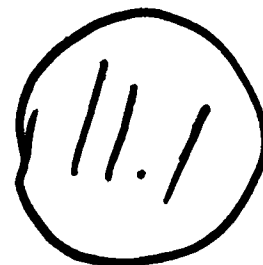




APPROVED
BY THE CITY COUNCIL

APR 29 1997

OFFICE OF THE
CITY CLERK



DEPARTMENT OF
UTILITIES

ENGINEERING SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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April 23, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: REMOVAL OF RESTRICTIONS ON RESIDENTIAL DEVELOPMENT IN THE NATOMAS BASIN

LOCATION AND COUNCIL DISTRICT: The entire Natomas Basin (District 1)

RECOMMENDATION:

Staff recommends Council approve the attached resolution which removes restrictions on residential development in the Natomas Basin due to flood protection concerns.

CONTACT PERSON: Gary A. Reents, Engineering Services Manager, 433-8633

FOR COUNCIL MEETING OF: April 29, 1997

SUMMARY

Staff proposes to remove the restrictions placed on residential development in the Natomas Basin by Council. Since that time, the Corps of Engineers has completed stabilization of the Sacramento River levees, Council adopted the Comprehensive Flood Management Plan, and SAFCA has completed the portions of the Local (North) Area flood control project which provide protection to Natomas. Accordingly, staff believes restrictions preventing residential development in Natomas are no longer necessary.

COMMITTEE/COMMISSION ACTION

None

City Council
April 23, 1997

Restrictions on Residential Development in the Natomas Basin

BACKGROUND INFORMATION

- * On February 6, 1990 City Council adopted emergency ordinance 90-005 which, among other things, required residential development in the Natomas Basin to elevate above the 100-year base flood elevation. Because of the potential flood depths, this requirement effectively imposed a moratorium on residential development in Natomas. Council intended the restrictions to apply until the Sacramento River levees were stabilized and Natomas was provided 100-year flood protection.
- * In 1992, the Army Corps of Engineers completed the Sacramento River Urban Levee Stabilization project.
- * On December 7, 1993, the City Council directed staff to prepare a Comprehensive Flood Management Plan. The stated goal of the Plan is to minimize the loss of life, personal injury, and property damage in the event of a flood in the City of Sacramento. On January 28, 1996, Council adopted the Comprehensive Flood Management Plan
- * This spring, the Sacramento Area Flood Control Agency (SAFCA) completed the major elements of the Local, or North, Area flood control project. Although some parts of the project remain to be completed, the project presently provides greater than 100-year protection to the Natomas area.
- * Based on the above, staff recommends that Council remove the building restrictions on residential development in Natomas. Requirements for information disclosure and design of commercial buildings, however, would remain in effect.

ENVIRONMENTAL CONSIDERATIONS

When the City Council adopted its Land Use Planning Policy governing development within the 100-year floodplain in February 1990, the City Council certified a Final Environmental Impact Report ("Final EIR"), adopted Findings of Fact and a Statement of Overriding Considerations, and approved a Mitigation Monitoring Plan in accordance with the requirements of the California Environmental Quality Act (CEQA). The final EIR comprehensively calculated the risks associated with permitting new development in flood prone areas of the City. When the City Council adopted revisions to the Land Use Policy in December of 1993, the City Council found that the potential environmental impacts of such revisions were within the scope of analysis contained in the Final EIR, and no supplemental environmental documentation was required.

City Council
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Restrictions on Residential Development in the Natomas Basin

Residential development in the Natomas Area is subject to the provisions of the City's General Plan and applicable Community Plan, as well as the City's Comprehensive Flood Management Plan, for which environmental documentation required under CEQA has already been prepared and approved by the City Council. Any potential risks of removing the restrictions on residential development in the Natomas area are within the scope of the potential impacts analyzed in the Final EIR. For these reasons, no further environmental documentation is required for the action recommended in this report. Environmental documentation for Sacramento River Urban Levee Stabilization project and the SAFCA Local Area Project was prepared and approved by other agencies in accordance with the requirements of CEQA and the National Environmental Policy Act (NEPA).

