



Chapter 1 Introduction

1.1 Purpose

Placer County and 21 other jurisdictions prepared this Local Hazard Mitigation Plan (LHMP) update to the 2010 Federal Emergency Management Agency (FEMA) approved Placer County Multi-Hazard Mitigation Plan. The purpose of this plan update is to guide hazard mitigation planning to better protect the people and property of the County from the effects of hazard events. This plan demonstrates the community's commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation activities and resources. This plan was also developed, among other things, to ensure Placer County and participating jurisdictions' continued eligibility for certain federal disaster assistance: specifically, the FEMA Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Program (PDM), and the Flood Mitigation Assistance Program (FMA). Completion also earns credits for the National Flood Insurance Program's Community Rating System (CRS) which enhances the community's floodplain management program and can lower flood insurance premiums in CRS communities.

1.2 Background and Scope

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These monies only partially reflect the true cost of disasters, because additional expenses incurred by insurance companies and nongovernmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be reduced or even eliminated.

Hazard mitigation is defined by FEMA as "any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event." The results of a three-year, congressionally mandated independent study to assess future savings from mitigation activities provides evidence that mitigation activities are highly cost-effective. On average, each dollar spent on mitigation saves society an average of \$4 in avoided future losses in addition to saving lives and preventing injuries (National Institute of Building Science Multi-Hazard Mitigation Council 2005).

Hazard mitigation planning is the process through which hazards are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies determined, prioritized, and implemented. This plan documents Placer County's hazard mitigation planning process and identifies relevant hazards and vulnerabilities and strategies the County and participating jurisdictions will use to decrease vulnerability and increase resiliency and sustainability.

The Placer County LHMP update is a multi-jurisdictional plan that geographically covers the entire area within Placer County's jurisdictional boundaries (hereinafter referred to as the planning area). The following communities participated in the planning process and are seeking approval of the LHMP plan update:

- Placer County*
- City of Auburn*
- City of Colfax*
- Town of Loomis*
- City of Lincoln*
- City of Rocklin*
- Alta Fire Protection District
- Alpine Springs County Water District*
- Foresthill Fire Protection District*
- Loomis Fire Protection District
- Nevada Irrigation District*
- Northstar Community Service District/Fire Department
- North Tahoe Fire Protection District*
- North Tahoe Public Utility District
- Placer County Flood Control & Water Conservation District*
- Placer County Water Agency*
- Placer Hills Fire Protection District*
- South Placer Fire Protection District
- Squaw Valley Community Services District*
- Tahoe City Public Utilities District*
- Tahoe-Truckee Unified School District*
- Truckee Fire Protection District

* Participated in 2010 Plan

This plan update was prepared pursuant to the requirements and associated guidance of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. (Hereafter, these requirements and regulations will be referred to collectively as the Disaster Mitigation Act (DMA) or DMA 2000.) While the act emphasized the need for mitigation plans and more coordinated mitigation planning and implementation efforts, the regulations established the requirements that local hazard mitigation plans must meet in order for a local jurisdiction to be eligible for certain federal disaster assistance and hazard mitigation funding under the Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288). Because the Placer County Planning Area is subject to many kinds of hazards, access to these programs is vital.

Information in this plan will be used to help guide and coordinate mitigation activities and decisions for local land use policy in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to communities and their residents by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruptions. The Placer County Planning Area has been affected by hazards in the past and is thus committed to reducing future impacts from hazard events and maintaining eligibility for mitigation-related federal funding.

1.3 Community Profile

Placer County is located in northern California and stretches from Sacramento County to Lake Tahoe and the Nevada border. The Counties of Sacramento, El Dorado, Sutter, Yuba, and Nevada border Placer County. Regional access to the County is provided via Interstate 80 (I-80), which runs east-west through the entire County. Placer County includes the incorporated communities of Auburn, Colfax, Lincoln,

Loomis, Rocklin, and Roseville. Placer County is illustrated in Figure 1-1. A land ownership map for the County is shown in Figure 1-2.

