

Michael J. Johnson, AICP
Agency Director

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael J. Johnson, AICP
Agency Director

By: Nikki Streegan, Associate Planner

DATE: November 3, 2015

SUBJECT: Flood Protection General Plan Amendment

ACTION REQUESTED

1. Conduct a Public Hearing to consider the Flood Protection General Plan Amendment,
2. Adopt the Negative Declaration prepared for the Amendment, and
3. Adopt a Resolution incorporating amendments to text and policies within the Land Use, Natural Resources, Public Services and Facilities, and Health and Safety Elements of the Placer County General Plan consistent with the requirements of Senate Bill 5 (SB 5).

BACKGROUND

The proposed Flood Protection General Plan Amendment (GPA) project is a County-initiated amendment to bring the Placer County General Plan into compliance with State flood protection law. The project will amend the Land Use Element, Natural Resources Element, Public Services and Facilities Element, and Health and Safety Element of the Placer County General Plan to be consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5, 2007). The Central Valley Flood Protection Act of 2008 requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection. While SB 5 requires three elements to be updated, the County's proposed amendment will also include the Public Services and Facilities Element in order to create consistency within the goals and policies in the Placer County General Plan. The proposed General Plan amendments do not modify Land Use Designations, the Land Use Map, or the Capital Improvement Program.

Legislative Requirements

The California Legislature enacted six interrelated flood management bills in 2007 – SB 5 and 17, and Assembly Bills (AB) 5, 70, 156, and 162 – to improve flood management in a sustainable way and to strengthen the linkage between local land use planning decisions and flood management practices. SB 5 requires that an Urban Level of Flood Protection (ULOP) be met in specific locations within the Sacramento and San Joaquin river basins.

The legislation defines the ULOP as that which is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year (i.e., a 200-year flood event) using criteria consistent with, or developed by, the Department of Water Resources. Subsequent legislation refined the definition of the ULOP to exclude areas of shallow flooding (inundation less than three feet deep) or flooding from local drainage (tributary areas of less than ten square miles) that meets the criteria of the national Federal Emergency Management Agency standard of flood protection. (Government Code Section 65007(l)(n)).

There are five location criteria that must all be met in order for the ULOP to apply:

1. located within the Sacramento San Joaquin Valley;
2. located in an urbanizing area of 10,000 residents or more;
3. located in a flood hazard zone as mapped by FEMA;
4. located within an area with a potential flood depth of three feet or more; and
5. located within a watershed with a contributing area of more than ten square miles.

All areas west of the Sierra Nevada crest meet one of the criterions (located within the Sacramento San Joaquin Valley), however only certain areas of Placer County also meet the remaining four criterions.

Placer County is considered to be within the Sacramento San Joaquin Drainage District based on an existing State Plan of Flood Control levee located along the south side of the Bear River in western Placer County. Per Assembly Bill 162 (2007), as outlined in Government Code Sections 65302 (g)(5) and 65302.7, jurisdictions within the Sacramento San Joaquin Drainage District are required to not only consult with state agencies, including the Central Valley Flood Protection Board (CVFPB), prior to preparing or revising their Safety Element, but also to submit their draft Safety Element amendments for review to the CVFPB and to any local agencies that provide flood protection to the county. Accordingly, Placer County submitted the proposed amendments to the General Plan and no comments were received from CVFPB.

PROPOSED GENERAL PLAN AMENDMENTS SUMMARY

Placer County regulates its floodplain areas currently through land use, zoning, and existing restrictions on development. This includes limits on development and designation of compatible land uses with floodplain management. These regulatory tools will continue to support flood management in addition to the following proposed amendments, which comply with new State legislation (See Attachment 1 for a strikethrough/underline General Plan Amendment document):

- New additions to the Glossary to define the terms: County Regulatory Floodplain, 200-year floodplain and Urban Level of Flood Protection.
- Amendment of the Land Use Element to reference the Natural Resources Element and Health and Safety Element, specifically the policies and programs that address inclusion of the County Regulatory Floodplain, which is defined according to areas subject to the Urban Level of Flood Protection and the Federal Emergency Management Agency (FEMA) 100-year floodplain.
- Creation of a new implementation program to map and identifying the existing and planned development areas within the Urban Level of Flood Protection and the FEMA 100-year floodplain.
- Amendment of the Public Facilities and Services Element to strengthen the linkage between flood prevention and stormwater management.
- Amendment of the Natural Resources Element to strengthen the linkage between protection of natural resources and preservation of floodplain function.
- Amendment of the Health and Safety Element to emphasize coordination with regulatory agencies to define flood areas in accordance with the latest standards and methodologies, and to follow new procedure for review.
- Amendment of the Health and Safety Element and Public Facilities and Services Element to include implementation programs requiring revision of existing ordinances, manuals, and programs.

ANTICIPATED IMPACT

Many of the County's existing policies and programs already address flood protection and floodplain requirements in compliance with the State law. Most of the proposed changes have no physical effects on the environment. Changes merely acknowledge existing regulation and existing floodplain information. The predominant change is the directive through SB 5 and its amendments to include regulation of specific locations within the ULOP portion of the 200-year floodplain per the criteria stated above.

