



ANNEX. A CITY OF PLACERVILLE

A.1 PURPOSE

This Annex summarizes the hazard mitigation elements specific to the City of Placerville (City). This Annex supplements the El Dorado County (County) Multi-Jurisdictional Hazard Mitigation Plan (MJHMP); therefore, the Annex is not a stand-alone plan but intended to supplement the hazard information provided in the MJHMP Base Plan document. All other sections of the County MJHMP, or Base Plan, including the sections on the planning process, countywide risk assessment, and procedural requirements related to plan implementation and maintenance apply to the City. This Annex provides additional information specific to the City of Placerville, including details on the City’s profile, planning process, risk assessment, and mitigation strategy for the community.

A.2 COMMUNITY PROFILE

A.2.1 Mitigation Planning History and 2024 Process

This Annex was created during the development of the 2024 El Dorado County MJHMP update. The City did not participate in the County’s 2019 Local Hazard Mitigation Plan (LHMP) process. During the current update process, the City followed the planning process detailed in Chapter 3 of the Base Plan. This planning process consisted of participation in the Hazard Mitigation Planning Committee (HMPC) and the formation of a smaller internal planning team referred to as the City’s Local Planning Committee (LPT). The LPT was organized to support the broader planning process, coordinate with the City departmental staff, and develop customized mitigation actions and projects specific to the City. The City’s LPT is also responsible for the update, implementation, and maintenance of the plan. LPT members are listed in Appendix A. Table A-1 includes stakeholders who participated in the City’s LPT.

Table A-1 Stakeholders Who Participated in the City’s LPT

STAKEHOLDER GROUP	STAKEHOLDER AGENCY
Agencies involved in hazard mitigation activities	City of Placerville City Manager’s Office
	City of Placerville Police Department
	City of Placerville Public Works Department
	El Dorado County Sheriff’s Office of Emergency Services
	El Dorado Irrigation District
Agencies that regulate development	El Dorado County Long Range Planning
	City of Placerville Engineering Department
	City of Placerville Development Services Department
	City of Placerville Development Services Department
	El Dorado County Board of Supervisors
Neighboring Communities	City of Placerville Building Division
	City of Auburn
	City of Jackson
	City of South Lake Tahoe
	Sacramento County



STAKEHOLDER GROUP	STAKEHOLDER AGENCY
Representatives of business academia, and other private organizations:	Placerville Chamber of Commerce
	Placerville Downtown Association
Representatives that provide support to underserved communities	El Dorado County Food Bank
	Housing El Dorado
	Upper Room Dining Hall

A.2.2 Geography and Climate

Placerville is a small town that takes pride in its rich gold rush history, great parks and trails, world-class outdoor recreation, and safe well-kept neighborhoods. The City began as a gold rush town in the early years of California’s history as a state. Placerville’s heritage is reflected in the historical, nineteenth-century architecture of its downtown core. One of its first known names was "Dry Diggins" because the gravel had to be carried from water to pan for gold. Later, Placerville was known as "Hangtown" due to several hangings of criminals in town. The area is now known for its agriculture, recreation, tourism, history, and lumber industries rather than for its gold. In addition, Placerville is the County Seat and the center of financial, commercial, civic, and government activity for much of the County.

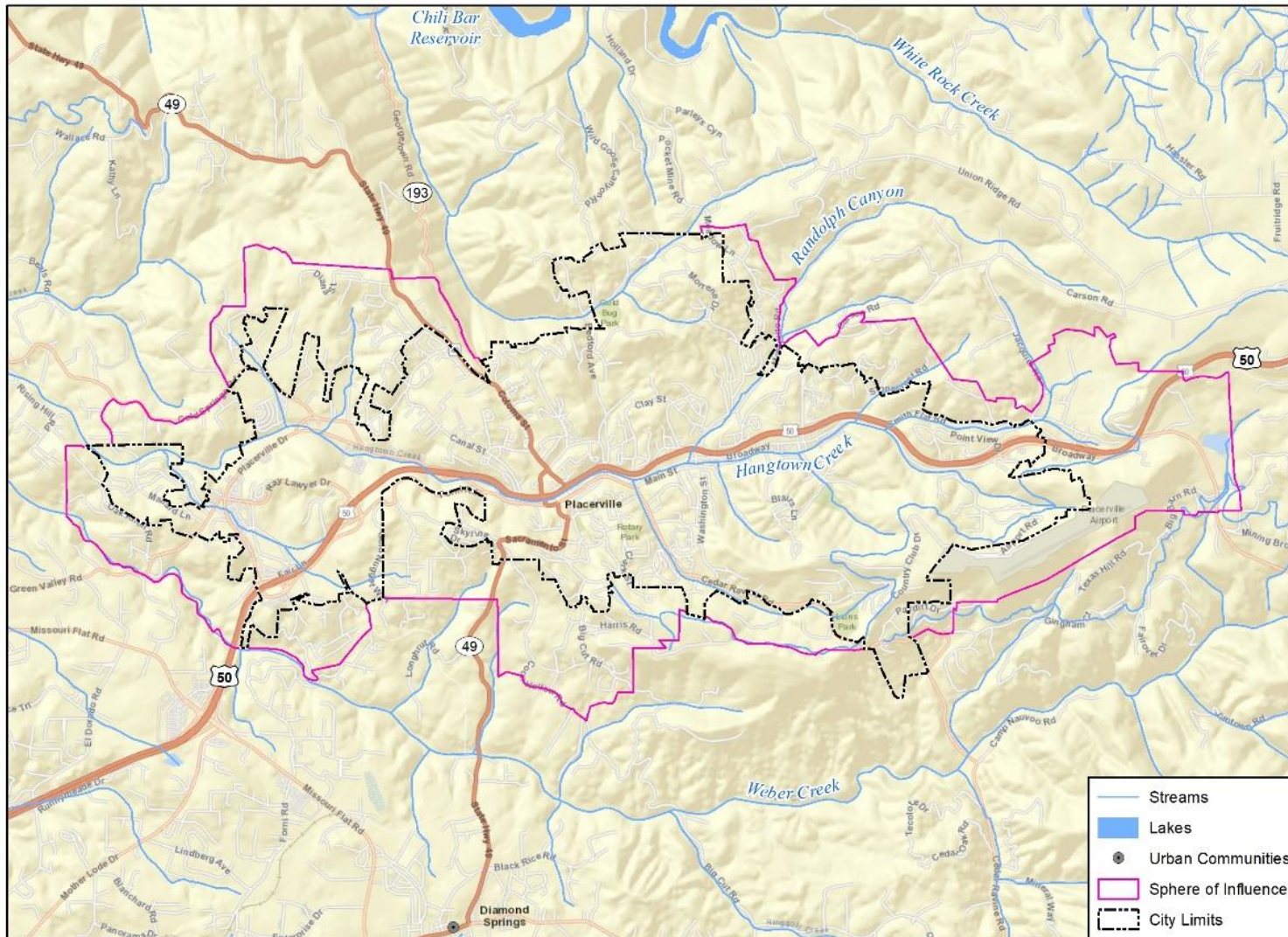
The City is in El Dorado County on the western slope of the Central Sierra Nevada at the junction of U.S. Highway 50 and State Highway 49. Situated approximately midway between Sacramento and Lake Tahoe, Placerville lies about 25 miles east of Folsom, which marks the eastern edge of the intense urban development of the Sacramento Metropolitan area. The rural residential communities of El Dorado Hills and Shingle Springs lie just to the west of Placerville along U.S. Highway 50, and the City of South Lake Tahoe is approximately 60 miles to the east along U.S. Highway 50. Auburn lies approximately 25 miles north of Placerville on Highway 49 and Jackson is approximately 34 miles to the south on Highway 49.

Placerville has a temperate mediterranean climate known for its warm summers and cool, rainy winters. The summer season brings hot days and cool nights, with temperatures seldom surpassing 100°F. Sunny skies prevail during these months, providing an excellent setting for outdoor pursuits such as hiking and camping. Winters are typically mild, with average daily temperatures hovering around 40°F. Over the course of the year, the temperature typically varies from 41°F to 90°F and is rarely below 33°F or above 98°F. Moreover, the average annual rainfall in Placerville is 38.11 inches. There is an average of 66 days with measurable rain. The majority of precipitation falls between October and April, occasionally including snow during winter. Overall, Placerville offers an inviting climate for individuals seeking outdoor adventures throughout the year.

Figure A-1 below shows the City limits and the sphere of influence boundary (SOI) for Placerville. The City limits, or the area where the City has authority to make land use decisions, is the City’s planning area and consists of 5.8 square miles.



Figure A-1 City of Placerville



Map compiled 2/2024;
Intended for planning purposes only.
Data Source: El Dorado County

0 0.5 1 Miles





A.2.3 History

The history of Placerville began with the "rush for gold" to California in the 1840's. The highly publicized discovery of gold in the tail race section at Sutter's Mill in Coloma (only 10 miles from Placerville) in 1848 resulted in the migration of thousands of fortune-seekers to Northern California in the mid 1800's. The town of Placerville was named after the placer deposits found in the riverbed between Spanish Ravine and the town plaza. During the gold rush, Placerville became an important supply center for the surrounding mining camps.

As described on the City's website, the area known as Placerville today was also originally known as Hangtown. The story of Hangtown begins at Coloma, where James Marshall built a sawmill on the South Fork of the American River for his employer John Sutter. On January 24, 1848, Marshall discovered flecks of gold in the tail race of the mill, and when the news spread, the great Gold Rush began.

Ascending ravines and traversing hills, miners and merchants, soldiers and seamen alike surged across the landscape. By the summer of 1848, more than a thousand men were working the ground at the new camp, which soon placed Coloma as the initial rendezvous for the Argonauts. But not all the newcomers were interested in gathering their share of the plentiful wealth by such back-breaking labor. Murders and robberies became frequent in isolated camps along the American River, and before long, several merchants and miners had lost their poke of gold at knife point.

Following a particularly egregious crime in early 1849, an impromptu citizen's jury convened to deliberate the fate of the three accused and the jury reached a verdict. Yet, as the weighty question hung in the air, "What shall be done with them?" erupted from the crowd. A unanimous cry echoed, "Hang them!" And so, under the looming branches of a towering white oak nestled in the corner of a hay yard near the town's heart, the first recorded hanging in the Mother Lode transpired. The news spread, branding Old Dry Diggins with the moniker Hangtown, a testament to the swift justice meted out under the shadow of the gallows. Today, all that remains is the weathered stump of a historic oak, concealed within a cellar belonging to a tavern along Placerville's Main Street—aptly christened The Hangman's Tree.

By 1854, Hangtown had become the third largest town in California, surpassed only by San Francisco and Sacramento. Los Angeles was in 15th place with 541 voters. With the increasing population came a temperance league, a Methodist Episcopal church and agitation for a less morbid name. Placerville had been suggested as early as 1850. It became official when the city was incorporated in 1854. The same year, an election was held to try to wrestle the county seat of government away from Coloma, but Placerville was not the only competitor. Three other communities joined in the running. Among the rivals none could muster enough votes to upset Coloma.

Two years later, Placerville tried again, and this time the contest was limited to just the two towns. Again, the official vote showed Coloma the victor, but a group of Placerville citizens called a meeting to air their suspicions of ballot box stuffing and election fraud. The evidence supporting the charges was sufficient to convince the State Legislature to settle the matter once and for all. So, by an act of the Legislature, the County seat was moved to Placerville in 1857.

On July 6, 1856, Placerville was nearly destroyed by a fire, and as local mining declined, Placerville gained new life from the Comstock silver strike in Nevada in 1859. Throughout the 1850's Placerville had been the western terminus for the Overland Trail. By 1859 there was a new beginning of a massive reverse migration. From 1859 to 1866, the Placerville-Carson Road (later U.S. Highway 50 was built) witnessed the greatest era of freighting and staging by horse-drawn vehicles ever known. Due to dispute with the railroad, the City of Placerville disbanded in 1873 and incorporated again in 1900.



A.2.4 Economy

Today Placerville remains the “hub” of the Mother Lode. The industry has turned from mining to lumber, agriculture, light manufacturing, tourism and recreation and is famous for its vineyards and production of fine wines. Placerville remains the location of the offices of the El Dorado County government, but when the City and its history are recalled, it is the name of Hangtown, which has endured.



Residents enjoy a walk down Main Street during the annual Bell Tower Brew Fest.

Source: HistoricPlacerville.com

Serving as a hub for many nearby destinations and activities, Placerville is well situated. Premier wineries, Apple Hill Ranches, Historic Coloma, the American River, and the Eldorado National Forest are all located within minutes of downtown Placerville. The future of Placerville's business economy continues to be strengthened by these established and newly developing areas of opportunity surrounding the hub.

Within the hub, local merchants, property owners, and government officials are striving to ensure economic vitality for Placerville. These groups are working together on business improvement and revitalization projects to preserve, promote, and enhance the quality of life for all in the community. Location, climate, a rich heritage, and a high level of commitment and pride have allowed the City to emerge as "the destination" in the County. The downtown area has drastically changed from its earlier gold rush days in the 1800s, now becoming a destination to explore while generating tourism revenue for the City.

Table A-2 provides a list of major employers in the City.

Table A-2 Major Employers in City of Placerville

Employer Name	Industry
Child Development Programs	Childcare Services
El Dorado County	Government Services
El Dorado Union High School District	Education
El Dorado Irrigation District	Water & Sewage Co. - Utilities
Marshall Medical Center	Hospitals
MORE Recycling Centers	Recycling Centers (Whls)
Placerville Union School District	Education
El Dorado County Child Protection	Government Offices
El Dorado County Dept. of Transportation	Government Offices

Source: City of Placerville 2013-2021 Housing Element

Marshall Medical Center is the largest employer in Placerville, accounting for over 1,000 jobs. Recreation, tourism, and food services businesses, especially, also provide economic development opportunities. The City is actively seeking to develop a united community tourism direction, including a focused strategy to advance the preservation and promotion of Placerville and the surrounding region's assets, and implementing a tourism marketing/promotional strategy. The 2013 Economic Development also states and reiterates that innovative educational services and dynamic health care facilities provide for the needs of Placerville's residents. The Strategy outlines goals to promote primary job growth, enhance and diversify cultural and other



tourism attractions, enhance community identity, pursue new opportunities for businesses, and promote regulatory reform.

Estimates of select economic characteristics for the City are shown in Table A-3. The City boasts a median household income of \$93,430, which is higher than the State average of \$91,95 and almost \$20,000 more than the national average of \$74,580. The City also maintains a low unemployment rate of just 2%, which is continuing to decrease, showing a positive shift in the economy since the COVID-19 pandemic. In general, low unemployment rates mean an economy is strong because most workers can find jobs.

Table A-3 City Economic Characteristics, 2018-2022

CHARACTERISTIC	CITY OF PLACERVILLE
Families below Poverty Level (%)	15.6%
All People below Poverty Level (%)	16.0%
Median Family Income	\$68,640
Median Household Income	\$93,430
Per Capita Income	\$36,024
Population in Labor Force	43%
Population Employed*	42%
Unemployment Rate	2%

Source: U.S. Census Bureau, California Department of Finance, 2018-2022 American Community Survey (ACS), 5-year estimates, www.census.gov/
*Excludes armed forces.

The most common industry within a five-mile radius of Placerville is educational services, and health care and social assistance (23.9% of workers). Arts, entertainment, and recreation, and accommodation and food services is another major industry (12.1% of workers) of the City. Table A-4 and Table A-5 below show the labor force breakdown by occupations and industry based on estimates from the 2018-2022 five-year American Community Survey (ACS).