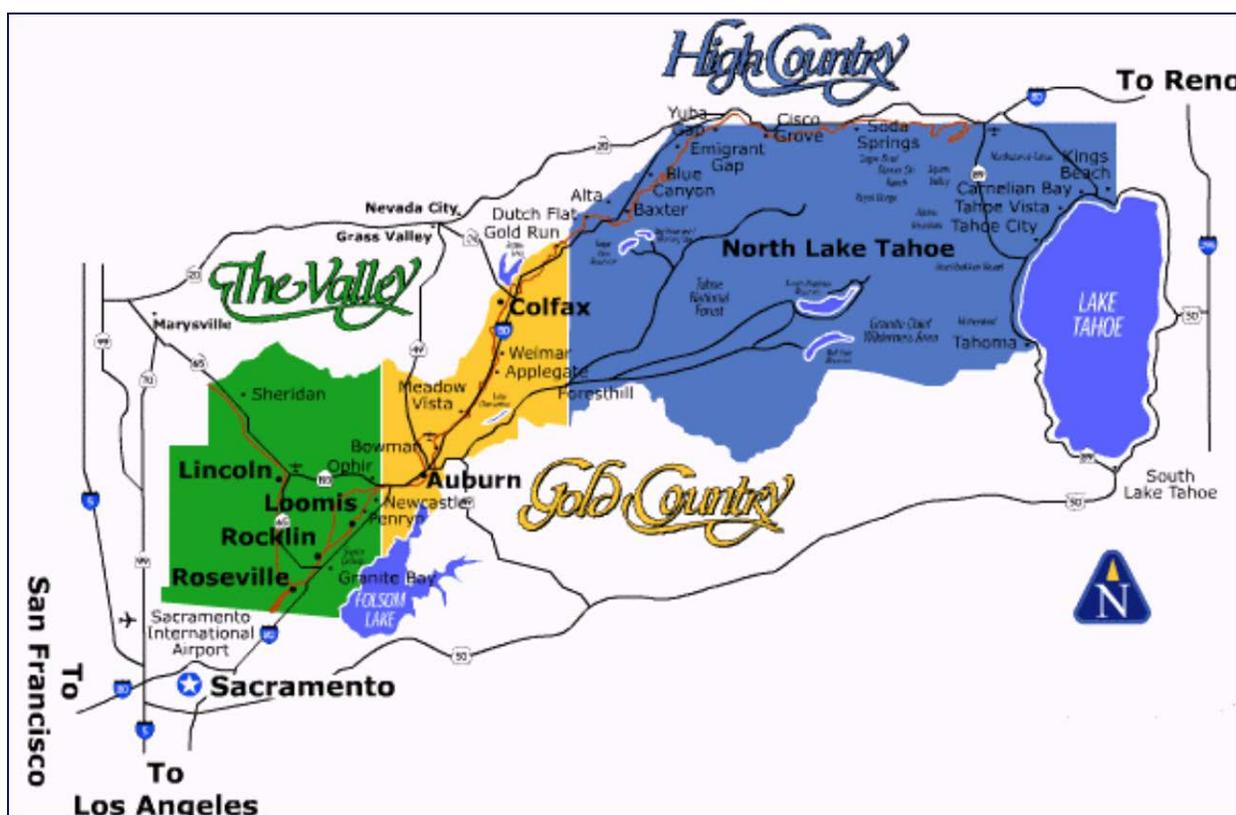
1.3.1. History

Placer County was home to the Nisenan Native Americans for hundreds of years before the discovery of gold in 1848 when multitudes of miners migrated to the area. Auburn was settled in 1848 upon the discovery of gold and later became a shipping and supply center for the surrounding gold camps. Three years after the discovery of gold in the region, the fast-growing county was formed from portions of Sutter and Yuba Counties on April 25, 1851, with Auburn as the County seat. The name Placer comes from the Spanish word meaning “sand and gravel deposits containing gold.” Gold mining remained a major industry through the 1880s, eventually overtaken by the industries of farming, timber, and the Southern Pacific Railroad. The commercial fruit industry also expanded rapidly in western Placer County in the late 1870s and early 1880s, with the Central Pacific Railroad providing a wide market in the east for California’s agricultural products. Among the produce raised were citrus, apples, peaches, pears, plums, cherries, olives, almonds, and walnuts.