FINANCIAL CONSIDERATIONS

This action will not result in any direct cost to the City. The action will help provide for economic development in both South and North Natomas.

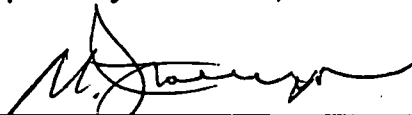
POLICY CONSIDERATIONS

The proposed action is consistent with current Council policy regarding flood protection and floodplain management as stated in Resolution 93-696 requiring at least 100-year protection for areas designated for urban development within the City. The proposed action is also consistent with Council's stated priority of economic development.

MBE/WBE

Not applicable since no goods or services are being requested.

Respectfully submitted,




FOR Gary A. Reents
Engineering Services Manager

RECOMMENDATION APPROVED:

William H. Edgar
City Manager

APPROVED:



James G. Sequeira
Utilities Director

RESOLUTION NO. 97-202

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION REMOVING RESTRICTIONS ON RESIDENTIAL DEVELOPMENT IN THE NATOMAS BASIN

BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL that:

WHEREAS, in 1990, the City Council adopted Sacramento City Code §9.27.1106(a), which provided for restrictions on residential development in the Natomas area until such time as the City Council determined by resolution, based upon information provided by the U.S. Army Corps of Engineers (USCOE), that the levee stabilization project in the Natomas area is complete or will be completed prior to the next flood season; and

WHEREAS, on December 7, 1993, the City Council adopted Resolution No. 93-697, which, in part, imposed specified conditions upon the adoption of Final Subdivision Maps and the issuance of building permits for residential development in the Natomas area; and

WHEREAS, ON February 13, 1996, the City Council adopted Resolution 96-073, which approved the City's Comprehensive Flood Management Plan, found and determined that the levee stabilization project in the Natomas area is complete, and further provided as follows:

"When the Director of Utilities has made one of the following determinations in writing, none of the restrictions set forth in City Code Section 9.27.1106 shall apply to land within the boundary of the City of Sacramento, and within the land area of the South Natomas Community Plan and the North Natomas Community Plan:

- a. The completion of all levee and pump station work on the local project by the Sacramento Area Flood Control Agency; or
- a. The Federal Emergency Management Agency has adopted new regulations which allow for unrestricted development in the land area of the South Natomas Community Plan and the North Natomas Community Plan."

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____

WHEREAS, work on the SAFCA Local Area project is virtually complete, with the exception of a small quantity of additional work to be completed after final regulatory approvals have been issued, and all work has been completed on the elements of the project that provide greater than 100-year flood protection to the Natomas basin; and

WHEREAS, because (1) the City Council in Resolution No. 96-073 determined that the USCOE's levee stabilization project was complete, (2) the City Council in Resolution No. 96-073 adopted the City's Comprehensive Flood Management Plan, and (3) the major elements of the SAFCA Local Area Project, including all elements that provide greater than 100-year flood protection to the Natomas basin, have been completed, the City Council now desires to remove the restrictions on residential development in the Natomas area set forth in City Code Section 9.27.1106.

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

1. Upon the adoption of this Resolution, the restrictions imposed by Sacramento City Code section 9.27.1106(a) on residential development of land within the Natomas area shall no longer apply. As used herein, the Natomas area consists of the land within the boundary of the City of Sacramento, and within the land area of the South Natomas Community Plan and the North Natomas Community Plan.
2. This Resolution supersedes the provisions of Sections 5 and 7 of Resolution No. 93-697 establishing conditions for the adoption of Final Subdivision Maps and the issuance of building permits for residential development in the Natomas area, and supersedes the provisions of Section 4 of Resolution 96-073 pertaining to the restrictions on residential development set forth in City Code section 9.27.1106(a).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____