
RIPON PLANNING COMMISSION MINUTES

RIPON CITY HALL
MONDAY, JULY 18, 2016 6:00 P.M.

Pledge of Allegiance: Commissioners pledged allegiance to the flag.

Roll Call: Commissioners Bill Long, David Collins, Debra Van Essen, Gary Barton and George Saljian

Absent: Brinton McCusker

Others Present: Ken Zuidervaart, Josh Brenner, Mitzi Johnston, David Niskanen, Jaime Fountain, Roman Acosta

Minutes: Approval of the minutes of the Ripon Planning Commission meeting of June 20, 2016

MOTION: MOVED/SECONDED (VAN ESSEN/COLLINS) AND CARRIED BY A 4-0 VOTE (MCCUSKER ABSENT) (LONG ABSTAIN) TO APPROVE THE MINUTES OF THE JUNE 20, 2016 PLANNING COMMISSION MEETING

Public Discussion: Chairman Saljian explained the public discussion process and asked if anyone would like to speak on a subject that is not on the agenda. No one wished to speak at this time.

1.0 PUBLIC HEARING

1.1 **SENATE BILL 5 GENERAL PLAN AMENDMENT (GP16-02) and ZONING TEXT AMENDMENT (TAZ16-02) for the City of Ripon** a public hearing to consider a General Plan Amendment to the Community Health and Safety Element and an Ordinance to amend Title 8 and Title 16, of the Ripon Municipal Code to address the requirements of California Senate Bill 5 (2007) and associated legislation related to provision of 200-year flood protection.

Director Zuidervaart introduced David Niskanen from JB Anderson and Associates as our consultant for this proposed amendment.

David Niskanen explained that Senate Bill 5 (SB5) requires 200-year flood protection for urban areas. With this requirement, certain development is prohibited in areas subject to 200-year flooding which is deeper than three feet unless the City certifies that the 200-year flood protection is already provided or a finding of adequate progress has been made toward meeting the protection requirement by 2025.

Mr. Niskanen said that this General Plan Amendment and Zoning Text Amendment is in response to SB5 requirements. The 200-year floodplain is characterized as any area that is deeper than three feet in the event of a flooding event.

Mr. Niskanen then displayed a map showing the City's sphere of influence and the areas that would fall within the 200-year floodplain.

Commissioner Collins asked about the Orange area and Mr. Niskanen replied that there are valleys and it represents where flooding can go. The map is an elevation analysis. Director Zuidervaart added that the red area on the map in the north is McManis Vineyards and there are natural bluffs.

Mr. Niskanen said that the General Plan Amendment includes data analysis and federal levees. It provides locations of flood hazard zones, floodways, and levee protection zones. This provides floodplain mapping and establishes new policies to meet SB5 requirements.

Mr. Niskanen said that the Zoning Text Amendment would create a new Chapter which would address 200-year floodplain protection. If a developer were to want to develop property within this area, they would be referred back to this Chapter.

Commissioner Van Essen asked how the 200-year floodplain area was determined. Mr. Niskanen said that when the bill was passed the State Department of Water Resources established the guidelines. The City of Ripon contracted with a consulting firm to create these maps for the City of Ripon.

Commissioner Van Essen commented that the 100-year floodplain has been in existence for a long time. Mr. Niskanen replied yes, that the 100-year floodplain was established by FEMA.

Mr. Niskanen said that if a project is outside this area the City would have to make a finding but if the project is within the 200-year area we would have to go through the State Mandated findings.

Chairman Saljian asked if the City has ever had an event before. Mr. Niskanen said that he is not aware of any events.

Commissioner Barton commented that in 1997 there was a 125-year event.

Commissioner Barton then recused himself from the voting citing a conflict of interest.

MOTION: MOVED/SECONDED (VAN ESSEN/LONG) AND CARRIED BY A 4-0 VOTE (MC CUSKER-ABSENT)(BARTON-ABSTAIN) TO ADOPT THE PROPOSED CITY COUNCIL RESOLUTION, APPROVING THE PROPOSED GENERAL PLAN AMENDMENT TO THE CITY'S COMMUNITY HEALTH AND SAFETY ELEMENT; AND APPROVE THE PROPOSED CITY COUNCIL ORDINANCE, AMENDING TITLE 8 AND TITLE 16 OF THE RIPON MUNICIPAL CODE.

After the vote, Commissioner Collins asked what would happen if the New Melonies Dam were to fail and Mr. Niskanen replied that this analogy is addressed in the Health and Safety

Section of the General Plan. Director Zuidervaart commented that he believes that there would be approximately A 6-8 hour window before the City would flood.

Commissioners' Reports: None

City Attorney's Reports: None present

Director's Reports: Director Zuidervaart said that there will be one item on the August agenda, which is a parcel map. Staff is still reviewing other City's regulations on short term rentals.

Adjournment: There being no further business the meeting was adjourned at 6:25 p.m. to the next regular meeting of Monday, August 15, 2016 at 6:00 P.M.

Submitted by: Mitzi Johnston