As a result, the water surface elevation of the County's Regulatory Floodplain will increase in certain areas to include the water surface elevation of the 200-year floodplain. However, the floodplain is not expected to widen by a significant amount, if any, and applies only where the flooding is at least three feet deep and located in a contributing watershed of over 10 square miles. (In comparison, the 100-year floodplain identifies all areas where the minimum flood depth is only one inch). Due to these aforementioned requirements, it is anticipated that the mapped boundary and/or base flood elevation of the 100-year floodplain will be greater than the ULOP portion of the 200-year floodplain. In areas not subject to ULOP standards, the 100-year floodplain standards will continue to apply.

PLANNING COMMISSION

The Planning Commission considered the Flood Protection General Plan Amendment on September 24, 2015. The language in policies 8.B.9 and 8.B.11 recognizes that projects requiring a discretionary or ministerial permit initiate compliance with the legislation; however, these policies also reference permits that result in a "modification of structures." The Planning Commission asked that staff clarify what it means to modify a structure. Accordingly, staff has made changes to clarify this language. After receiving public comment, the Commission unanimously adopted and made a motion to recommend the Board of Supervisors approve the Flood Protection General Plan Amendment.

CEQA COMPLIANCE

A Negative Declaration was prepared for this project and has been finalized pursuant to CEQA (Attachment 2). The Negative Declaration was released for the required 30-day public review period on August 21, 2015 and the public comment period ended on September 21, 2015. Based on the environmental assessment, the proposed project is not anticipated to have a significant impact on the environment. The Negative Declaration must be found to be adequate by the decision-making bodies to satisfy the requirements of CEQA and findings for this purpose are included at the end of this report.

FISCAL IMPACT

Several implementation programs have been incorporated into the General Plan Amendment. Staff time required to update the Land Development Manual and the Zoning Ordinance as outlined in Implementation Programs 8.24 and 8.25 would be funded through the existing Community Development Resource Agency budget. The mapping exercise identified in Implementation program 8.23 would be funded through grant opportunities with the California Office of Emergency Services. If unable to fund this work through grant opportunities, the mapping exercise work program would be included in the department's FY 2016-17 budget.

RECOMMENDATION

It is staff's recommendation that the Board of Supervisors take the following actions:

1. Adopt the Negative Declaration prepared for the Flood Protection General Plan Amendment based on the following findings:
 - A. The Negative Declaration has been prepared as required by law. The Project is not expected to cause any significant adverse impacts.
 - B. There is no substantial evidence in the record as a whole that the project will have a significant effect on the environment.

- C. The Negative Declaration for the project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
 - D. The custodian of records for the project is the Placer County Planning Division Director, 3091 County Center Drive, Auburn CA, 95603.
2. Adopt a Resolution amending the Placer County General Plan as set forth in Attachment 1 based on the following findings, and
- A. The proposed General Plan amendments promote the public health, safety, comfort, convenience, and general welfare of the citizens of Placer County.
 - B. The proposed General Plan amendments are consistent with the provisions and applicable policies of the General Plan and are in compliance with applicable requirements of State law.

Attachment 1 – Board Resolution with Strikethrough/Underline Document

Attachment 2 – Negative Declaration

cc: Michael J. Johnson, CDRA Director
E.J. Ivaldi, Deputy Director of Planning
Crystal Jacobsen, Principal Planner
Karin Schwab, County Counsel
Ken Grehm, Public Works
Bob Costa, Public Works
Brian Keating, Flood Control and Water Conservation District
Rick Eiri, Engineering and Surveying Division
Kurtis Zumwalt, Environmental Health Services
Tim Wegner, Chief Building Official
James Importante, Senior Management Analyst

**Before the Board of Supervisors
County of Placer, State of California**

In the matter of:

Resol. No: _____

A Resolution amending the
Placer County General Plan
for Flood Protection

The following Resolution was duly passed by the Board of Supervisors of the County of
Placer at a regular meeting held _____ by the following
vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, on September 24, 2015 the Placer County Planning Commission ("Planning Commission") held public hearings to consider certain proposed amendments to the Land Use, Natural Resources, Public Services and Facilities, and Health and Safety Elements of the Placer County General Plan to increase flood protection in compliance with the requirements of Senate Bill 5 and its subsequent

amendments ("Flood Protection General Plan Amendment"), and the Planning Commission has made recommendations to the Board related thereto, and

WHEREAS, on November 3, 2015, the Board of Supervisors held a public hearing to consider recommendations of the Planning Commission and to receive public input regarding the proposed Flood Protection General Plan Amendment, and

WHEREAS, the Board has reviewed the proposed Flood Protection General Plan Amendment, considered the recommendations of the Planning Commission, received and considered the written and oral comments submitted by the public thereon, and has adopted the Negative Declaration for the Flood Protection General Plan Amendment, and

WHEREAS, the Board finds the proposed Flood Protection General Plan Amendment, as set forth in Exhibit A to this Resolution, will serve to protect and enhance the health, safety, and general welfare of the residents of the County, and

WHEREAS, the Board further finds the proposed Flood Protection General Plan Amendment is consistent with the provisions of the General Plan and in compliance with applicable requirements of State law, and

WHEREAS, notice of all hearings required by statute and ordinance has been given and all hearings have been held as required by statute and ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the Placer County General Plan Land Use, Natural Resources, Public Services and Facilities, and Health and Safety Elements are hereby amended as shown and described in Exhibit A, attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption and all said provisions of Exhibit A shall be in full force and effect.

