



County of Yolo

PLANNING AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

April 14, 2011

ZONE FILE NO. 2010-038: Workshop to review draft General Plan Amendment 2011-03, to expand the discussion of background information regarding flooding in the Health and Safety Element of the 2030 General Plan, in accordance with State requirements.

APPLICANT: Yolo County Planning and Public Works Department
292 West Beamer Street
Woodland, CA 95695
(530) 666-8775

LOCATION: Unincorporated area
GENERAL PLAN: N/A
ZONING: N/A

SUPERVISORIAL DISTRICT: All
SOILS: N/A
FLOOD ZONE: N/A
FIRE SEVERITY ZONE: N/A

ENVIRONMENTAL DETERMINATION: Pursuant to Section 21083.3 of the Public Resources Code and Section 15183 of the CEQA Guidelines, the County intends to rely upon the certified General Plan Environmental Impact Report (EIR) (SCH #2008102034) for the purposes of adoption of the CAP.

REPORT PREPARED BY:

David Morrison, Assistant Director

RECOMMENDED ACTIONS

It is recommended that the Planning Commission hold a public hearing to accept comments regarding the draft amendment and provide direction to staff regarding any appropriate revisions, as needed.

REASONS FOR RECOMMENDED ACTIONS

The proposed amendment will correct several unintentional omissions from the General Plan by incorporating flood information recently made available by state agencies.

BACKGROUND

Over the past two years, the Central Valley Flood Protection Board (CVFPB) has released new information regarding 200-year flood zones, levee protection zones, and other flood-related data, as a part of its requirements under a variety of recent legislation, including AB 5, AB 930, and SB 5. Most of this new research has been incorporated into Government Code Section 65302, and is required to be included in all new General Plans.

Much of this information was not available until after the adoption of the 2030 General Plan. Staff anticipated this lag between adoption of the document and the availability of information, as indicated on pages HS-3 and 4 in the Health and Safety Element of the adopted 2030 General Plan, which states:

Central Valley Flood Protection Board designated floodway maps, DWR [Department of Water Resources] Awareness Floodplain Mapping Program maps, DWR 200-year floodplain maps, Maps of levee protection zones – At the time of this General Plan update, this information is not available. An action item has been added to monitor the progress of the state in these areas and amend the General Plan in the future as appropriate.

Consequently, the need to incorporate updated flood protection data was provided for in the 2030 General Plan in Action HS-A25, which states:

Pursuant to Sections 65302.9 and 65860.1 of the Government Code, amend the Zoning Ordinance and General Plan, as appropriate, to be consistent with the adopted Central Valley Flood Protection Plan (Policy HS-2.3).

The CVFPB sent correspondence to the County on July 20, 2009; March 25, 2010; and May 3, 2010 regarding the compliance of the 2030 General Plan with state requirements. The County responded on June 29, 2010 (see Attachment B). As a part of its response, the County agreed to amend its General Plan in early 2011 to include the required flood information.

No changes to existing General Plan policy are proposed. The draft revisions generally provide updates, definitions, maps, and additional details regarding various types of potential flood events, including:

- 100-year floodplains;
- 200-year floodplains;
- Dam inundation zones;
- Levee protection zones;
- Awareness floodplains;
- Designated floodways;
- Existing development located within the floodplain; and
- Planned development located within the floodplain.

Changes recommended by the Planning Commission will be incorporated into the draft General Plan Amendment and forwarded to interested parties, local organizations, and state agencies for a 90-day review, as required by State planning law. It is expected that this item will be brought back to the Planning Commission for a final recommendation to the Board of Supervisors in June 2011.

ATTACHMENTS

Attachment 1 – Draft General Plan Amendment
Attachment 2 – June 29, 2010 Board of Supervisors Staff Report

ATTACHMENT “A”

DRAFT GENERAL PLAN AMENDMENT

Proposed new language is shown in underline. Proposed deleted language is shown in ~~strike-through~~.

The following text that is proposed to be amended may be found on pages HS 3-4 of the Health and Safety Element in the Yolo 2030 Countywide General Plan.

- ~~▪ Central Valley Flood Protection Board designated floodway maps, DWR Awareness Floodplain Mapping Program maps, DWR 200-year floodplain maps, Maps of levee protection zones—At the time of this General Plan update, this information is not available. An action item has been added to monitor the progress of the State in these areas and amend the General Plan in the future as appropriate.~~

The following text that is proposed to be amended may be found on pages HS 12-24 of the Health and Safety Element in the Yolo 2030 Countywide General Plan.



Indian Valley Reservoir

Source: Yolo County Flood Control & Water Conservation District

2. Flood Hazards

The Flood Hazards section of this General Plan provides goals, policies, and actions that guide Yolo County in ensuring adequate safety from flooding for Yolo County communities.

a. Background Information

Yolo County has five primary watersheds with the potential to impact unincorporated communities: Cache Creek Basin; the Sacramento River corridor including the Yolo Bypass (Clarksburg and Knights Landing); Willow Slough (Madison and Esparto), Colusa Basin Drain (Knights Landing) and Dry Slough (West Plainfield, North Davis Meadows and Binning Farms).

100- and 200-Year Floodplains

The threshold for unacceptable flood risk has traditionally been associated with the “100-year flood”. The Federal Emergency Management Agency (FEMA) creates Flood Insurance Rate Maps (FIRMs) that designate 100-year floodplain zones. A 100-year floodplain zone is the area that has a one in one hundred (1 percent) chance of being flooded in any one year based on historical data. Figure HS-4 identifies the existing 100-year floodplain contours as identified by FEMA for Yolo County. These maps reflect recent climate assumptions, as well as assumptions regarding the likelihood of flooding due to levee failure. State law requires that urban areas, defined as those exceeded a population of 10,000, shall provide 200-year flood protection. The FIRMs do not show the 200-year floodplain; however, draft maps have been created by the State Department of Water Resources (DWR) showing these areas ~~and are currently under review.~~ Figure HS-4 HS-5 identifies the existing 100/200-year floodplain contours as identified by FEMA for Yolo County DWR. FEMA has also recently released new draft FIRMs, showing changes to the floodplain using more recent climate assumptions, as well as assumptions regarding the likelihood of flooding due to levee failure. Adoption of the FIRMs is expected in 2010. Because of the generally flat terrain in Yolo County, and the relatively small difference between the volume of 100- and 200-year flood events, the two floodplains are very similar in extent. Affected communities include Clarksburg, Davis, Esparto, Knights Landing, Madison, West Sacramento, Woodland, and Yolo.

Dam Inundation Zones

In addition to hazards from natural flood events, portions of Yolo County are also located downstream of several dams with large inundation areas, as shown in Figure HS-5 HS-6. In the unlikely event that any of these dams were to fail, the inundation zones indicate areas that could potentially be flooded. If the dams at Indian Valley Reservoir, Lake Berryessa or along the Sacramento, Feather or American rivers were to fail, ~~the majority of the cities of Woodland West Sacramento,~~ Winters and Davis would be entirely inundated by floodwaters, as would much of the city of Woodland. The ~~entire~~ unincorporated communities of Rumsey, Capay, Madison, Knights Landing and Clarksburg and parts of Guinda, Esparto, Monument Hills and Yolo are also located entirely within dam inundation zones.

Levee Flood Protection Zones

Yolo County has approximately 215 miles of project levees, managed by various agencies, including the County, 13 reclamation districts, one levee district, one drainage district, and the California Department of Water Resources. These levees provide flood protection to West Sacramento, Woodland, Knights Landing, Clarksburg, Davis and important agricultural lands. In addition, the Yolo Bypass, the Sacramento Weir, and the Fremont Weir help protect Sacramento and other urban communities in the region from flooding by the Sacramento River. Some levees, particularly the project levees that protect parts of the City of Woodland and unincorporated Yolo County, the vicinity of Cache Creek and the town of Yolo, only provide a 10-year level of flood protection rather than the 100-year federal standard. Without work to improve these levees, additional development in Yolo County’s floodplain could put more residents at risk of flooding hazards.

The local levees have been assumed to provide adequate protection since their acceptance into the Sacramento River Flood Control Project in 1918. Recently, where insufficient geotechnical information exists to evaluate the integrity of the levees, the State Department of Water Resources has taken the position, in conjunction with FEMA, that levees are not certified. ~~may not be recertified~~. DWR has completed geotechnical evaluations of the urban Sacramento River Flood Control Project levees within the county, and has proposed to do additional evaluations of non-urban levees in the next two coming years. ~~Preliminary indications are that local levees will not be considered adequate to protect against the 100-year flood.~~

Figure HS-7 shows the extent of those areas that are protected by decertified levees and are currently subject to flooding. This map uses the best available information to identify those areas where flooding would be more than three feet deep if a project levee were to fail, assuming maximum capacity flows. Not surprisingly, levee flood protection zones are concentrated in eastern Yolo County, in areas adjoining levees for lower Cache Creek, Putah Creek, the Colusa Basin Drain, the Yolo Bypass, and the Sacramento River. Affected communities include Clarksburg, Davis, Knights Landing, West Sacramento, Woodland, and Yolo.

Responsibility for flood protection is distributed among many agencies at various levels of government. At the federal level the three primary agencies are the Army Corps of Engineers, the FEMA, and the Bureau of Reclamation. At the state level the primary agencies are Department of Water Resources and the Central Valley Flood Protection Board. At the local level in Yolo County and the region these agencies include: the County of Yolo and each of its four cities; the Yolo County Flood Control and Conservation District, 15 local reclamation districts, the Knights Landing Ridge Drainage District, the Madison Esparto Regional County Service Area, the Snowball Levee County Service Area, other CSAs, various Community Service Districts and the Sacramento River West Side Levee District.

Awareness Floodplains

Figure HS-8 shows the extent of awareness floodplains. The Awareness Floodplain Mapping project is an effort by the California Department of Water Resources to identify all flood hazard areas that are not mapped by the Federal Agency Management Agency's (FEMA). These maps are intended to provide communities with additional information regarding potential flood hazards that are not currently identified. The awareness floodplain maps use approximate assessment procedures, relying on aerial photos and general flood models, to identify potential 100-year flood hazard areas. These areas are shown simply as flood prone areas and do not include specific depths and/or other flood hazard data.

Awareness floodplains do not result in any restrictions on building or development. However, if requested by the local jurisdiction, FEMA can incorporate them into National Flood Insurance Program maps where they would become regulatory. Awareness floodplains have been generally identified along minor drainages within the Capay Valley and Putah Creek, as well as Lamb Valley Slough and upper Willow Slough.

Designated Floodways

Figure HS-9 shows the location of floodways, both designated and regulatory. The Central Valley Flood Protection Board (CVFPB) has the authority to designate floodways in the Central Valley and regulate their uses. The CVFPB defines a Designated Floodway as that portion of the stream channel and adjoining floodplain which is reasonably required to accommodate a design flood event. It can also refer to the floodway between existing levees, as designated by the CVFPB or the State Legislature. The only floodways designated by the CVFPB in Yolo County are: (1) the Colusa Basin Drain; and (2) that portion of Cache Creek located between the Lake County line and the town of Yolo.

For FEMA, a "regulatory floodway" is defined as that portion of the watercourse and adjacent lands that are needed to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. FEMA requires local cities and counties to regulate development within floodways to prevent any increases in upstream flood elevations. FEMA has designated a portion of Cache Creek as a regulatory floodway, between the towns of Capay and Yolo. A portion of Willow Slough is also considered a regulatory floodway, between County Road 27 and the Southern Pacific Railroad, as is a small portion of Union Pacific Railroad Drain located within the City of Davis.

Existing and New Development within the Floodplain

As a result of rapid population growth and escalating housing costs in the past ten years, there has been increasing pressure in the Sacramento Valley to build homes and other structures in natural floodplains. There has been limited growth within the floodplains of unincorporated Yolo County, however, due to policies that have restricted growth in general within the unincorporated area.

Development within the floodplain can have negative environmental implications that can both lead to increased risk of flooding and expose people and property to flooding risks. Urban development increases the amount of impervious surface and therefore increases surface water runoff and accelerates the timing of peak runoff flows. This results in increased erosion, sedimentation and water quality problems in surface runoff, as well as increased risk of flooding.

