



CITY OF SACRAMENTO

North Natomas News

SEPTEMBER / OCTOBER 2009

Natomas Levee Improvement Program Update

Submitted by SAFCA Staff - October 1, 2009

Residents of the Natomas Basin area understand that improvements to the basin levee perimeter system are required in order to achieve higher levels of flood protection. We are pleased to report that with strong leadership by the Sacramento Area Flood Control Agency (SAFCA) Board, its Congressional and State Legislative delegations, as well as the Federal and State partner agencies, SAFCA has made a great deal of progress on several major flood control system upgrades, including improvements to Folsom Dam, increased erosion protection along the banks of the American and Sacramento Rivers, and perhaps of most interest for readers of this newsletter, the Natomas Levee Improvement Program known as NLIP, now in its third full season of construction.

Presently, SAFCA is working diligently to prepare for the 2010 construction season of a new adjacent levee along the Sacramento River east levee (abutting the Garden Highway which is the present day federal flood control levee). Work on the improvements to the northernmost levee, the Natomas Cross Canal, will be completed this season.

Despite enormous changes in the regulatory and economic environment, SAFCA and its partner agencies have made rapid strategic and design changes in order to keep this critically important program moving forward. However, as we announced in 2008, it is now clear that in order to meet new regulatory requirements, NLIP has grown into a much more extensive and costly undertaking than originally anticipated in 2007, when the project was approved. Accordingly, the scope, format and schedule for Federal authorization of the project, which is currently under study, takes on a much greater urgency. Property owners will need to continue to pay for flood insurance on their homes until 100-year flood protection is achieved by a combination of SAFCA and U.S. Army Corps of Engineers (Corps) construction efforts in the 2014 time frame.

(Article continued on page 3)

Del Paso Road / El Centro Road / Natomas Boulevard Landscaping Projects (T15092800 / T15095900 / T15058001)

On October 6th, the City's Department of Transportation is requesting the City Council to approve a \$331,528 contract with Procida Landscape, Inc. for three landscaping projects. Construction is anticipated to start in October 2009 and be completed in December 2009.

- Del Paso Road between El Centro Road and Interstate 5: Landscape and irrigate the center median and south side planter area.
- El Centro Road (Sundance Lake): Landscape and irrigate the planter area between the curb and the sidewalk and the large area between the sidewalk and masonry wall.
- Natomas Boulevard (adjacent to the Natomas Regional Park): Landscape and irrigate the large planter area created by the meandering 12-foot pathway.



我們講中文

Hablamos Español

Мы говорим по-русски

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August / September Zoning Administrator Items

No North Natomas Zoning Administrator Items for August / September 2009 or any of 2009.



August / September Planning Commission Items

August 13th	P09-012	Mars Hill Church - 1921 Arena Boulevard (Approved)
	P09-015	7-11 @ Natomas Landing - 4000 E. Commerce Way (Approved with amended conditions)
September 24th	P09-023	Banquet Hall @ Goldenland Business Park (Approved)

[Planning Commission Agenda](#)

August / September City Council Items

August 11th	P04-264	Natomas Crossing (GPA; PUD SPA & GA; RZ) - Approved
August 18th	B13000700	North Natomas Library Project (MOU and Budget)
September 8th	CFD 2006-02	Natomas Central CFD: Appropriation of Mello-Roos Tax Revenue
September 22nd	P09-003	Club Center Tree-Pole for Verizon (Continued to 10/06/09)

[City Council Agenda](#)



New Applications Submitted - August / September 2009

No new applications submitted in August

[Active Planning Projects](#)

Final Maps Approved - 2009

No maps have been finalized in North Natomas in 2009.