Exhibit A – Flood GPA Strikethrough/Underline Document

EXHIBIT A

Placer County General Plan

Part I: Diagrams and Standards

Land Use Diagrams and Standards

Agriculture (AG) (10, 20, 40, 80-160 acre minimum)

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Typical land uses allowed include: crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities, including flood protection infrastructure. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farm worker housing.

Greenbelt and Open Space (OS)

This designation is intended to identify and protect important open space lands within Placer County, including: National Forest, Bureau of Reclamation, Bureau of Land Management lands or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, flood protection infrastructure, wilderness or wildlife/environmental preserves; sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances by residents, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Typical land uses allowed within Greenbelt and Open Space areas are limited to low intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

Part II: Goals, Policies, and Implementation Programs

Land Use Element

GENERAL LAND USE

Goal 1.A.: To promote the wise, efficient, and environmentally sensitive use of Placer County lands to meet the present and future needs of Placer County residents and businesses.

[See also policies/programs under Goal 8.B., Flood Hazards]

OPEN SPACE, HABITAT, AND WILDLIFE RESOURCES

Goal 1.I: To establish and maintain interconnected greenbelts and open spaces for the protection of native vegetation and wildlife and for the community's enjoyment.

1.1.1. The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.

1.1.2. The County shall require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas). Alternatively, where avoidance is infeasible or where equal or greater ecological benefits can be obtained through off-site mitigation, the County shall allow project proponents to contribute to off-site mitigation efforts in lieu of on-site mitigation.

[See also policies/programs under Goal 6.A., Water Resources; Goal 6.B., Wetland and Riparian Areas; Goal 6.C., Fish and Wildlife Habitat; Goal 6.D., Vegetation; Goal 6.E., Open Space for the Preservation of Natural Resources]

Public Facilities and Services Element

Drainage and Water Quality

Goal 4.E: To manage rainwater and stormwater at the source in a sustainable manner that least inconveniences the public, reduces potential water-related damage, augments water supply, mitigates storm water pollution, and enhances the environment.

4.E.12. The County shall encourage project designs that minimize drainage concentrations and impervious coverage, minimize increases in runoff, promote infiltration, and maintain, to the extent feasible, natural site drainage conditions.

6.E.21. The County shall ensure that all new development comply with water quality protection provisions of applicable storm water discharge permits issued pursuant to the National Pollutant Discharge Elimination System (NPDES) program.

Implementation Programs

4.12. The County shall ~~prepare and adopt~~ and revise ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

Responsibility: Department of Public Works
CDRA Engineering and Surveying Division
Board of Supervisors
Time Frame: Ongoing
Funding: Development Fees General Fund

4.13 The County shall ~~prepare and adopt~~ and revise ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

Responsibility: Department of Public Works
CDRA Engineering and Surveying Division
CDRA Building Division
CDRA Planning Services Division
Department of Facility Services
Board of Supervisors
Time Frame: Ongoing
Funding: Development Fees General Fund

4.22 The County shall prepare and implement the West Placer Stormwater Quality Design Manual.

Responsibility: Department of Public Works
Time Frame: Ongoing
Funding: Development Fees and General Fund

Flood protection

Goal 4.F: To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

4.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.

4.F.2. The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit.

4.F.3. The County shall continue to work closely with the U.S. Army Corps of Engineers, the Resource Conservation District, the Federal Emergency Management Agency, the State Department of Water Resources, the Central Valley Flood Protection Board, and the Placer County Flood Control and Water Conservation District, in defining existing and potential flood problem areas.

4.F.4. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the floodplain boundaries under fully developed, unmitigated runoff conditions.

4.F.5. The County shall attempt to maintain natural conditions within the ~~100-year floodplain~~ County's Regulatory Floodplain of all rivers and streams except under the following circumstances:
a. ~~Where~~ work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers.

4.F.6. The County shall continue to coordinate efforts with local, state, and federal agencies to achieve adequate water quality and flood protection objectives.

4.F.7. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the County, and other public agencies in planning and implementing regional flood control improvements, plans, and programs.

4.F.8. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses.

4.F.9. The County shall continue to implement floodplain zoning and undertake other actions required to comply with ~~state~~ Federal floodplain requirements, and to maintain the County's eligibility under the Community Rating System of the Federal National Flood Insurance Program.

4.F.10. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors.

4.F.11. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain.

4.F.12. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.

4.F.13. The County shall continue to implement and enforce its Grading, Erosion and Sediment Control Ordinance, Stormwater Quality Ordinance, and Flood Damage Prevention Ordinance.

4.F.14. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual, the County's Land Development Manual, the West Placer Stormwater Quality Design Manual, and requirements of applicable storm water discharge permits pursuant to the National Pollutant Discharge Elimination System (NPDES) program.

[See also policies/programs under Goal 8.B., Flood Hazards.]

