

City Planning Commission
Sacramento, California

Members in Session:

- Subject: 1. Environmental Determination
2. Amendment of the City Subdivision Ordinance (Ch. 40 of the City Code) regarding designated flood hazard areas (M87-130).

BACKGROUND INFORMATION: This is a request to amend the Zoning Ordinance to incorporate recent changes in the National Flood Insurance Program (NFIP). The primary effect is the requirement for additional information for subdivisions within designated flood-prone areas. Staff recommends approval of the proposed amendments.

STAFF EVALUATION: The NFIP is a federal program enabling property owners to purchase flood insurance. The program was established by Congress and made available to homeowners located in participating communities. Because of its proximity to two major rivers, the City of Sacramento is located in a Special Flood Hazard Area (SFHA) and has chosen to be a participating community.

National Flood Insurance Program (NFIP) is designed to provide insurance as an alternative to disaster assistance to meet escalating costs of repairing damage to buildings and their contents caused by floods. This insurance is generally unavailable through private insurers. The program is based upon an agreement between the local communities and the Federal Government which states that if a community will implement measures to reduce future flood risks to new construction in flood prone areas, the Federal Government will make flood insurance available within the community as a financial protection against flood losses.

If the City does not take steps to continue participating in the program, Federal financial assistance will not be made available to individual property owners through programs such as Veteran's Administration loans or loans from Federally regulated banks. If a presidentially declared disaster due to flooding occurs in a non-participating community, no federal financial assistance can be obtained by property owners for the permanent repair or reconstruction of buildings damaged or destroyed.

National Flood Insurance Program (NFIP) enables property owners in participating communities to insure against flood losses. By employing wise flood plain management, as required by NFIP regulations, a participating community can protect its citizens against much of the devastating loss from future floods. Careful local management of development in floodplains can reduce flood loss and high costs associated with flooding.

The City is required to update its Floodplain Management Regulations by February 4, 1988, in order to continue eligibility in NFIP.

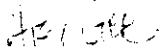
Staff has prepared the ordinance which amends Chapter 40 of the City Code (the Subdivision Ordinance), to conform with federal regulations. The primary effect is to require more information regarding flood-prone areas to be shown on tentative and final subdivision maps.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends that the Planning Commission:

- A. Ratify the Negative Declaration.
- B. Approve the attached Ordinance Amendment regarding flood hazard areas and recommend adoption by the City Council.

Respectfully submitted,



Art Gee,
Principal Planner

AG:SD:vf

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE AMENDING PORTIONS OF CHAPTER 40, SUBDIVISION REGULATIONS, OF THE SACRAMENTO CITY CODE RELATING TO FLOOD HAZARD AREAS.

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

Article III, Subdivision Design Standards, Section 40.336 of Chapter 40 is hereby amended to read as follows:

40.336 Flood Plain Management

The design of all subdivision shall provide adequate drainage to reduce exposure to flood damage and shall in all respects conform to the requirements of section 9.1001 through 9.1007 of the Building Code and the National Flood Insurance Program Regulations set forth in Sub Chapter B of title 44 of the Code of Federal Regulations Parts 59 and 60.

All final subdivision improvement plans will provide the elevation of the proposed building site. If the site is filled above the base flood, the final pad elevation shall be certified by a qualified registered professional engineer or surveyor and provided to the Local Administrator.

All subdivision proposals shall be consistent with the need to minimize flood damage.

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

SECTION 2

Article IV, Tentative Map, Section 40.403 (g) and 40.403 (m) of Chapter 40 is hereby amended to read as follows:

- (g) Contour lines at intervals of not more than one foot unless waived prior to submission by the City Engineer. Topographic information shall be sufficient to fully show the configuration of the land and any and all depressions that present drainage problems, and shall extend beyond the tract boundaries where necessary to show drainage conditions on surrounding property which may affect the subdivision. Topographic survey shall not be waived in areas within the 100-year flood hazard boundary as shown on the most current FIRM.

- (m) The location of all potentially dangerous areas, including geologically hazardous areas and areas subject to inundation or flood hazard; the location, width and directions of flow of all water courses and flood control channels within and adjacent to the property involved; and the proposed method of providing storm water, drainage and erosion control. In areas subject to 100-year flood hazard, base flood elevation and floodway boundary shall be indicated.

SECTION 3

Article VI, Drawings, Statements and Other Data to Accompany Tentative Map, Section 40.404 (d) of Chapter 40 is hereby amended to read as follows:

- (d) A preliminary grading plan. Submission of the preliminary plan may be waived by the City Engineer when he determines that the submission of said plan is not required for property grading, flood hazard mitigation and erosion control of the proposed subdivision.

SECTION 4

Article V, Final Map, Section 40.508 of Chapter 40 is hereby amended to add the following:

- (n) In areas subject to 100-year flood hazard, base flood elevation or depth of flow and floodway boundary shall be indicated or a separate document shall be recorded with the final map indicating floodway boundary and base flood elevation or depth of flow.

SECTION 5

Article V, Statements, Documents and Other Data to Accompany Final Map, Section 40.509 (f) of Chapter 40 is hereby amended to read as follows:

- (f) A final grading plan. Submission of a final grading plan may be waived by the City Engineer when he determines that the submission of said plan is not required for proper grading, flood hazard mitigation and erosion control of the subdivision.

SECTION 6

Article VI, Statements, Fees, Documents and Other Data to Accompany Parcel Map, Section 40.609 (g) is hereby amended to read as follows:

- (g) A final grading plan. Submission of a final grading plan may be waived by the City Engineer when he determines that the submission of said plan

is not required for property grading, flood hazard mitigation and erosion control of the subdivision.

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK