



14B

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY MANAGER'S OFFICE
RECEIVED
OCT 29 1986

CITY HALL
ROOM 300
915 I STREET
SACRAMENTO, CA
95814-2608

916-449-5307

THOMAS M. FINLEY
ENGINEERING DIVISION
MANAGER

November 5, 1986

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Mooney Estates Drainage Review (1024 Pinedale Avenue) P86-289 -
Supplemental Report

SUMMARY

A tentative subdivision map for Mooney Estates (P86-289) is presented for approval. Questions have arisen concerning the drainage needs and requirements. Drainage issues are reviewed, and it is recommended that the Council approve the subject tentative map with conditions.

BACKGROUND

On August 28, 1986 an application for Mooney Estates in the Robla area was presented to the Planning Commission with the conditions as recommended at the Subdivision Review Committee (SRC) meeting of August 13, 1986. At the Planning Commission meeting, several neighbors expressed concern about the adequacy of the drainage in the area of Mooney Estates, and in the area of the Magpie Creek Drainage Basin.

The SRC placed conditions on the tentative map for the applicant to prepare a drainage study. The study must demonstrate that the new development will not adversely affect the surrounding areas. In addition, the project applicant was advised that the drainage study may require the developer to provide oversized off-site pipes and downstream channel improvements.

In 1980-81 the Magpie Creek Drainage Study was prepared for the City. The Study shows the ultimate channel size, location and drainage sheds within the Magpie Creek area. As development occurs, the guidelines of the study are being implemented. The City widened Magpie Creek from I-80 to Bell Avenue, and private development has improved Magpie Creek a distance of 2,440 feet upstream from Bell Avenue.

City Council
Mooney Estates Drainage Review
November 5, 1986
Page 2

Over 5,000 feet of channel remain to be improved. These include:

- 1) The channel to Rio Linda Boulevard;
- 2) The crossings of Main Avenue, Rio Linda Boulevard and the Bikeway;
- 3) The channel through Tahoma Robla Subdivision (P85-032) to Marysville Blvd.;
- 4) The crossing of Marysville Boulevard;
- 5) The channel to Dry Creek Road; and
- 6) The crossing of Dry Creek Road.

In addition, a system of storm drains is needed to drain specific areas (such as Mooney Estates) to reduce localized flooding. Staff has conditioned this application to provide the needed improvements prior to the filing of the final map.

An additional item of concern is that the neighbors in the Pinedale Avenue area have stated that increased single family home construction has increased runoff in recent years. Current City Code regulations exempt single family home construction on existing lots from constructing drainage and frontage improvements. This exemption means that new homes constructed on existing lots do not mitigate their increased runoff, while new homes on newly created lots are required to mitigate their increased runoff. Therefore, staff also recommends future consideration of requirements on building permits in the Magpie Creek Drainage Basin to provide drainage improvements. This could restrict final approval of new subdivisions and of building permits until adequate downstream improvements are constructed.

There are various funding mechanisms that can be considered by the property owners to assist them in the construction of these drainage improvements.

- 1) An Assessment District for drainage improvements could be formed to finance the needed improvements. This would spread the cost among properties in the area. Staff would work with property owners to assist in forming an Assessment District.
- 2) A drainage development fee could be assessed in this area as new projects are approved. This would allow the City to collect money to have the needed improvements constructed. Developers would initially construct the needed improvements at their expense and would then be reimbursed by the fees as they are collected. This method would allow a developer to be reimbursed for a portion of the improvements which are not only required for their property, but necessary for other owners

City Council
Mooney Estates Drainage Review
November 5, 1986
Page 3

as well. Single family building permits would also be required to help pay a proportional share. This fee can be considered for individual drainage basins, or on a broader scope.

- 3) City participation could be considered for future projects during the CIP approval process.

RECOMMENDATION

It is recommended that:

- 1) The tentative map for Mooney Estates (P86-289) be approved with conditions that require the developer to provide adequate drainage facilities prior to filing the final map.
- 2) That Public Works report to Council on the possibility of conditioning building permits to meet adequate drainage requirements.
- 3) Meet with Magpie Creek area developers to determine interest in an Assessment District for drainage.

