



# REPORT TO COUNCIL City of Sacramento

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915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

**CONSENT**  
**March 14, 2006**

Honorable Mayor and  
Members of the City Council

**Subject:** Award Contract and approve addendum to the Negative Declaration: Elkhorn Reservoir Project (PN: ZJ36)

**Location/Council District:**

The Elkhorn Reservoir project is located in Council District 1 (see enclosed map).

**Recommendation:**

Adopt a resolution to accept the responsive low bid from Gateway Pacific Contractors, Inc. for an amount not to exceed \$6,320,292 and award contract.

Adopt a resolution to consider the Addendum to the Negative Declaration for the Northpointe Park PUD and adopt the Mitigation Reporting Plan.

**Contact:** David L. Brent, Engineering Manager, 808-1420; Dan Sherry, Supervising Engineer, 808-1419

**Presenters:** N/A

**Department:** Department of Utilities

**Division:** Engineering Services

**Organization No:** 3332

**Summary:**

Bids were received from five (5) contractors and opened by the City Clerk on January 25, 2006. Gateway Pacific Constructors, Inc. was the lowest responsive bidder with a bid of \$6,320,292.

**Committee/Commission Action:** None.



**Background Information:**

The Elkhorn Reservoir Project includes constructing a 3 million gallon potable water storage reservoir, 16 million gallons per day booster pump station, control building, fencing and landscaping. Constructing this reservoir and booster pump station is required to meet the Natomas area peak water demands and provide emergency fire storage.

This project was advertised and five (5) bids were received and opened on January 25, 2006. The bids are summarized below:

Contractor	Bid Amount
Gateway Pacific Contractors, Inc.	\$6,320,292
GSE Construction	\$6,553,751
Sierra National	\$6,629,576
Auburn Constructors	\$6,967,300
A.C.C. West Coast	\$7,016,576

- Staff recommends contract award to Gateway Pacific Contractors, Inc. which exceeded the ESBE goals.
- The engineer's estimate was \$5,700,000.

**Financial Considerations:**

The Gateway Pacific Contractors, Inc. bid is for an amount not to exceed \$6,320,292. The total estimated project cost including design, construction, inspection and contingency is \$7,330,000. The Elkhorn Reservoir project (PN: ZJ36) has a budget of \$7,330,000 and an unobligated balance of \$7,142,747, which is sufficient for award and project completion.

**Environmental Considerations:**

The Environmental Services Manager 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 Negative Declaration for Northpointe Park Planned Unit Development (PUD) (P96-058) approved by the Planning Commission on June 14, 1996 and was approved by City Council on February 4, 1997. The Adopted Negative Declaration adequately described the effects of the proposed development of the Elkhorn Reservoir project. The analyses and mitigation measures in the Adopted Negative Declaration are reaffirmed.

An Addendum to the Negative Declaration has been prepared describing the proposed Elkhorn Reservoir and evaluating the potential environmental effects of the proposed project. The Addendum defines the project description and justification for use of an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15164).

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

**Policy Considerations:**

This action is in conformance with City Code Section, 3.60 Articles I and III, which provides that the City Council may award competitively bid contracts to the lowest responsible bidder.

This report's recommendation is consistent with the City's Strategic Plan Goals of enhancing and preserving the neighborhoods and supporting the economic vitality of the area.

**Emerging Small Business Development (ESBD):**

This project included participation goals of 20% for emerging and small business enterprises as required by Ordinance 99-007 and Resolution 99-055, relating to ESBD participation goals and policies, adopted by the City Council on February 9, 1999. The responsive low bidder, Gateway Pacific Contractors, Inc., exceeded the ESBE goals with a participation level of 20.18%.

Respectfully Submitted by:   
David L. Brent  
Engineering Manager

Approved by:   
Gary A. Reents  
Director of Utilities

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

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## **MITIGATION REPORTING PLAN**

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In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Negative Declaration. For this project, mitigation reporting will be performed by the Department of Utilities in accordance with the monitoring and reporting program being developed by the City to implement AB 3180.

This Mitigation Reporting Plan is being prepared by the Development Services Department, Environmental Planning Services, 2101 Arena Blvd., Second Floor, (916) 808-8458, pursuant to California Environmental Quality Guidelines Section 21081.

The Department of Utilities will submit their completed Reporting Plan to the Planning Division for inclusion in the Environmental Planning Services' annual report to City Council.