Figure HS-10 shows existing development located in the 100-year floodplain. Communities that are currently subject to flooding include the Central Landfill, Clarksburg, east Woodland, Knights Landing, Madison, North Woodland, Spreckles, and Yolo. In addition, portions of the County Airport, Covell, DQ University, Esparto, North David Meadows, Patwin Road, and UC Davis are also located within the floodplain. Historically, nearly all of these communities have been considered outside the floodplain. However, recent changes in FEMA mapping, particularly regarding the protection provided by uncertified levees, has designated large portions of the County in the floodplain that were not previously considered to be at risk from flooding.

Figure HS-11 shows where planned development is located in relation to the 100-year floodplain. Future growth subject to potential flooding includes both the Elkhorn and Knights Landing Specific Plans. The Covell and Madison Specific Plans are partially located within the floodplain. The Dunnigan Specific Plan is largely located outside the 100-year floodplain. As a result, new development located within the floodplain must either elevate improvements and structures or provide a means of community-wide flood protection acceptable to FEMA, such as certified levees, bypasses, or similar measures.

Legislation

The State Assembly and Senate, in 2006 and 2007, produced legislation governing various aspects of flood planning. The following list includes legislation applicable to Yolo County:

- AB 5 – Flood Management. Renames the Department of Water Resources (DWR) Reclamation Board as the Central Valley Flood Protection Board (CVFPB), and expands its size, duties, and powers. Makes clarifying and technical changes to the State's new flood planning legislation.
- AB 70 – Flood Liability. Requires a city or county to contribute its fair share to property damage caused by a flood, to the extent that the jurisdiction increased the State's exposure to liability by approving new development within the boundary of a state flood control project.
- AB 162 – Requires cities and counties to address flood-related matters in the land use, conservation, safety, and housing elements of their General Plans.

FIGURE HS-4 100-YEAR FLOODPLAIN

(New figure has been inserted.)

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 HEALTH AND SAFETY ELEMENT

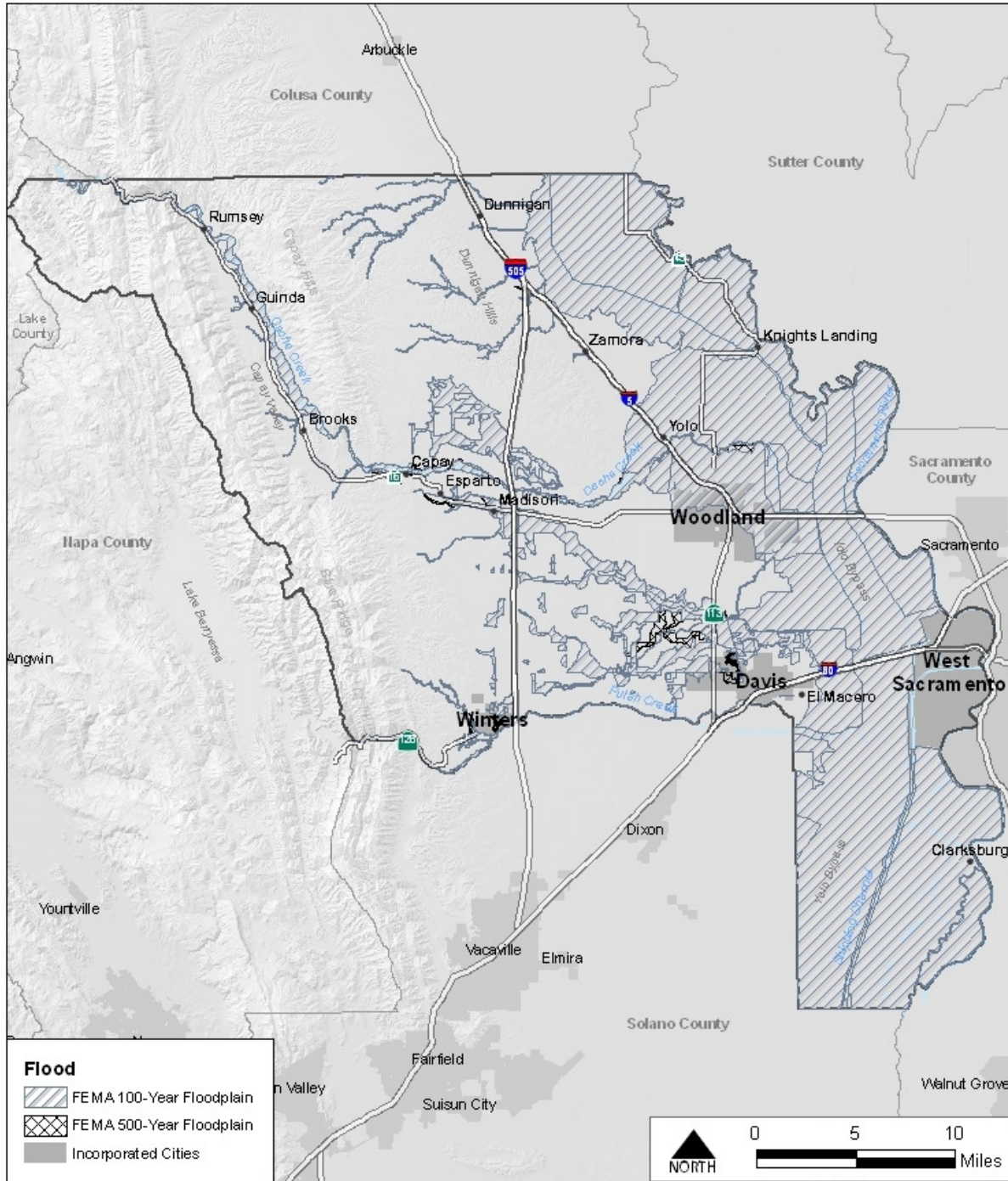
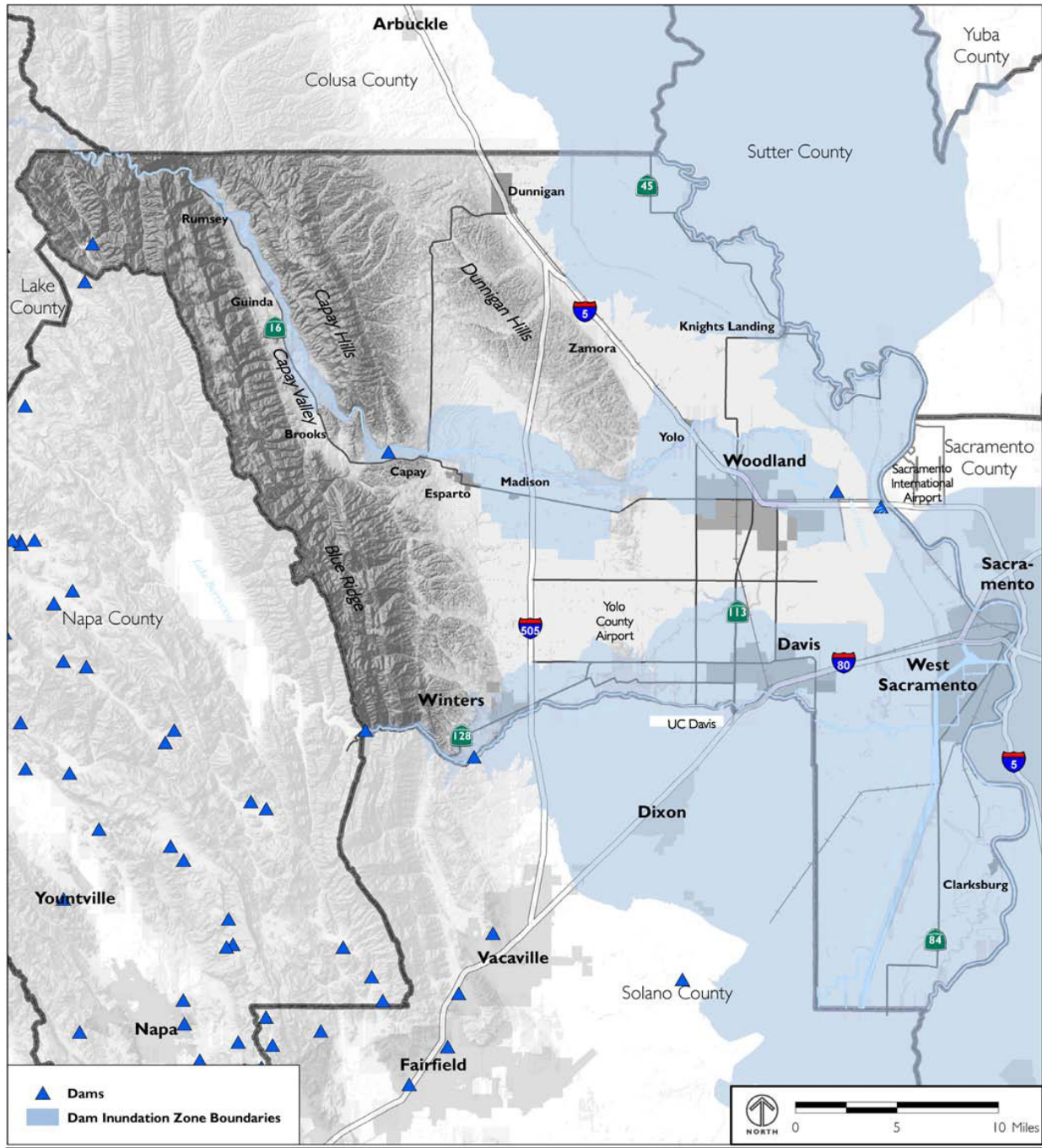


FIGURE HS-5 HS-6 DAM INUNDATION



Source: California Office of Emergency Services, 2000.

FIGURE HS-7 LEVEE PROTECTION ZONES

(New figure has been inserted.)

COUNTY OF YOLO
2030 COUNTYWIDE GENERAL PLAN
HEALTH AND SAFETY ELEMENT

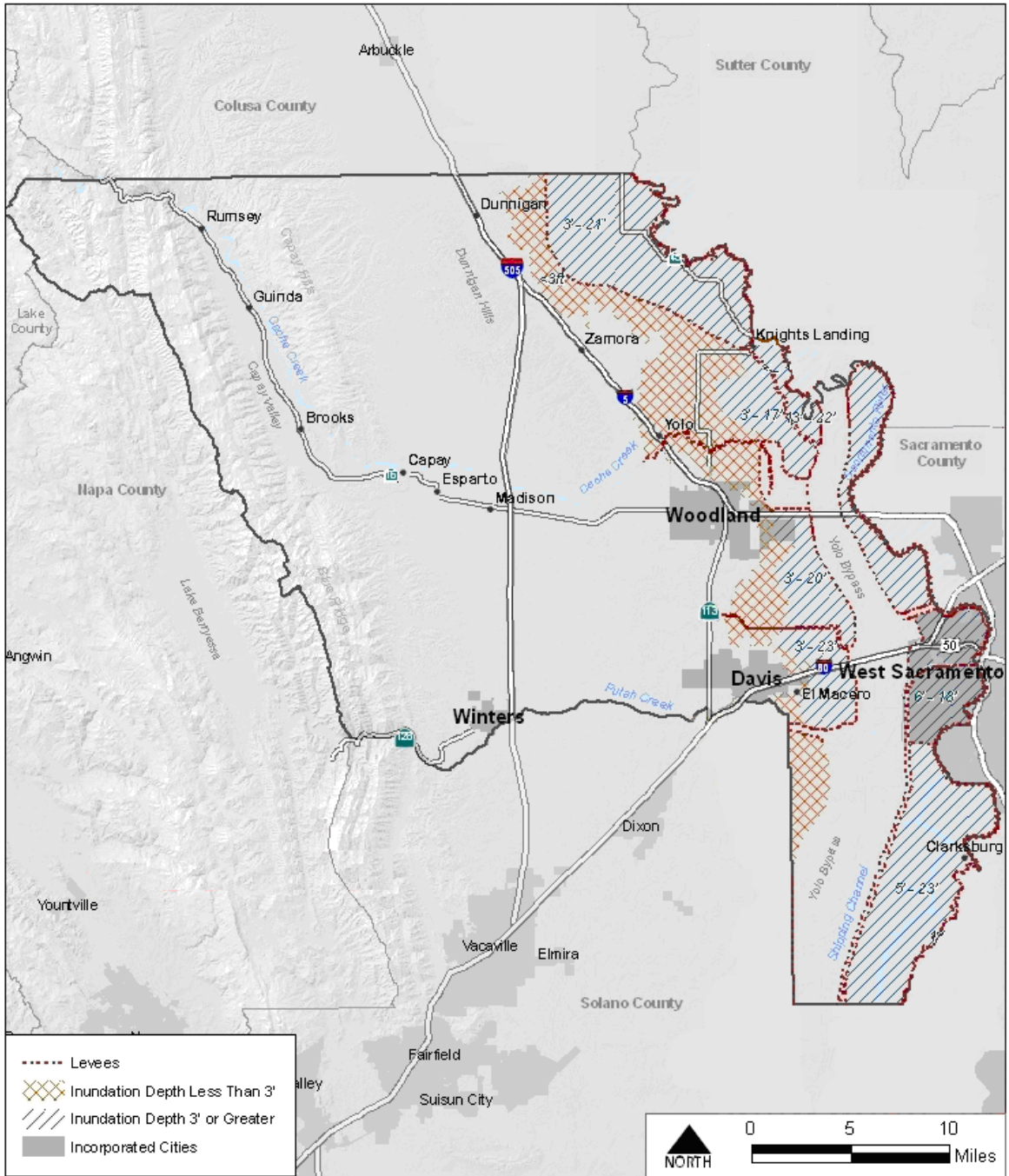


FIGURE HS-8 AWARENESS FLOODPLAINS

(New figure has been inserted.)

COUNTY OF YOLO
2030 COUNTYWIDE GENERAL PLAN
HEALTH AND SAFETY ELEMENT

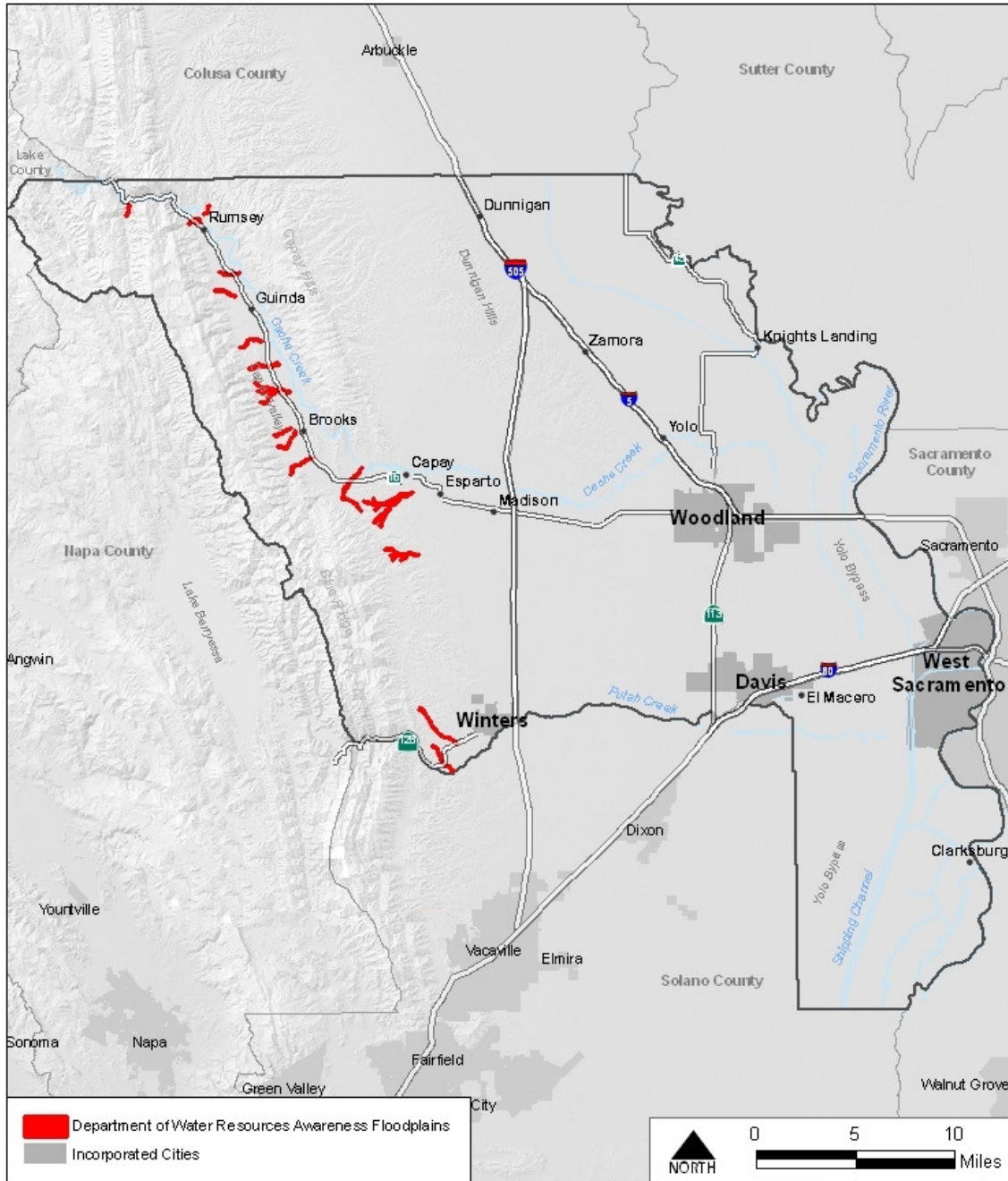


FIGURE HS-9 DESIGNATED FLOODWAYS

(New figure has been inserted.)

COUNTY OF YOLO
2030 COUNTYWIDE GENERAL PLAN
HEALTH AND SAFETY ELEMENT

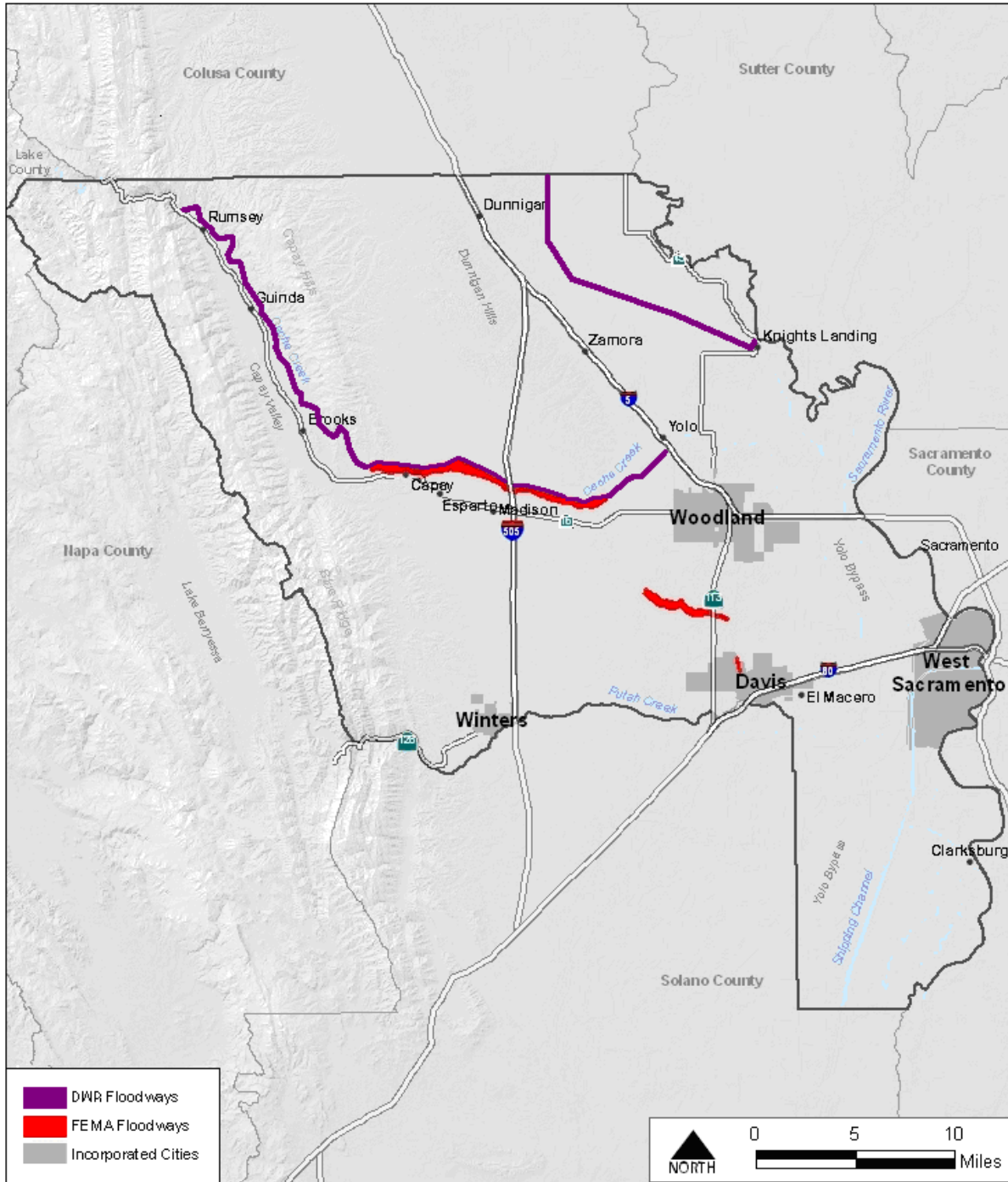


FIGURE HS-10 EXISTING DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN

(New figure has been inserted.)

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 HEALTH AND SAFETY ELEMENT

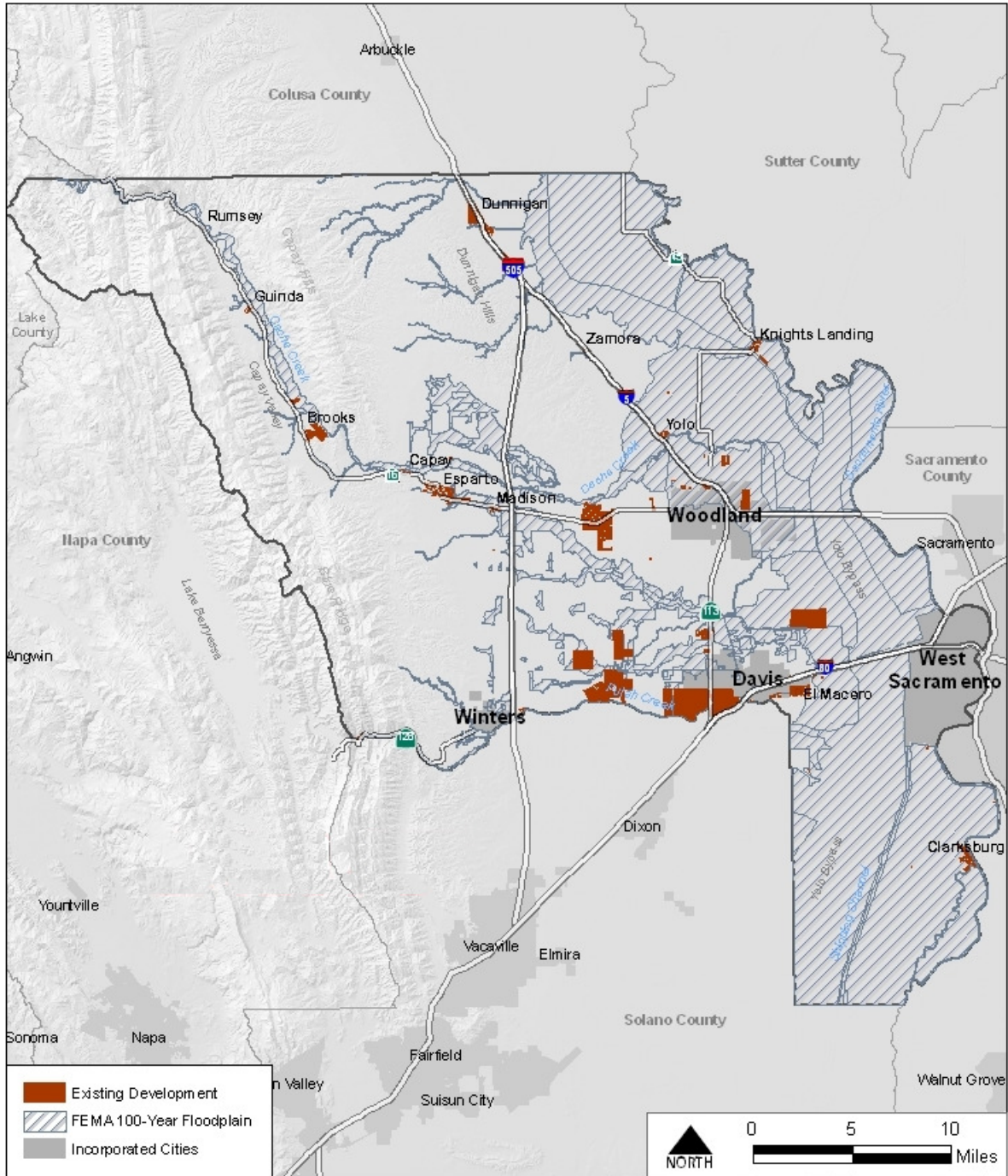
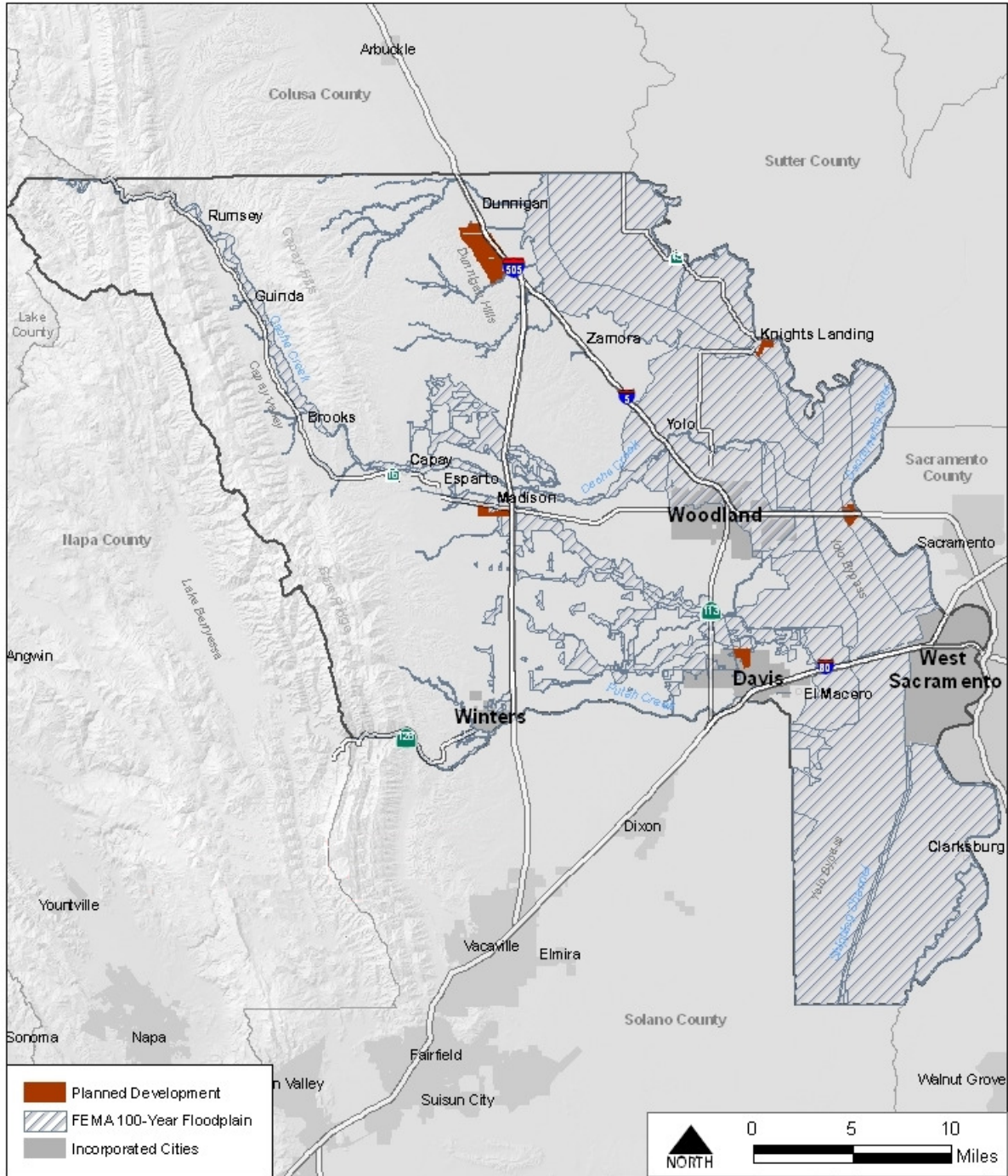


FIGURE HS-11 PLANNED DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN

(New figure has been inserted.)

COUNTY OF YOLO
 2030 COUNTYWIDE GENERAL PLAN
 HEALTH AND SAFETY ELEMENT



- AB 930 – Flood Management. Expands the powers of the Sacramento Area Flood Control Agency to include the acquisition of land easements.
- SB 5 – Flood Management. Requires DWR and the CVFPB to prepare and adopt a Central Valley Flood Protection Plan by 2012. Requires cities and counties in the Sacramento–San Joaquin Valley to amend their General Plan and Zoning Ordinances to be consistent with a newly adopted Flood Management Plan within 36 months of flood plan adoption. Establishes other flood protection requirements for local land-use decisions consistent with the Central Valley Flood Protection Plan.

Senate Bill 5 (2007) establishes higher standards of flood protection (generally 200 year protection) for urban and urbanizing areas (defined as areas of at least 10,000 residents, or which will grow to 10,000 or more within the next 10 years). Other areas remain subject to the pre-existing 100-year standard for protection. Yolo County’s unincorporated communities are all well under the 10,000 population threshold at this time and therefore are generally not affected by this new legislation, ~~however, future planned growth in Dunnigan will be required to meet the higher 200-year standard, however, it is not currently located within a floodplain.~~

b. Policy Framework

GOAL HS-2 Flood Hazards. Protect the public and reduce damage to property from flood hazards.

- Policy HS-2.1 Manage the development review process to protect people, structures, and personal property from unreasonable risk from flooding and flood hazards.
- Policy HS-2.2 Ensure and enhance the maintenance and integrity of flood control levees.
- Policy HS-2.3 Actively update and maintain policies and programs to ensure consistency with State and federal requirements.
- Policy HS-2.4 Clearly communicate the risks, requirements, and options available to those who own land and live within the floodplain.
- Policy HS-2.5 Within the Delta Primary Zone, ensure compatibility of permitted land use activities with applicable flood control and protection policies of the Land Use and Resource Management Plan of the Delta Protection Commission.
- Policy HS-2.6 Maintain the structural and operational integrity of essential public facilities during flooding.
- Policy HS-2.7 Manage the floodplain to improve the reliability and quality of water supplies.
- Policy HS-2.8 Consider and allow for the ecological benefits of flooding within historic watercourses while balancing public safety and the protection of property.

c. Implementation Program

- Action HS-A5 Require a minimum of 100-year flood protection for new construction, and strive to achieve 200-year flood protection for unincorporated communities. Where such levels of protection are not provided, require new development to adhere

to the requirements of State law and the County Flood Damage Prevention Ordinance. (Policy HS-2.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

Action HS-A6 Continue to require habitable structures in the 100-year floodplain to be designed and constructed so that they do not significantly contribute to cumulative flooding that could pose a hazard to surrounding landowners and/or the public. (Policy HS-2.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

Action HS-A7 Yolo County shall not approve any discretionary permit, or ministerial permit, that would result in the construction of a new residence, for a project located within a flood hazard zone, unless the County can make the findings identified in Section 65962a of the Government Code. (Policy HS-2.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

Action HS-A8 Locate new essential public facilities outside of flood hazard zones, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities. Where such location is not feasible, incorporate methods to minimize potential flood damage to the facility. (Policy HS-2.6)
Responsibility: Planning and Public Works Department, General Services Department, Office of Emergency Services
Timeframe: Ongoing

Action HS-A9 Require new developments to detain the stormwater runoff created on-site by a 100-year storm event. (Policy HS-2.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

Action HS-A10 Limit the construction of extensive impermeable surfaces and promote the use of permeable materials for surfaces such as driveways, and parking lots. (Policy HS-2.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

Action HS-A11 Locate new structures outside of the floodplain, where feasible, and implement appropriate methods to minimize potential damage where new construction occurs within flood hazard zones. (Policy HS-2.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

Action HS-A12 Evaluate the feasibility of designating land as open space for future bypass systems to prevent flooding hazards. Work with State and Federal agencies to include such bypasses in the Central Valley Flood Protection Plan, where appropriate. Ensure that responsible agencies fund the purchase of flood easements where bypass systems are designated. (Policy HS-2.1)
Responsibility: Parks and Resources Department
Timeframe: Ongoing

- Action HS-A13 Review development proposals to ensure that the need to maintain flood control capacity is balanced with consideration of the environmental health of watercourses that convey floodwaters so as not to cause significant erosion, sedimentation, water quality problems, or loss of habitat. (Policy HS-2.1)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A14 Require a minimum 50-foot setback for all permanent improvements from the toe of any flood control levee. (Policy HS-2.2)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A15 Restrict proposed land uses within 500 feet of the toe of any flood control levee, including but not limited to the items listed below, unless site-specific engineering evidence demonstrates an alternative action that would not jeopardize public health or safety:
- Prohibit permanent unlined excavations;
 - Large underground spaces (such as basements, cellars, swimming pools, etc) must be engineered to withstand the uplift forces of shallow groundwater;
 - Prohibit below-grade septic leach systems;
 - Engineered specifications for buried utility conduits and wiring;
 - Prohibit new water wells;
 - Prohibit new gas or oil wells;
 - Require engineered specifications for levee penetrations; and
 - Require landscape root barriers within 50 feet of the toe. (Policy HS-2.2)
- Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A16 Support the efforts of levee maintenance districts with efforts to secure State and Federal funding for geotechnical studies of levees and implementation of associated improvements, as well as their ongoing maintenance. (Policy HS-2.2)
Responsibility: County Administrator's Office
Timeframe: Ongoing
- Action HS-A17 Encourage flood hazard reduction projects along the Sacramento River to be consistent with the guidelines of the Sacramento River Corridor Floodway Management Plan. (Policy HS-2.2)
Responsibility: Parks and Resources Department
Timeframe: Ongoing
- Action HS-A18 Coordinate with local, State and Federal agencies to define existing and potential flood problem areas, including the possible impacts associated with global climate change, and to maintain and improve levees and other flood control features. (Policy HS-2.2)
Responsibility: Planning and Public Works Department
Timeframe: 2012/2013
- Action HS-A19 Develop a detailed maintenance and funding plan for levees under County control, to ensure that levee safety is maintained. (Policy HS-2.2)

Responsibility: Planning and Public Works Department
Timeframe: Ongoing

- Action HS-A20 Support and encourage responsible agencies to site new levees or major rehabilitation of levees at a distance from the river and from existing levees, where feasible. These setback levees would provide a degree of redundancy in the system, increase the land available for habitat and flood storage, reduce operation and maintenance costs, and help to ensure the integrity of the structures. (Policy HS-2.2)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A21 Private development of levees should be limited to those cases where the construction meets national levee standards, the project is in conformance with the State's comprehensive plan for flood damage reduction, and a public agency agrees to provide long-term maintenance of the levee. (Policy HS-2.2)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A22 Ensure that the upgrade, expansion, or construction of any flood control levee demonstrates that it will not adversely divert flood water or increase flooding. (Policy HS-2.2)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A23 Work cooperatively with other local agencies and interested parties to develop funding mechanisms to finance the local share of design, construction, and capital costs for repairs and improvements to flood control levees. (Policy HS-2.2)
Responsibility: Parks and Resources Department
Timeframe: Ongoing
- Action HS-A24 Improve the county's classification within the Federal Emergency Management Agency Community Rating System. (Policy HS-2.3)
Responsibility: Planning and Public Works Department
Timeframe: 2009/2010
- Action HS-A25 Pursuant to Sections 65302.9 and 65860.1 of the Government Code, amend the Zoning Ordinance and General Plan, as appropriate, to be consistent with the adopted Central Valley Flood Protection Plan. (Policy HS-2.3)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A26 Review on an annual basis those portions of the unincorporated area that are subject to flooding, based on mapping prepared by the Federal Emergency Management Agency and/or the Department of Water Resources, and amend the General Plan as appropriate to reflect any changes. (Policy HS-2.3)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing

- Action HS-A27 Revise the Health and Safety Element, concurrently with the regular update to the Housing Element, to include new information regarding floodplain mapping and/or regulation. (Policy HS-2.1, Policy HS-2.3)
 Responsibility: Planning and Public Works Department
 Timeframe: Ongoing
- Action HS-A28 Take all reasonable and feasible actions to mitigate potential flood damage for new construction on agriculturally designated land in areas protected by the Sacramento River Flood Control Project and related flood protection efforts. (Policy HS-2.1)
 Responsibility: Planning and Public Works Department
 Timeframe: Ongoing
- Action HS-A29 Pursuant to Section 8201 of the State Water Code, develop local plans for flood protection, including analysis of financing options to construct and maintain any needed improvements, to address how 100-year floodplain protection for each community may be provided. Those communities that are economically disadvantaged and at greatest risk shall have priority in developing flood protection plans. The cities shall be consulted in development of the plans, which shall be consistent with the Central Valley Flood Protection Plan. (Policy HS-2.1, Policy HS-2.2)
 Responsibility: Parks and Resources Department, Planning and Public Works Department
 Timeframe: 2014/2015
- Action HS-A30 Maintain and update on a regular basis the County Flood Damage Prevention Ordinance, to ensure its conformity with the State Model Flood Ordinance and all Federal Emergency Management Agency requirements. (Policy HS-2.1, Policy HS-2.3)
 Responsibility: Planning and Public Works Department
 Timeframe: Ongoing
- Action HS-A31 Inform the public about the specific risks of living in areas at risk of flooding, and provide steps property owners can take to reduce their exposure to flood damages. Encourage all landowners within the 100- or 200-year floodplain, and/or within areas protected by levees, to purchase and maintain flood insurance. (Policy HS-2.4)
 Responsibility: Planning and Public Works Department
 Timeframe: Ongoing
- Action HS-A32 Require that all residential development projects located within floodplains include a signed waiver regarding the potential flood risk to future buyers. (Policy HS-2.4)
 Responsibility: Planning and Public Works Department
 Timeframe: Ongoing
- Action HS-A33 Develop and implement a public outreach campaign to notify landowners and tenants of their flood status, options for flood insurance, evacuation plans, flood protection programs, locally responsible flood agencies, and other related topics. (Policy HS-2.4)

Responsibility: Parks and Resources Department, Planning and Public Works Department, Office of Emergency Services
Timeframe: 2010/2011

- Action HS-A34 Amend the County's Development Agreement enabling ordinance to include the applicable restrictions from Section 65865.5 of the Government Code. (Policy HS-2.3)
Responsibility: Planning and Public Works Department
Timeframe: Ongoing
- Action HS-A35 Develop emergency response plans and systems for floodplain evacuation and flood emergency management. Educate the public regarding these plans. (Policy HS-2.4)
Responsibility: Office of Emergency Services
Timeframe: Ongoing
- Action HS-A36 Evaluate the creation of a countywide agency to provide flood control and protection. (Policy HS-2.2, Policy HS-2.4, Policy HS-2.6)
Responsibility: County Counsel, County Administrator's Office, Parks and Resources Department
Timeframe: 2009
- Action HS-A37 Continue to work with the Flood Control District, the City of Woodland, other appropriate agencies and private landowners to develop strategies and pursue funding for the implementation of projects to improve flood protection for urban and rural residents along lower Cache Creek. (Policy HS-2.2)
Responsibility: County Administrator's Office, Parks and Resources Department, Planning and Public Works Department
Timeframe: Ongoing



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PLANNING AND PUBLIC WORKS DEPARTMENT

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TO: **SUPERVISOR HELEN THOMSON**, Chairwoman,
and Members of the Board of Supervisors

FROM: **JOHN BENCOMO**, Director
David Morrison, Assistant Director
Planning and Public Works Department

DATE: June 29, 2010

SUBJECT: Approve the draft letter presenting the county's response to prior Central Valley Flood Protection Board (CVFPB) correspondence regarding the General Plan, and direct staff to prepare a General Plan Amendment including the information required under Government Code Section 65302 (no impact to the general fund).

RECOMMENDED ACTION

- A. Approve the enclosed draft letter (Attachment A) presenting the county's response to letters sent by the Central Valley Flood Protection Board (CVFPB) (Attachments B-D), as revised by the Board of Supervisors' comments, and direct staff to submit the letter to the CVFPB; and
- B. Direct staff to prepare a General Plan Amendment (GPA) to include the information required under Government Code Section 65302, as recommended by the CVFPB, for consideration by the Board of Supervisors. Further direct staff to bring the GPA to the Board of Supervisors for consideration at a time coinciding with other planned amendments for concurrent consideration.

STRATEGIC PLAN GOALS

The response letter and proposed General Plan Amendment are consistent with, and will fully achieve, several goals of the strategic plan, particularly regarding land use, and will specifically support the following goals:

- Support financially sustainable county government.
- Preserve agriculture and open spaces with planned economic development.
- Promote safe and healthy communities.

FISCAL IMPACT

The cost for the General Plan Amendment will be reimbursed from funds collected through the General Plan Fee account. As authorized under Government Code Section 66014, the fee may be used to prepare and revise the plans and policies that a local agency relies upon to make any

necessary findings and determinations related to building and planning applications. Approved by the Board of Supervisors in 2003, this fee is assessed against all building permits (at a rate of 0.004 percent for construction valuation over \$50,000; and 0.002 percent for valuations under \$50,000). In the 2009-2010 fiscal year, revenues in this fund are expected to be approximately \$130,000 (minus the first of six annual payments in the amount of \$39,000 each to the general fund to repay a loan for the Countywide General Plan update – see Minute Order No. 09-91), for a net total of approximately \$91,000. The funds in the current fiscal year have been expended to complete the General Plan update. Similar levels of revenue are expected in the 2010-2011 fiscal year, which are sufficient to pay for the cost of preparing the recommended General Plan Amendment, estimated at approximately \$10,000 of staff time.

REASON FOR RECOMMENDED ACTION

The draft letter allows the county to provide information that rebuts the statements made by the CVFPB and demonstrates that the General Plan is in compliance with state law. The proposed General Plan Amendment will correct several unintentional omissions from the General Plan by incorporating flood information just recently made available by the CVFPB.

BACKGROUND

Over the past two years, the CVFPB has released new information regarding 200-year flood zones, levee protection zones, and other flood-related data, as a part of its requirements under a variety of recent legislation, including AB 5, AB 930, and SB 5. Most of this new research has been incorporated into Government Code Section 65302, and is required to be included in all new General Plans.

Much of this information was not available until the later stages of the six-year General Plan update process. Staff anticipated this lag between adoption of the document and the availability of information, as indicated on pages HS-3 and 4 in the Health and Safety Element of the adopted 2030 General Plan, which states:

- Central Valley Flood Protection Board designated floodway maps, DWR [Department of Water Resources] Awareness Floodplain Mapping Program maps, DWR 200-year floodplain maps, Maps of levee protection zones – At the time of this General Plan update, this information is not available. An action item has been added to monitor the progress of the state in these areas and amend the General Plan in the future as appropriate.

Consequently, the need to incorporate updated flood protection data was provided for in the General Plan in Action HS-A25, which states:

Pursuant to Sections 65302.9 and 65860.1 of the Government Code, amend the Zoning Ordinance and General Plan, as appropriate, to be consistent with the adopted Central Valley Flood Protection Plan (Policy HS-2.3).

In their letters, the CVFPB focused on two primary areas of concern, summarized as follows: (1) Because the county failed to respond to the CVFPB comments in writing prior to the adoption of the 2030 General plan, the adoption of the General Plan is not compliant with the state's regulations; and (2) Available flood hazard information or maps required under state law were not included in the 2030 General Plan.

Regarding the first issue, the CVFPB is incorrect. Government Code Section 65302 requires that each city and county submit any proposed changes in the Safety Element of their General Plan to

the CVFPB for a 60-day review, prior to local adoption. Staff submitted the draft 2030 Countywide General Plan (including the draft Health and Safety Element) to the CVFPB for comments on September 25, 2008. In turn, the CVFPB was required to provide its recommendations by November 24, 2008. However, Yolo County did not receive comments from the CVFPB until July 20, 2009, nearly ten months after the draft General Plan had been submitted for review. It should also be noted that the CVFPB did not provide comments until five weeks after the close of the 45-day review period for the General Plan's Draft Environmental Impact Report.

Since the CVFPB did not meet its mandated comment timeline, state law clearly provides that the county may respond to the recommendations made by the CVFPB prior to any future update of its safety element. Nevertheless, the proposed draft letter (Attachment A) provides a point-by-point response to each of the CVFPB's issues.

The General Plan and the EIR were both adopted and no legal challenge was filed within the applicable limitations periods provided by state law. In any case, the adoption of the 2030 General Plan by the Board of Supervisors on November 10, 2009, is unaffected by the CVFPB letter.

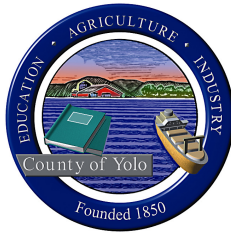
Concerning the second issue, the CVFPB has pointed out areas where Section 65302 of the Government Code requires that flood hazard information be included in the General Plan. As noted previously, new information regarding 200-year flood zones, levee protection zones, and other flood-related data has been released in the past two years and was not available to the county in a final adopted form until late in the General Plan process. Other required information isn't expected to be released until 2011. Nevertheless, after reviewing the CVFPB's comments, staff agrees that there are four items that should be expanded in the General Plan. Specifically, the General Plan should include maps showing the following: (a) the 200-year and 500-year floodplains; (b) designated floodways; (c) levee protection zones; and (d) areas of new and/or existing development located within flood hazard areas. This data is currently available and will be relatively straightforward to incorporate into the General Plan. As these items are all related to background information, it is not anticipated that there will be any need to modify existing goals, policies, or actions. However, as with any General Plan Amendment application, there will still have to be consultation with federal, tribal, and state organizations (each with their own mandated review period), as well as a recommendation from the Planning Commission. Staff estimates that these changes will require about six months to process.

OTHER AGENCY INVOLVEMENT

County Counsel has assisted in the preparation of the draft response letter.

ATTACHMENTS

- A Draft County Response Letter
- B May 3, 2010, letter from the Central Valley Flood Protection Board
- C March 25, 2010, letter from the Central Valley Flood Protection Board
- D July 20, 2009, letter from the Central Valley Flood Protection Board



County of Yolo

BOARD OF SUPERVISORS

625 Court Street, Room 204
 Woodland, California 95695-1268
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 www.yolocounty.org

First District – **Michael H. McGowan**
 Second District – **Helen M. Thomson**
 Third District – **Matt Rexroad**
 Fourth District – **Jim Provenza**
 Fifth District – **Duane Chamberlain**

County Administrator – Patrick S. Blacklock
 Deputy Clerk of the Board – Julie Dachtler

June 29, 2010

Central Valley Flood Protection Board
 Attn: Jay S. Punia, Executive Officer
 3310 El Camino Avenue, Room 151
 Sacramento, CA. 95821

Re: Assembly Bill (AB) 162 Compliance for the Yolo County 2030 Countywide General Plan

Dear Mr. Punia,

Thank you for your correspondence of July 20, 2009; March 25, 2010; and May 3, 2010. We appreciate the important work being done by the Central Valley Flood Protection Board (CVFPB) to ensure the safety and protection of those cities and communities subject to flooding in Yolo County.

However, the Yolo County Board of Supervisors disagrees with the conclusion of the CVFPB staff that the 2030 Countywide General Plan is not compliant with California law. As detailed below, the comments from the CVFPB were not received within the 60-day period for the CVFPB to offer recommendations on the Draft General Plan pursuant to Government Code § 65302.7. California law clearly provides that in this circumstance, the county may respond to those recommendations during a later update of its safety element. In addition, the CVFPB did not offer timely comments on the Draft Environmental Impact Report (EIR). Both the General Plan and the EIR were subsequently adopted and no legal challenge was filed within applicable limitation periods. Consequently, the Board of Supervisors is confident that its General Plan complies fully with all applicable provisions of law.

