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Planning Services Division

MEMORANDUM

Agenda Item No. 2

TO: Solano County Planning Commission

FROM: Matt Walsh, Principal Planner

DATE: June 4, 2015

SUBJECT: Updates to the Public Health and Safety Chapter of the General Plan

RECOMMENDATION

That the Planning Commission:

1. Open a public hearing; and
2. Recommend that the Board of Supervisors adopt the updates to the Public Health and Safety Chapter of the General Plan.

BACKGROUND and DISCUSSION

The proposed revisions to the Public Health and Safety Chapter of the General Plan (PH&S Update) serve to update the 2008 General Plan as required by state law to be done concurrently with this cycle of Housing Element updates. The Housing Element update was approved by the Board of Supervisors on May 12, 2015.

Certain updates to the PH&S Chapter are required to accompany preparation of the update to the Housing Element, in accordance with Assembly Bill 162 (AB 162) and Senate Bill 5 (SB 5). The primary purpose of the updates to the PH&S Chapter is to incorporate updated floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) and the Department of Water Resources, and updated fire hazard and responsibility area mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE).

The PH&S Update includes comprehensive flood protection measures revised to reflect flood risks based on the most recent mapping. It also identifies rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. These updates are consistent with requirements established by the Central Valley Flood Protection Board for the Sacramento-San Joaquin Drainage District (SSJDD). The Central Valley Flood Protection Plan (CVFPP) and related requirements were developed in 2012, pursuant to SB 5. The PH&S Update also includes updated fire hazard maps that include updated fire hazard severity zones and state responsibility areas as defined in Section 4102 of the Public Resources Code. State responsibility areas are land classified as "very high fire hazard severity zones," as defined in Section 51177. These updates are consistent with the requirements

of SB 1241. The inclusion of the above mapping information concerning flood and fire hazards, stormwater management, and groundwater recharge are consistent with the requirements of AB 162.

The PH&S Update also reiterates and changes implementation deadlines for policies and implementation programs contained in the 2008 General Plan that result in changes to the county code. In most cases, the PH&S Update extends deadlines established in the 2008 General Plan for implementation items that have not begun or been completed due to funding constraints by five years from 2011 to 2016. The PH&S Update directs changes to the County Zoning Ordinance addressing flood control, seismic safety and land stability, and fire safety, and to the Noise Ordinance addressing noise performance standard and restrictions. Minor editorial changes to update or remove implementation actions completed since 2008 (e.g., completion of the 2010 Climate Action Plan and 2011 Sea Level Rise Strategic Program) have also been completed.

A clean full copy of the draft PH&S Update has previously been provided to the Planning Commission. For ease of review, a redlined version of the draft document can be reviewed on the County's website at:

http://www.solanocounty.com/depts/rm/boardscommissions/solano_county_planning_commission/staff_reports.asp

Exhibit 2 to this report provides a summary of the proposed amendments to the PH&S Chapter.

Environmental Review

A Negative Declaration was prepared for the updated Housing Element and Public Health and Safety Chapter. The Negative Declaration has been published and circulated through the State Clearinghouse and made available for public review. On May 12, 2015, the Board of Supervisors adopted the Negative Declaration in conjunction with the approval of the update to the Housing Element. All proposed changes identified in the PH&S Update were discussed and analyzed at part of the Negative Declaration and, as such, the Negative Declaration satisfies the required CEQA review for this project.

Attachments:

- Exhibit 1: Updated Public Health and Safety Chapter (previously provided to the Planning Commission)
- Exhibit 2: Summary of Proposed revisions

The updated Public Health and Safety Chapter can be found at:

http://www.solanocounty.com/depts/rm/boardscommissions/solano_county_planning_commission/staff_reports.asp

Summary of PH&S Chapter Revisions

Description	Program	Zoning Ordinance Change
Adds 200-year flood mapping data as a basis for flood management policy and implementation and regulatory enforcement.	HS I-5 and updates Figure HS-2	Enforce development review standards and public disclosure requirements established in Program HS I-7 in areas included in the 200-year flood zone.
Incorporates direct reference to the Central Valley Flood Protection Plan (CVFPP) to ensure CVFPP information is used in the review and approval of future projects.	HS I-1	Inclusion of relevant CVFPP measures in the County's Zoning Ordinance update to be completed after adoption of the Safety Element.
Adds project and non-project levee mapping for use in the review and approval of future projects.	None. Includes new Figure HS-4	Enforce reporting standards established in Program HS I-10 in areas included as levee inundation areas.
Updates wildland fire hazard maps to address the risk of fire for land classified as state responsibility areas, as defined in Public Resources Code (PRC) Section 4102, and land classified as very high fire hazard severity zones, as defined in PRC Section 51177. Also adds goals, policies, and objectives based on the revised map pursuant to Government Code 65302(g) subparagraph (A) for the protection of the community from the unreasonable risk of wildfire.	None. Updates Figure HS-12	Update the Zoning Ordinance to limit development in areas of extreme, very high, and high wildfire risk as shown in updated maps.
Directs revisions to the Zoning Ordinance to limit development within areas prone to earthquake-related hazards.		Limit development occurring in geologic hazard areas; limit development within landslide areas 3 and 4 on Figure HS-8.