

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

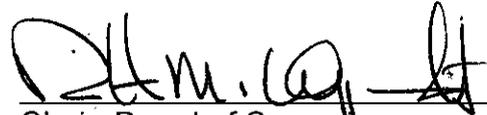
**In the matter of:** An ordinance amending Placer County Code Ch. 8, Article 8.28; Ch. 15, Article 15.48; Ch. 16, Articles 16.08 and 16.12; and Ch. 17, Articles 17.04, 17.54, 17.56 pertaining to Integration of the West Placer Storm Water Quality Design Manual

Ordinance No.: 5824-B

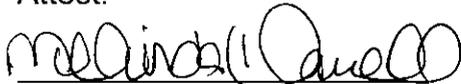
The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held June 21, 2016, by the following vote on roll call:

Ayes: DURAN, HOLMES, UHLER, MONTGOMERY, WEYGANDT  
Noes: NONE  
Absent: NONE

Signed and approved by me after its passage.

  
Chair, Board of Supervisors

Attest:

  
Clerk of said Board

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THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,  
DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** Placer County Code Chapter 8, Article 8.28, Stormwater Quality, Section 8.28.020(A) is amended as follows:

**8.28.020 Purpose and intent.**

A. The purpose of this article is to ensure that Placer County is compliant with state and federal laws and fulfills its requirements to:

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3. ~~To~~Cause the use of best management practices (Section 8.28.050 **and 8.28.150**) by the county and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state, ~~and~~;

**4. Implement Placer County design standards (Chapter 17), and;**

**5. To**~~E~~nsure the county is compliant with applicable state and federal law.

**SECTION 2:** Placer County Code Chapter 8, Article 8.28, Section 8.28.050 is amended to add the following:

**8.28.050 Definitions.**

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**“Low impact development” means a sustainable practice that benefits water supply and contributes to water quality protection. Unlike traditional storm water management, which collects and conveys storm water runoff through storm drains, pipes, or other conveyances to a centralized storm water facility, LID takes a different approach by using site design and storm water management to maintain the site’s pre-development runoff rates and volumes. The goal of LID is to approximate a site’s pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain storm water runoff close to the source of rainfall.**

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**SECTION 3:** Placer County Code Chapter 8, Article 8.28, Section 8.28.150 is amended as follows:

**8.28.150 Reduction of pollutants in stormwater, best management practices.**

A. General Requirements. Any person engaging in activities that may result in pollutants entering the storm drain system shall implement best management practices **and, where applicable, strategies of the West Placer Storm Water Quality Design Manual** to the maximum extent practicable to prevent and reduce such pollutants.

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E. Construction Activities. Any person performing construction work within the county shall implement appropriate BMPs **and, where applicable, strategies of the West Placer Storm Water Quality Design Manual** to prevent the discharge from the site of soil or construction wastes or debris, including contaminants from construction materials, tools, and equipment to the stormwater drainage system.

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G. Watercourse Protection. Every person owning property through which a watercourse passes, or such person’s lessee, shall keep and maintain that part of the watercourse within the property reasonably free of trash, debris, and other obstacles that would pollute,

contaminate, or significantly retard the flow of water through the watercourse. Any owner or lessee that conducts development as defined in this article shall maintain existing privately owned structures within or adjacent to a watercourse such that the effective functioning and physical integrity of the watercourse is protected, and in a manner which does not cause pollution and, where applicable, is consistent with the West Placer Storm Water Quality Design Manual.

- H. Development. The county may incorporate appropriate BMPs, including, where applicable, strategies set forth in the West Placer Storm Water Quality Design Manual, to control the volume, rate, and potential pollutant loading of stormwater runoff from development. These required BMPs will be contained in any land use entitlement and construction or building-related permit to be issued relative to such development or redevelopment. The owner and developer shall comply with the terms, provisions, and conditions of such land use entitlements and building permits as required in this article.
- I. Paved Areas. Persons owning, operating, or maintaining a paved area, including the paved areas of a parking lot, gas station, paved private street, road, or driveway, and related storm drain systems shall clean those structures as frequently and as thoroughly as practicable in a manner that does not result in discharge of pollutants to the storm drain system. Where applicable, upgrades to paved areas shall comply with the strategies and standards set forth in the West Placer Storm Water Quality Design Manual, unless otherwise determined to be appropriate by the County.

**SECTION 4:** Placer County Code Chapter 15, Article 15.48, Grading, Erosion and Sediment Control, Section 15.48.470 is amended as follows:

**15.48.570 Drainage—General.**

Any drainage structure(s) or device(s) carrying surface water runoff required by this article shall be designed and constructed in accordance with standards herein, the current Placer County flood control and water conservation district storm water management manual, the West Placer Storm Water Quality Design Manual, where applicable, and criteria authorized by the agency director.

**SECTION 5:** Placer County Code Chapter 15, Article 15.48, Section 15.48.580 is amended as follows:

**15.48.580 Drainage discharge requirements.**

All drainage facilities shall be designed and engineered to prioritize the retention, detention, and infiltration of water on site and be consistent with, where applicable, the West Placer Storm Water Quality Design Manual. Any carry-surface and subsurface waters not able to be retained, detained, and/or infiltrated on site shall be carried to the nearest adequate street, storm drain, natural watercourse, or other juncture.