A brief summary and response (in italics) to the comments set forth in each of the three letters submitted by the CVFPB over the past year is provided below:

Response to Comments Included in the May 3, 2010 Letter:

1. The adoption of the Yolo County 2030 General Plan was conducted in October 2009 without responding to the comments submitted by the Central Valley Flood Protection Board (Board) staff dated July 20, 2009. Code Section 65302.7(c) requires the board of supervisors of a county to consider the comments made by the Board before adopting its draft or draft amendments to the safety element of a general plan. If the board of supervisors determines not to accept all or some of the recommendations made by the Board, the board of supervisors must state the reasons, in writing, for not accepting the recommendations, and provide that statement of reasons to the Board. Therefore, the adoption of the general plan is not compliant with the State's regulations.

Yolo County submitted the draft 2030 Countywide General Plan (including the draft Health and Safety Element) to the CVFPB for comments on September 25, 2008. Pursuant to Government Code Section 65302.7.(c), the CVFPB was required to provide its recommendations regarding the draft Safety Element to the Yolo County planning agency within 60 days of receipt, or November 24, 2008. Yolo County did not receive comments from the CVFPB regarding the 2030 Countywide General Plan until July 20, 2009, nearly ten months after the draft General Plan had been submitted for review.

Consequently, the Yolo County Board of Supervisors will consider the CVFPB comment letter prior to the next amendment of the Health and Safety Element, in accordance with Government Code Section 65302.7.(d):

If the Central Valley Flood Protection Board's or the local agency's recommendations are not available within the time limits required by this section, the board of supervisors or the city council may act without those recommendations. The board of supervisors or city council shall consider the recommendations at the next time it considers amendments to its safety element.

2. Board staff has reviewed the final general plan published on the county's website. It appears that certain available flood hazard information or maps required by California Government Code Section 65302.(g)(2)(A) were not included in the safety element of the final general plan. Please refer to the July 20, 2009, comment letter and amend the final general plan to include the listed flood hazard information or maps. If the plan is not amended, the Board of Supervisors of Yolo County must provide a statement of reasons to the Board for not accepting our comments.

As indicated above, the CVFPB comments were not received within the prescribed regulatory timelines, and thus were not included in the adopted 2030 General Plan. Since the comments were not provided by the CVFPB within the 60-day timeframe, a response letter from the county is not required. Nevertheless, in the interest of clarity, this correspondence provides a point-by-point response to the issues raised by the CVFPB staff in each of their three letters.

New information regarding 200-year flood zones, levee protection zones, and other flood-related data has been released in the past two years and was not available to the county in a final adopted form until late in the General Plan process. Other required information is not expected to be released until 2011. Nevertheless, after reviewing the CVFPB's comments, staff agrees that there are four items that should be expanded in the General Plan; specifically, maps and text describing the 500-year flood zone, designated floodways, levee protection zones, and the relationship of new and existing development to flood hazard zones were overlooked. Consequently, the county will prepare and process a General Plan Amendment to correct these oversights in the coming months. The draft General Plan Amendment will be forwarded to the CVFPB for a 60-day review in accordance with California law.

3. Board staff intends to present a status of AB 162 compliance at the June 2010 Board meeting. If this item is confirmed as an agenda item on the June 2010 Board meeting, we will send you an agenda of the meeting ten (10) days before the meeting.

Should the 2030 Countywide General Plan be included in any discussion of compliance with AB 162 before the CVFPB, please notify the Yolo County Board of Supervisors at the earliest convenience.

Response to Comments Included in the March 25, 2010 Letter:

4. Code Section 65302.7(a) requires each city or county located within the boundaries of the Sacramento and San Joaquin Drainage District (SSJDD) to submit the draft, or draft amendment, of the safety element to the Board and to every local agency that provides flood protection within the city or county at least 90 days prior to the adoption of, or amendment to, the safety element of its general plan.

The draft Health and Safety Element for the 2030 Yolo County General Plan was submitted to the CVFPB on September 25, 2008. As indicated in your letter of July 20, 2009, your staff also downloaded the on-line version of the Final Draft dated June 10, 2009. In both cases, these materials were received by the CVFPG in excess of 90 days prior to the November 10, 2009, date when the General Plan was adopted by the Yolo County Board of Supervisors.

5. Code Section 65302.7(b) requires the Board to review the draft safety element or draft amendment to the safety element and report its written recommendations to the planning agency within 60 days of receipt of the draft safety element.

Yolo County did not receive comments from the CVFPB until July 20, 2009, nearly ten months after the draft General Plan (including the Health and Safety Element) was submitted on September 25, 2008.

6. Code Section 65302.7(c) requires the board of supervisors of a county or the city council of a city to consider the comments made by the board before adopting its draft or draft amendments to the safety element. If the board of supervisors or the city council determines not to accept all or some of the recommendations made by the Board, it must state the reasons, in writing, for not accepting the recommendations, and provide that statement of reasons to the Board.

The comment letter provided by the CVFPB on July 20, 2009, was provided to, and considered by, the Board of Supervisors prior to the adoption of the General Plan on November 10, 2009. However, as documented elsewhere in this letter, the comments were not received from CVFPB within the regulatory 45-day review period. As a result, the Board of Supervisors was not required to provide a written response to CVFPB regarding their recommendations of July 20, 2009, prior to the adoption of the 2030 Countywide General Plan.

7. Code Section 65352 requires each city or county within the SSJDD to refer any action to adopt or substantially amend a general plan to the Board for comment. The Board has 45 days to comment unless a longer period is specified by the city or county. The requirement of this code section is directory, not mandatory, and the failure to refer the action to the Board does not affect the validity of the action.

The county has complied with this requirement. As Government Code § 65352 makes clear, even noncompliance would not affect the validity of the General Plan.

Response to Comments Included in the July 20, 2009 Letter:

8. The staff of the State of California, Central Valley Flood Protection Board (Board) received a Public Review Draft of the Yolo County (County) 2030 Countywide General Plan dated September 10, 2008 and a Draft Environmental Impact Report (DEIR) of the Yolo County 2030 Countywide General Plan dated April 28, 2009. Board staff also downloaded and reviewed an online version of the Final Draft of the Yolo County 2030 Countywide General Plan (General Plan) dated June 10, 2009.

California Government Code (Code) Section 65302.7.b provides that the Board is required to review and comment on the safety element of a draft general plan of a county having lands within the boundaries of the Sacramento and San Joaquin Drainage District (SSJDD). The eastern edge of Yolo County is located within the SSJDD and this information can be obtained in this web link: http://www.cvfpb.ca.gov/ssidd_maps/yolo/. Therefore, this letter addresses Board staff comments on the 2009 General Plan pursuant to the requirements of the Code Section 65302 as follows:

As noted previously, Yolo County submitted the draft 2030 Countywide General Plan (including the draft Health and Safety Element) to the CVFPB for comments on September 25, 2008. Pursuant to Government Code Section 65302.7.(c), the CVFPB was required to provide its recommendations regarding the draft Safety Element to the Yolo County planning agency within 60 days of receipt, or November 24, 2008. Yolo County did not receive comments from the CVFPB regarding the 2030 Countywide General Plan until July 20, 2009, nearly ten months after the draft General Plan had been submitted for review.

Consequently, the Yolo County Board of Supervisors will consider the CVFPB comment letter prior to the next amendment of the Health and Safety Element, in accordance with Government Code Section 65302.7.(d):

If the Central Valley Flood Protection Board's or the local agency's recommendations are not available within the time limits required by this section, the board of supervisors or the city council may act without those recommendations. The board of supervisors or city council shall consider the recommendations at the next time it considers amendments to its Safety Element.

The letter also references the DEIR for the General Plan. It should be noted that the public comment period for the DEIR concluded on June 12, 2009. The letter from the CVFPB was received 38 days after the conclusion of the DEIR comment period.

9. On Figure HS-4 of the General Plan, only the 100-year floodplain was provided. Per the requirements of the Code Section 65302.g.A, Board staff recommends the County identify information regarding flood hazards in the safety element including, but not limited to, the following:
- i. Flood hazard zones issued by the Federal Emergency Management Agency (FEMA); flood hazard zone means an area subject to flooding that is delineated as either a special flood hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by FEMA; please include 500-year floodplain as well, if applicable,
 - ii. National Flood Insurance Program maps published by FEMA,
 - iii. Information about flood hazards available from the United States Army Corps of Engineers,
 - iv. Designated Floodway maps that are available from the Board; the maps can be downloaded at <http://cvfpb.ca.gov/maps/index.cfm>,
 - v. Awareness Floodplain Mapping Program maps and 200-year floodplain maps that are, or may be, available from the Department of Water Resources (DWR). The Awareness Floodplain maps can be obtained in this web link: http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps/ and the 200-year floodplain maps can be obtained in this web link: http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/best_available_maps/. Currently, these maps are not available for certain locations of Yolo County. However, for the most current updates, please contact Ricky Doug at (916) 574-1405, or by email at

- rdoug@water.ca.gov for Awareness Floodplain Maps, and contact Senarath Ekanayake at (916) 574-1406, or by email at sekanaya@water.ca.gov for 200-year floodplain maps,
- vi. Maps of levee protection zones. Currently, this information is not available on DWR's website, but to obtain an electronic copy, you may contact Ricky Doug at (916) 574-1405, or by email at rdoug@water.ca.gov,
 - vii. Area subject to inundation in the event of the failure of project (assumed to be the same as item vi) or non-project levees (DWR is working on this and it should be available in 2-3 years),
 - viii. Historical data on flooding , including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding, and
 - ix. Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities.
 - i. *By January, 2011, Yolo County will amend its General Plan to illustrate areas subject to the 500-year floodplain, as shown in the FIRMs adopted by FEMA.*
 - ii. *Figure HS-4 was developed through the county's Geographical Information System (GIS), by digitizing the most recent NFIP maps adopted by FEMA. No change is required.*
 - iii. *County staff is unaware of any flood hazard information available from the U.S. Army Corps of Engineers that shows areas of potential flooding different from those indicated on Figure HS-4.*
 - iv. *By January, 2011, Yolo County will amend its General Plan to show the designated floodways for Cache Creek, the Colusa Drain, and Willow Slough.*
 - v. *Awareness Floodplain Maps have been published for only 7 of the 32 quadrants that cover Yolo County (Glasscock, Rumsey, Guinda, Brooks, Esparto, Monticello, and Mt. Vaca). The floodplains shown on these maps are already included within the floodplains depicted in Figure HS-4. No change is required.*
 - vi. *By January, 2011, Yolo County will amend its General Plan to delineate levee protection zones, as described by the Department of Water Resources in their map dated August 5, 2009, and provided on the following website:
http://www.water.ca.gov/floodmgmt/lrafmo/fmb/docs/SacramentoRiver_LFPZ_Map.pdf*
 - vii. *As indicated by the CVFPB letter, this information will not be available until at least 2011.*
 - viii. *There are no locally prepared maps of areas subject to flooding or other historical flood data. No change is required.*
 - ix. *By January of 2011, Yolo County will amend its General Plan to show where new and existing development is located with respect to adopted flood hazard zones.*

10. In conjunction with item iv of Comment 1, the County shall apply for a permit from the Board if new development areas located within the Designated Floodway regulated by the Board before the development takes place, per the California Code of Regulations, Title 23 Waters, Division 1, Article 3, Section 6, Need for a Permit.

No new development areas are proposed in the General Plan that are located within the Designated Floodways for Cache Creek, the Colusa Drain, or Willow Slough.

11. Board staff recommends the County incorporate into the safety element, information about any flood insurance purchasing requirements with respect to varying flood risk areas. More detailed information can be found in this FEMA web link:
<http://msc.fema.gov/webapp/wcs/stores/servlet/info?storeId=10001&catalogId=10001&langId=1&content=floodZones&title=FEMA%20Flood%20Zone%20Designations>.

The flood zone designations listed on the referenced website and FEMA's insurance requirements change regularly. If included in the General Plan, as suggested, the county would be required to update its General Plan more frequently to keep up with the changing federal standards. The General Plan is seen as a keystone to the county's successful management of development and protection of agriculture and open space. Our historical practice has been to ensure that plan amendments are rare, so as to limit opportunities to make wholesale significant changes to our land use vision.