Project Number: ZJ36

Project Name: Elkhorn Reservoir

Project Location/Description: The subject property consists of 1.63± net acres of the 945.7± gross acres within the Northpointe Park PUD on the northwest corner of Elkhorn Blvd. and Natomas Blvd. (Assessor Parcel Number 201-0310-017-080). The project site is located on the south side of Elkhorn Blvd., approximately 100' east of the East Main Drain and is adjacent to the future SMUD substation (located east of the reservoir) which will be constructed in the summer of 2004. The Northpointe Park PUD is located between Del Paso Road and Elkhorn Boulevard, and east of the East Drainage Canal. The purpose of the proposed project is to construct a 3 million gallon reservoir and pump station in the Agriculture-Open Space buffer area located on Elkhorn Boulevard. The future development of a SMUD substation will be located adjacent to the reservoir and will share the same driveway located on Elkhorn Boulevard. The project will serve the domestic water supply needs in the Natomas area as well as for future development. The addition of this reservoir provides fire protection, equalizes peak demands, and provides emergency reserve for the area.

**MITIGATION REPORTING PROGRAM CHECKLIST  
FOR ELKHORN RESERVOIR (CIP# ZJ36) ADDENUM TO AN ADOPTED NEGATIVE DECLARATION**

Impact/ Mitigation Measure	Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance
	Initials	Date	Remarks

**BIOLOGICAL RESOURCES MITIGATION MEASURES:**

1. The applicant/developer shall comply with Phase 2 requirements of the 5/15/01 Settlement Agreement prior to the issuance of a grading permit. The applicant shall either:
  - (i) provide 1/2 acre of mitigation land that meets the requirements of the Natomas Basin Habitat Conservation Plan (NBHCP) for each acre of land authorized for disturbance; or
  - (ii) pay the required NBHCP fees. No permit can be issued unless one of these has occurred. If the applicant acquires land and transfers it to the Conservancy, the applicant must pay that portion of the NBHCP fees other than the acquisition portion. Applicant land acquisitions must be approved in advance by the Conservancy. (The Applicant/Developer has satisfied this mitigation measure. This mitigation measure is intended to be consistent with the NBHCP Settlement Agreement.)
  
2. Grading of the project site shall occur only during the grading season of May 1 to September 30. (The Applicant/Developer has satisfied this mitigation measure. This mitigation measure is intended to be consistent with the NBHCP Settlement Agreement.)
  
3. The project applicant/developer shall complete and comply with all required pre-construction biological surveys as

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prescribed in the 1997 Natomas Basin Habitat Conservation Plan. A pre-construction survey shall be conducted by a qualified biological, botanical, or related expert for potential special status species not less than 30 days or more than 6 months prior to construction activities. The pre-construction survey shall determine what habitats, if any, are present on the site and if more intensive survey activities should be conducted to accurately determine the status of the covered species on the site and comply with any applicable mitigation measures that result from the survey. The pre-construction survey shall be submitted to the City prior to issuance of building permits.

4. The project applicant/developer shall further: (i) comply with all requirements of the NBHCP, together with any additional requirements specified in the North Natomas Community Plan EIR; (ii) comply with any additional mitigation measures identified in the NBHCP EIR/EIS; and (iii) comply with all conditions in the ITP's issued by the USFWS and CDFG. (The Applicant/Developer has satisfied this mitigation measure. This mitigation measure is intended to be consistent with the NBHCP Settlement Agreement.)
5. A new Agreement must be signed by each developer issued a grading permit that requires the developer to: (i) indemnify the City; (ii) agree to comply with the 1997