1.3.2. Geography and Climate

Placer County, spanning the eastern part of the Central Valley of California, increases in elevation from urban South Placer, through Western Placer, to the High Sierras of North Lake Tahoe, and the Nevada state line. Located on an area of over 1,500 square miles, 98 square miles of which are comprised of water, the County is generally divided into three geographically distinct areas: the Valley – Roseville to Penryn; the Gold Country - Newcastle to Dutch Flat; and the High Country - Alta to Tahoe. Figure 1-3 illustrates these areas.

Figure 1-3 Placer County Geographic Areas



The County's topography is characterized by broad, relatively flat valley floors (the Valley) in the southwest; valley floors giving way to the foothills areas (Gold Country) heading east; and foothills and high mountains (Sierra Nevada) in the east. Elevations range from 160 to 400 feet above mean sea level in the valley near Roseville to approximately 2,000 feet near Colfax in Gold Country, to more than 9,000 feet in the Sierra Nevada. Water resources within Placer County include approximately 700 miles of rivers and streams and 97,000 acres of lakes.

The climate varies throughout the County, primarily based on elevation. Summers are longer, relatively hot, and dry in the lower elevations and are relatively cooler in the higher elevations of the Sierra Nevada. There is little precipitation in the County during the summer. Winters in the lower elevations are shorter and precipitation is primarily in the form of rain. In the higher elevations of the Sierra Nevada, winters vary from short and mild with moderate snowfall to moderately severe with frequent snowfall. Most of the seasonal precipitation throughout the County occurs between October and April. More specific information about Placer County's climate can be found in Chapter 4 Risk Assessment.

1.3.3. Population

The July 1, 2015 California Department of Finance population estimates for the County and incorporated jurisdictions are shown on Table 1-1.

Table 1-1 Placer County Population Estimates – July 1, 2015

| Jurisdiction | 2015 |
|-------------------|---------|
| Auburn | 13,818 |
| Colfax | 1,994 |
| Lincoln | 45,837 |
| Loomis | 6,623 |
| Rocklin | 60,252 |
| Roseville | 128,382 |
| Balance of County | 112,548 |

Source: California Department of Finance, 2015 E-1 Report

1.3.4. Economy and Tax Base

Placer County has a healthy and diverse economy ranging from tourism, focused mainly in the North Lake Tahoe Area, to technology, predominately located in the southwestern portion of the County. Economic characteristics for Placer County are shown in Table 1-2.

Table 1-2 Placer County—Civilian Employed Population 16 and Over

| Industry | Estimated Employment | Percent |
|--|----------------------|---------|
| Agriculture, forestry, fishing and hunting, and mining | 844 | 0.5% |
| Construction | 10,839 | 6.9% |
| Manufacturing | 10,718 | 6.8% |
| Wholesale trade | 5,043 | 3.2% |
| Retail trade | 20,505 | 13.0% |
| Transportation and warehousing, and utilities | 7,136 | 4.5% |
| Information | 3,502 | 2.2% |
| Finance and insurance, and real estate and rental and leasing | 13,967 | 8.9% |
| Professional, scientific, and management, and administrative and waste management services | 19,429 | 12.3% |
| Educational services, and health care and social assistance | 33,006 | 20.9% |
| Arts, entertainment, and recreation, and accommodation and food services | 14,012 | 8.9% |
| Other services, except public administration | 7,100 | 4.5% |
| Public administration | 11,574 | 7.3% |

Source: U.S. Census Bureau American Community Survey 2009-2013

Placer County has many large employers. In 2015, the Sacramento Business Journal reported on the largest employers in the County. Information on the 10 largest companies, locations, and headcounts are shown below.

- Kaiser Permanente, various locations, 3,839
- Sutter Health, various locations, 3,693

- Squaw Valley Alpine Meadows, Olympic Valley, 2,500
- Placer County, Auburn, 2,378
- Hewlett-Packard Co., Roseville, 2,000
- Thunder Valley Casino, Lincoln, 1,875
- Pride Industries, Roseville, 1,221
- Safeway, various locations, 1,218
- City of Roseville, Roseville, 1,047
- Roseville City School District, Roseville, 1,015

The County has a wide and varied tax base. Table 1-3 shows the breakdown of the unincorporated County's taxable values. Table 1-4 shows the largest individual assesses in the County by taxable value.