Table A-4 City Employment by Industry, 2018-2022

OCCUPATION	# EMPLOYED	% EMPLOYED
Agriculture, forestry, fishing and hunting, and mining	98	2.0%
Construction	389	8.0%
Manufacturing	317	8%
Wholesale trade	107	8%
Retail trade	504	6.5%
Transportation and warehousing, and utilities	153	3.1%
Information	104	2.1%
Finance and insurance, and real estate and rental and leasing	177	3.6%
Professional, scientific, and management, and administrative and waste management services	514	10.5%
Educational services, and health care and social assistance	1,170	23.9%
Arts, entertainment, and recreation, and accommodation and food services	589	12.1%
Other services, except public administration	387	7.9%
Public administration	377	7.7%
Total	4,886	100%

Source: U.S. Census Bureau, California Department of Finance, 2018-2022 American Community Survey (ACS), 5-year estimates, www.census.gov/
*Excludes armed forces



Table A-5 shows the City employment by occupation. Management, business, science, and arts occupations are the highest at 34.4%, followed by service occupations (24.2%) and Sales and office occupations (23.3%).

Table A-5 City Employment by Occupation, 2018-2022

OCCUPATION	# EMPLOYED	% EMPLOYED
Management, business, science, and arts occupations	1,680	34.4%
Service occupations	1,192	24.2%
Sales and office occupations	1,137	23.3%
Natural resources, construction, and maintenance occupations	345	7.1%
Production, transportation, and material moving occupations	532	10.9%
Total	4,886	100%

Source: U.S. Census Bureau, California Department of Finance, 2018-2022 American Community Survey (ACS), 5-year estimates, www.census.gov/

*Excludes armed forces

A.2.5 Population

According to ACS, the City had a total population of 10,470 in 2010, while the City had a total population of 10,664 in 2022. This growth represents a 1.8% increase during the 12-year period.

Select demographic and social characteristics for the City from the 2018-2022 ACS and the California Department of Finance (DOF), are shown in Table A-6. As shown in Table A-6, the City has a strong White and Latino population representing approximately 87.4% and 21.5% of the City's population, respectively. Approximately 16.2% of the population speaks a language other than English at home. The City also has a slightly older median age at 43.4 years old than the State at 36.7 years old. Additionally, the City has a disabled population of 13.5%, which is 2.9% higher than the State (10.6%). 6% of residents do not have access to a vehicle which is important to note given the rural communities around the City. Without reliable transportation, these individuals may face heightened challenges in evacuating safely during emergencies like earthquakes and accessing vital services and resources in the aftermath.

Table A-6 City Demographic and Social Characteristics, 2018-2022

CHARACTERISTIC	CITY
Gender/Age	
Male	45.5%
Female	54.5%
Median age (years)	43.4
Under 5 years	3.5%
Under 18 years	20.4%
65 years and over	20.6%
Race/Ethnicity	
White	87.4%
Asian	1.2%
Black or African American	1.3%
American Indian/Alaska Native	0.9%
Hispanic or Latino (of any race)	21.5%
Native Hawaiian and Other Pacific Islander	0.2%
Some other race	0.0%
Two or more races	6.9%
Education*	
% High school graduate or higher	25.4%



CHARACTERISTIC	CITY
% with bachelor's degree or higher	17.3%
Social Vulnerability	
% with Disability	13.5%
% Language other than English spoken at home	16.2%
% Speak English less than "Very Well"	5.6%
% of households with a computer	95.6%
% of households with an Internet subscription	92%
% of households with no vehicle available	6%

Source: U.S. Census Bureau, California DOF, 2018-2022 American Community Survey (ACS), 5-year estimates, www.census.gov/
* Population 25 years and over

Table A-7 summarizes information from the ACS 5-year estimates (2018-2022) related to housing occupancy in the City. As shown, most residents own their home at 62.3% as opposed to 37.6% that rent.

Table A-7 City Housing Occupancy and Units, 2018-2022

HOUSING CHARACTERISTIC	ESTIMATE	PERCENTAGE
Housing Occupancy		
Total Housing Units	4,866	100%
Units Occupied	4,529	93.1%
Vacant	337	6.9%
Housing Units		
1-unit detached	3,171	65.2
1-unit attached	154	3.2
2 units	191	3.9
3 or 4 units	688	14.1%
5-9 units	198	4.1%
10-19 units	113	2.3%
20 or more units	154	3.2%
Mobile Home	197	4.0%
Boat, RV, van etc.	0	0.0%
Housing Tenure		
Owner Occupied	2,823	62.3%
Renter Occupied	1,706	37.6%

Source: U.S. Census Bureau, California DOF, 2018-2022 American Community Survey (ACS), 5-year estimates, www.census.gov/

A.2.6 Disadvantaged Communities

Disadvantaged communities (DACs) are identified by the California Environmental Protection Agency (Cal EPA) based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but not be limited to: areas disproportionately affected by environmental pollution or other hazards and areas with concentrations of people that are low income, high unemployment, low levels of home ownership, high rent burden, sensitive populations, or low levels of education attainment (California Health and Safety Code Section 39711). One of the ways the Cal EPA's Office of Environmental Health Hazard Assessment (OEHHA) identifies DACs is using the CalEnviroScreen tool.

Employing a comprehensive approach, the OEHHA CalEnviroScreen tool applies a formula to generate a combined ranking score that considers 21 indicators for each census tract. These indicators span pollution measures like diesel emissions and concentrations of toxic sites,



alongside demographic factors such as poverty and unemployment rates. Census tracts exhibiting CalEnviroScreen ranks ranging from 75 to 100 percent (i.e., within the top 25% of all tracts statewide) are designated as DACs. Census tracts are also defined as disadvantaged based on the highest 5% cumulative pollution burden scores, as well as those tracts identified in the 2017 DAC designations, and lands under control of federally recognized Tribes.¹

The City is situated within three census tracts - 6017031100, 6017031000, and 6017031200. As shown in Table A-8, which is based on data derived from the OEHHA CalEnviroScreen tool, none of these census tracts are designated as DACs based on their CalEnviroScreen Ranking. This means that households in these census tracts are not economically disadvantaged (making less than 80% of the County’s median family income nor substantially burdened by housing costs (paying greater than 50% of their income on housing costs). This situation makes these households less susceptible to negative impacts during hazard events, and more likely to recover after a disaster. California has very high housing costs relative to the rest of the country, which can make it hard for households to afford housing (OEHHA 2021). Therefore, given there are fewer households in the City with lower incomes, it is less likely that most households would spend a larger proportion of their income on housing. These households are also less likely to suffer from housing-induced poverty that can affect disaster recovery.

Table A-8 Disadvantaged Communities Statistics

CENSUS TRACT	% HOUSING BURDENED AND LOW-INCOME	# HOUSING UNITS	# LOW-INCOME HOUSING UNITS	# LOW INCOME & HOUSING BURDENED HOUSING UNITS	CALIFORNIA ENVIROSCREEN RANKING
6017031100	13%	2,065	885	275	34
6017031000	22%	2,305	1,145	510	42
6017031200	18%	1,825	885	335	41

Source: OEHHA 2023, <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

A.2.7 Development Trends

Placerville is a small rural, but growing community that serves as the commercial and administrative center of the County. The City is largely self-contained, providing for the residential, commercial, and employment needs of its residents. The overall goal of development policies is to preserve the small-town, rural character of the City, while providing for a land use pattern and mix that meets the residential, commercial, and employment needs of its existing and future residents.

The historical development of Placerville can be divided into five periods. The first began in 1848 with the formation of the town and its transition from a tent community to a frontier boom town. The second period was characterized by gradual economic decline, reflected in a slowdown in gold discovery, lower gold prices, and population decline. The third period, which began with the discovery of silver ore near Virginia City, Nevada, was characterized by quick growth lasting through the early 1870’s. The fourth period began in the early 1870’s and lasted into the second decade of the twentieth century. This period was characterized by population decline and economic diversification. The fifth and last period began in the 1920’s and continues to the present. This last period has been characterized by steady growth in the population and major growth in the retail market, in agribusiness, and in the lumber industry.

¹ For more information on how DACs are designated refer to the final designations of DACs from May 2022 on the OEHHA CalEnviroScreen tool here: <https://oehha.ca.gov/calenviroscreen/sb53>



The Land Use Element of Placerville's General Plan contains the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning Ordinance, and the Subdivision Regulation ordinance. Zoning regulations establish the amount and distribution of land uses within the City, while subdivision regulations establish requirements for the division and improvement of land. The Land Use Element identifies five residential land use categories: Rural Residential, Low-Density Residential, Medium-Density Residential, High Density Residential, and Planned Residential Development/Historic.

The housing stock in Placerville consists primarily of single-family homes, which account for approximately two-thirds of all housing units in the City. A majority of the housing stock consists of older housing units—half of the City's housing stock is over 30 years of age, and many homes are more than 50 years old. Given that major rehabilitation is more likely as the housing stock ages, the City's Housing Element places an emphasis on identifying the housing conditions in the City and providing rehabilitation assistance to residents. Additionally, the City has at its disposal a number of resources to meet housing needs. Among the most important of these resources is land to accommodate future housing construction. The City has identified over 421 acres of residentially zoned and designated land that could accommodate 1,100 or more dwelling units, depending on the average density of residential developments.

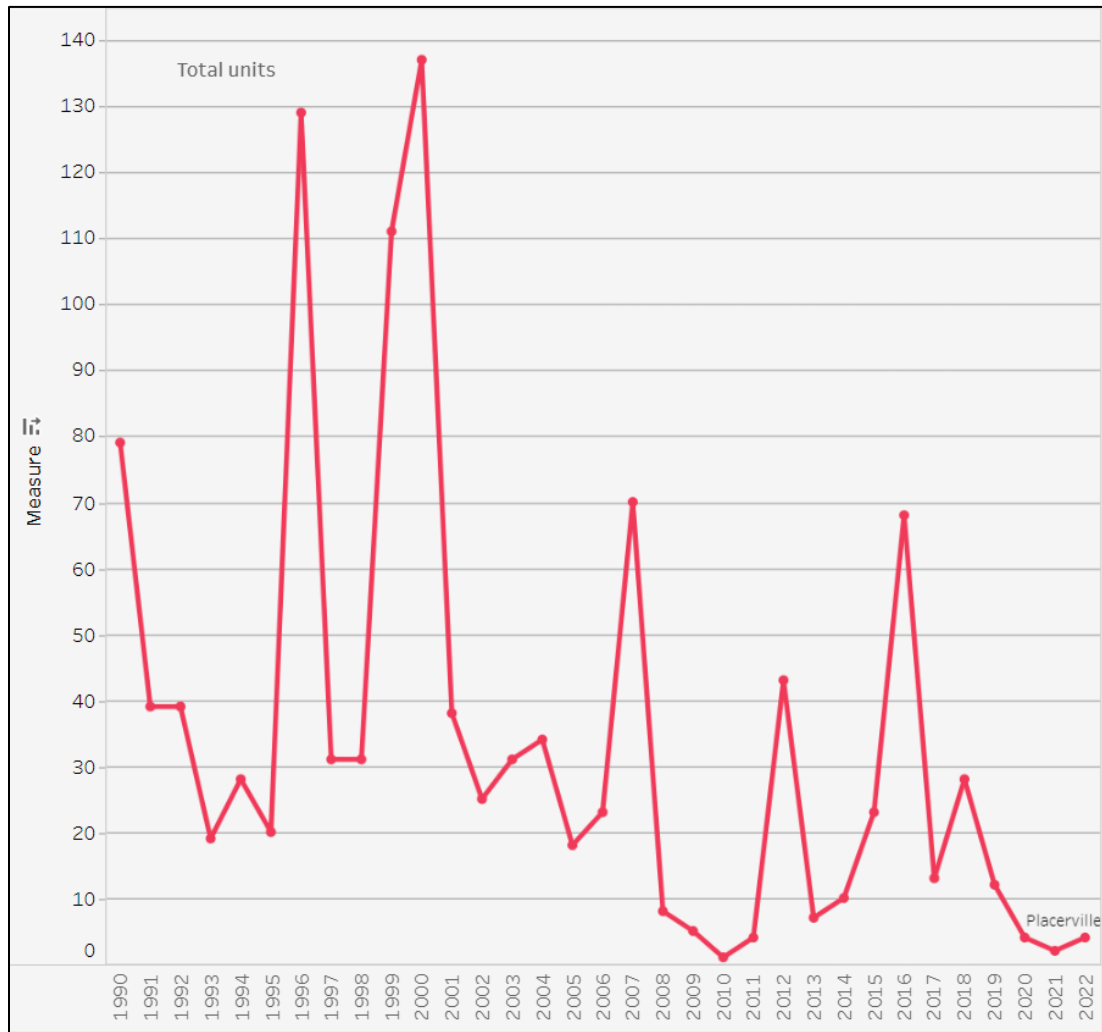
Figure A-2 shows new privately owned housing unit authorizations from 1990-2022. Based on the information from the U.S. Census Building Permit Survey data, new housing peaked around 1999 at nearly 140 residential unit authorizations and has declined since with five authorizations in 2022. However, based on information and input from the City's LPT, during this same time period, new housing declined during the "Great Recession" (2007-2009 time period) and the City had a number of subdivision and commercial projects that were no longer financially feasible.

Because housing demand has increased in recent years, the City noted there has been a resurrection of development projects approved in the 2006-2007 timeframe that were never fully built out. These include the extension of the Cottonwood Park Subdivision (Phases 4 and 6), which authorized the build out of up to 39 additional rural residential lots within an approximate 22.2-acre project site near the Clay Street and Poverty Hill/Roddan Court intersection. The City also authorized the completion of the Eskaton senior housing development. As a result, while there have been economic factors like the economic crisis and rising interest rates that have caused developers to be more cautious in recent years, some new development is occurring within the City.

The housing demand in the City also increased during and following the COVID-19 pandemic. This was partly due to the increase in demand, which was reflected in the increased housing prices, but also due to inflation. For example, the median sale price was up 11% since 2023 based on the City's LPT input and may have tapered due to the current interest rates in 2024. The City's General Plan goals and policies also strive to maintain the City's cultural and historical heritage, but not necessary towards a rural residential density development pattern, as the City's zoning ordinance and development regulations have remained mostly unchanged since they were adopted about 30 years ago in 1990.



Figure A-2 New Privately Owned Housing Unit Authorizations from 1990-2022

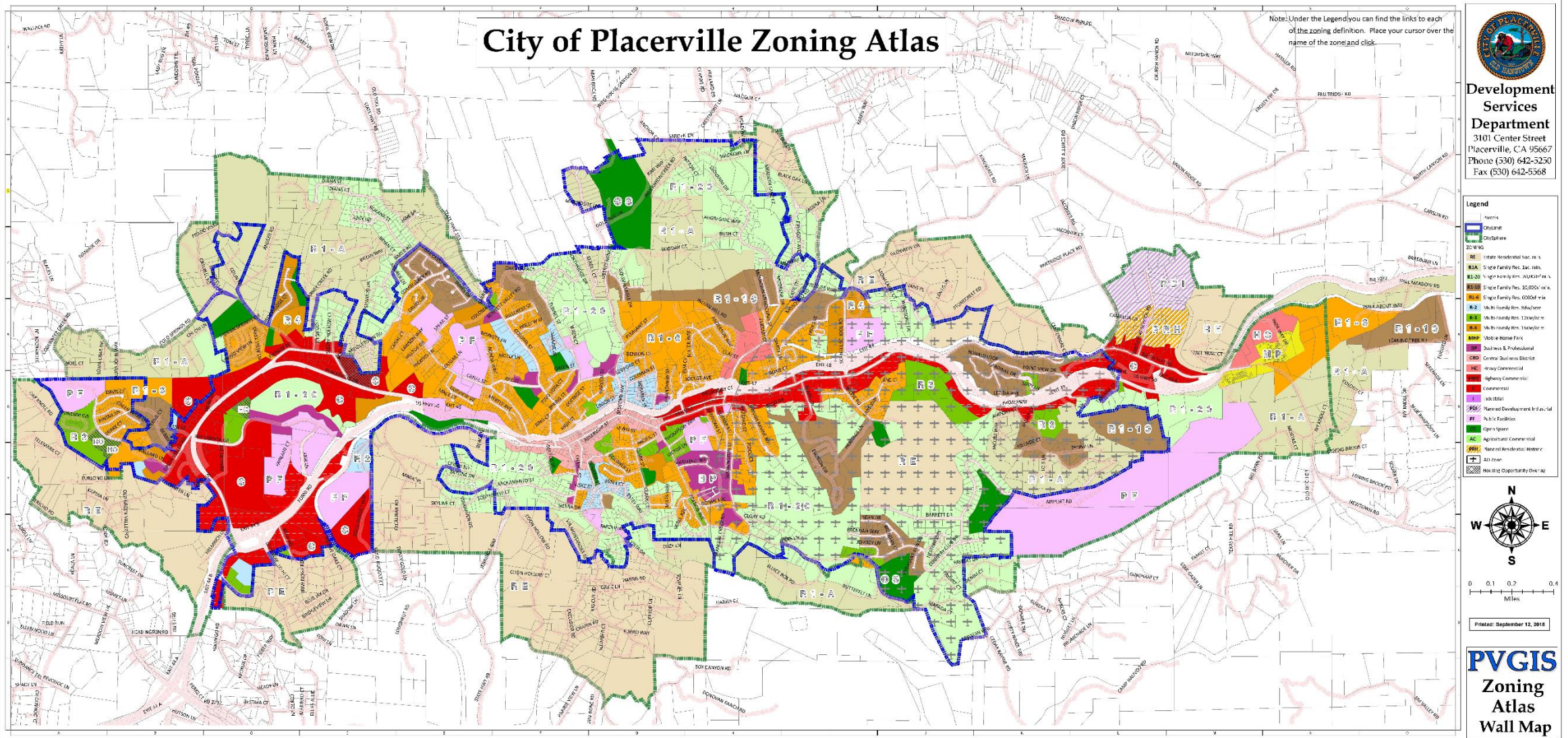


Source: U.S. Census Bureau Building Permits Survey, 2024

Figure A-3 shows the City's Land Use Designations.



Figure A-3 City of Placerville General Plan Land Use Designations



Source: City of Placerville General Plan Land Use Element, 2016



The Land Use Element outlines the following six land use goals:

- **Goal A:** To provide for orderly development within well-defined urban boundaries.
- **Goal B:** To provide for decent housing in a suitable living environment for every resident of Placerville, while maintaining the rural beauty that is unique to Placerville.
- **Goal C:** To protect and provide for the expansion of Placerville’s commercial services sector to meet the needs of both Placerville area residents and visitors.
- **Goal D:** To provide for and protect industrial development that is compatible with the community and that enhances the employment and revenue base of the community.
- **Goal E:** To promote the development of institutional uses that are conventionally located and compatible with surrounding areas.
- **Goal H:** To promote future land use development surrounding the Placerville Airport that is compatible with the noise, safety, airspace protection, overflight and other special characteristic policies and maps of the Placerville Airport Land Use Compatibility Plan.

A.2.8 Future Development

As discussed in the Housing Element Placerville has, historically, been the center of social and commercial services for the Sierra foothills region of the County, which has naturally attracted a high percentage of low-income and special needs residents to the City. Most of the multi-family housing constructed in Placerville over the past 20 years has been subsidized rental housing affordable to very-low-and low-income households. At the same time, Placerville has experienced a growing influx of higher-income residents who desire the quality of life offered by the Sierra foothills region. This trend is beneficial to the City in that it provides opportunities to diversify the local economy and attract higher-paying jobs for City residents. In conjunction with strategies to improve older neighborhoods in the City, the City hopes that a wider variety of housing will also attract a wider range of employment and economic development opportunities for the City’s low-and moderate-income households, allowing them more opportunities to afford housing.

Placerville’s housing strategy is shaped by these trends and is based on three principles:

- The City needs to create a more balanced community, which requires that it attract middle-and upper-income residents;
- The City must also address the significant unmet needs of its current low-income residents, and
- With economic growth comes additional affordable housing need, as many of the jobs to be created in Placerville will pay low-to-moderate wages.

Additionally, the City has adopted nine residential zoning districts that correspond to the General Plan land use categories, as well as five non-residential zoning districts, a residential overlay zone, and four mixed-use (commercial and residential) zones. Table A-9 summarizes the General Plan land use categories and corresponding zoning districts.

Table A-9 City of Placerville General Plan Land Use Categories and Corresponding Zoning Districts

General Plan	Zoning Designation(s)	Density (du/ac)	Minimum Site/Unit Area	Typical Residential Type(s)
Rural Residential (RR)	RE (Estate Residential); R1-A (Single-Family–Acre)	0.20 to 1.00	5 acres 1 acre	Detached Single Family Homes; Second Units



General Plan	Zoning Designation(s)	Density (du/ac)	Minimum Site/Unit Area	Typical Residential Type(s)
Low-Density Residential (LD)	Residential (LD) R1-10 (Single-Family); R1-20 (Single-Family)	1.01 to 4.00	10,000 sq. ft. 20,000 sq. ft.	Detached Single Family Homes; Second Units
Medium Density Residential (MD)	R1-6 (Single-Family)	4.01 to 6.00	6,000 sq. ft. 2,700 sq. ft.	Detached Single Family Homes; Second Units; Mobile Homes and Parks
High-Density Residential (HD)	R-2 (Multi-Family); R-3 (Multi-Family); R-4 (Multi-Family); R-5 (Multi-Family)	4.01 to 20.00	2,000 sq. ft.	Detached Single Family Homes; Attached Single Family Homes; Condominiums; Apartments
Business and Professional (BP)	BP (Business Professional Zone)	None specified	6,000 sq. ft.	Residential uses when above or below the ground floor.
Central Business District (CBD)	CBD (Central Business District)	None specified	None	Residential uses when above or below the ground floor
Commercial (C)	C (Commercial)	None specified	6,000 sq. ft.	Residential uses when above or below the ground floor.
Convenience Commercial (CC)	CC (Convenience Commercial)	None specified	5,000 sq. ft.	Residential uses above or below ground floor.
Highway Commercial (HWC)	HWC (Highway Commercial Zone)	None specified	6,000 sq. ft.	Residential uses when above or below ground floor.

Source: City of Placerville 2013-2021 Housing Element

A.3 HAZARD IDENTIFICATION AND SUMMARY

The LPT identified the hazards that affect the City and summarized their frequency of occurrence, spatial extent, potential magnitude, and significance specific to their community. There are no hazards that are unique to Placerville, although the hazard risk in the City varies and is distinct from the hazard risk in the County’s planning area. The purpose of this section is to profile the City’s hazards where different from the County and assess the City’s unique vulnerabilities.

The hazards profiled in the County MJHMP Base Plan discuss the overall impacts to the County’s planning area. This information is summarized in the hazard description, geographic extent, magnitude/severity, previous occurrences, and probability of future occurrences sections of the risk assessment. The information in the City’s risk assessment summarizes only those hazards that vary from the County’s planning area and that have a potential to affect the City. The hazard profile information is organized in a similar format here as a way to identify priority hazards for mitigation purposes.

Table A-10 summarizes the hazards profiled in the County’s planning area and risk assessment to provide a way for the LPT to evaluate which hazards are addressed in their General Plan Safety Element and which hazards are relevant and priority hazards for the City. The City’s General Plan Safety Element addresses earthquake, flooding, wildfire, personal security for crime prevention, hazardous materials and waste, emergency procedures, protection from old mine shafts and openings, and exposure to excessive noise. Among the hazards addressed in the City’s General Plan Safety Element, earthquake, flooding, and wildfire hazards are further addressed in this Annex while subsidence associated with old mine shafts and other abandoned mining activity is addressed in the Base Plan. Personal security for crime prevention, hazardous materials and waste, emergency procedures, and exposure to excessive noise are not included in this Annex or the Base Plan.



Table A-10 City of Placerville – Hazard Profiles

HAZARD	GEOGRAPHIC AREA	LIKELIHOOD OF FUTURE OCCURRENCE	MAGNITUDE/ SEVERITY	SIGNIFICANCE	PRIORITY HAZARD?
Avalanche	Limited	Unlikely	Moderate	Low	No
Dam Failure	Significant	Occasional	Critical	Low	No
Debris Flow and Landslide	Limited	Likely	Moderate	Medium	Yes
Drought, Water Shortage, and Tree Mortality	Extensive	Likely	Moderate	Medium	Yes
Earthquake	Significant	Unlikely	Critical	Low	No
Erosion	Limited	Occasional	Moderate	Low	No
Extreme Heat	Extensive	Likely	Moderate	Medium	Yes
Flood	Limited	Likely	Moderate	Medium	Yes
Seiche (Lake Tsunami)	Limited	Unlikely	Moderate	Low	No
Severe Weather: Thunderstorms, Hail, Lightning, and Heavy Rain	Extensive	Highly Likely	Critical	Medium	Yes
Severe Weather: Tornadoes and High Wind	Extensive	Likely	Critical	Low	No
Severe Weather: Heavy Snow and Winter Storms	Extensive	Likely	Catastrophic	Low	No
Subsidence	Limited	Unlikely	Moderate	Low	No
Wildfire	Extensive	Highly Likely	Catastrophic	High	Yes

*Significance based on a combination of Geographic Extent, Potential Magnitude/Severity and Probability as defined below

<p>Geographic Extent</p> <p><u>Negligible</u>: Less than 10 percent of planning area or isolated single-point occurrences <u>Limited</u>: 10 to 25 percent of the planning area or limited single-point occurrences <u>Significant</u>: 25 to 75 percent of planning area or frequent single-point occurrences <u>Extensive</u>: 75 to 100 percent of planning area or consistent single-point occurrences</p> <p>Potential Magnitude/Severity</p> <p><u>Negligible</u>: Less than 10 percent of property is severely damaged, facilities and services are unavailable for less than 24 hours, injuries and illnesses are treatable with first aid or within the response capability of the jurisdiction.</p>	<p>Probability of Future Occurrences</p> <p><u>Unlikely</u>: Less than 1 percent probability of occurrence in the next year or has a recurrence interval of greater than every 100 years. <u>Occasional</u>: Between a 1 and 10 percent probability of occurrence in the next year or has a recurrence interval of 11 to 100 years. <u>Likely</u>: Between 10 and 90 percent probability of occurrence in the next year, or has a recurrence interval of 1 to 10 years <u>Highly Likely</u>: Between 90 and 100 percent probability of occurrence in the next year or has a recurrence interval of less than 1 year.</p> <p>Overall Significance</p>
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<p>Limited: 10 to 25 percent of property is severely damaged, facilities and services are unavailable between 1 and 7 days, injuries and illnesses require sophisticated medical support that does not strain the response capability of the jurisdiction, or results in very few permanent disabilities.</p> <p>Critical: 25 to 50 percent of property is severely damaged, facilities and services are unavailable or severely hindered for 1 to 2 weeks, injuries and illnesses overwhelm medical support for a brief period of time or result in many permanent disabilities and a few deaths. overwhelmed for an extended period of time or many deaths occur.</p> <p>Catastrophic: More than 50 percent of property is severely damaged, facilities and services are unavailable or hindered for more than 2 weeks, the medical response system is overwhelmed for an extended period of time, or many deaths occur.</p>	<p>Low: Two or more of the criteria fall in the lower classifications or the event has a minimal impact on the planning area. This rating is also sometimes used for hazards with a minimal or unknown record of occurrences/impacts or for hazards with minimal mitigation potential.</p> <p>Medium: The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating. This rating is also sometimes utilized for hazards with a high impact rating but an extremely low occurrence rating.</p> <p>High: The criteria consistently fall along the high ranges of the classification and the event exerts significant and frequent impacts on the planning area. This rating is also sometimes utilized for hazards with a high psychological impact or for hazards that the jurisdiction identifies as particularly relevant.</p>
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A.3.1 Vulnerability Assessment

The intent of this section is to assess the City's vulnerability that is separate from that of the planning area as a whole, which has already been assessed in Chapter 4 Hazard Identification and Risk Assessment of the Base Plan. This vulnerability assessment analyzes the population, property, and other assets at risk of hazards ranked as a priority.

The information to support the hazard identification and risk assessment was based on a combination of the previous 2019 LHMP for the City and County and jurisdiction-specific information collected during the 2024 update. A Plan Update Guide and associated worksheets were distributed to each participating municipality or special district to complete during the 2024 update process. Information collected was analyzed and summarized in order to identify and rank all the hazards that could impact anywhere within the County, as well as to rank the hazards and identify the related vulnerabilities unique to each jurisdiction.

Each participating jurisdiction was in support of the main hazard summary identified in the Base Plan (see Table 4-2). However, the hazard summary ranking for each jurisdictional annex may vary due to specific hazard risks and vulnerabilities unique to that jurisdiction. The information in this Annex helps differentiate the jurisdiction's risk and vulnerabilities from that of the overall County, where applicable.

Note: The hazard "Significance" reflects the overall ranking for each hazard and is based on a combination of the City LPT's input from the Plan Update Guide, the risk assessment developed during the planning process (see Section 4 of the Base Plan), and the set of problem statements developed by the City LPT. The hazard significance summaries in Table A-10 above reflect the hazards that could potentially affect the City. The discussion of vulnerability for each of the following hazards are located in the Estimating Potential Losses section, which includes an overview on the local issues and areas of concern associated with the hazard, a problem statement for the priority hazard, and a quantitative risk assessment, where spatial data is available.

Based on this analysis, the priority hazards for mitigation purposes for the City are identified below.

- Debris Flow and Landslide
- Drought, Water Shortage, and Tree Mortality
- Extreme Heat



- Flood
- Severe Weather: Thunderstorms, Hail, Lightning, and Heavy Rain
- Wildfire

Hazards assigned a significance rating of low and which do not differ significantly from the County ranking (e.g., Low vs. High) are not addressed further and are not assessed individually for specific vulnerabilities in this Annex. In the City, those hazards include Avalanche, Erosion, Seiche (Lake Tsunami), Severe Weather: Tornadoes and High Wind, Severe Weather: Heavy Snow and Winter Storms, and Subsidence.

A.3.2 Assets

This section considers Placerville’s assets at risk, including values at risk, critical facilities and infrastructure, historic assets, economic assets and growth and development trends.

A.3.2.1 Property Exposure

The following data (shown in Table A-11) on property exposure is derived from the County 2024 Assessor’s parcel and address point data. This data should only be used as a guideline to overall values in the City as the information has some limitations. It is also important to note that in the event of a disaster, it is generally the value of the infrastructure or improvements to the land that is of concern or at risk. Generally, the land itself is not a loss and is not included in the values below. Table A-11 shows the exposure of properties (e.g., the values at risk) broken down by property type for the City.

Table A-11 City of Placerville Property Exposure by Type

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE
Commercial	274	\$138,166,827	\$138,166,827	\$276,333,654
Industrial	119	\$165,583,976	\$248,375,964	\$413,959,940
Miscellaneous	9	\$5,376,181	\$5,376,181	\$10,752,362
Multi-Family Residential	274	\$125,613,428	\$62,806,714	\$188,420,142
Residential	3,034	\$658,714,309	\$329,357,155	\$988,071,464
Unassessed	23	\$0	\$0	\$0
Total	3,733	\$1,093,454,721	\$784,082,841	\$1,877,537,562

Source: El Dorado County Assessor’s Office 2024, WSP Analysis

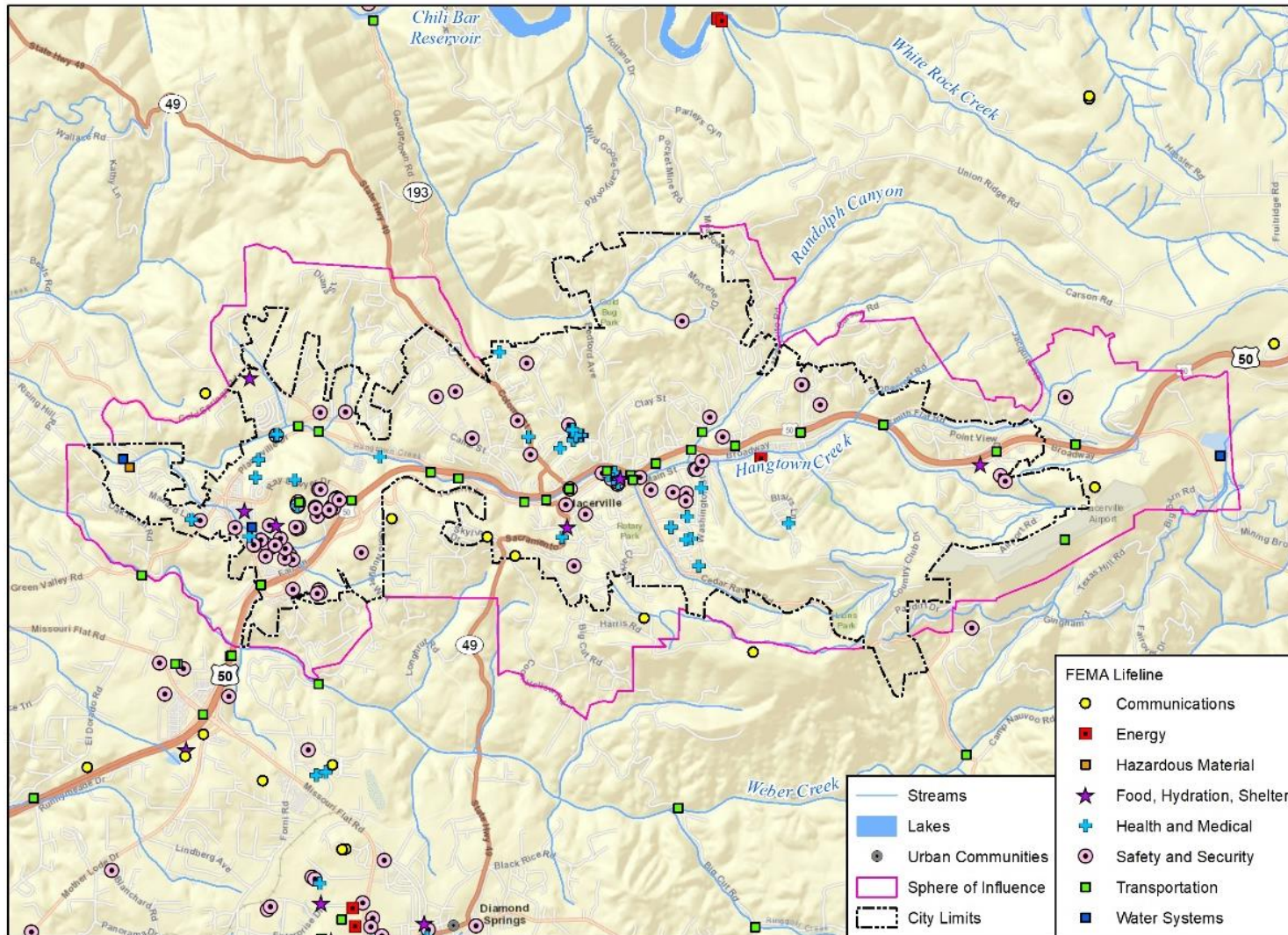
A.3.2.2 Critical Facilities and Infrastructure

For the purposes of this plan, a critical facility is defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. FEMA sorts critical facilities into eight lifeline categories as shown in Figure 4-1 in the Base Plan.

Figure A-4 shows the location of the critical facilities in the City. The critical facility database only includes point locations; linear facilities like major water supply and wastewater trunk lines were not included in the City’s critical facility database. Pump stations were also not included in the critical facility database and not analyzed spatially; these are however, key critical facilities in the City.



Figure A-4 Critical Facilities within the City of Placerville



Map compiled 2/2024;
Intended for planning purposes only.
Data Source: El Dorado County, EDCOE,
California Department of Education, HIFLD

0 0.5 1 Miles





Table A-12 displays a summary of the critical facilities within the City. There are a total of 159 critical facilities in the City. Critical facilities and other community assets are important to protect in the event of a disaster. It is important to note that not all the critical facilities in the City are owned or operated by the City, and may include County-owned facilities, or facilities owned by other federal, state, and local agencies and organizations.

Table A-12 Critical Facilities within the City of Placerville

LIFELINE	# OF CRITICAL FACILITIES
Communication	1
Energy	1
Food, Water, Shelter	6
Hazardous Materials	1
Health and Medical	36
Safety and Security	92
Transportation	20
Water Systems	2
Total	159

Source: El Dorado County, HIFLD, NID, DWR, WSP analysis

Within the City of Placerville, the following are considered critical facilities:

- City Corporation Yard
- Major communication lines and microwave transmission facilities
- Major electrical transmission lines and substations
- Major public and private schools
- Marshal Medical Center
- Public Library - El Dorado County Library, Placerville Branch
- Sunshine Manor Elder Care
- Town Hall
- Wastewater treatment plant, pumping stations, and trunk lines
- Water supply lines and wells

A.3.2.3 *Historic, Cultural and Natural Resources*

Because of its location and its history, Placerville’s historic, cultural, natural resources are varied and rich. Its water resources, surrounding agricultural lands, mineral resources, vegetation, and wildlife are also intrinsically valuable and at the same time largely define the quality of life in Placerville. These natural resources are also responsible for its early settlement by Native Americans and later for its founding and development as a Gold Rush boomtown.

The City’s General Plan outlines several goals pertaining to these resources:

- Goal A: To conserve water resources and protect water quality within the Placerville area
- Goal B: To prevent the premature conversion of agricultural lands and to protect the soil resources of the Placerville area.
- Goal C: To encourage continued mining activity in the Placerville area while ensuring such operations do not have a significant adverse effect on the natural environment and are not disruptive of the community social values.
- Goal D: To protect Placerville’s natural vegetation and diverse wildlife.
- Goal E: To protect air quality in the Placerville area.



- Goal F: To promote energy and resource conservation.
- Goal G: To preserve and enhance Placerville’s historical heritage.
- Goal H: To protect Placerville’s Native American heritage.

As noted previously, the City has a rich cultural history stemming from the initial settlement and gold rush boom. The rapid influx of settlers during the gold rush era transformed a small town into what became known as Dry Diggins, swelling its population to become the third largest in the state by 1854.



Street Scene and Square of old “Hangtown”.

Source: City of Placerville Website, Historic Resources, 2024

This surge in population spurred robust economic growth, leading to the establishment of essential amenities such as a fire department, post office, newspaper, and offices for Pony Express and Wells Fargo. Among the notable figures drawn to the area were Mark Twain, Levi Strauss, and John Studebaker. Justice was swift for those who turned to crime, often meeting their fate at the end of a hangman’s noose. In 1854, Dry Diggins underwent a name change to old “Hangtown” and was designated as the county seat of El Dorado. Eventually, the town came to be known as Placerville, a name reflective of its gold mining origins.

Placerville emerged as a pivotal point along the Mother Lode, serving as a gateway to the Sierras and California’s central valley. With the decline of mining, other industries such as lumber, ranching, and agriculture, including fruit orchards and vineyards, flourished.

Today, Placerville’s Main Street still preserves much of its 19th-century architecture, and Hangtown Creek, where gold prospectors once panned, continues to meander through the town. The Gold Bug Mine and Museum, operated by the City, offers insights into the region’s gold mining history, while the Fountain & Tallman Museum, managed by the El Dorado County Historical Society, occupies one of the oldest surviving structures on Main Street, dating back to 1852. In 2012, a digital inventory of historic resources was made accessible through the City’s website, enhancing community access to its heritage.

An annual highlight is the Wagon Train parade, commemorating Placerville’s historical roots. For over six decades, this event has retraced the overland trail journey, beginning at Zephyr Cove, Nevada, and concluding in Placerville. Participants, attired in period costumes representing frontier life, are warmly received in communities along the route, with local organizations and officials joining the procession. Main Street comes alive with historical displays, living history reenactments, and associated festivities such as dances, cook-offs, and gold panning activities for children. The event draws both visitors and locals alike, fostering community engagement and celebrating Placerville’s rich heritage.

Table A-13 shows historic places for a City, State and Federal designations.

Table A-13 City of Placerville Historic Places

HISTORIC PLACE	LOCATION	DESIGNATION
Bell Tower Monument	Main Street	City
John Blair House	980 Pacific Street	City



HISTORIC PLACE	LOCATION	DESIGNATION
Caboose	Old Canal Street and Main Street	City
City Cemetery	769 Chamberlain Street	City
Druid Monument (Frederick Sieg Monument)	Main Street and Cedar Ravine	City
Gold Bug Park	2635 Goldbug Lane	City
Koletzke House	2744 Coloma Street	City
585 Main Street	585 Main Street	City
Shakespeare Club	2940 Bedford Avenue	City
Hangman's Tree	305 Main Street:	State
Methodist Episcopal Church	1031 Thompson Way	State
Old Dry Diggins	Bedford Avenue at Main Street	State
Placerville - Overland Pony Express	Main Street at Sacramento Street	State
Stable Building	582 Main Street	State
Studebaker's Shop	543 Main Street	State
Combella - Blair House	3059 Cedar Ravine Street	Federal
Hattie (Gold Bug), Priest and Silver Pine Mines and Stampmill	2635 Goldbug Lane	Federal
Methodist Episcopal Church	2979 Coloma Street	Federal
Confidence Engine Company Hall	487 Main Street	Federal
Fountain-Tallman Soda Works	524 Main Street	Federal
John Pearson's Soda Works	594 Main Street	Federal

Source: City of Placerville Website, City Historic Resources, 2024

A.3.3 Estimating Potential Losses

A.3.3.1 *Avalanche*

Average snowfall in the City and its location does not accumulate in sufficient amounts to result in any avalanche risk. As the climate warms and precipitation patterns shift toward more precipitation falling in the form of rain instead of snow, the risk from this hazard will continue to decrease. While such events do happen, they are relatively rare, making avalanche a low significance hazard for the City.

Refer to Chapter 4 of the Base Plan for a discussion of the avalanche risk relative to the City and the County.

A.3.3.2 *Dam Failure*

Illustrated in Figure A-5 are the potential inundation risks posed by nearby dams to the City. While the majority of dam inundation falls just south of the City's SOI, there exists a potential risk in the eastern-most part of the City. Notably, within the City SOI, the Fay Gunby Dam, constructed in 1961 and privately owned, stands out as a “high” hazard dam by the California Department of Water Resources (DWR). An Emergency Action Plan (EAP) is updated for this dam and was last revised on October 13, 2020.

The failure of dams poses a grave danger to human life, especially in densely populated downstream areas. If a dam breaks, the sudden and uncontrollable flooding can make

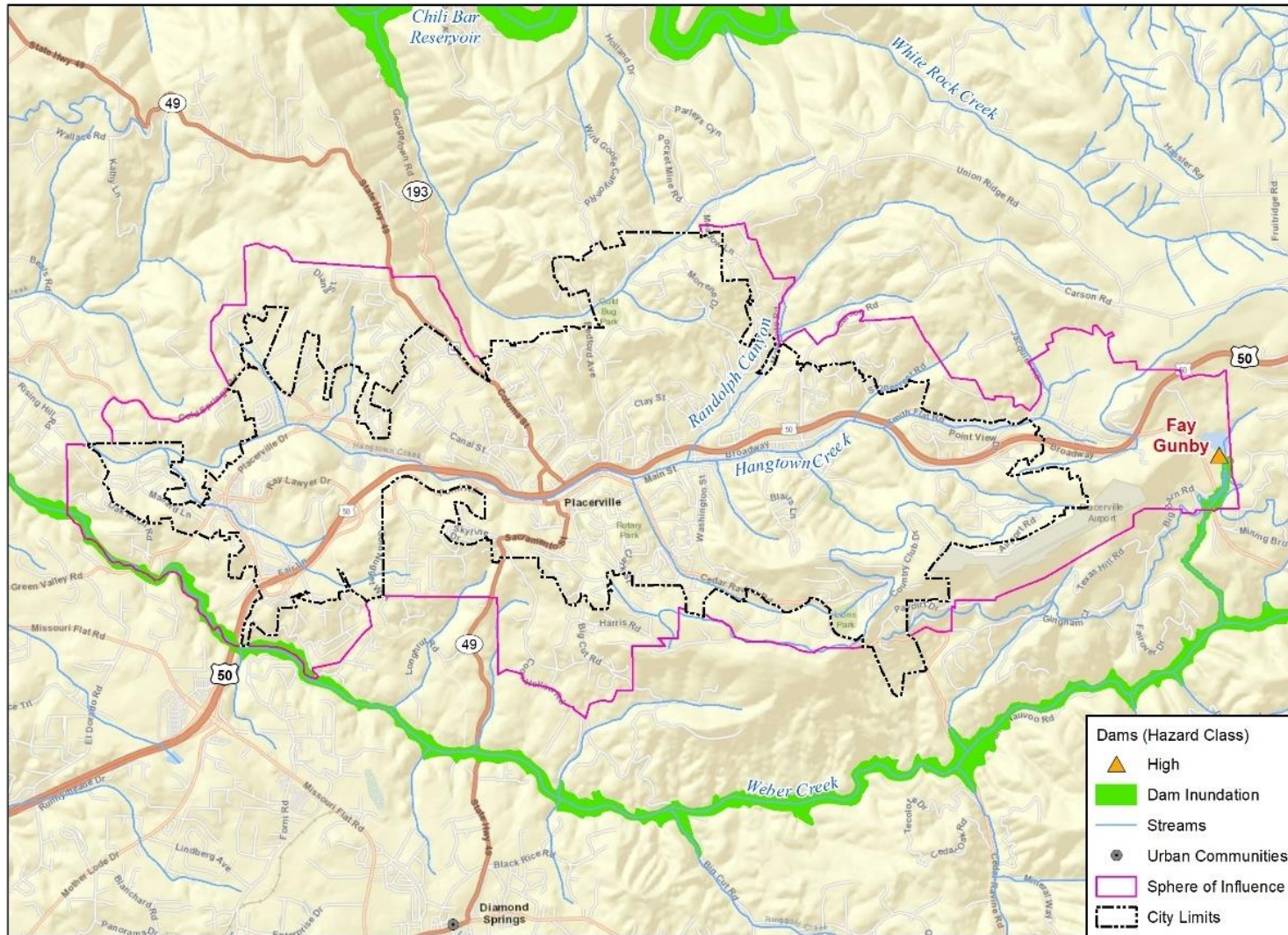


evacuations difficult, increasing the risk of drowning and other water-related accidents. In such emergencies, communities downstream may be forced to evacuate, displacing residents and causing social and psychological distress due to the loss of homes and belongings. Factors like terrain, reservoir capacity, and the timing of the breach influence the risk to individuals downstream. Even those at higher elevations in the flood path can face dangers from debris, injuries, and drowning. The aftermath of a dam failure involves hazards similar to other floods, necessitating evacuation, care, and possible permanent relocation for those affected. Climate change can exacerbate these risks, particularly for vulnerable populations residing downstream of dams in Placerville. The population residing east of the airport and south of U.S. Highway 50 are at greater risk to dam failure in the event of a failure of Fay Gunby dam.

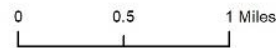
More frequent and severe weather events associated with climate change, like heavy rainfall and storms, can strain dams, increasing the likelihood of breaches. Socially vulnerable groups, such as low-income communities and the elderly, may struggle to evacuate or access emergency services during such events, leading to higher rates of injury, displacement, and loss of life. Therefore, these individuals residing in the dam inundation areas would be at greater risk. Climate change can also affect dam management by altering water availability and hydrological patterns. Droughts may lower reservoir levels, potentially compromising dam integrity, while rising temperatures can change the timing and volume of water flows, posing challenges for dam operators in maintaining downstream safety. The Base Plan further details the impacts of climate change and how this will alter the significance of dam failure in future years. Given the limited growth in the City, current land use patterns and development trends are not expected to affect dam incidents.



Figure A-5 City of Placerville Dam Inundation



Map compiled 1/2024;
Intended for planning purposes only.
Data Source: El Dorado County, Division of Safety of Dams,
Department of Water Resources





While such events do happen, they are relatively rare, making dam failure a low significance hazard for the City.

Refer to Chapter 4 of the Base Plan for a discussion of the dam failure risk relative to the City and the County.

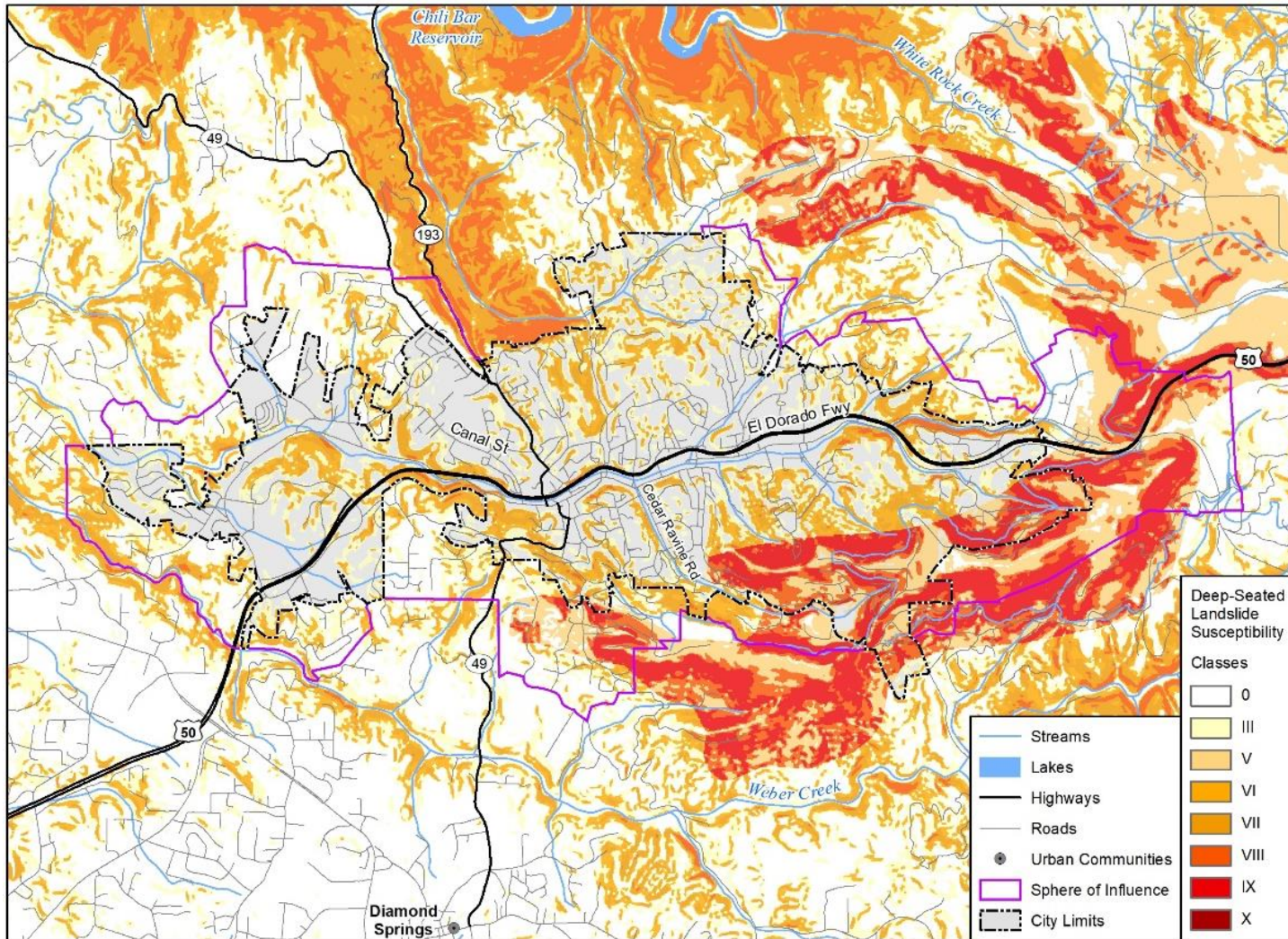
A.3.3.3 Debris Flow and Landslide

All communities face the risk of debris flows and landslides, including the City. These incidents have occurred and are likely to continue in the City. Debris flows and landslides are considered medium significance hazards for Placerville. However, areas with larger populations, and consequently more individuals at risk, may face a heightened level of danger from these natural events.

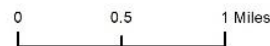
Figure A-6 illustrates the City's risk to landslides. The California Geological Survey Department of Conservation classifies landslides in order from severity from zero (no risk) through ten (highest risk). The southeast and southcentral areas of the City are at risk for Class IX landslides while the west end near Canal Street is at risk for Class VI landslides. These areas include commercial and industrial development around the Placerville Airport and more rural residential development. The road network is mostly comprised of rural roads, which connect rural communities, agricultural areas and outdoor recreation. These roads are particularly vulnerable to landslides due to limited maintenance and fewer mitigation measures. These roads often traverse steep slopes and rugged terrain, making them susceptible to erosion and slope instability. Landslides on rural roads can isolate communities, hinder access to essential services such as healthcare and education, and impede agricultural activities, impacting the economy. Beyond physical damage, landslides exacerbate social vulnerabilities, particularly for seniors and individuals with limited access to resources. There are neighborhoods around the City with only one point of ingress/egress. Disruptions in road networks hinder mobility, access to healthcare, and emergency response efforts, therefore, even a small rock slide has the potential to disproportionately affect vulnerable populations.



Figure A-6 City of Placerville Deep-Seated Landslide Susceptibility



Map compiled 1/2024;
Intended for planning purposes only.
Data Source: El Dorado County, Department of Conservation,
California Geological Survey





Critical Facilities at Risk

Table A-14 presents a summary of the 37 critical facilities within the City susceptible to debris flow and landslide, with Safety and Security having the highest amount at 22 critical facilities and Health and Medical having the second highest amount at 10 critical facilities. When landslides affect critical security and safety facilities, infrastructure damage, communication disruptions, and limited access impede emergency response efforts, exacerbating the crisis. Similarly, when health facilities suffer damage, disrupting medical services and complicating patient care and evacuation. Prioritizing the restoration and reinforcement of these facilities is essential for effective disaster management and public safety.

Table A-14 Critical Facilities at risk of Debris Flow and Landslide

FEMA LIFELINE	COUNT
Communications	1
Energy	-
Food, Water, Shelter	-
Hazardous Materials	-
Health and Medical	10
Safety and Security	22
Transportation	4
Water	0
Total	37

Source: California Geological Survey, Department of Conservation, El Dorado County

For a detailed explanation of the risk of debris flows and landslides in the City and the County, please refer to Chapter 4 of the Base Plan.

A.3.3.4 Drought, Water Shortage, and Tree Mortality

Drought is one of the few hazards with the potential to impact all the citizens of the City through water restrictions, economic losses, and increased energy costs. The historical and potential impacts of drought on populations include agricultural sector job loss, secondary economic losses to local businesses and public recreational resources, increased cost to the local and state government for large-scale water acquisition and delivery, water rationing, and water wells running dry for individuals and families. Climate change is also expected to further exacerbate water use restrictions as the timing and amount of precipitation shifts, which could change the levels of water demand and the water quality available to residents.

In Placerville, the onset of drought is often signaled by a lack of significant winter precipitation and snowfall (moisture deficiency) in the Sierra Nevada Mountains and Lake Tahoe Basin. Droughts typically do not result in direct impacts on people or property, but they can have significant impacts on agriculture, which can indirectly impact people and property. Hot and dry conditions that persist into spring, summer, and fall can aggravate drought conditions, making the effects of drought more pronounced as water demands increase during the growing season and summer months. Impacts increase with the length of a drought, as carry-over supplies in reservoirs are depleted and water levels in groundwater basins decline.

While the West Slope is largely dependent on surface water and will therefore experience the effects of drought and water shortages concurrently, the City is dependent on the El Dorado Irrigation District (EID) for its water supply, so any shortage or failure within EID will affect the City more than other communities in the unincorporated County. However, EID has a reliable



water supply and maintains an Urban Water Management Plan (UWMP) so this is not expected to be a scenario that arises.

Jenkinson Lake is the City's primary water source and has a maximum storage capacity of 41,033 Acre Feet (AF). The City purchases water from the EID as a wholesale ratepayer through a water supply agreement. The water supply agreement requires the City to implement and enforce the District's current Drought Preparedness Plan and Drought Action Plan during District-declared drought conditions. In 2021, EID updated its most recent Drought Action Plan update and subsequently included it in the 2020 UWMP to serve as the District's Water Shortage Contingency Plan. Additionally, the Public Works Division operates and maintains approximately 45 miles of water main pipelines and approximately 2,700 water meters within the City limits. The EID also offers assistance to the City to help meet their water use reduction targets - with engineering and operations.

The City is still susceptible to drought and related climate change considerations given the City relies primarily on surface water supplies. Based on the City's location and current climate, the most likely changes are related to increasing average temperature, intensifying storm events, and periods of extended drought. Other climate change effects such as increased precipitation variability may result in the depletion of stored groundwater availability, and in turn reduced crop productivity, and potential higher water costs. Changes in annual precipitation and temperature could have an impact on the City's overall water use as well as available supply volumes.

The City is actively engaged in diverse public information initiatives to encourage water conservation and enhance public understanding. It employs various methods such as brochures, radio/TV broadcasts, school programs, and videos to disseminate water use information. The City website also features resources on water conservation.

Additionally, drought poses significant challenges the City, but its impacts are often disproportionately felt by socially vulnerable populations. These vulnerable groups, including low-income people, indigenous peoples, and disabled individuals, who are particularly susceptible to the adverse effects of water scarcity due to limited resources, inadequate infrastructure, and socio-economic disparities. In times of drought, access to clean water for drinking, sanitation, and agriculture becomes severely constrained, exacerbating existing inequalities and increasing the risk of food insecurity, malnutrition, and disease among these populations. Moreover, reliance on subsistence farming or informal employment further intensifies their vulnerability, as drought-induced crop failures and job losses deepen poverty and undermine livelihoods. Marginalized communities often also face systemic barriers in accessing relief and support services, exacerbating their socio-economic marginalization. While these specific vulnerabilities are not expected within the City limits; they are more likely to occur within the surrounding unincorporated County, which could result in indirect impacts to the incorporated areas of the City.

In conclusion, drought impacts in the City are diverse, affecting the economy, environment, and society. Major impacts include reductions in water availability, increased costs, and implications for water-intensive activities like agriculture, wildfire protection, and tourism. During droughts, voluntary conservation measures are implemented to manage water usage efficiently. Secondary impacts of drought include soil compaction, increased wildfire risk, reduced water supply for firefighting, and potential power generation reductions and water quality deterioration. Economically, drought can strain the agriculture industry, leading to hardships for farmers and workers, price increases for consumers, and risks to livestock due to feed shortages. These indirect impacts may also increase water demand from agricultural users. And also demonstrates existing mitigation practices are already in place for a potential drought impacts.



Refer to Chapter 4 for a discussion of drought risk relative to the City and County.

A.3.3.5 Earthquake

No major earthquakes have been recorded within the City, although the City lies between two seismically active regions in the western United States and occupies the central part of a northwest-trending belt that underlies the western slope of the Sierra Nevada Range between Mariposa and Lake Almanor near Chico (City of Placerville 1989). Tectonic stresses associated with the North American-Pacific Plate boundary can generate damaging earthquakes along faults 30 to 100 miles to the west of the County. Eastern portions of the County border the Basin and Range province that entails most of Nevada and western Utah. This area is riddled with active faults that are responsible for and form the boundary between each basin or valley and the neighboring mountain range. The structural framework of the Sierra Nevada metamorphic belt is dominated by a series of northwest-trending fault systems that extend through the length of the foothill region. The inactive Melones fault is the only fault of this system encroaching into the study area around the City and the western branch of the inactive Melones fault, also known as the “Mother Lode” fault passes through the eastern part of the City, and trends in a north-south direction. Otherwise, there are no active faults in the City. The City is also situated on a foundation of firm bedrock making the area resistant to ground shaking from seismic activity and outside the Alquist Priolo Fault Zone.

Based on historical data and the location of City relative to inactive and potentially active faults, the City could occasionally experience a significantly damaging earthquake; however because there are no identified active faults ground surface faulting and displacement is considered unlikely. In certain cases, the City has required developers to conform to the most recent California Building Code. These improvements reduce vulnerability and risks. However, the City consists of a substantial number of historical buildings that may be susceptible to ground shaking if they have not been seismically retrofitted in the past; this may include unreinforced masonry (URM) buildings. For example, the type of construction used in buildings and structures influences the degree of damage and destruction. Wood-framed buildings, if properly designed and constructed, can withstand strong shaking. Whereas buildings constructed of masonry, brick, or concrete blocks similarly designed and constructed are not as resistant, but typically satisfactory if the mortar is good and they are reinforced with steel (City of Placerville 1989).

When earthquakes occur in areas with vulnerable populations, the impact can be particularly severe. Vulnerable populations in the City may lack access to resources, infrastructure, or support systems necessary to cope with and recover from the effects of the earthquake. This can result in higher rates of injury, displacement, and loss of life among these groups. Households living in URM buildings or other structures that require retrofits in the City may be particularly vulnerable to earthquake ground shaking. However, given the City does not contain many URM buildings, this overall risk is anticipated to be low.

Efforts to mitigate the impact of earthquakes on vulnerable populations typically involve disaster preparedness, including early warning systems, infrastructure improvements, community education, and ensuring access to emergency services. Additionally, post-disaster relief and recovery efforts often focus on providing support and assistance to vulnerable populations to help them rebuild their lives and communities.

The City’s General Plan Safety Element outlines the following goal and three actions to mitigate the effects of earthquakes:

- Goal B: To prevent loss of lives, injury, and property damage due to the collapse of buildings and critical facilities and to minimize disruption of essential services in the event of an earthquake.



1. The City shall, as required by State law, inventory all potentially hazardous buildings within the city and develop a mitigation program, including requirements for strengthening buildings, changing the use of the buildings to an acceptable occupancy level, or demolishing the buildings.
2. The City should ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effect of seismically-induced ground failure.
3. The City shall ensure that privately-owned and maintained above-ground petroleum products storage tanks and their retaining walls are structurally sound and able to withstand seismic shaking and the effects of seismically-induced ground failure.

While such events do happen, they are relatively rare, making earthquake a low significance hazard for the City.

Refer to Chapter 4 for a discussion of earthquake risk relative to the City and County.

A.3.3.6 Erosion

Erosion poses a low significant hazard for the City due to its stable geography, gentle slopes, and robust soil. The City's proactive measures, including land-use regulations, vegetation management, and erosion control structures, further mitigate erosion risks. Community involvement in conservation and sustainable practices also contributes to minimizing erosion-related issues, making Placerville resilient against this hazard. While such events do happen, they are relatively rare, making erosion a low significance hazard for the City.

Please refer to Chapter 4 of the Base Plan for more information relating to the erosion risk to the City.

A.3.3.7 Extreme Heat

The City can occasionally experience extreme heat temperatures and is vulnerable to the risks posed by this hazard. According to data from the Western Regional Climate Center (WRCC) for the Placerville weather station (046960) for the period of record from 1900-2011, the average maximum temperature in July was 92.7°F. The station summary for the Placerville station is displayed in Table A-15 below.