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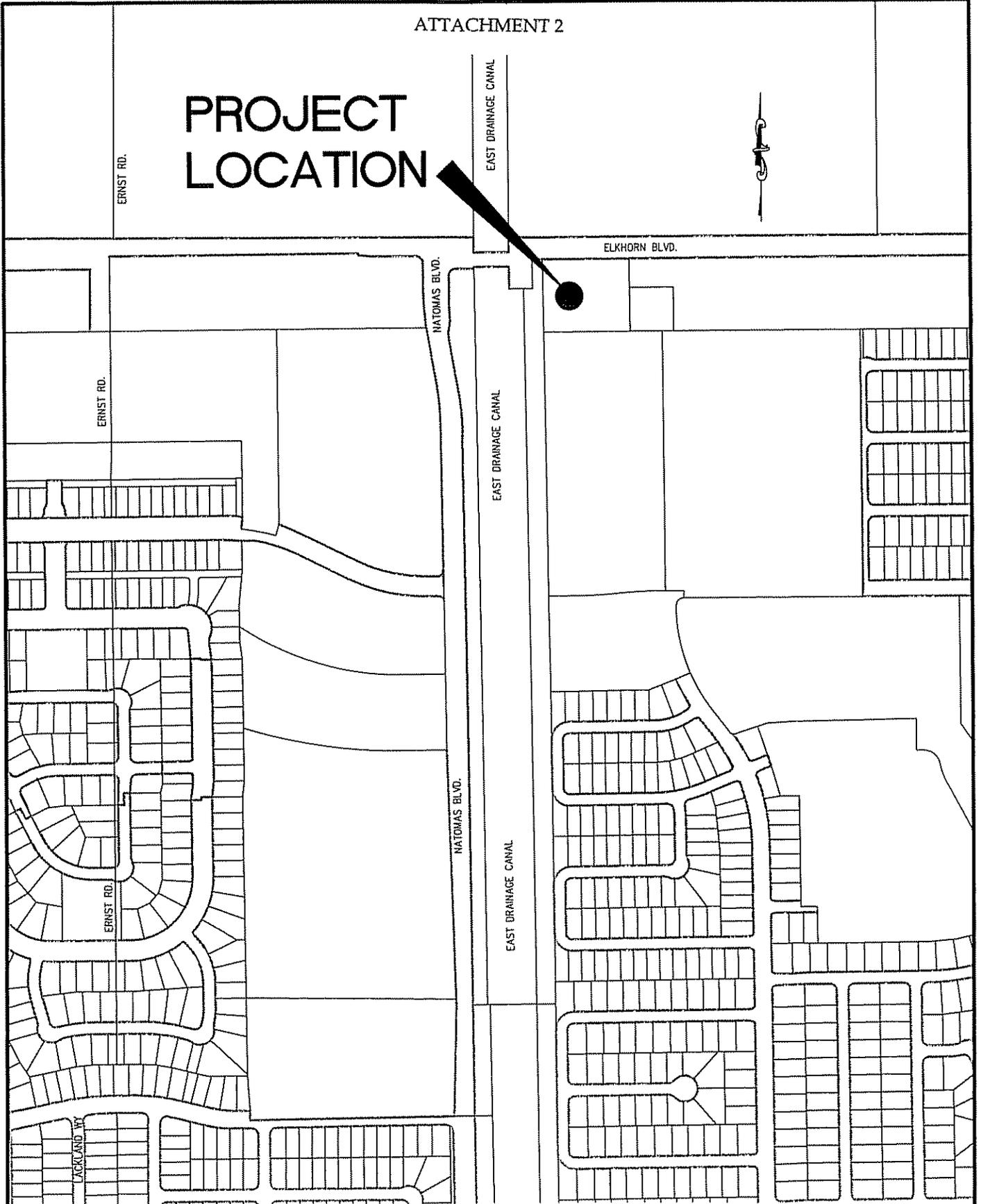
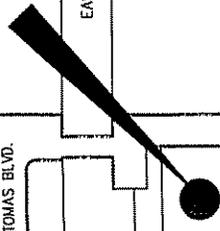
NBHCP; (iii) agree to comply with the revised NBHCP and EIR/EIS, once adopted; and (iv) pay all adopted fee increases and comply with applicable catch-up fee ordinances. (The Applicant/Developer has satisfied this mitigation measure. This mitigation measure is intended to be consistent with the NBHCP Settlement Agreement.)

**CULTURAL RESOURCES MITIGATION MEASURES:**

1. If subsurface archaeological or historical remains are discovered during construction, work in the area shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

During Construction      Department of  
Utilities  
  
Contractor

# PROJECT LOCATION



REV.	DATE	DESCRIPTION

RAUTILSTJDS

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**EXECUTE A CONSTRUCTION CONTRACT WITH GATEWAY  
PACIFIC CONTRACTORS, INC. FOR THE  
ELKHORN RESERVOIR PROJECT (PN: ZJ36)**

**BACKGROUND**

- A. The project consists of constructing a 3 million gallon potable water storage reservoir, 16 million gallon per day booster pump station, control building, fencing, and landscaping.
- B. The reservoir and pump station is required to meet the Natomas area peak water demands and provide emergency fire storage. The project was advertised for bidding and bids were received on January 25, 2006.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The City Manager and City Clerk are authorized to sign and execute a construction contract with Gateway Pacific Contractors, Inc. for the Elkhorn Reservoir project (PN: ZJ36) for an amount not to exceed \$6,320,292.

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**A RESOLUTION TO CONSIDER THE ADDENDUM TO THE  
NEGATIVE DECLARATION FOR NORTHPOINTE PARK PUD;  
AND APPROVE THE MITIGATION REPORTING PLAN FOR  
THE ELKHORN RESERVOIR PROJECT (PN: ZJ36)**

**BACKGROUND**

- A. The Environmental Coordinator has prepared an Addendum to the Negative Declaration adopted by the City Council in 1996 for the above project;
- B. The City Council has considered the Addendum and the Negative Declaration and determined that the environmental impacts of the proposed Elkhorn Reservoir Project are within the scope of analysis contained in the Negative Declaration and no new impacts have been identified. Therefore, the Addendum to the Negative Declaration and the Mitigation Monitoring Plan is reaffirmed;
- C. The City Council conducted a public hearing on February 21, 2006, to consider adopting the Elkhorn Reservoir Project. Based on documentary and oral evidence submitted at said public hearing, the City Council hereby finds the adoption of the Elkhorn Reservoir Project is consistent with the General Plan.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. The addendum to the Adopted Negative Declaration and the Mitigation Monitoring Plan for the Elkhorn Reservoir Project (PN: ZJ36) are hereby approved and adopted.