Natural Resources Element

Water Resources

Goal 6.A: To protect and enhance the natural qualities of Placer County's rivers, streams, creeks and groundwater.

6.A.2. The County shall require all development in the FEMA 100-year floodplain to comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*.

6.A.16. The County shall retain and preserve connectivity between rivers or streams and their floodplains to preserve floodplain function and natural processes.

Open Space for the Preservation of Natural Resources

Goal 6.E: To preserve and enhance open space lands to maintain the natural resources of the County.

Policies

6.E.5 The County shall encourage multi-purpose flood management projects that incorporate flood control, recreation, resource and agricultural conservation, preservation and restoration of riparian habitat, and scenic values of the community's streams, creeks, and lakes.

Safety Element

FLOOD HAZARDS

Goal 8.B: To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.

Policies

8.B.1. The County shall promote flood control measures that maintain natural conditions within the 400-year floodplain County's Regulatory Floodplain of rivers and streams.

8.B.2. The County shall continue to participate in the Federal National Flood Insurance Program.

8.B.3. The County shall require flood proofing of new and substantially improved structures in areas subject to flooding to be built in accordance with the Flood Damage Prevention Ordinance (Placer County Code Chapter 15, Article 15.52).

8.B.4. The County shall require that the design and location of dams, and levees, floodwalls, and their related potential flood inundation areas, be designed, located, and constructed in accordance with all applicable design standards and specifications, and accepted state-of-the-art design and construction practices.

8.B.5. The County shall coordinate with neighboring jurisdictions to mitigate the impacts of new development in Placer County that could increase or potentially affect runoff onto parcels downstream in a neighboring jurisdiction.

8.B.6. The County shall prohibit the construction of facilities essential for emergencies and large public assembly in the 400-year floodplain County's Regulatory Floodplain, unless the structure and access to the structure are free from flood inundation.

8.B.7. The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate.

8.B.8. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible.

8.B.9. The County shall require evaluation of potential flood hazards prior to approval of a discretionary project or ministerial permit that would result in the construction of a new structure, to determine whether the proposed project is consistent with the protection standards for the County Regulatory Floodplain. The County will not approve a discretionary project or a ministerial permit for any property within the County Regulatory Floodplain unless the required flood protection specific to that area has been demonstrated in accordance with County ordinances and guidelines.

8.B.10. The County shall coordinate with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife, the Resource Conservation District, the Federal Emergency Management Agency, the State Department of Water Resources, the Central Valley Flood Protection Board (CVFPB), and the Placer County Flood Control and Water Conservation District, in defining existing and potential flood problem areas.

8.B.11 If any project, including the modification of an existing project (including repair or maintenance), falls within the jurisdiction regulated by the CVFPB (e.g., levees, regulated streams, and designated floodways), an encroachment permit must be obtained from the CVFPB by the project applicant.

[See also policies/programs under Goal 4.E.; Stormwater Drainage; and Goal 4.F., Flood Protection, and flood maps in Part I.]

Implementation Programs

8.4. The County shall continue to maintain flood hazard maps and other relevant floodplain data and shall revise or update this information as new information becomes available.

Responsibility: Department of Public Works
Flood Control and Water Conservation District
Time Frame: Ongoing
Funding: General Fund

8.5. The County will continually review and revise its applicable portions of the County Emergency Operations Plan that concern Dam Failure. The Office of Emergency Services will continue to provide public information on dam failure preparedness and response.

Responsibility: County Executive Office
Office of Emergency Services
Time Frame: Every Five Years
Funding: General Fund

8.6. The County shall continue to implement and enforce its Flood Damage Prevention Ordinance.

Responsibility: Department of Public Works
CDRA Engineering and Surveying Division
Flood Control and Water Conservation District
Time Frame: Ongoing
Funding: General Fund

8.23 The County shall develop mapping covering the County's Regulatory Floodplain to include areas subject to the Urban Level of Flood Protection (200-year storm event), areas currently regulated for FEMA 100-year storm events, and State Plan of Flood Control infrastructure.

Responsibility: Department of Public Works
CDRA Engineering and Surveying Division
Flood Control and Water Conservation District
Time Frame: Commenced August 2015
Funding: General Fund

8.24 The County shall update as necessary the Land Development Manual to comply with federal and state requirements for flood control.

Responsibility: Department of Public Works
CDRA Engineering and Surveying Division
Time Frame: Ongoing
Funding: General Fund

8.25 The County shall update the Zoning Ordinance to comply with state requirements for flood control.

Responsibility: CDRA Planning Services Division
Time Frame: July 2016
Funding: General Fund

Policy Document Glossary

County Regulatory Floodplain

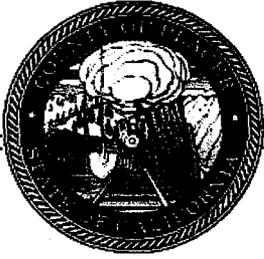
Areas that are subject to the State of California Department of Water Resources' (DWR) Urban Level of Flood Protection standard (200-year) in an urban or urbanizing area and the Federal Emergency Management Agency (FEMA) standard of flood protection (100-year), or other localized areas defined as floodplains by the County, or potential flood inundation areas as a result of levee or dam failures. The County Regulatory Floodplain is regulated through the entitlement process by the Placer County General Plan and by the Flood Damage Prevention Ordinance (Placer County Code Chapter 15, Article 15.52), the Stormwater Management Manual, and the Land Development Manual.