Table A-15 City of Placerville Monthly Average Temperatures

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Average Temperatures (degrees Fahrenheit)												
Average Maximum Temperature	53.4	56.9	60.5	66.3	74.8	83.9	92.7	91.4	85.7	74.8	61.3	53.8
Average Minimum Temperature	32.6	35.0	37.6	40.5	46.3	51.9	57.2	56.2	52.1	45.0	37.4	33.1
Average Temperature	47°F	49°F	52°F	56°F	63°F	71°F	78°F	77°F	72°F	63°F	52°F	46°F

Source: WRCC, 2024

As an example of the threat posed by extreme heat, a summer 2023 extreme heat forecast forced the cancellation of a Placerville Speedway event located at the El Dorado County Fairgrounds in the City. The forecast showed 104 degrees with a heat index of 109. The decision was made in the best interest of safety for everyone involved, including fans, competitors, and staff.



As a more significant example, In late August 2022, a significant heat wave occurred across the State which affected the City. In expectation of temperatures reaching 10-20°F above normal, and surpassing 110°F in some areas, California Governor Gavin Newsom declared an extreme heat state of emergency on August 31st. Two wildfires that began during the heat wave, the Mosquito fire in El Dorado and Placer counties and the Mill fire in Siskiyou County, prompted both State and federal emergency declarations. In total, the heat wave event caused an estimated \$84 million in damages.

Extreme heat can pose serious risks to human health and safety. The most common risks associated with exposure to extreme heat include dehydration, heat exhaustion, and heat stroke. In addition to the risks to human health and safety, extreme heat can have significant impacts on infrastructure, the economy, and agriculture. For example, high temperatures can cause power outages and damage to roads and other infrastructure. In agriculture, extreme heat can damage crops and livestock, leading to lower yields and economic losses for farmers.

Additionally, extreme heat is one of the leading causes of weather-related deaths in the United States, killing an average of more than 702 people per year from 2004–2018, more than all other weather hazards (except hurricanes) combined. The Billion Dollar Weather Disasters database compiled by NOAA lists heat waves as six of the top 10 deadliest U.S. disasters since 1980 (NOAA 2023b).

Heat-related illness includes a spectrum of illnesses ranging from heat cramps to severe heat exhaustion and life-threatening heat stroke. Moreover, this hazard poses a significant threat to socially vulnerable populations, exacerbating existing inequalities and disproportionately impacting those who are already marginalized. Socioeconomic factors such as poverty, inadequate housing, and limited access to healthcare and resources contribute to increased susceptibility to heat-related illnesses and fatalities. Additionally, marginalized communities, including the elderly, children, and individuals with pre-existing health conditions (including those dependent on electrical-powered medical devices and equipment), face heightened risks during heatwaves due to physiological vulnerabilities. Limited access to air conditioning, green spaces, and cooling centers further compounds these challenges, leaving vulnerable individuals with few options for relief. This is further compounded by the effects of climate change and rising temperatures for the area.

The City's emergency response strategy and General Plan Safety Element encompasses both sheltering and heating/cooling provisions. Effective coordination for this initiative also involves key entities such as the National Weather Service (NWS), County Office of Emergency Services (OES), and the municipal facilities coordinators. According to California OES, the City has designated the library as a cooling center.

Refer to Chapter 4 for a discussion of drought risk relative to the City and County.



A.3.3.8 Flood

The extent of flood severity is influenced by various factors, encompassing the intensity and duration of rainfall, the landscape's topography, and the type of ground cover in the region. An abundance of rainfall within a brief timeframe can lead to sudden flash floods. Conversely, even a modest amount of rain can trigger flooding, particularly in regions with frozen or saturated soil from prior wet spells. Furthermore, floods might occur if rainfall accumulates over impermeable surfaces like extensive parking lots, paved roads, or densely developed zones.



January 2023 Flooding of Veterans Memorial Building

Source: Odin Rasco, 2023

The repercussions of flooding encompass a broad spectrum of effects, including injuries and loss of life, financial setbacks, psychological trauma, as well as damage to infrastructure such as roads and bridges, and properties. This damage spans across different aspects including structural elements (such as foundations), electrical systems (outlets, wiring, meters, etc.), mechanical equipment (washers, dryers, furnaces, water heaters, etc.), and finishing touches like floors and walls.

Floodplains and Special Flood Hazard Area

As referenced in the Base Plan, federal, state, and local agencies use the 1% likelihood flood, often called the "base flood" or "100-year flood," as a regulatory benchmark (SFHA) and FEMA maps these flood zones in regulatory maps. A floodplain is a flat area near water bodies prone to periodic flooding, reducing flood impact on communities. Floodplains have fertile soil and diverse ecosystems, requiring careful management for safety and environmental protection.

Notably, the City's flood vulnerability is accentuated by its location within FEMA's designated 100-year floodplain, which refers to an annual 1% likelihood of flooding. The City's 100-year floodplain generally follows U.S. Highway 50 traversing the through the City from the east and the northwest by Placerville Drive. There are also City residential properties are located within the 500-year (0.2%) floodplain covering the southwestern portion of the City. Properties in the 500-year floodplain have a lower immediate risk of flooding compared to those in the 100-year floodplain. However, it's important to note that flooding can still occur, and in rare cases, events larger than the 500-year flood could happen. Zoning and construction regulations are less stringent in the 500-year floodplain compared to the 100-year floodplain. Therefore, it is still important to consider potential flood risks when developing or purchasing property in these areas. While flood insurance might not be as strongly mandated for properties in the 500-year floodplain, it is still an important consideration. Property owners should assess their risk tolerance and the potential financial impact of flood damage.

Socially vulnerable populations living in floodplain areas face a multitude of challenges compounded by the environmental risks associated with their geographical location. Floodplains, while often attractive due to their proximity to water sources and fertile land, pose significant threats, especially during periods of heavy rainfall or natural disasters like hurricanes.



These vulnerable populations typically include low-income communities, ethnic minorities, the elderly, and individuals with disabilities, who may lack the resources and social support networks to effectively mitigate or recover from flood-related hazards. Their residences, often situated in flood-prone areas due to economic constraints or historical patterns of settlement, are at heightened risk of inundation, property damage, and displacement during flood events. Furthermore, limited access to evacuation resources, healthcare facilities, and insurance coverage exacerbates their vulnerability, leaving them disproportionately affected by the adverse impacts of flooding.



Hangtown Creek overflowing onto Main Street.

Source: Odin Rasco, 2023

Within the City, these socially vulnerable populations may reside along Hangtown Creek and Randolph Canyon. Addressing the needs of socially vulnerable populations in floodplain areas necessitates comprehensive strategies that prioritize equitable access to resources, community engagement, and sustainable land use planning to reduce risks and enhance resilience in the face of climate change and natural disasters.

The physical risks associated with potential flooding and the regulatory requirements for floodplain management are important considerations when decisions are being made regarding future land use throughout the City. The rest of Placerville lies outside the 100-year floodplain designated by FEMA. Based on the history of flooding in the County, the City and surrounding areas are considered likely to have the potential for future flooding. Parts of the City are also prone to local flooding problems associated with poor drainage issues. Additionally, climate change is expected to increase the intensity of major storms, which could create more frequent and severe flooding. In summary, the risk to riverine flooding in the City is high due to development in the floodplain and localized flooding issues.

The LPT has identified several historical flood-related events occurring in 1982, 1983, 1996, 1997, 1998 and most recently from 2017, December 21, 2022, to January 1, 2023, and again in January 2023. When combined, these events have caused road damage, private property damage, and excessive flow to wastewater treatment plants (see the inset impacts: the first image depicts approximately 1 foot of flooding of the Veterans Memorial Building on Placerville Drive while the second image shows vehicles driving through deep water from Hangtown Creek overflowing onto Main Street following the January 2023 flood event).

A flood vulnerability assessment was completed during the 2024 update, following the methodology described in Section 4 of the Base Plan. Flood hazards for the City are shown in Figure A-7. Table A-16 summarizes the values at risk in the City's 1% annual chance floodplain while Table A-17 summarizes the values at risk in the City's 0.2% annual chance floodplain.



Table A-16 City of Placerville Parcels at Risk to FEMA 1% Flood Hazard by Jurisdiction

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE	ESTIMATED LOSS	POPULATION
Commercial	63	\$25,500,849	\$25,500,849	\$51,001,698	\$12,750,425	-
Industrial	13	\$7,424,185	\$11,136,278	\$18,560,463	\$4,640,116	-
Multi-Family Residential	7	\$1,792,655	\$896,328	\$2,688,983	\$672,246	16
Residential	29	\$4,408,243	\$2,204,122	\$6,612,365	\$1,653,091	65
Total	112	\$39,125,932	\$39,737,576	\$78,863,508	\$19,715,877	80

Source: El Dorado County Assessor Data 2024, FEMA NFHL Effective Date 4/3/2012, WSP GIS Analysis

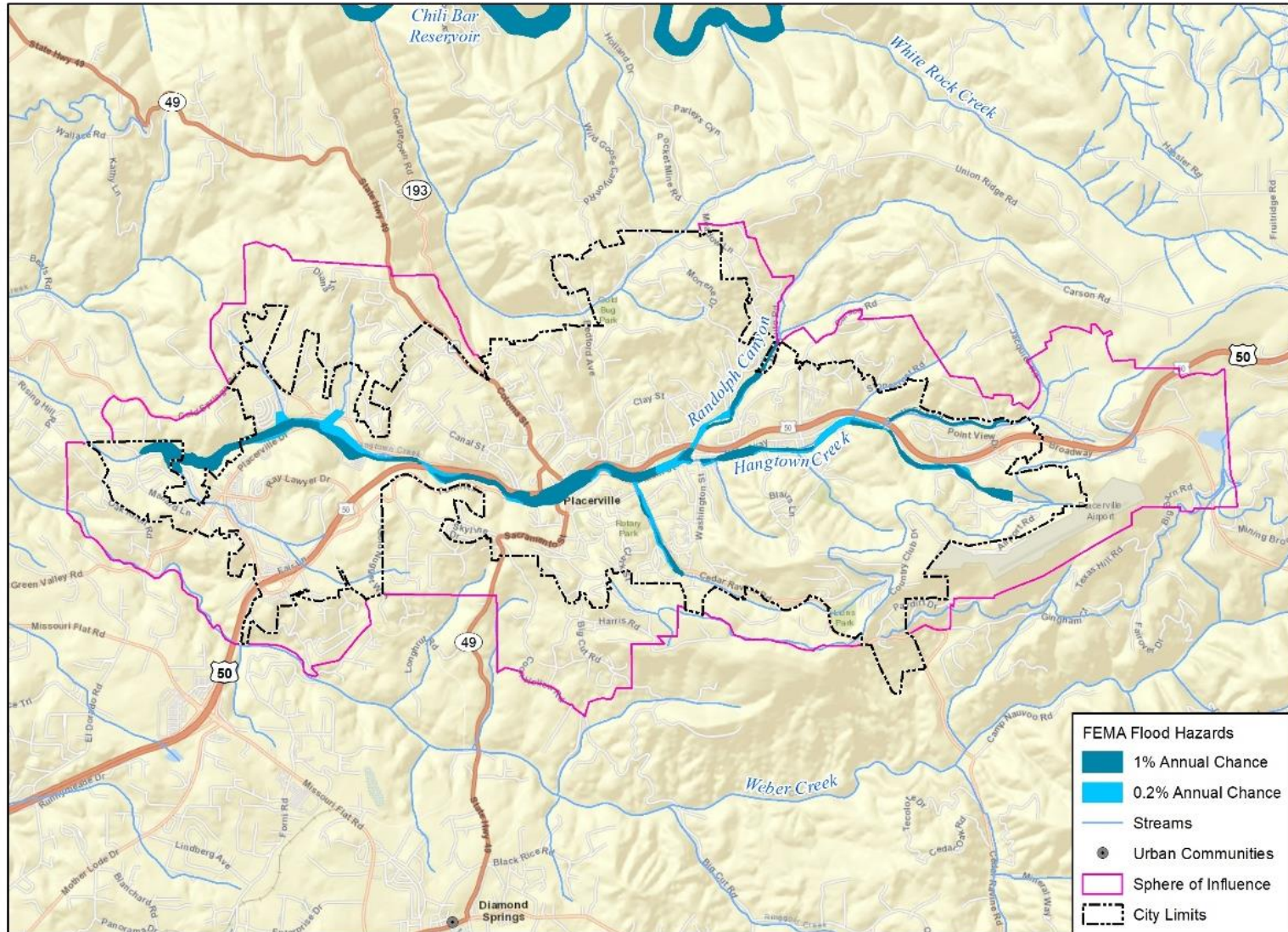
Table A-17 City of Placerville Parcels at Risk to FEMA 0.2% Flood Hazard by Jurisdiction

PROPERTY TYPE	PARCEL COUNT	IMPROVED VALUE	CONTENT VALUE	TOTAL VALUE	ESTIMATED LOSS	POPULATION
Commercial	22	\$7,983,036	\$7,983,036	\$15,966,072	\$3,991,518	-
Industrial	9	\$4,718,626	\$7,077,939	\$11,796,565	\$2,949,141	-
Multi-Family Residential	1	\$96,449	\$48,225	\$144,674	\$36,168	2
Residential	22	\$1,523,697	\$761,849	\$2,285,546	\$571,386	49
Unassessed	1	\$0	\$0	\$0	\$0	-
Total	55	\$14,321,808	\$15,871,048	\$30,192,856	\$7,548,214	51

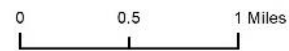
Source: El Dorado County Assessor Data 2024, FEMA NFHL Effective Date 4/3/2012, WSP GIS Analysis



Figure A-7 City of Placerville FEMA 1% & 0.2% Annual Chance Floodplains



Map compiled 1/2024;
Intended for planning purposes only.
Data Source: El Dorado County, FEMA NFHL 4/3/2012





Based on this analysis, the City has 112 buildings located within the 1% annual chance floodplain for a total value of almost \$78,863,508. The potential loss is estimated at over \$19,715,877 if these areas were inundated by the 1% annual chance flood. In addition, the City has 55 buildings located within the 0.2% annual chance floodplain for a total value of almost \$15 million. The potential loss is estimated at almost \$8 million if these areas were inundated by the 0.2% annual chance flood. The population at risk was calculated for the 1% and 0.2% annual chance floodplains based on the number of residential properties at risk and the average number of persons per household (2.23). There are an estimated 80 persons at risk to 1% annual chance flood and 51 persons at risk to 0.2% annual chance flood in the City. The City's Health and Safety Element also indicates that the 100-year flood could inundate most of Main Street, a portion of lower Broadway, and parts of Placerville Drive (City of Placerville 1989). A 500-year flood would not inundate more land, with the exception of upper Main Street and upper Placerville Drive.

Additionally, the City's Health and Safety Element outlines the following goal and its policies related to flood risk prevention:

Goal C: To prevent loss of lives, injury, and property damage due to flooding:

- The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.
- New residential development shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.
- Non-residential development shall be anchored and flood-proofed to prevent damage from 100- year flood, or alternatively, elevated to at least one foot above the 100-year flood level.
- Existing development shall comply with policies VI.C.2 and VI.C.3 when improvements are made costing at least 50 percent of the current market value of the structure before the improvements.
- The City shall provide for channel improvements to and tree and brush clearance along watercourses in Placerville to reduce flooding.

Critical Facilities at Risk

Critical facilities are those community components that are most needed to withstand the impacts of disaster as previously described. Table A-18 and Table A-19 the critical facilities in the City's 1% and 0.2% annual chance floodplains respectively. Figure A-8 shows the location of flooded structures at risk in the City's 1% and 0.2% annual percent chance floodplains. When floods impact critical health and medical facilities, patient care is disrupted, and access to essential services becomes challenging, exacerbating health crises. In terms of safety and security, flood damage to infrastructure hinders emergency response efforts and communication networks, delaying aid and coordination. Additionally, floods obstruct transportation routes such as roads and bridges, impeding the movement of people and supplies, further complicating relief efforts. Prioritizing the restoration and reinforcement of these facilities and infrastructure is crucial for effective disaster management and public safety.

