-084, P96-083) and ratified a Negative Declaration for the projects. On January 20, 1998, the City Council approved the purchase of 32.2 acres for the purpose of constructing Basin 6A drainage improvements and ratified the associated Negative Declaration. The Drainage Master Plan for Basin 6A 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.

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Basin 6A Common Drainage Facilities

BACKGROUND INFORMATION

Basin 6A, one of the watersheds identified in the North Natomas Comprehensive Plan, is located in the North Natomas area west of the East Drainage Canal, south of Truxel Road, east of Interstate 5 and north of Interstate 80. The proposed project will drain approximately 481 acres. All runoff within the Basin 6A 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 6A common drainage facilities include the following improvements:

- Drainage pump station with a capacity of 43 cubic feet per second;
- Water quality basin of 23.65 acres of permanent pool volume; the lower areas of the basin below an elevation of -3.5 will serve as a year round lake improvement
- Basin to be conjunctively used as an active park;
- Drainage pipes to serve each parcel of the Natomas Crossing - Alleghany No. 2 and No. 3 Master Parcel Map, approximately 3,200 feet.

The North Natomas Comprehensive Drainage Plan identified the necessary drainage improvements required to remove the area within Basin 6A from the 100-year flood plain. The proposed Basin 6A improvements satisfy the requirements to meet this goal.

The Basin 6A common drainage facilities will be designed, financed and constructed by the project developer of the Basin 6A land, Alleghany Properties, Inc., 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.

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.

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FINANCIAL CONSIDERATIONS

Alleghany Properties, Inc. has agreed to pay all costs associated with the design and construction of the Basin 6A common drainage facilities. There is no cost to the City.

ENVIRONMENTAL DETERMINATION

A Negative Declaration was prepared for this project and was ratified by the City Council on January 20, 1997.

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

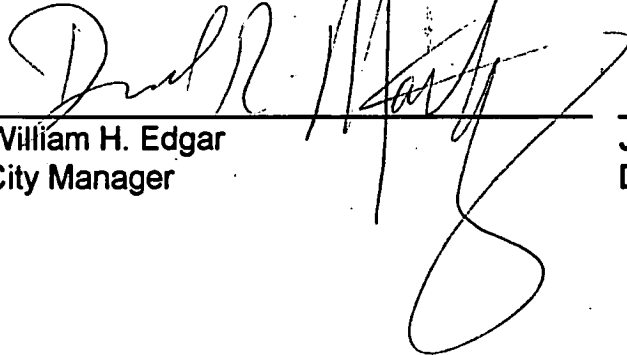
Not applicable since no goods or services are being purchased.

Respectfully submitted,



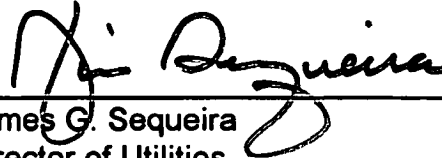
Gary A. Reents
Engineering Services Manager

RECOMMENDATION APPROVED:



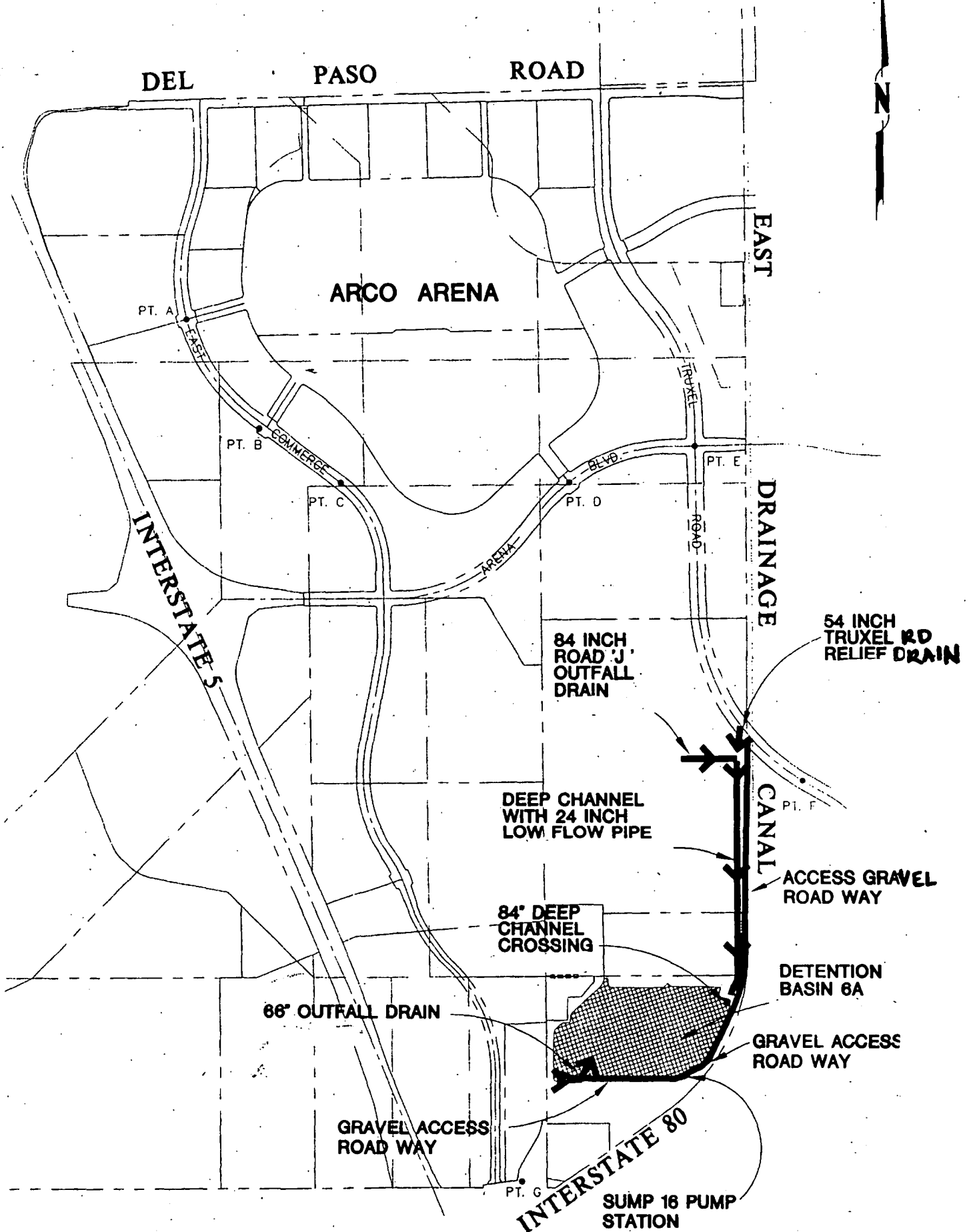
William H. Edgar
City Manager

APPROVED:



James G. Sequeira
Director of Utilities

City of Sacramento, California



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OFFICE OF THE
CITY CLERK

RESOLUTION NO. 98-294

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION APPROVING THE CONSTRUCTION OF BASIN 6A COMMON DRAINAGE FACILITIES

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, on June 24, 1997, the City Council adopted the Natomas Crossing - Alleghany No. 2 and Natomas Crossing - Alleghany No. 3 Negative Declaration, with mitigation measures;

WHEREAS, the City Council is adopting a Drainage Agreement for the construction of Basin 6A common drainage facilities as identified in the Basin 6A 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:

The City Council hereby adopts the Drainage Agreement and authorizes the City Manager to sign the agreement.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____