



July 25, 2008

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City of Sacramento
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SUBJECT: CITY OF SACRAMENTO'S DRAFT GENERAL PLAN UPDATE

Ms. Koch:

SAFCA appreciates the opportunity to review the proposed draft General Plan Update. In our review of the General Plan elements, we have the following comments to the proposed policies:

Flooding Hazards EC 2

- EC 2.1.6 should be limited to "...prior to approval of development projects" and the rest of the language should be incorporated into the Stormwater Drainage (U4).
- SAFCA suggests that in order to make new residents aware of flood risk that the following language be incorporated into the new General Plan, "*For areas protected by levees, all new developments shall include a notice within the deed that the property is protected from flooding by levees and that the property can be subject to flooding if the levee fails or is overwhelmed. (other appropriate language can be used)*".
- EC 2.1.8 – Dedication of Levee Footprint. The City shall require new development adjacent to the levee to dedicate the levee footprint, *including the 50-foot buffer*, to the appropriate flood control agency. The City may wish to hold fee title to the land but the responsible flood control easement should have an easement dedicated to the levee maintaining agency.
- EC 2.1.17 – Please verify that Nimbus Dam is a major concern. A failure of Oroville Dam should be included since it can affect the northern portions of the City.
- Pg – 2-321 – Second sentence to have the following added, "...minimize flooding risk *and allow for future modifications of the system.*"


SAFCA appreciates the City's effort to move forward with requiring buffers between development and levees. SAFCA has worked with City staff to communicate potential future needs for the buffers in case the levees need to be expanded in the future. As a general rule, the 50-foot buffer is a minimum and was intended to reflect a potential modification to the levee as a result of changed conditions/standards. Ideally, this buffer would be sized based on a cross section of the levee which would be defined as follows, raising the levee 1-foot from existing condition with a water side levee slope of 3:1 (h:v), 20-foot top width, 4:1 (h:v) landside slope, with a 20-foot maintenance road at the toe of the levee or outside any relief wells. A revision to the 50-foot buffer should be considered to reflect the minimum cross section needed to expand the levee in the future.

Special Study Areas – Town of Freeport

SAFCA requests early coordination relating to the potential annexation for the Town of Freeport. The land between Freeport Blvd. and the levee should be identified as Special Planning Area (SPA) or Open Space to account for the need to incorporate potential levee improvements included in a study sponsored by the Corps of Engineers, California Department of Water Resources/ Central Valley Flood Protection Board and SAFCA. This study, Common Features General Re-evaluation Report, is currently underway and scheduled for completion in 2010. The study will identify features needed to provide 200-year protection to our community. Potential land use planning should allow the study to be completed before any land use zoning or entitlements are granted.

Please call me if you have any questions or comments.

Sincerely,



Pete Ghelfi
Director of Engineering

Cc: Tim Washburn, SAFCA