Table 1-3 Unincorporated Placer County Tax Base by Property Type

| Property Type Category | Parcels | Net Taxable Value | Percentage of Total Value |
|------------------------|----------------|-------------------------|---------------------------|
| Residential | 148,166 | \$52,665,455,020 | 83.0% |
| Commercial | 5,977 | \$6,973,306,882 | 11.0% |
| Timeshares | 4,650 | \$68,755,028 | 0.1% |
| Industrial | 1,542 | \$1,719,764,865 | 2.7% |
| Manufactured Homes | 1,841 | \$78,250,049 | 0.1% |
| Agricultural/Other | 2,261 | \$439,414,972 | 0.7% |
| Unsecured | 12,523 | \$1,503,743,385 | 2.4% |
| Totals | 176,960 | \$63,448,690,201 | 100.0% |
| Exemptions | 78,064 | \$2,468,073,066 | 3.7% |

Source: Placer County Assessor's Office

Table 1-4 Unincorporated Placer County Largest Tax Assesseees

| Assessee (Top 10 Values) | Total Value |
|------------------------------------|---------------|
| Roseville Shoppingtown LLC | \$396,011,143 |
| Kaiser Foundation Hospitals | \$330,000,000 |
| Sutter/CHS Central | \$135,000,000 |
| KW Fund V - Roseville Parkway LLC | \$81,549,379 |
| Meridian Apartments LP | \$71,978,901 |
| Timberpine Holdings LLC | \$66,198,907 |
| Roseville Fountains LP | \$64,448,031 |
| Hewlett Packard Enterprise Company | \$64,000,000 |
| Sutter/CHS Central | \$51,096,643 |
| CPT Creekside Town Center LLC | \$47,970,222 |

Source: Placer County Assessor's Office

1.4 Plan Organization

This Placer County 2016 LHMP update is a multi-jurisdictional plan that geographically covers the entire area within Placer County's jurisdictional boundaries (i.e., the planning area). Participating jurisdictions within the Placer County Planning Area include: Unincorporated Placer County, the six incorporated communities, and 16 special districts.

- Chapter 2: What's New
- Chapter 3: Planning Process
- Chapter 4: Risk Assessment
- Chapter 5: Mitigation Strategy
- Chapter 6: Plan Adoption
- Chapter 7: Plan Implementation and Maintenance
- Jurisdictional Annexes
- Appendices

The **Base Plan** provides the overall framework for this multi-jurisdictional LHMP. It is the umbrella document that includes the planning process, methodologies, and procedural requirements for all participating jurisdictions (i.e., unincorporated County and all Jurisdictional Annexes). As such, Chapters 1-7 of the Base Plan apply to the unincorporated County, the six incorporated communities and all 16 special districts as participants to this LHMP update seeking FEMA approval of the plan. Because this is a multi-jurisdictional plan, the Base Plan addresses the LHMP hazard mitigation planning elements for all participating jurisdictions and includes data, information, and analysis specific to: The Placer County Planning Area (which includes all participating jurisdictions and the entire geographic boundary of Placer County) and Unincorporated Placer County.

The **Jurisdictional Annexes** detail the hazard mitigation planning elements specific to the each participating jurisdiction to this 2016 Placer County LHMP Update. Each Annex is not intended to be a standalone document, but appends to, supplements, and incorporates by reference the information contained in the Base Plan document. As such, all Chapters 1-7 of the Base Plan, including the planning process and other procedural requirements and planning elements apply to and were met by each participating jurisdiction. The Annexes provide additional information specific to the each participating jurisdiction, with a focus on providing additional details on the risk assessment and mitigation strategy.

The **Appendices** provide additional information, data, and planning process documentation that applies to all participating jurisdictions (i.e., unincorporated County and all Jurisdictional Annexes) to this Placer County 2016 LHMP Update.