Table A-18 City of Placerville Critical Facilities at risk of 1% Annual Chance Flood Hazard, by FEMA Lifeline

FEMA LIFELINE	COUNT
Communications	-
Energy	-
Food, Water, Shelter	1
Hazardous Materials	-



FEMA LIFELINE	COUNT
Health and Medical	3
Safety and Security	3
Transportation	8
Water	-
Total	15

Source: FEMA NFHL Effective 4/3/2012, El Dorado County, Placerville, Department of Education, HIFLD, NID, NBI

Table A-19 City of Placerville Critical Facilities at risk of 0.2% Annual Chance Flood Hazard, by FEMA Lifeline

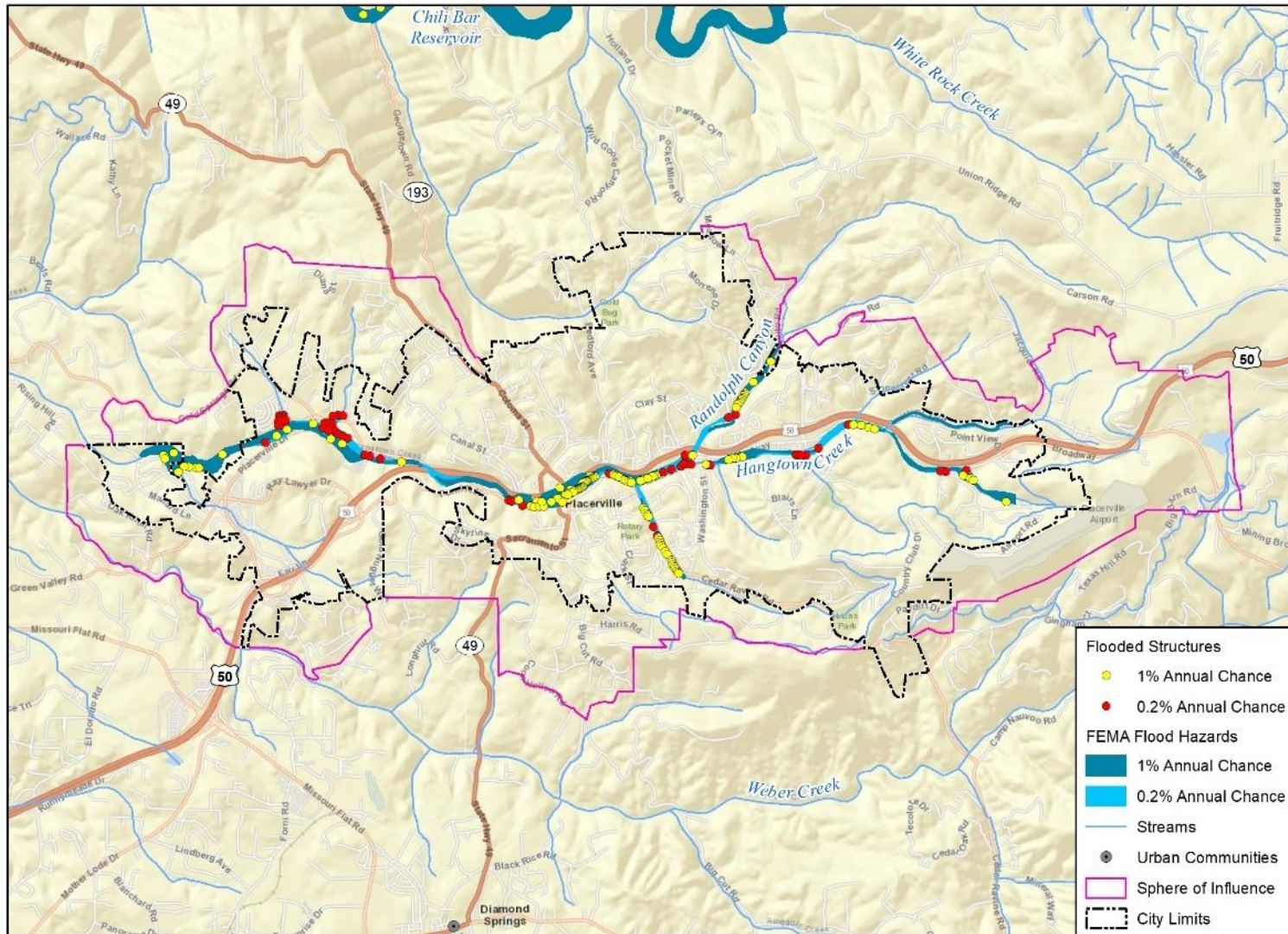
FEMA Lifeline	Count
Communications	-
Energy	-
Food, Water, Shelter	-
Hazardous Materials	-
Health and Medical	-
Safety and Security	-
Transportation	2
Water Systems	-
Total	2


Source: FEMA NFHL Effective 4/3/2012, El Dorado County, Placerville, Department of Education, HIFLD, NID, NBI

15 facilities are potentially exposed to a 1% annual chance flood events. There are also two facilities potentially exposed to a 0.2% annual chance flood events.



Figure A-8 Flooded Structures at Risk of FEMA 1% & 0.2% Annual Flood Hazard



 Map compiled 1/2024;
Intended for planning purposes only.
Data Source: El Dorado County, FEMA NFHL 4/3/2012

0 0.5 1 Miles





Flood Insurance Coverage, Claims Paid, and Repetitive Losses

Flooding is the most common and costly natural disaster in the United States. In terms of economic disruption, property damage, and loss of life, floods are often referred to as "nature's number-one disaster." Consequently, flood insurance is typically not included in standard homeowner's and renter's insurance policies. To safeguard their property against flood-related losses, individuals are advised to acquire flood insurance through the NFIP. Established by Congress in 1968 to mitigate the rising costs of federal disaster relief, the NFIP is administered by FEMA, a division of the U.S. Department of Homeland Security. It provides federally backed flood insurance to communities that adopt and enforce effective floodplain management ordinances aimed at reducing potential flood losses.

The NFIP offers flood insurance coverage to individuals residing in participating communities. Community membership is contingent on adopting and enforcing floodplain management and development regulations. The NFIP operates on the basis of voluntary community participation, regardless of size. In this context, a "community" refers to a political entity with the legal authority to implement and enforce floodplain management ordinances within its jurisdiction, including incorporated cities, towns, townships, boroughs, villages, or unincorporated areas of counties or parishes.

National flood insurance is only available in communities that apply for participation in the NFIP and commit to implementing prescribed flood mitigation measures. In return for adhering to basic floodplain management standards, local governments enable property owners to purchase modest levels of flood insurance coverage. Communities that adopt more comprehensive floodplain management measures can be promoted to the Regular Program, allowing local policyholders to access higher levels of insurance coverage.

Integral floodplain management involves both evaluating and permitting development within the SFHA, while also addressing equity and outreach. This entails raising new residential structures to or above the Base Flood Elevation (BFE), implementing floodproofing for non-residential structures, constraining development in floodways, strategically siting public utilities and facilities to minimize flood damage, and reinforcing foundations against floatation, collapse, or lateral shifting. These efforts prioritize fairness and engagement within flood-prone communities.

The City joined the NFIP on September 09, 1983, and the most recent effective Flood Insurance Rate Map (FIRM) is dated September 26, 2008. NFIP Insurance data indicates that as of March 2024, there were 18 flood insurance policy in force in the City with \$5,213,000 of coverage. Table A-20 shows the City's NFIP policy status.

Table A-20 City of Placerville NFIP Policies and Claims Paid 1983 - March 27, 2024

TOTAL PREMIUM	A ZONE	NO. POLICIES	TOTAL COVERAGE	TOTAL CLAIMS SINCE 1983	TOTAL PAID SINCE 1983
\$24,288	16	18	\$5,213,000	14	\$169,648

Source: FEMA CIS, 2024

For a detailed examination of repetitive losses and payouts in the City and the County, refer to Chapter 4 of the Base Plan (flood sub-section).

Refer to Chapter 4 for a discussion of flood risk relative to the City and County.



A.3.3.9 Seiche (Lake Tsunami)

There are no large bodies or basins of water within the City; therefore, there is no potential for lake seiches to occur. Refer to Chapter 4 for a discussion of seiche risk relative to the City and County.

Refer to Chapter 4 of the Base Plan for more information on seiche risk to the City.

A.3.3.10 Severe Weather: Heavy Rain, Thunderstorms, Hail, And Lightning

The extent of heavy rain, thunderstorms, hail, and lightning weather events can affect a large percentage of people and properties in both the City and the County. These weather events can also shutdown of facilities and result in severe injuries.

Between January 1, 1950, and December 31, 2023, the National Centers for Environmental Information (NCEI) database recorded over 900 severe weather events that occurred in the County between January 1, 1950, and December 31, 2023. Moreover, since 1997, the County has experienced heavy rain events 156 times, resulting in approximately \$10,250,000 in property damages, as reported by the NCEI. These recurrent incidents underscore the region's vulnerability to adverse weather conditions, imposing a significant economic burden on local infrastructure and private properties (refer to Table 4-61 for a breakdown of these events and locations and Figures 4-36 and 4-37 in the Base Plan to see the historical and predicated precipitation patterns for the City.)

Refer to Chapter 4 for a discussion of severe weather: heavy rain, thunderstorms, hail, and lightning risk relative to the City and County.

A.3.3.11 Severe Weather: Heavy Snow and Winter Storms

Since 1950, there has been reports of 500+ reports of winter storms in the County. These incidents have cause over \$2,000,000 in property loss and five deaths in the County. With rapid snow melt and a combination of heavy rainfall, it is possible to cause overflow and localized flooding and property destruction.

Snowfall is much greater in the Tahoe Basin than the western slope, putting the City at a decreased risk for severe weather related to heavy snow and winter storms. The risk of this hazard does not vary greatly between the City and the County. Heavy snow and winter storms is an overall low significance hazard for the City.

Severe winter weather, such as winter storms and heavy snow, disproportionately affects vulnerable populations like the elderly, children, people with disabilities, low-income households, and the homeless. These individuals face increased health risks due to cold temperatures, transportation difficulties accessing essential services, and potential power outages leading to lack of heating or electricity. Community efforts are essential to provide shelters, emergency supplies, transportation assistance, and outreach to ensure the safety and well-being of vulnerable groups during harsh winter conditions.

Refer to Chapter 4 of the base plan for a discussion of heavy snow and winter storm risk relative to the City and the County.

A.3.3.12 Severe Weather: High Wind and Tornadoes

High winds and tornadoes are considered low significance hazards for the City due to its geographical location and historical weather patterns. Placerville is situated in a region that is not prone to extreme wind events or tornado activity compared to other areas known for such



events. The City's surrounding topography, including the Sierra Nevada foothills, acts as a natural barrier against severe windstorms and tornadoes. Additionally, the local climate tends to experience milder weather conditions overall, further reducing the likelihood of high wind or tornado-related risks. While it's important for the City to have emergency preparedness plans in place, the relative rarity of these events makes them low significance concerns compared to other environmental hazards.

Severe weather events like high winds and tornadoes pose significant risks to vulnerable populations such as the elderly, children, individuals with disabilities, low-income households, and those without adequate shelter. These groups face challenges in accessing timely warnings, finding safe shelter, and coping with damages during emergencies. Community preparedness efforts, including establishing emergency shelters and improving communication for weather alerts, are crucial to protecting vulnerable populations during high wind and tornado events. The risk of tornadoes and high wind does not vary greatly between the City and the County. High wind and tornadoes are an overall low significance hazard for the City. Refer to Chapter 4 of the base plan for a discussion of tornado and high wind risk relative to the City and the County.

Refer to Chapter 4 of the base plan for a discussion of tornado and hind wind risk relative to the City and the County.

A.3.3.13 Subsidence

Subsidence of the land surface can result from extraction of groundwater, gas, oil, and geothermal energy. It can also occur in the County due to historical mining activity. Hydrocompaction, peat oxidation, and fault rupture are also potential causes of subsidence. Groundwater withdrawal subsidence is the most extensive type of subsidence in California. This type of subsidence has been observed in the Central Valley in areas underlain by alluvium, but it is not a problem in the City because of the City's firm bedrock foundation (City of Placerville 1989). While such events do happen, they are relatively rare, making erosion a low significance hazard for the City. Refer to Chapter 4 for a discussion of subsidence risk relative to the City and County.

Refer to Chapter 4 of the base plan for a discussion of tornado and hind wind risk relative to the City and the County.

A.3.3.14 Wildfire

Due to its high fuel load and long, dry summers, most of the County continues to be at risk from wildfire. As a result, from May to October of each year, the County faces a serious wildland fire threat. Based on recent trends, fires will continue to occur on a near annual basis in the City. As noted, the threat of wildfire and potential losses are constantly increasing as human development and population increase and the Wildfire Urban Interface (WUI) areas expand. For more information on the WUI areas, please refer to Chapter 4 of the Base Plan.

In the Sacramento foothills and Sierra Nevada mountains, the communities near and east of Placerville along the Highway 50 corridor face "high" risk. Please see Chapter 4 of the Base Plan for in detail discussions regarding previous wildfire events occurring in and around the City.

Figure A-9 shows the fire threat areas in the City. There are pockets of high wildfire threat areas within the eastern, western and northern portions of the City. Additionally, the Greater Placerville Wildfire Evacuation Preparedness, Community Safety, and Resiliency Study concluded that approximately 40% of the Greater Placerville Area exhibits "high" hazard levels for wildfire behavior due to ground conditions. However, nearly 60% of the lands are in lower hazard levels, mitigating the overall risk to some extent. Despite this, when considering the complex

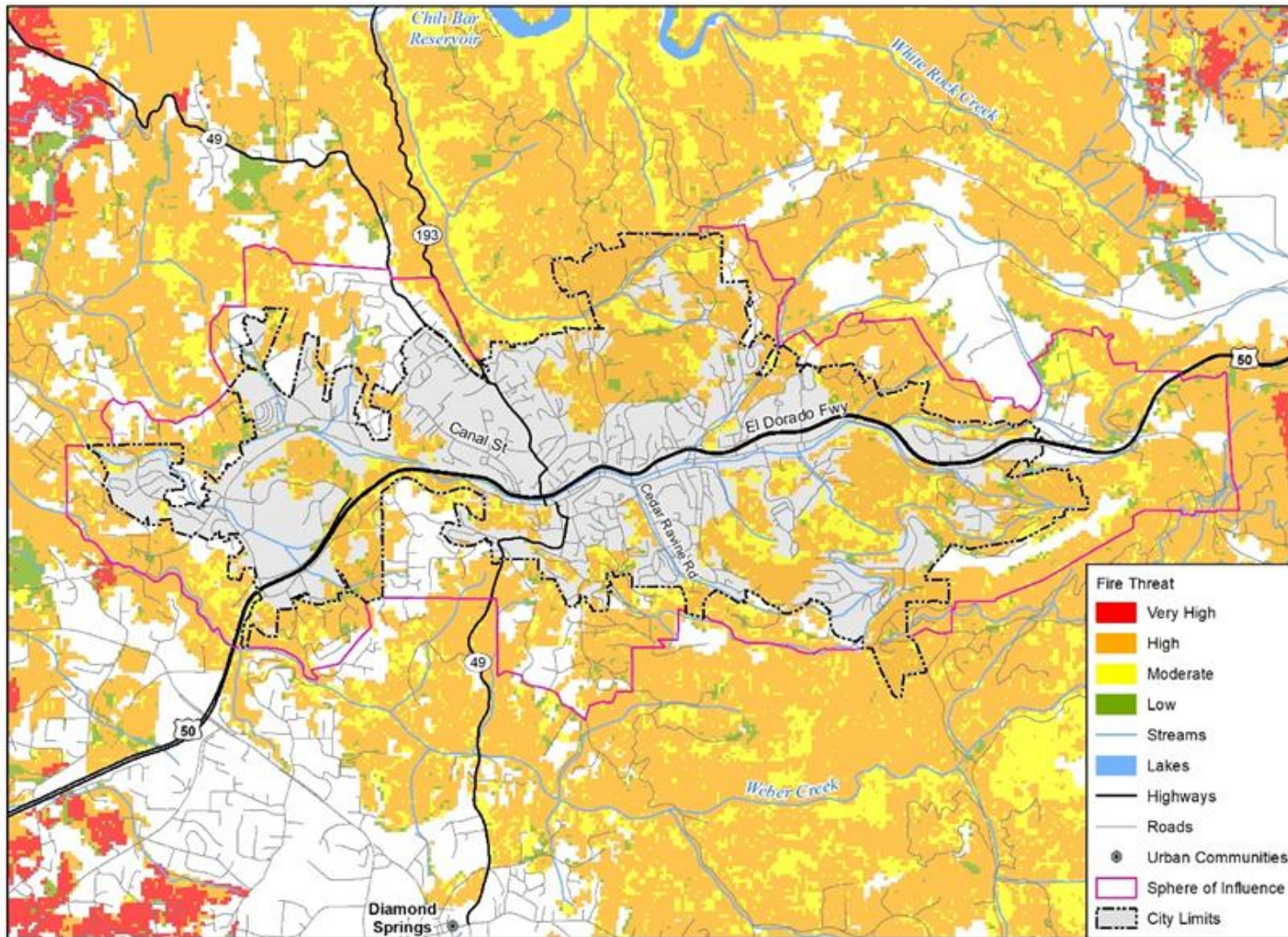


intermixing of the three hazard types and the prevalence of continuous west-to-east pathways of "high" level hazard, typical fire behavior in these areas includes high-intensity burns, longer residence times, crowning, and ember production. Furthermore, there is more perimeter contact with "medium" level tracts than with "low" level ones, potentially increasing the ignition function between "high" and "medium" hazard levels. Therefore, the overall hazard level of the area falls just below "high" due to these factors.

