

All Hazards Planning Codes

Comprehensive Update to
the City's Health and
Safety Codes



Steering Committee

City Council member

Planning Commission member

Fire Department – Fire Chief,
Fire Marshal

Police Department – Police Chief

City Engineer

City Planner

Public Works

City Administrator

Primary Topics for Code Updates

Fire

Flood

Grading

Drainage and Erosion
Control

Emergency Response/Heritage
Roads

All Codes

Establish (e.g., Grading, Erosion Control)

Consolidate


Eliminate conflicts and redundancy

Consistency with state mandates

Flood

Update the 1996 flood damage prevention ordinance (6.B.d)



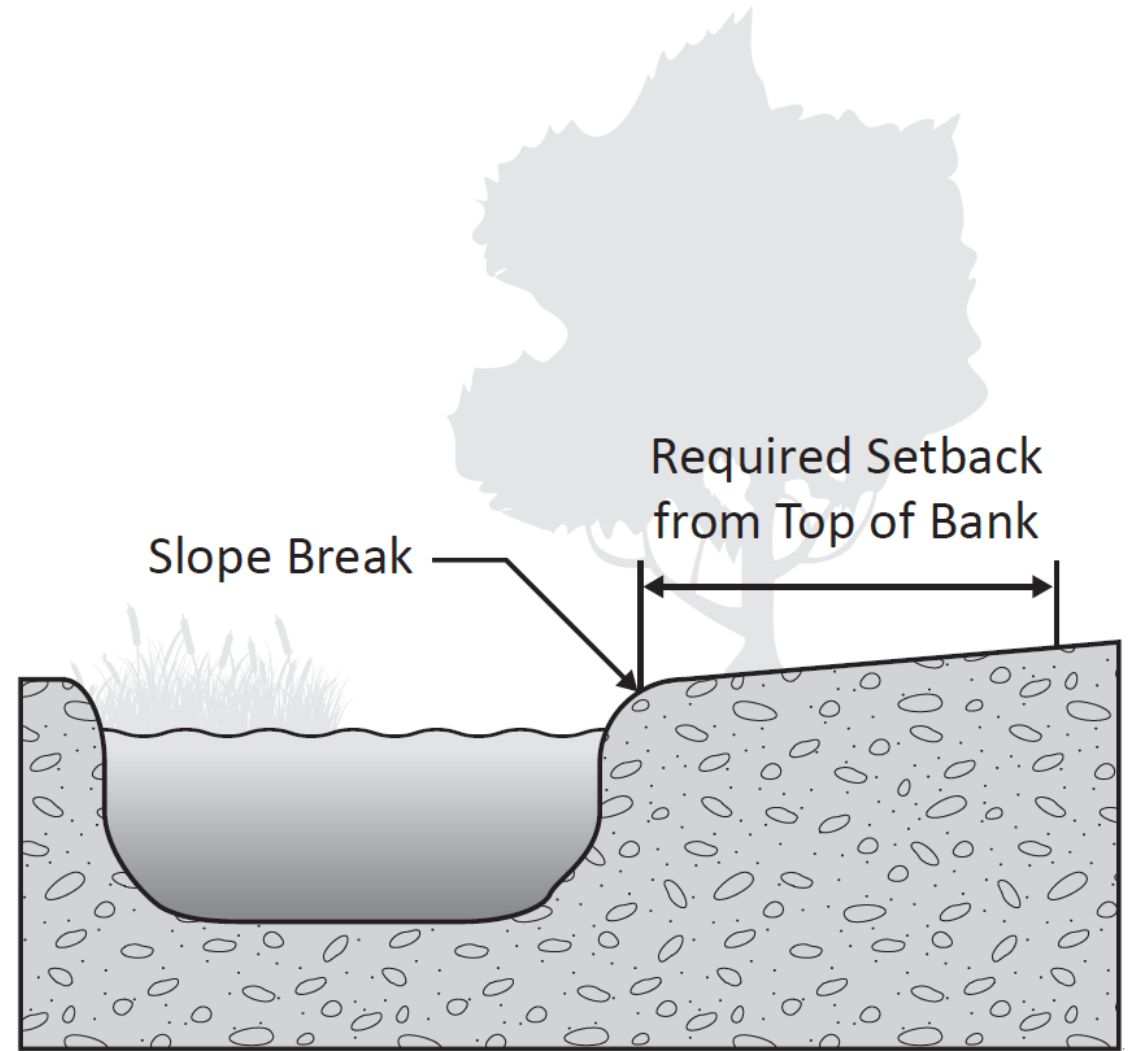


Updated Chapter 15.20 - **Flood Plain Management and Flood Damage Prevention**

- Replaced 1996 Code with current state requirements
 - Added 15.20.700 Establish setbacks along creeks (6.B.q, 4.D.d, 4.G.c, 6.B.n, 11.B.b)
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Creek and Stream Setbacks

Creek/Stream setbacks shall encompass the streambed channel, bed, and top of bank plus the landward edge (dripline) of riparian vegetation except as provided in 15.20.710



Creek and Stream Setbacks

15.20.710 Reduction of setbacks.

Creek and stream setbacks may be reduced with approval by the City Engineer when a study conducted by a qualified biologist or engineer, as applicable, makes a finding that a narrower setback:

- A. Would not increase the potential for erosion (generally based on existing vegetation, soil and slope stability), and
- B. Still encompasses the 100-year floodplain, and
- C. Fully protects riparian vegetation on the site (or may protect riparian vegetation through replanting on or off-site), or
- D. Is appropriate based on existing development near the stream in the vicinity; or
- E. Is necessary to avoid a private property “taking”
- F. Proposed new development within a creek/stream setback generally requires a landowner or developer to obtain a Lake or Streambed Alteration Agreement from the California Department of Fish and Wildlife.

When reduced setbacks are granted, design measures should be incorporated to protect riparian habitat by limiting the amount of clearing and fencing and/or locating such disturbances away from the stream.

Creek and Stream Setbacks

15.20.720 Construction of roadways and infrastructure construction.

- A. The number of road crossings for streams should be limited to the greatest extent possible.
 - 1. Roadway crossings should be designed perpendicular to streams.
 - 2. Culverts, piping, or lining intermittent or perennial streams by private entities is discouraged unless no feasible alternative exists.