Moreover, Yolo County is an active participant in FEMA's Community Rating System (CRS) program, which has extensive requirements regarding outreach to educate the public about the need for flood insurance. We maintain an extensive website concerning flood insurance at <http://www.yolocounty.org/Index.aspx?page=572>, which is updated frequently and is a more appropriate venue for disseminating this type of information.

12. As stated on page HS-30, Interstates 5, 80, and State Route 84 are identified as the primary evacuation routes. Because major parts of these highways are located within the 100-year floodplain, as shown in Figure HS-4, Board staff suggests the County identify alternative evacuation routes in a flood event unless the road elevation for these evacuation routes is higher than the 100-year water surface elevation.

It is unclear as to whether the elevations for the identified alternative routes exceed the base flood elevation for the 100-year event, as FEMA has not provided that information on its most recent FIRMs. However, the identified evacuation routes are generally the highest roadways available within areas of potential flooding, or at grade with surrounding alternative routes. Interstates 5 and 80 provide the only means of crossing the Yolo Bypass within Yolo County during times of flooding. The only other means of evacuating from the Clarksburg region are South River Road, which is located on Sacramento River levees and would be subject to potential levee failure during extreme flood events, and two auto ferries that would likely not be operable during high flows.

13. Figure HS-5 illustrates dam inundation areas due to failure of several dams. Board staff recommends the County delineate each dam inundation area resulting from a failure of each dam or reservoir on the figure and also describe the reach and impacts due to the failure of each dam or reservoir. Board staff also recommends the County address various evacuation routes in the event of each dam failure. The requested information should be available from the Bureau of Reclamation or the Office of Emergency Services.

Government Code Section 65302.g.A.v states that the Safety Element shall identify: "Dam failure inundation maps prepared pursuant to Section 8589.5 that are available from the Office of Emergency Services." Figure HS-5 in the General Plan was prepared using the referenced maps. The Government Code does not require the individual inundation maps be delineated, or that evacuation routes be addressed separately for dam inundation.

14. A map showing the areas of new development is not provided in the General Plan. Board staff recommends the County provide such a map in the General Plan to identify locations of areas planned for new development that are located within the flood hazard areas.

Yolo County will amend its General Plan to show where new and existing development is located with respect to adopted flood hazard zones.

Our staff will coordinate with your staff to ensure that the issues identified above are addressed prior to any future amendment of the Health and Safety Element. If there are any questions regarding the

items discussed in this letter, please phone David Morrison, Planning and Public Works Assistant Director, at (530) 666-8041, or contact him by e-mail at david.morrison@yolocounty.org. Thank you for the time and effort made by your staff in reviewing our General Plan and offering your comments for our consideration.

Sincerely,

Helen M. Thomson, Chairwoman
Yolo County Board of Supervisors

STATE OF CALIFORNIA – CALIFORNIA NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, GOVERNOR

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Rm. 151
 SACRAMENTO, CA 95821
 (916) 574-0609 FAX: (916) 574-0682
 PERMITS: (916) 574-0685 FAX: (916) 574-0682



May 3, 2010

David Morrison, Assistant Director
 County of Yolo
 292 West Beamer Street
 Woodland, California 95695-2598

Subject: Assembly Bill (AB) 162 Compliance for the Yolo County 2030 Countywide General Plan

Dear Mr. Morrison:

The adoption of the Yolo County 2030 General Plan was conducted in October 2009 without responding to the comments submitted by the Central Valley Flood Protection Board (Board) staff dated July 20, 2009. California Government Code Section 65302.7(c) requires the board of supervisors of a county to consider the comments made by the Board before adopting its draft or draft amendments to the safety element of a general plan. If the board of supervisors determines not to accept all or some of the recommendations made by the Board, the board of supervisors must state the reasons, in writing, for not accepting the recommendations, and provide that statement of reasons to the Board. Therefore, the adoption of the general plan is not compliant with the State's regulations.

Board staff has reviewed the final general plan published on the County's website. It appears that certain available flood hazard information or maps required by California Government Code Section 65302(g)(2)(A) were not included in the safety element of the final general plan. Please refer to the July 20, 2009 comment letter and amend the final general plan to include the listed flood hazard information or maps. If the plan is not amended, the Board of Supervisors of Yolo County must provide a statement of reasons to the Board for not accepting our comments.

Board staff intends to present a status of AB 162 compliance at the June 2010 Board meeting. If this item is confirmed as an agenda item on the June 2010 Board meeting, we will send you an agenda of the meeting ten (10) days before the meeting.

Should you have any questions, please contact Mr. Joo Chai Wong, the staff engineer of the Encroachment Control and Land Use Section at (916) 574-2389 or by e-mail at jwong@water.ca.gov.

Sincerely,

Jay S. Punia
 Executive Officer

cc: Ms. Helen M. Thomson, Chair
 Board of Supervisors
 County of Yolo
 625 Court Street, Room 204
 Woodland, California 95695

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, GOVERNOR

CENTRAL VALLEY FLOOD PROTECTION BOARD

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March 25, 2010

Mr. John Bencomo, Director
Yolo County
Planning and Public Works Department
292 West Beamer Street
Woodland, California 95695

Subject: Assembly Bill 162 Compliance

Dear Mr. Bencomo:

In October 2007, Governor Schwarzenegger signed into law several bills that strengthen flood protection in California. Assembly Bill 162 (AB 162) was one of the bills passed and gives authority to the Central Valley Flood Protection Board (Board) to require cities and counties to increase consideration of flood risks during their general planning process and to improve flood protection standards in the Central Valley. The two major sections of California Government Code (Code) under AB 162 that involve the Board are Code Sections 65302.7 and 65352. The requirements of these sections are presented as follows.

Code Section 65302.7(a) requires each city or county located within the boundaries of the Sacramento and San Joaquin Drainage District (SSJDD) to submit the draft, or draft amendment, of the safety element to the Board and to every local agency that provides flood protection within the city or county at least 90 days prior to the adoption of, or amendment to, the safety element of its general plan. The cities or counties that are located within the SSJDD are listed on the attached Table 1 and can also be found on this web link: http://www.cvpfb.ca.gov/ssjdd_maps/. The routine submission of Environmental Impact Reports (EIR) does not satisfy the requirement to submit general plans to the Board.

Code Section 65302.7(b) requires the Board to review the draft safety element or draft amendment to the safety element and report its written recommendations to the planning agency within 60 days of receipt of the draft safety element.

Code Section 65302.7(c) requires the board of supervisors of a county or the city council of a city to consider the comments made by the board before adopting its draft or draft amendments to the safety element. If the board of supervisors or the city council determines not to accept all or some of the recommendations made by the Board, it must

Mr. John Bencomo
March 25, 2010
Page 2

state the reasons, in writing, for not accepting the recommendations, and provide that statement of reasons to the Board.

Code Section 65352 requires each city or county within the SSJDD to refer any action to adopt or substantially amend a general plan to the Board for comment. The Board has 45 days to comment unless a longer period is specified by the city or county. The requirement of this code section is directory, not mandatory, and the failure to refer the action to the Board does not affect the validity of the action.

A draft general plan checklist is attached to assist you in preparing the required information and to use when submitting general plan documents to the Board for review. Please provide this checklist to the staff or consultants who prepare the general plan or general plan updates for your jurisdiction. The checklist outlines what is required by the law, however, Board staff may ask for more information in addition to this checklist. This draft checklist comes from the "Draft User Guide for Implementing State Flood Risk Management Legislation into Local Land Use Planning" prepared by the California Department of Water Resources (DWR) and scheduled for publication and release to the public later this year.

In short, AB 162 requires cities and counties in the Central Valley to amend the land use, conservation, safety, and housing elements of their general plans to address flood-related matters. Besides cities and counties providing adequate flood management in their planning, these legislative requirements also make flood risks more apparent to the public when deciding whether to live in a floodplain and face preparedness for flooding, purchase of flood insurance, and other associated consequences.

AB 162 is relatively new to most city or county planners in the Central Valley, therefore, Board staff is available to assist you in meeting the intent and requirements of AB 162.

If you have any further questions, please contact Mr. Curt Taras, Chief of the Floodway Encroachment and Enforcement Branch, at (916) 574-0684, or by e-mail at ctaras@water.ca.gov.

Sincerely,



Jay S. Punia
Executive Officer

Attachments: Table 1 (1 page)
 General Plan Safety Element Review Crosswalk (10 pages)

Table 1
Cities and Counties within the Sacramento San Joaquin Drainage District

COUNTY	CITIES
Butte County	Biggs Gridley
Colusa County	Colusa
Contra Costa County	Antioch Oakley
Fresno County	Firebaugh Mendota
Glenn County	Not Applicable
Madera County	Not Applicable
Merced County	Dos Palos Gustine Los Baños
Placer County	Not Applicable
Sacramento County	Elk Grove Isleton Sacramento
San Joaquin County	Lathrop Lodi Manteca Stockton Tracy
Solano County	Rio Vista
Stanislaus County	Newman
Sutter County	Live Oak Yuba City
Yolo County	Davis West Sacramento Woodland
Yuba County	Marysville Wheatland

CENTRAL VALLEY FLOOD PROTECTION BOARD GENERAL PLAN SAFETY ELEMENT REVIEW CROSSWALK

The General Plan Safety Element Review Crosswalk is based on the currently effective requirements of Government Code Section 65302.7, which state each city and county within the boundaries of the Sacramento-San Joaquin Drainage District (SSJDD) must submit the draft safety element, or draft amendment to the safety element, to the Central Valley Flood Protection Board (CVFPB) for review 90 days prior to element adoption. The CVFPB then has 60 days to review the safety element and provide written recommendations for changes regarding:

1. Uses of land and policies in areas subjected to flooding that will protect life, property, and natural resources from unreasonable risks associated with flooding.
2. Methods and strategies for flood risk reduction and protection within areas subjected to flooding.

Each city and county must consider the Board's recommendations prior to the adoption of the draft safety element. If the legislative body determines not to accept all or some of the recommendations, findings must be made in writing to the Board that states the reasons why. If the Board's recommendations are not available within 60 days, action can be taken by the local jurisdiction without the recommendations devoid of penalty; however, if recommendations are submitted after the 60 days, the local governing body must consider the recommendations at the next time the jurisdiction considers amendments to the safety element.

Consultation with the Central Valley Flood Protection Board

Prior to preparation or revision of the safety element cities and counties must consult with the CVFPB based on the currently effective requirements of Government Code Section 65302(g)(5). The purpose of the consultation with the CVFPB is to assist with guidance related to areas subject to flooding and to direct jurisdictions to the most current relevant technical information available regarding flood risk reduction and protection. It is recommended that cities and counties consult with the CVFPB through written communication, phone calls, and/or electronic communication at <http://www.cvfpb.ca.gov/>.

PART 1 – INSTRUCTIONS

Please fill out the application information below under Part 2, along with the checklist requirements within Part 3, Sections I and II "jurisdictions to fill out" columns and return, along with the draft safety element to:

Central Valley Flood Protection Board (CVFPB), Encroachment Control & Land Use Section
3310 El Camino Avenue, Room 151
Sacramento, California 95821

PART 2 – APPLICATION INFORMATION

Jurisdiction to Fill Out	
Jurisdiction:	Mailing Address:
Jurisdiction Contact/Title:	Phone Number:
	E-mail Address:
	Date of draft safety element:
CVFPB Use Only	
CVFPB Reviewer/Title:	CVFPB Receipt Date:

PART 3 – CHECKLIST OF REQUIREMENTS

Government Code Section 65302(g) includes 2007 State flood risk management legislative direction to local jurisdictions to review and revise the general plan safety element to identify new information regarding flood hazards. For guidance regarding how to respond to the specific requirements under Section I and II below, reference the Department of Water Resources' Handbook for Implementing California Flood Legislation into Local Land Use Planning at <http://www.dwr.water.ca.gov/floodmgmt/lrafmo/fmb/>.

This Review Crosswalk serves as a typical checklist that is required by the CVFPB and other agencies; however, the CVFPB and other agencies may ask for more information in addition to this checklist.

Items to Consider before Filling out the Review Crosswalk

Cities and counties are required to submit the draft general plan safety element or draft general plan safety element amendments to the CVFPB only if the bottom two conditions apply:

1. Is the city or county located within Sacramento-San Joaquin Drainage District? If yes, continue with the Review Crosswalk.
2. Is it a draft general plan safety element or draft general plan safety element amendment? If yes, continue with the Review Crosswalk.