200-year floodplain

Area that has a one-half percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 200 years.

Urban Level of Flood Protection

The level of flood protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the Department of Water Resources. Excludes areas of shallow flooding (inundation less than three feet deep) or flooding from local drainage (tributary areas of less than ten square miles) that meets the criteria of the National Federal Emergency Management Agency Standard of flood protection (Government Code Section 65007 (l)(n)).



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Flood Protection General Plan Amendment (PLN14-00187)

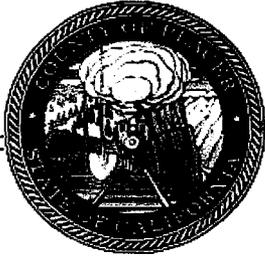
PROJECT DESCRIPTION: The project is a County-initiated amendment to bring the General Plan into compliance with State flood protection law. It will amend the Placer County General Plan Land Use Element, Natural Resources Element, Public Services and Facilities Element, and Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection.

PROJECT LOCATION: Countywide, Placer County

APPLICANT: Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603

The comment period for this document closes on **September 21, 2015**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the library in Applegate, Auburn, Colfax, Foresthill, Granite Bay, Loomis, Meadow Vista, Penryn and Rocklin. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm. Comments may be sent to cdraecs@placer.ca.gov or 3091 County Center Drive, Suite 190, Auburn, CA 95603.

Published in Sacramento Bee, Friday, August 21, 2015



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
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Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

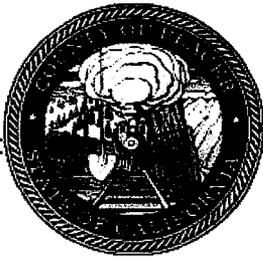
PROJECT INFORMATION

Title: Flood Protection General Plan Amendment	Project # PLN14-00187
Description: The project is a County-initiated amendment to bring the General Plan into compliance with State flood protection law. It will amend the Placer County General Plan Land Use Element, Natural Resources Element, Public Services and Facilities Element, and Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection.	
Location: Countywide, Placer County	
Project Applicant: Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603	
County Contact Person: Nikki Streegan	530-745-3577

PUBLIC NOTICE

The comment period for this document closes on **September 21, 2015**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the library in Applegate, Auburn, Colfax, Foresthill, Granite Bay, Loomis, Meadow Vista, Penryn and Rocklin. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

3091 County Center Drive • Auburn • California 95603 • 530-745-3000 • fax 530-745-3080 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Flood Protection General Plan Amendment	Project #: PLN14-00187
Entitlement(s): General Plan Amendment	
Site Area: Countywide	APN: Various
Location: Unincorporated Placer County	

A. BACKGROUND:

Project Description:

The proposed Flood Protection General Plan Amendment (GPA) project is a County-initiated amendment to bring the General Plan into compliance with State flood protection law. The project will amend the Placer County General Plan Land Use Element, Natural Resources Element, Public Services and Facilities Element, and Health and Safety Element consistent with the requirements of the Central Valley Flood Protection Act of 2008 (SB 5, 2007) and its subsequent amendments, which requires cities and counties to amend their general plans to strengthen the linkage between land use planning and floodplain management practices and provide new requirements and standards for floodplain protection. While SB 5 requires only the three elements to be updated, the proposed amendment will also include the Public Services and Facilities Element in order to create consistency within the goals and policies in the Placer County General Plan.

Legislative Requirements

The California Legislature enacted six interrelated flood management bills in 2007 – Senate Bills (SB) 5 and 17, and Assembly Bills (AB) 5, 70, 156, and 162 – to improve flood management in a sustainable way and to strengthen the linkage between local land use planning decisions and flood management practices. SB 5 requires that an Urban Level of Flood Protection (ULOP) be met in specific locations within the Sacramento and San Joaquin river basins.

The legislation defines the ULOP as that which is necessary to withstand flooding that has a one-in-200 chance of occurring in any given year using criteria consistent with, or developed by, the Department of Water Resources. Subsequent legislation refined the definition of the ULOP to exclude areas of shallow flooding (inundation less than three feet deep) or flooding from local drainage (tributary watershed areas of less than ten square miles) that meets the criteria of the national Federal Emergency Management Agency standard of flood protection. (Government Code Section 65007(l)(n)).

There are five location criteria that must all be met in order for the ULOP to apply. While all areas essentially west of the Sierra Nevada crest meet one of the criterium (the city or county must be located within the Sacramento San Joaquin Valley), only certain areas of Placer County meet the remaining four location criteria:

- 1) It is located within an urban area that is a developed area with 10,000 residents or more, or an urbanizing area that is a developed area or an area outside a developed area that is planned or anticipated to have 10,000 residents or more within the next ten years.
- 2) It is located within a flood hazard zone that is mapped as either a special hazard area or an area of moderate hazard on FEMA's official Flood Insurance Rate Map (FIRM) for the NFIP.
- 3) It is located within an area with a potential flood depth above three feet from sources of flooding other than localized conditions that may occur anywhere in a community, such as localized rainfall, water from stormwater and drainage problems, and water from temporary water and wastewater distribution system failure.
- 4) It is located within a watershed with a contributing area of more than ten square miles.

