

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

In the matter of:

Resol. No: 2015-230

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 November 3, 2015 by the following
vote on roll call:

Ayes: DURAN, WEYGANDT, HOLMES, MONTGOMERY, UHLER

Noes: NONE

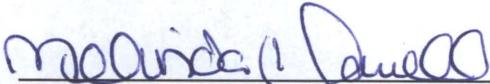
Absent: NONE

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.I.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.I.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 issued 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)).