Respectfully submitted,



Thomas M. Finley
Engineering Division Manager

Recommendation Approved:



Walter J. Slipe
City Manager

Approved:



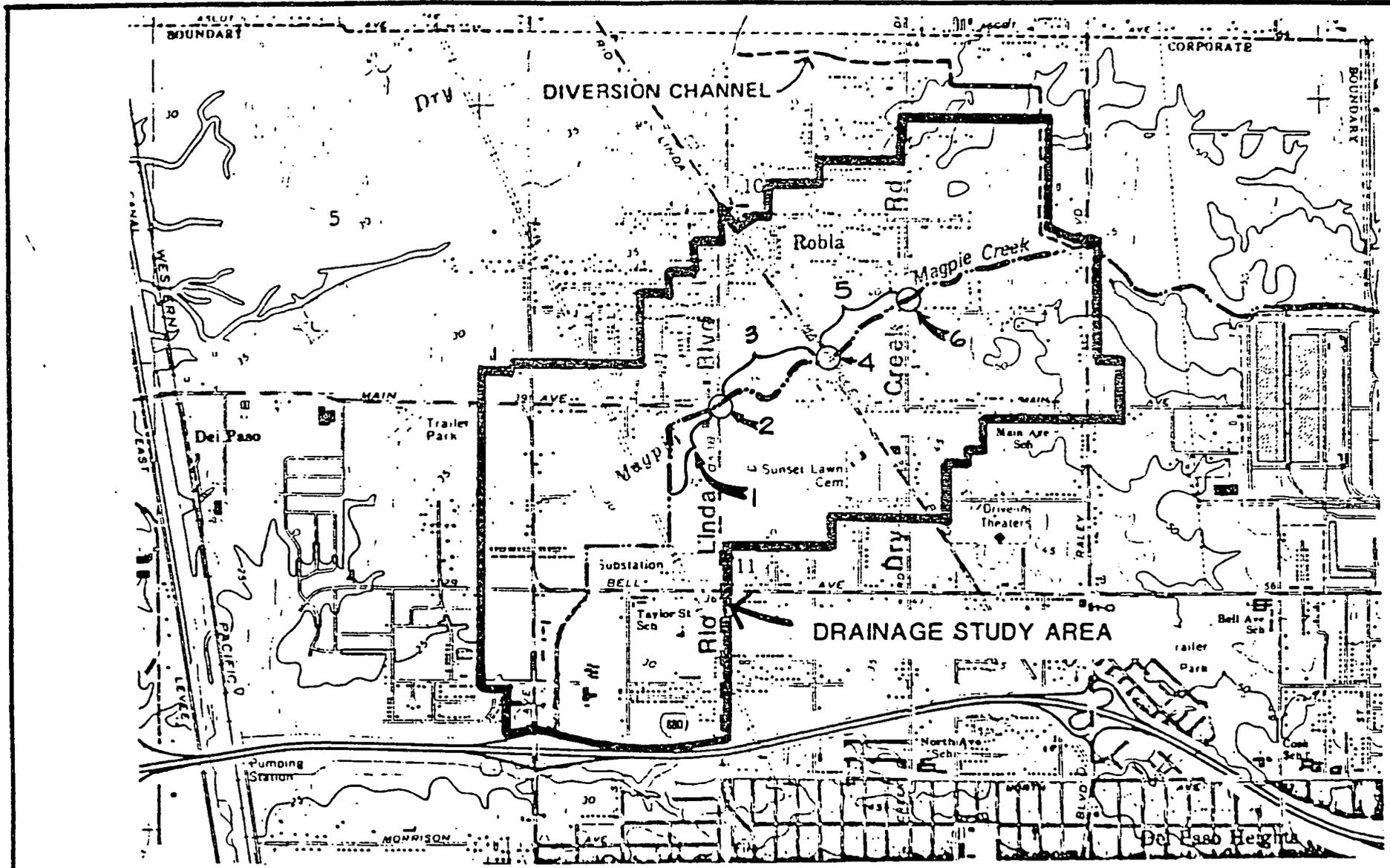
Melvin H. Johnson
Director of Public Works

TMF:RHB:eh
GM3-02.E(.3)
10.2786

November 5, 1986
District No. 2

Attachment

14B



-  Magpie Creek
-  Diversion Channel
-  Drainage Basin Limit

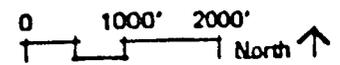


FIGURE 2
MAGPIE CREEK
DRAINAGE STUDY AREA

November 7, 1986

Michael Long
7930 Cook Riolo Road
Sacramento, CA 95611

Dear Mr. Long:

On November 5, 1986, the Sacramento City Council took the following action(s) for property located at 1024 Pinedale Avenue: (P-86289)

Adopted Resolution 86-840 adopting Findings of Fact and approving the tentative map with conditions

Enclosed, for your records, is a fully certified copy of the above referenced document.

Sincerely,

Lorraine Magana
City Clerk

LM/dah/14

Enclosure

cc: Planning Department
Allied-Langdon Engineering