In order to define these areas in the county, an implementation program within the proposed amendment has been developed to map the areas subject to the ULOP in order to streamline development review.

Additionally, Placer County is considered to be within the Sacramento San Joaquin Drainage District based on one existing State Plan of Flood Control levee located along the south side of the Bear River in western Placer. Per AB 162 (2007), as outlined in Government Code Sections 65302 (g)(5) and 65302.7, jurisdictions within the Sacramento San Joaquin Drainage District are required to not only consult with state agencies, including the Central Valley Flood Protection Board (CVFPB), prior to preparing or revising their Safety Element, but also to submit their draft Safety Element amendments for review to the CVFPB and to any local agencies that provide flood protection to the county. To date, no comments have been received from CVFPB.

The redline version of the proposed amendments are included as attachments (Attachment A) to this Initial Study. Most of the proposed changes have no physical effects on the environment. Changes merely acknowledge existing regulation and existing floodplain information. The predominant change is the directive through SB 5 and its amendments to include regulation of specific locations within the ULOP portion of the 200-year floodplain per the criteria above. The combination of the ULOP and the 100-year floodplain is referred to in the proposed amendment as the County's Regulatory Floodplain.

The general plan amendments include revised policy language to reflect the changes required by SB 5 and its amendments, as well as implementation programs to direct floodplain mapping and future changes to County ordinances. The County's Regulatory Floodplain will expand in certain areas to include additional lands not previously subject to floodplain regulations. However, the floodplain is not expected to expand by a significant amount, and per SB 5, applies where the floodplain is at least three feet deep. As a result, it is anticipated that the mapped boundary and/or base flood elevation of the 100-year floodplain will be greater than the ULOP portion of the 200-year floodplain. In areas not subject to ULOP standards, the 100-year floodplain standards will continue to apply.

This Initial Study examines the potential impacts of policy changes, which do not result in any direct physical effects on the environment, but may result in some indirect physical effects. Given that the impacts will be indirect effects resulting from future unknown projects, examining specific project-level impacts would be speculative at this time. Sections 15145 and 15146 of the CEQA Guidelines specifically state that impacts which are too speculative should not be discussed, and that an environmental document at the policy level (such as a General Plan) does not require the same level of detail necessary for an environmental document for a specific construction project that may follow.

Project Site:

Unincorporated areas of the County within the Sacramento-San Joaquin Valley, impacts predominantly seen in flood-prone areas west of the Sierra Nevada crest.

B. ENVIRONMENTAL SETTING:

The area impacted by the proposed General Plan Amendment is west of the Sierra Nevada crest and within the primary watersheds of the Upper American River, Bear River, Coon Creek, Auburn Ravine, Dry Creek, Pleasant Grove, and Markham Ravine. The river and creek systems move east to west and generally flow in a west-southwestern direction through the unincorporated areas of the County and cities of Loomis, Lincoln, Rocklin, and Roseville, and toward Sutter and Sacramento Counties, eventually draining through various creeks and canals into the Sacramento and American Rivers.

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Community Plans
- ➔ Local Hazard Mitigation Plan and EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanation to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as “Less Than Significant with Mitigation Measures,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				x
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				x
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)				x
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)				x

Discussion – Items I-1,2:

The project includes amendments to the General Plan to bring it into compliance with State flood protection law. The proposed GPA will not have an impact on scenic vista nor damage scenic resources within a state scenic highway. Therefore, there is no impact.

Discussion – Item I-3:

Land uses compatible with flood generally do not conflict with visual character or quality of the landscape. The project includes an addition to General Plan Natural Resources Element, which promotes multi-purpose flood management projects that incorporate scenic value, recreation, natural resources, and agricultural conservation (Policy 6.E.5 of the Open Space for the Preservation of Natural Resources). The project will either have no negative impacts, or will have positive visual impacts. Therefore, there is no impact.

Discussion – Item I-4:

The need to accommodate additional floodplain volume will not create a new source of substantial light or glare. Drainage facilities do not involve lighting and the structures do not include materials which cause glare. Therefore, there is no impact.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				x
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				x
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				x
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				x

5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				x
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Discussion- All Items:

The project does not convert any type of farmland or conflict with zoning for agricultural land uses. The existing General Plan contains policies to protect agricultural operations from incompatible land uses, and the amendments support the co-benefits that can be achieved between flood protection and agricultural land uses. No rezoning is proposed as part of this project and would therefore not result in the conversion of existing farmland nor result in the loss of any existing property with an existing Williamson Act contract. Therefore, there is no impact.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)				x
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)				x
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)				x
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)				x
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)				x

Discussion – All Items:

The General Plan does not make modifications to the General Plan policies concerning air quality and objectionable odor. The project does not revise, replace or attempt to supersede existing standards and procedures to ensure compliance with State and County codes and policies that pertain to Air Quality. It does not include any provisions that would supersede or otherwise conflict with rules and procedures governing assessment or control of air pollutant emissions. The project does not propose any construction and no change in density is proposed. No additional development potential or new land uses not currently allowed would result from this project. Therefore, there is no impact.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			x	
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community,			x	

substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)				
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)			x	
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			x	
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)			x	
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)			x	
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)			x	
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				x