Building Permits Issued - 2009

Single Family Residential Building Permits

Issued: **36** dwelling units (+35 in August / September 2009)
Finalized: **145** dwelling units (+24 in August / September 2009)

Multi-family Building Permits

Issued: **0** dwelling units
Finalized: **22** dwelling units

Commercial Building Permits

Issued: **0**
Finalized: **2** (+2 in August / September 2009)

Natomas Levee Improvement Program Update

(Continued from page 1)

BACKGROUND

On April 26, 2007 the SAFCA Board adopted the Final Engineers Report for the Consolidated Capital Assessment District (Engineer's Report), which estimated that the Natomas Levee Improvement Program could be completed by 2012 with a net capital cost of \$414 million. Based on the best available information at that time, SAFCA estimated that 100-year flood protection could be achieved by 2010 with an outlay of \$260 million and 200-year flood protection could be achieved by 2013 with an additional incremental outlay of \$154 million. Based on these costs, SAFCA assumed that the project could be completed in partnership with the State, accruing credits which would be available once Federal authorization could be achieved. SAFCA emphasized that the timeline for the plan was very aggressive and required major Federal and State authorizations and appropriations along the way in order to be completed as proposed.

EVOLVING STANDARDS INFLUENCE THE PROGRAM

In response to Hurricane Katrina, in April 2007, the Corps issued more rigorous vegetation and encroachment standards, which made the fix-in-place (one element of which was the installation of a slurry wall in the Garden Highway levee) approach to the levees improvements unworkable. SAFCA redesigned the project with a new adjacent levee setback concept. The Corps also set more rigorous engineering standards for levee design, including storm hydrology and geotechnical requirements. The State of California, Department of Water Resources also established more rigorous 200-year flood standards as well. As additional geotechnical studies in the Basin moved forward, it became gradually clear that the new adjacent levee setback concept would need to be augmented with deep seepage cutoff walls, seepage berms, and relief wells far more extensive than the initial studies suggested.

As a result of these changes, the estimated cost of the Project has increased to \$618 million, with an estimated cost for 100-year protection at \$580 million. On the economic side, the recession, which commenced in 2008, has constrained the availability of State funds and local development impact fees to offset the increase in Project costs. Nevertheless, thanks to vigorous leadership and support by both Governor Arnold Schwarzenegger and Senator Darrell Steinberg, SAFCA has secured a funding commitment of \$100 million with a State plan for timely reimbursement of SAFCA's expenses. SAFCA will continue to work closely with the State to secure the remainder of the \$245 million authorized.

At this point, it appears that the State/SAFCA contribution can be increased to \$350 million, enough to complete 50 percent of the 100-year Project features by the end of 2010, and 60 percent by the end of 2011.

SAFCA's current plan focuses on completing sufficient construction to achieve an A99 rating with the available State/SAFCA funds, allowing construction in the Basin to resume. However, due to ambiguities in the Federal regulations it is not entirely clear what work will be required to achieve the A99 level. In July, the House of Representatives passed legislation authored by Congresswoman Doris Matsui to remove some of the ambiguities in the current A99 criteria, however the U.S. Senate has yet to follow suit. Congresswoman Matsui also continues to work with FEMA on ways to keep flood insurance affordable for local residents.

In light of these changes, SAFCA's plan for completing the program now requires that the Federal Government play a more prominent role than anticipated, including constructing the second half of the project, which would achieve, in sequence, both 100-year flood protection and 200-year flood protection. With a strong Federal commitment and Congressional support, it is possible that the 100-year features could be completed as soon as 2014 and the 200-year features the following year.



City of Sacramento



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City Council
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Kevin McCarty, District 6
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Bonnie Pannell, District 8

North Natomas Resources Online:

The City of Sacramento has the following North Natomas resources and many others available online:

- [North Natomas Unit Information and Links](#)
 - [Habitat Conservation Plan \(HCP\) Fees Paid Maps](#)
 - [North Natomas Improvement Project Status Map](#)
 - [North Natomas Subdivisions Map](#)
 - [North Natomas Major Development Areas Map](#)
 - [North Natomas PUDs Map](#)
 - [PUD Guidelines](#)
- [Recent Environmental Impact Reports \(EIR\)](#)
- [Interactive Active Planning Projects Information](#)
- [Maps of Active Projects](#)
- [Community Plan Maps](#)
- [General Plan Maps](#)
- [City of Sacramento Annexation History Map and Table](#)
- [Building Inspection Areas](#)
- [School District Impact Fee Areas](#)
- [Bikeway Master Plan](#)
- [Zoning Maps](#)