**SECTION 6:** Placer County Code Chapter 16, Article 16.08, Design Standards and Improvements, Section 16.08.100(B) is amended as follows:

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B. Amount. The amount of land to be dedicated, or the amount of fees in lieu thereof, or combination of land and fees, shall be determined by the standards set forth in this chapter.

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**1.b.** The subdivider shall without credit: (1) provide full street improvements and utility connections including, but not limited to curbs, gutters, street paving, traffic control devices, street trees, and sidewalks to dedicated land which is dedicated pursuant to this section, (2) provide for fencing along the property line of that portion of the subdivision contiguous to the dedicated land, (3) provide improved drainage through the site **that, where applicable, incorporates the appropriate principles and strategies in the West Placer Storm Water Quality Design Manual**, and (4) provide other minimal improvements which the planning commission/parks commission determines to be essential to the acceptance of the land for recreational purposes.

**SECTION 7:** Placer County Code Chapter 16, Article 16.08, Section 16.08.100(H) is amended as follows:

H. Allocation Between Land and Fees. The allocation between land to be dedicated and/or fees to be paid in lieu thereof and the location of any land to be dedicated shall be determined by the following standards:

1. The park and recreational facilities must be in accordance with the principles and standards contained in the recreational elements of the county's general plan or more specific area plans **and, where applicable, the West Placer Storm Water Quality Design Manual**.

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**SECTION 8:** Placer County Code Chapter 16, Article 16.12, Tentative Maps, Section 16.12.040 is amended to add the following:

**16.12.040 Form and content of tentative map.**

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**18. LID Features. The low-impact development features to be installed.**

**SECTION 9:** Placer County Code Chapter 16, Article 16.12, Section 16.12.050 is amended to add the following:

**16.12.050 Data to accompany tentative map.**

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**G. West Placer Stormwater Quality Design Manual Compliance. Demonstration of compliance with the West Placer Storm Water Quality Design Manual, where applicable.**

**SECTION 10:** Placer County Code Chapter 17, Article 17.04, Definitions of Land Uses, Specialized Terms and Phrases, Section 17.04.030 is amended to add the following:

## 17.04.030 Definitions of Land Uses, Specialized Terms and Phrases

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**“Permeable paving” means a porous, paved surface that allows rainfall or snowmelt and runoff to pass through the paving into the ground below. Permeable paving materials may include, but are not limited to, permeable concrete, permeable asphalt, or other permeable materials approved by the County.**

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**SECTION 11:** Placer County Code Chapter 17, Article 17.54, General Development Regulations, Section 17.54.070 is amended as follows:

Required parking spaces and areas shall be located on their sites and designed as provided by this section, ~~and~~ the Placer County design guidelines manual, **and, where applicable, the West Placer Storm Water Quality Design Manual.**

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**SECTION 12:** Placer County Code Chapter 17, Article 17.54, Section 17.54.070(C) is amended as follows:

C. Surfacing of Parking Areas. Required parking and circulation areas shall be surfaced as follows:

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3. Other Commercial, Industrial, Recreational, Institutional, Multifamily Residential and Other Uses. For all uses other than those specified in subsections (1) and (2) above, surfacing shall be a minimum of asphaltic concrete or Portland cement concrete, **as approved by the applicable County Department.**
4. **Excess and Overflow Parking. Permeable paving may be used in all excess and overflow parking areas and installed and maintained in accordance with manufacturer recommended specifications and as required by the County. Excess parking includes any parking areas provided above the minimum requirements specified in Section 17.54.060 (Parking space requirements by land use).**

**SECTION 13:** Placer County Code Chapter 17, Article 17.54, Section 17.54.140(E) is amended as follows:

E. ~~Pumphouses, and Other Small~~ **Utility Structures, and Structures for the Harvesting and/or Storage of Water.** ~~Pumphouses, and other similar small utility structures, and structures for the harvesting and/or storage of water,~~ which are permanent in nature and have no more than one hundred twenty (120) square feet of ~~floor~~ area and do not require a building permit may be constructed within otherwise prescribed setbacks, subject to the zoning clearance procedure.

**SECTION 14:** Placer County Code Chapter 17, Article 17.56, Specific Use Requirements, Section 17.56.080(C)(3)(d) is amended as follows:

- C. Campgrounds. (Permitted as a "Recreation, Education and Public Assembly" use in RF, MT, HS, RES, FOR, O and TPZ zone districts, subject to the approval of a minor use permit.) The following requirements apply to sites to be used by camping parties where individual sewer hookups are not available to individual campsites. Recreational vehicle parks are instead subject to the provisions of subsection D.

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3. Internal Roadways.

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- d. Paving. Internal roadways shall be surfaced with asphaltic concrete or a double chip seal, or as approved by the applicable County Department, unless the hearing body finds that an alternative would be more appropriate.

**SECTION 15:** Placer County Code Chapter 17, Article 17.56, Section 17.56.140(C)(6) is amended as follows:

- C. Site Planning and Design Standards. Mobile home parks shall conform to the following minimum standards in all cases; however, the granting authority may impose other and more restrictive requirements in the interests of public health, safety and welfare.

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6. Pedestrian Access to Public Rights-of-Way. Each mobile home lot shall have access to public rights-of-way outside of the mobile home park by way of sidewalks or pathways separated from internal roadways. These sidewalks/walkways shall be surfaced with Portland cement concrete or asphaltic concrete, or as approved by the applicable County Department ~~hearing body as a condition of use permit approval.~~

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**SECTION 16:** This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.