Discussion – Items IV-1-5:

The project will result in greater preservation of stream corridor areas since larger areas for flood protection are required in some areas of the County. This effect will be beneficial to the preservation of habitat and avoidance of impacts to biological resources. Slightly larger areas for flood protection or other structures may be required, which are either located in areas subject to grading activities or will be located in open space areas. If grading activities occur as a result of the development of flood protection facilities, these projects will be subject to all applicable County codes and policies including General Plan and Community Plan policies such as the Tree Preservation Ordinance that discourage development in environmentally sensitive areas and protect significant ecological areas, habitat resources, watersheds and riparian vegetation. Therefore, the impact is less than significant.

Discussion – Items IV-6:

The proposed project will not impact existing zoning and land use designations and does not directly involve development activity. Therefore, it is not expected to create any new action that could have a substantial adverse effect on any riparian habitat or sensitive natural community, or have a substantial adverse effect on any native resident or migratory fish, wildlife corridors or wildlife species. Therefore, there is no impact.

Discussion – Items IV-7,8:

The project does not conflict with any local policies or ordinances protecting biological resources nor the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				x
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)				x

3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				x
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				x
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				x
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)				x

Discussion- All Items:

The proposed project does not involve a change in density, change of use, or specific development project and therefore is not expected to have foreseeable impacts on archaeological or historical resources or an impact to paleontological resources or unique geologic features. The Recreational and Cultural Resources Element of the General Plan contains policies to protect historic, cultural, archeological, or paleontological resources and to ensure the protection of known resources. There are no changes to these policies.

Site specific flood projects will be required to submit environmental documentation with a planning application. Adherence to applicable County, State, and Federal standards and guidelines related to the protection/preservation of cultural resources will be implemented when a future project is proposed. State regulations requiring reporting and proper handling of human remains uncovered during construction projects remains unchanged. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				x
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)			x	
3. Result in substantial change in topography or ground surface relief features? (ESD)				x
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				x
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)				x
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)				x
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)				x
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				x
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				x

Discussion- Items VI-1, 7, 8:

The project will not expose people or structures to unstable earth conditions or potential substantial adverse effects involving seismic shaking, ground failure, or landslides. Therefore, there is no impact.

Discussion- Item VI-2:

Grading activities result in the disruption, displacement, compaction and over-covering of soils associated with site preparation. Grading activities require a grading permit from the Engineering and Surveying Division, which is reviewed for compliance with County standards, including provision of drainage, dust control, and erosion control. If grading is required in a resulting flood control project associated with increased flood protection, grading and erosion control measures will be incorporated into required grading plans. Therefore, impacts associated with disruption, displacement, compaction are less than significant.

Discussion- Items VI-3, 4:

The project will not result in a substantial change to topography or ground surface relief features or result in the destruction covering or modification of unique geological features. Therefore, there is no impact.

Discussion- Items VI-5, 6:

Site specific flood projects will be required to submit environmental documentation with a planning application. Adherence to applicable County, State, and Federal standards and guidelines related to watercourses will be implemented when a future project is proposed. Local, state, and federal requirements for protecting water quality and impacts to the watercourses will be addressed at that time. Therefore, there is no impact.

Discussion- Item VI-9:

This item addresses impacts associated with buildings and the project does not involve the development of buildings, and thus would not create substantial risk to life or property related to expansive soils. Therefore, there is no impact.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)				x
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)				x

Discussion- Items:

The proposed project does not grant land use entitlements for any projects. Since no development is anticipated at this time, the specific effects to greenhouse gas emissions would be speculative. Future development shall comply with federal, state, and local statutes and regulation related to greenhouse gas emissions. Site-specific projects will be required to submit environmental documentation, including an evaluation of greenhouse emissions, with a planning application. Therefore, there is no impact.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				x

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)				X
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new construction. There are no substantive modifications to the General Plan policies concerning hazards and hazardous materials. Future development in the county will be subject to hazardous materials regulations and would be required to meet fire safe guidelines. The proposed project includes updates to General Plan policies. Project-specific health hazards will be evaluated at the time a specific development proposal is made. There is no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)				X
4. Increase the rate or amount of surface runoff? (ESD)				X
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)				X

6. Otherwise substantially degrade surface water quality?(ESD)				x
7. Otherwise substantially degrade ground water quality? (EHS)				x
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				x
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				x
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				x
11. Alter the direction or rate of flow of groundwater? (EHS)				x
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				x

Discussion- IX-1, 3-6:

Slight increases in flood retention areas may require small increase in construction duration, but would not otherwise effect the potential for that construction to generate discharges which would violate water quality standards, or for the potential to alter the drainage patterns in a way that would cause substantial erosion. Therefore, there is no impact.

Discussion- IX-2,11:

The proposed project does not affect groundwater withdrawal or alter the direction or rate of flow of groundwater. Therefore, there is no impact.

Discussion- IX-4,5:

The purpose of additional flood retention is to offset or avoid flooding impacts, as is the purpose of preserving creek corridors. The project would not contribute to additional run-off. Therefore, there is no impact.