Scoring System

The scoring system for the Review Crosswalk is based on the review of the safety element requirements under Sections I and II below and the resulting findings from the CVFPB if the requirements have been "met" or "not met."

Section I: Identification of Flood Hazard Information

Jurisdiction to Fill Out			CVFPB Use Only	
Safety elements must identify information regarding flood hazards per GC 65302(g)(2)(A)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/ Page #	Board Reviewer's Comments	Score
				<input checked="" type="checkbox"/> MET <input type="checkbox"/> NOT MET
i. Does the new or updated safety element include flood hazard zones, as identified by FEMA?		Page _____		<input type="checkbox"/> MET <input type="checkbox"/> NOT MET

Jurisdiction to Fill Out			CVFPB Use Only	
Safety elements must identify information regarding flood hazards per GC 65302(g)(2)(A)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/ Page #	Score	
			✓ MET	✓ NOT MET
ii. Does the new or updated safety element include National Flood Insurance Program (NFIP) maps, published by FEMA?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>
iii. Does the new or updated safety element contain information about flood hazards available from the U.S. Army Corps of Engineers including the Corps Sacramento and San Joaquin River Basin Comprehensive Study?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>
iv. Does the new or updated safety element include dam failure inundation maps, available from CalEMA (prepared pursuant to GC Section 8589.5)?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>

Jurisdiction to Fill Out			CVFPB Use Only	
Safety elements must identify information regarding flood hazards per GC 65302(g)(2)(A)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/ Page #	Score	
			✓ MET	✓ NOT MET
Board Reviewer's Comments				
v. Does the new or updated safety element include designated floodway maps, available from the CVFPB?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>
vi. Does the new or updated safety element include Awareness Floodplain Mapping Program maps and 200-year flood plain maps, available from DWR?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>
vii. Does the new or updated safety element include maps of levee flood protection zones (LFPZs), available from DWR?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>

Jurisdiction to Fill Out			CVFPB Use Only	
Safety elements must identify information regarding flood hazards per GC 65302(g)(2)(A)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/ Page #	Score	
			✓ MET	✓ NOT MET
viii. Does the new or updated safety element include areas subject to inundation in the event of the failure of project or nonproject levees or floodwalls (contact DWR for assistance, if needed)?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>
ix. Does the new or updated safety element include historical data on flooding including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding, varies by Jurisdiction (contact DWR for assistance, if needed)?		Page _____	<input type="checkbox"/>	<input type="checkbox"/>

Jurisdiction to Fill Out			CVFPB Use Only	
Safety elements must identify information regarding flood hazards per GC 65302(g)(2)(A)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/ Page #	Score	
			✓ MET	✓ NOT MET
<p>x. Does the new or updated safety element include existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities, varies by jurisdiction (contact DWR for assistance, if needed)?</p>		Page _____	<input type="checkbox"/>	<input type="checkbox"/>
<p>xi. Does the new or updated safety element include reference to local, state, and federal agencies with responsibility for flood protection, including special districts and local offices of emergency services?</p>		Page _____	<input type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>

Section II: Protection of the Community from the Unreasonable Risks of Flooding

Jurisdiction to Fill Out		CVFPB Use Only			
Based on the above information in Section I, safety elements must establish a set of comprehensive goals, policies, and feasible implementation measures under GC 65302(g)(2)(B) and 65302(g)(2)(C)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/Page #			Score
		Goal	Policy	Imp. Measure	
Do the new or updated safety element goals, policies, and implementation measures accomplish the following: I. Avoid or minimize the risks of flooding to new development?	Page _____ <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> MET
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> NOT MET
II. Part a: Evaluate whether new development should be located in flood hazard zones?	Page _____ <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jurisdiction to Fill Out		CVFPB Use Only			
Based on the above information in Section I, safety elements must establish a set of comprehensive goals, policies, and feasible implementation measures under GC 65302(g)(2)(B) and 65302(g)(2)(C)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/Page #			Score
		✓ Goal	✓ Policy	✓ Imp. Measure	
<p>Do the new or updated safety element goals, policies, and implementation measures accomplish the following:</p>		Board Reviewer's Comments			<input checked="" type="checkbox"/> MET <input checked="" type="checkbox"/> NOT MET
<p>ii. Part b: Identify construction methods or other methods to minimize damage if new development is located in flood hazard zones?</p>	<p>Page _____</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>iii. Maintain the structural and operational integrity of essential public facilities during flooding?</p>	<p>Page _____</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Jurisdiction to Fill Out		CVFPB Use Only			
Based on the above information in Section I, safety elements must establish a set of comprehensive goals, policies, and feasible implementation measures under GC 65302(g)(2)(B) and 65302(g)(2)(C)	Jurisdiction's Notes for CVFPB Reviewer	Location in the Safety Element/Page #			Score
		Goal	Policy	Imp. Measure	
<p>Do the new or updated safety element goals, policies, and implementation measures accomplish the following:</p> <p>V. Establish cooperative working relationships among public agencies with responsibility for flood protection?</p>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> MET <input type="checkbox"/> NOT MET
<p>V. Establish cooperative working relationships among public agencies with responsibility for flood protection?</p>		<p>Page _____</p> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> MET <input type="checkbox"/> NOT MET
					Board Reviewer's Comments

Section III – Additional Considerations and Information the Central Valley Flood Protection Board Recommends Including

- Identify evacuation routes in the event of floods or dam failure inundations.
- If the city or county is vulnerable with inundation by more than one dam failure, delineate each dam inundation area resulting from each dam failure.
- The safety element and/or land use element must mention that if any project, including the modification of an existing project, falls within the jurisdiction regulated by the CVFPB, the city or county must apply for an encroachment permit from the Board. The Board exercises jurisdiction over the levee cross-section, the waterward area between project levees, a 10-foot-wide strip adjacent to the landside levee toe, within 30 feet of the top of the banks of unleveed project channels, and within designated floodways adopted by the Board. Activities outside of these limits which could adversely affect flood control projects are also under Board jurisdiction.
- Include a plan that differentiates the existing and planned development areas, and also includes flood hazard zones (associated with the above Section I, "x").
- Include geographic information systems (GIS) electronic mapping that layers floodplain mapping information, land use designations, safety evacuation routes, natural features, dam failure inundation, and other applicable flood risk management information on one figure at a minimum scale of 11x17 format.

CVFPB Use Only	
Section I Req. Met: ____/11	Section II Req. Met: ____/6
Section I Req. Not Met: ____/11	Section II Req. Not Met: ____/6

CVFPB Use Only
Comments:

STATE OF CALIFORNIA – THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, GOVERNOR

CENTRAL VALLEY FLOOD PROTECTION BOARD

3310 El Camino Ave., Rm. LL40
SACRAMENTO, CA 95821
(916) 574-0609 FAX: (916) 574-0682
PERMITS: (916) 574-0685 FAX: (916) 574-0682



July 20, 2009

David Morrison, Assistant Director
County of Yolo
292 West Beamer Street
Woodland, California 95695-2598

Subject: Comments on the Final Draft of the Yolo County 2030 Countywide General Plan

Dear Mr. Morrison:

The staff of the State of California, Central Valley Flood Protection Board (Board) received a Public Review Draft of the Yolo County (County) 2030 Countywide General Plan dated September 10, 2008 and a Draft Environmental Impact Report (DEIR) of the Yolo County 2030 Countywide General Plan dated April 28, 2009. Board staff also downloaded and reviewed an online version of the Final Draft of the Yolo County 2030 Countywide General Plan (General Plan) dated June 10, 2009.

California Government Code (Code) Section 65302.7.b provides that the Board is required to review and comment on the safety element of a draft general plan of a county having lands within the boundaries of the Sacramento and San Joaquin Drainage District (SSJDD). The eastern edge of Yolo County is located within the SSJDD and this information can be obtained in this web link: http://www.cvfpb.ca.gov/ssjdd_maps/yolo/. Therefore, this letter addresses Board staff comments on the 2009 General Plan pursuant to the requirements of the Code Section 65302 as follows:

Comment 1:

On Figure HS-4 of the General Plan, only the 100-year floodplain was provided. Per the requirements of the Code Section 65302.g.A, Board staff recommends the County identify information regarding flood hazards in the safety element including, but not limited to, the following:

- i. Flood hazard zones issued by the Federal Emergency Management Agency (FEMA); flood hazard zone means an area subject to flooding that is delineated as either a special hazard area or an area of moderate or minimal hazard on an official flood insurance rate map issued by FEMA; please include 500-year floodplain as well, if applicable,
- ii. National Flood Insurance Program maps published by FEMA,

- iii. Information about flood hazards available from the United States Army Corps of Engineers,
- iv. Designated Floodway maps that are available from the Board; the maps can be downloaded at <http://cvfpub.ca.gov/maps/index.cfm>,
- v. Awareness Floodplain Mapping Program maps and 200-year floodplain maps that are, or may be, available from the Department of Water Resources (DWR). The Awareness Floodplain maps can be obtained in this web link: http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/awareness_floodplain_maps/ and the 200-year floodplain maps can be obtained in this web link: [http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/best available maps/](http://www.water.ca.gov/floodmgmt/lrafmo/fmb/fes/best_available_maps/). Currently, these maps are not available for certain locations of Yolo County. However, for the most current updates, please contact Ricky Doug at (916) 574-1405, or by email at rdoung@water.ca.gov for Awareness Floodplain Maps, and contact Senarath Ekanayake at (916) 574-1406, or by email at sekanaya@water.ca.gov for 200-year floodplain maps,
- vi. Maps of levee protection zones. Currently, this information is not available on DWR's website, but to obtain an electronic copy, you may contact Ricky Doug at (916) 574-1405, or by email at rdoung@water.ca.gov,
- vii. Area subject to inundation in the event of the failure of project (assumed to be the same as item vi) or non-project levees (DWR is working on this and it should be available in 2 - 3 years),
- viii. Historical data on flooding, including locally prepared maps of areas that are subject to flooding, areas that are vulnerable to flooding after wildfires, and sites that have been repeatedly damaged by flooding, and
- ix. Existing and planned development in flood hazard zones, including structures, roads, utilities, and essential public facilities, and

Comment 2:

In conjunction with item iv of Comment 1, the County shall apply for a permit from the Board if new development areas are located within the Designated Floodway regulated by the Board before the development takes place, per the California Code of Regulations, Title 23 Waters, Division 1, Article 3, Section 6, Need for a Permit.

Comment 3:

Board staff recommends the County incorporate into the safety element information about any flood insurance purchasing requirements with respect to varying flood risk areas. More detailed information can be found in this FEMA web link:

<http://msc.fema.gov/webapp/wcs/stores/servlet/info?storeId=10001&catalogId=10001&langId=-1&content=floodZones&title=FEMA%20Flood%20Zone%20Designations>.

Mr. David Morrison
July 20, 2009
Page 3

Comment 4:

As stated on page HS-30, Interstates 5, 80, and State Route 84 are identified as the primary evacuation routes. Because major parts of these highways are located within the 100-year floodplain, as shown in Figure HS-4, Board staff suggests the County identify alternative evacuation routes in a flood event unless the road elevation for these evacuation routes is higher than the 100-year water surface elevation.

Comment 5:

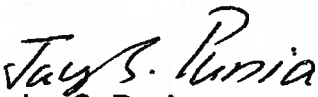
Figure HS-5 illustrates dam inundation areas due to failure of several dams. Board staff recommends the County delineate each dam inundation area resulting from a failure of each dam or reservoir on the figure and also describe the reach and impacts due to the failure of each dam or reservoir. Board staff also recommends the County address various evacuation routes in the event of each dam failure. The requested information should be available from the Bureau of Reclamation or the Office of Emergency Services.

Comment 6:

A map showing the areas of new development is not provided in the General Plan. Board staff recommends the County provide such a map in the General Plan to identify locations of areas planned for new development that are located within the flood hazard areas.

Please provide your responses in writing, with each response referred to by its comment number. Should you have any questions, please contact Board staff engineer Joo Chai Wong at (916) 574-2389, or by e-mail at jwong@water.ca.gov.

Sincerely,


Jay S. Punia
Executive Officer