Discussion- IX-7,8:

The proposed project does not involve the placement of housing. Therefore, there is no impact.

Discussion- IX-9,10:

The proposed project increases flood protection in some cases from the 100-year flood hazard area to a 200-year standard. The increase creates more flood protection. The project does not involve the placement of housing or people within an area subject to dam-related flooding. Therefore, there is no impact.

Discussion- IX-12:

The proposed project will not impact the watershed of important surface water resources. Therefore, there is no impact.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				x

2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- All Items:

The proposed project does not modify current zoning, subdivision regulations, grading ordinance or other related County standards. No specific development projects are being proposed as part of the General Plan update. Density and intensity factors proposed under the 1994 plan remain in place.

The proposed project does not amend or conflict with any applicable conservation plan nor does it divide and established community or result in increased development in sensitive ecological areas. There is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion – All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new construction. Mineral Resource Zones will not be affected by the proposed project. The project includes amendments to General Plan policies and therefore, excavated material will not be exported from a site nor will it be used in such a manner as to make any discovered mineral resource unavailable. In addition, the project will not result in the loss of availability of a locally-important resource recovery site. Therefore, there is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)				x
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				x
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)				x
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				x
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				x

Discussion – All Items:

The proposed project does not propose any substantive change to existing General Plan noise policies. The project does not involve zone changes or changes to the existing land use designations that could affect density or noise levels in residential, commercial or industrial neighborhoods. The County’s existing Noise Ordinance (Article 9.36 of the County Code) and standards would apply to proposed future developments. The project would subject new populations to excessive noise levels resulting from a nearby airstrip. Therefore, there is no impact.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				x
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				x

Discussion- All Items:

The proposed project would not change any existing land use designations or result in an increase in new home construction beyond the existing capacity. The population assumptions used in the General Plan remain unchanged. The existing General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. The project will not amend any of these policies. No aspect of the project involves the displacement of existing housing. Therefore, there is no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)				x
2. Sheriff protection? (ESD, PLN)				x
3. Schools? (ESD, PLN)				x
4. Maintenance of public facilities, including roads? (ESD, PLN)				x
5. Other governmental services? (ESD, PLN)				x

Discussion- All Items:

The proposed project will not change residential land use designations within the Land Use Element of the Placer County General Plan and / or Community Plans and, therefore, would not in and of itself cause an increase in demand for public services. The project includes amendments to General Plan policies and therefore, the project is not expected to result in any increase in population density that would generate the need to require additional infrastructure or other governmental services. There is no impact.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				x
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				x

Discussion- All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new development activity. It will not change residential land use designations in the Land Use Element of the Placer County General Plan and, therefore, would not cause an increase in demand for recreational facilities. The project does not include facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There is no impact.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)				x
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)				x
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				x
4. Inadequate emergency access or access to nearby uses? (ESD)				x
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				x
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				x
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				x
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				x

Discussion- All Items:

The proposed project consists of an update to a regulatory and policy document and will not directly result in any new construction. As such, it will not directly result in the generation of vehicle trips. It will not directly affect transportation facilities or traffic conditions and does not alter any existing standards or requirements related to transportation and traffic. A new goal and associated policy in the Transportation and Circulation Element calls for integrating Complete Streets infrastructure and design features into street design and construction to create safe and inviting environments for all users. Adoption of the Complete Street guidelines is not expected to impact population growth or capacity. Vehicular traffic congestion would not be impacted because the project does not involve any zone changes or changes to existing land use designations that would increase population or employment densities. Adopted policies, plans and programs that support alternative modes of transportation remain in place. There is no impact.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				x
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or				x

expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)				
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)				X
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)				X
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)				X
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- All Items:

The proposed project does not involve any development activity and is not expected to result in a direct increase in the potential for new construction or a redirection of population growth. It does not propose development that would directly affect utilities and service systems. The update does not change the planned locations of future growth or the overall level of future growth and demand for services. Future development would be evaluated at the time of application submittal and will continue to be subject to health and safety regulations including water, wastewater, storm water drainage and solid waste disposal. There is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

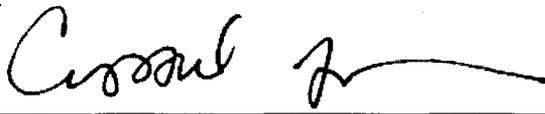
<input type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that (choose one):

The proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

- Planning Services Division, Nikki Streegan, Chairperson
- Planning Services Division, Air Quality, Lisa Carnahan
- Engineering and Surveying Division, Richard Eiri
- Environmental Engineering Division, Heather Knutson
- Department of Public Works, Transportation
- Environmental Health Services, Laura Rath
- Flood Control Districts, Brian Keating
- Facility Services, Parks, Andy Fisher

Signature  Date August 20, 2015
 Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input type="checkbox"/> Grading Ordinance	
	<input type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input type="checkbox"/> Tree Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Biological Study
		<input type="checkbox"/> Cultural Resources Pedestrian Survey
		<input type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis

		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study
		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
<input type="checkbox"/> Traffic & Circulation Plan		
<input type="checkbox"/> _____		
Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments	
	<input type="checkbox"/> _____	