Table A-21 summarizes the parcel values at risk, detailed loss estimates, and populations at risk to wildfires. According to the analysis, there are 417 parcels at-risk to High wildfire areas with a total estimated value of \$242,166,780. There are also 1,227 people at-risk to this hazard within the City.



Figure A-9 Placerville Wildfire Threat Areas



Map compiled 1/2024;
Intended for planning purposes only.
Data Source: El Dorado County, CALFIRE, FRAP

0 0.5 1 Miles





Table A-21 City of Placerville Wildfire Threat Parcel Analysis

PROPERTY TYPE	PARCEL COUNT VERY HIGH	PARCEL COUNT HIGH	PARCEL COUNT MODERATE	PARCEL COUNT LOW	TOTAL PARCEL COUNT	ESTIMATED CONTENT VALUE	TOTAL VALUE	POPULATION
Commercial	-	7	5	3	15	\$3,420,860	\$6,841,720	0
Industrial	-	3	-	1	4	\$2,377,479	\$3,962,465	0
Miscellaneous	-	2	-	-	2	\$465,318	\$930,636	0
Multi-Family Residential	-	21	6	-	27	\$6,799,167	\$20,397,501	60
Residential	-	384	102	37	523	\$70,011,486	\$210,034,458	1,166
Unassessed	-	-	-	-	0	\$0	\$0	0
Total	0	417	113	41	571	\$83,074,310	\$242,166,780	1,227

Source: El Dorado County Assessor Data 2024, CAL FIRE, FRAP, WSP GIS Analysis

Table A-22 shows the results of the critical facility analysis by fire threat area. None of the City's critical facilities are located within very high wildfire threat areas. However, a total of six critical facilities are located in high or moderate wildfire threat areas.

Table A-22 City of Placerville Critical Facilities Exposed to Wildfire Threat Areas

FEMA LIFELINE	WITHIN VERY HIGH AREA	WITHIN HIGH AREA	WITHIN MODERATE AREA
Communications	-	-	-
Energy	-	-	-
Food, Water, Shelter	-	-	-
Hazardous Materials	-	1	-
Health and Medical	-	1	1
Safety and Security	-	-	-
Transportation	-	3	-
Water Systems	-	-	-
Total	0	5	1

Source: CAL FIRE, FRAP, El Dorado County, Placerville, Department of Education, HIFLD, NID, NBI

Refer to Chapter 4 for a discussion of wildfire risk relative to the City and County.

A.4 CAPABILITY ASSESSMENT

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation outreach and partnerships, and other mitigation efforts. To develop this capability assessment, the jurisdictional planning representatives on the City's LPT reviewed a matrix of common mitigation activities to inventory which of these policies or programs and shared any updates or changes through the Placerville Plan Update Guide. The City's LPT then supplemented this inventory by reviewing additional



existing policies, regulations, plans, and programs to determine if they contribute to reducing hazard-related losses.

During the plan update process, this inventory was reviewed by the jurisdictional planning representatives and WSP consultant team staff to update information where applicable and note ways in which these capabilities have improved or expanded. Additionally, in summarizing current capabilities and identifying gaps, the City's LPT considered their ability to expand or improve upon existing policies and programs as potential new mitigation strategies. The City's capabilities are summarized below.

A.4.1 Regulatory Capability

The regulatory and planning capabilities table lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities. Table A-23 indicates those that are in place in the City. The comment column notes whether the existing regulatory or planning mechanism is currently used, whether the existing HMP was integrated into the mechanism (if applicable), and whether there are future opportunities to expand or improve the regulatory tool.

Table A-23 City –Regulatory and Planning Capabilities

REGULATORY TOOL (ORDINANCES, CODES, PLANS)	YES/NO	COMMENTS
General Plan	Yes	January 23, 1990 (Res. No. 5133) Amended December 13, 2022 (Res. No. 9150)
Zoning ordinance	Yes	-
Subdivision ordinance	Yes	Chapter 7 Subdivision Regulations
Growth management ordinance	No	-
Floodplain ordinance	Yes	Chapter 9 Flood Damage Protection
Other special purpose ordinance (stormwater, steep slope, wildfire)	Yes	Vegetation Management Ordinance (Ordinance 1698), Slope Ordinance (Grading, Erosion, and Sediment Controls [Chapter 7 of Code of Ordinances])
Building code	Yes	2022
BCEGS Rating	No	-
Fire Department ISO rating	Yes	3/3x
Erosion or sediment control program	Yes	-
Stormwater management program	Yes	Storm Water Management Plan
Site plan review requirements	Yes	-
Capital improvements plan	Yes	-
Economic development plan	Yes	2013
Local emergency operations plan	Yes	Under Review
Other special plans	No	
Flood insurance study or other engineering study for streams	Yes	September 26, 2008
Elevation certificates (for floodplain development)	No	The City does not issue elevation certificates instead they are issued by a private engineer and considered part of the development approval process. They are required for any development in the floodplain.
Other		



City of Placerville General Plan Policy Document

The Placerville General Plan provides a guide to comprehensive planning for the future. It encompasses what the City is now, what it intends to be, and provides the overall framework of how to achieve this future condition. Estimates are made about future population, household types and employment, so that plans for land use, circulation and public facilities can be made to meet future needs. The General Plan represents an agreement on the fundamental values and a vision that is shared by the residents and the business community of Placerville and the surrounding area of interest. Its purpose is to provide decision makers and staff of the City with direction for confronting present issues, as an aid in coordinating planning issues with other governmental agencies, and for navigating the future.

The General Plan includes a Housing Element (2022), a Land Use Element (2016), a Transportation Element (2016), a Health and Safety Element (2013), a Public Facilities and Services Element, and a Natural, Cultural, And Scenic Resources Element.

Vegetation Ordinance

The purpose of this Chapter is to provide for the removal of hazardous vegetation and combustible materials situation in the Placerville City limits so as to reduce the potential for fire and to promote the public safety and welfare of the community.

Uniform Building Code

The City adopted the California Building Code, 2022 edition.

Nuisance Abatement Ordinance

The Nuisance Abatement Ordinance requires the identification and capping of all abandoned mine shafts and openings.

Subdivision Regulations

The purpose of this chapter is to set forth rules and regulations for the subdivision of real property, all in conformance with the provisions of the subdivision map act, chapter 2, part 2 of division 4 of the Business and Professions Code of the state, and amendments thereto. (Ord. 760, 5-17-1954)

Floodplain Ordinance

The purpose of this chapter is to safeguard public health, safety, and welfare while mitigating flood-related losses in specific regions by implementing several key provisions. These include safeguarding human life and health, minimizing the need for expensive flood control projects funded by the public, reducing reliance on rescue and relief efforts borne by the general public, lessening business interruptions, preserving public infrastructure like utilities and transportation, promoting responsible development to maintain a stable tax base, informing potential property buyers about flood hazards, and ensuring accountability for actions taken in flood-prone areas. To achieve these objectives, the chapter outlines methods such as restricting hazardous land uses, mandating flood protection for vulnerable structures, regulating alterations to natural floodplains and protective barriers, controlling development practices that could exacerbate flood damage, and preventing the construction of flood barriers that might worsen flood risks elsewhere.

Grading, Erosion and Sediment Control Ordinance

This chapter (also referred to as the Slope Ordinance) is enacted for the purpose of regulating grading on private property within the incorporated area of the city to safeguard life, limb, health, property and public welfare; to avoid pollution of watercourses with nutrients, sediments or other earthen materials generated on or caused by surface runoff on or across the permit area;



and to ensure that the intended use of a graded site is consistent with the City's general plan, any specific plans adopted thereto, and applicable ordinances including the zoning ordinance and the California building code (Ord. 1642, 6-14-2011).

This chapter also sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedures for issuance of permits; and provides for approval of plans and inspection of grading construction and all grading specific to single parcel site improvements, except single-family residence construction unless exceeding prescriptive standards as defined in the city's design and improvement standards manual. Where the grading or earthwork involves multiple parcels, parcel maps, subdivisions, land divisions, or roads the design and improvement standards manual shall be used for design purposes. (Ord. 1523, 4-11-1995)

Stormwater Management Plan (2005)

The Stormwater Management Plan (SWMP) outlines a comprehensive strategy to effectively manage stormwater runoff and minimize its adverse impacts on the environment and public health. The plan encompasses various measures to mitigate pollution and flooding risks associated with urban and industrial runoff, in compliance with state and federal regulations such as the Clean Water Act, MS4 and the National Pollutant Discharge Elimination System (NPDES) permit program. Key components of the SWMP include the implementation of best management practices (BMPs) to control pollutants from entering storm drains, the development of stormwater treatment facilities and green infrastructure to improve water quality, the promotion of public education and outreach programs to raise awareness about stormwater issues, and the enforcement of ordinances and regulations to ensure compliance with stormwater management requirements. Through collaborative efforts involving government agencies, private stakeholders, and the community, the SWMP aims to achieve sustainable stormwater management practices that protect California's water resources and enhance the resilience of urban areas to climate change impacts.

City of Placerville Economic Development Strategy (2013)

The Placerville Economic Development Advisory Committee promotes business development that will create employment, expand the City's tax base, and provide services required to enhance the quality of life for the people of Placerville in an atmosphere of compatible growth and preservation of the unique character of the community.

The City's Economic Development Strategy contains the following contents: regional economic context, the local economy, economic development, general plan element, and strategic action plan. The strategic action plan chapter, in particular, presents a list of actions - economic development projects and programs - that the City intends to prioritize and then implement in the future.

Hazardous Vegetation and Combustible Materials Abatement Ordinance

The purpose of this Chapter is to provide for the removal of hazardous vegetation and combustible materials situated in Placerville City limits so as to reduce the potential for fire and to promote the public safety and welfare of the community.

Tree Ordinance

The City requires that trees more than twenty feet (20') in height, and branches need to be limbed up ten feet (10') from the ground.



A.4.2 Administrative and Technical Capability

Table A-24 identifies City personnel with responsibilities for activities related to mitigation and loss prevention in the City. Many positions are full time and/or filled by the same person. A summary of technical resources follows. The comment column notes whether the capability is currently used, whether mitigation actions from the existing HMP were integrated the roles and responsibilities of personnel duties, and whether there are future opportunities to expand or improve the City's personnel resources.

Table A-24 City –Personnel Capabilities

PERSONNEL RESOURCES	YES/NO	DEPARTMENT/POSITION	COMMENTS
Emergency Manager	Yes	City Manager	The City Manager fills this roll in an emergency.
Floodplain Administrator	Yes	Development Services Director-	
Planner/Engineer (Land Development)	Yes	City Engineer, Development Services Director	Jointly handled with Engineering and Development Services
Planner/Engineer/Scientist (Natural Hazards)	No	City Planner-	Position currently Vacant
Engineer/Professional (Construction)	Yes	Engineering, City Engineer	
- Resiliency Planner	No	-	
- Transportation Planner	Yes	City Engineer	
Full-Time Building Official	Yes	Building Official	
GIS Specialist and Capability	Yes	Engineering Department	
Grant Manager, Writer, or Specialist	Yes	Multiple	
Housing Authority	No		
Warning Systems	Yes	Police	-
Sirens	Yes	Police	
Reverse 911	Yes	Police	
IPAWS/Wireless Emergency Alerts (WEA)	Yes	Police	
Opt-In Notifications (CodeRed, Everbridge, etc.)	Yes	Police	
Other?	No		

City Council

The City of Placerville operates under the Council-Manager form of municipal government. Councilmembers are elected at large for four-year terms of office. Two and three Councilmembers will be elected alternately at the general municipal election in November of even-numbered years. The Council elects the Mayor and Vice-Mayor who serve a one-year term.

City Manager

The City Manager is appointed by and serves at the pleasure of the City Council. The City Manager acts as the administrative head of City government and is responsible for ensuring that the policy directions and priorities set forth by the City Council are carried out. The City Manager appoints the City's department heads and directs the activities of the various City departments.

The City Manager's office oversees the human resources functions of the City, prepares administrative policies that all departments follow, coordinates and monitors the City budget,



directs community and economic development activities and oversees the City's risk management program. The office is comprised of Manager, Administration, City Clerk, Human Resources, and Information Technology.

City Clerk

The primary function of the City Clerk's Department is to serve as an informational resource for residents. The City Clerk is dedicated to building and maintaining public trust by preserving all records entrusted to this office; by managing the legislative process including City Council meetings in an open and public forum.

City Attorney

The City Attorney is the City's general legal counsel and is responsible for advising the Mayor and City Council in all legal matters pertaining to the City. The City Attorney's office is committed to providing outstanding legal litigation services. The City Attorney prepares and/or reviews ordinances, resolutions, contracts and other documents, advises on personnel matters, advises the City Council and Staff on new or proposed legislation affecting the operation of City Government and oversees outside special counsel.

Community Development Department

The Community Development Department consists of: Planning and Zoning; Economic Development; Housing Programs; Projects; Grant Writing; Building Division. The Department performs a variety of services intended to protect, maintain, and develop an attractive, safe, and healthy environment. Primary functions address property development and land use activities while working concurrently to promote and market the City for new development and job creation.

Development Services Department

The Development Services Department serves as a resource for homeowners, businesses, developers, and contractors while regulating construction to ensure the health and safety of the public.

The Building Division reviews building plans to ensure compliance with City, State, and Federal building code requirements; issues building permits for new construction and additions to existing buildings and structures; performs occupancy inspections for new businesses and residences.

The Planning Division is responsible for developing and executing goals, policies, and action plans pertaining to various community issues such as housing, land use, resource conservation, and transportation. This involves preparing studies to update city policies in response to changes in state law and community objectives, as well as overseeing the mandated General Plan. Additionally, the division facilitates public participation in planning matters and supports city officials in addressing regional governance concerns. In terms of development and environmental review, the department reviews and analyzes proposals from both private property owners and government agencies, ensuring compliance with environmental regulations like the California Environmental Quality Act (CEQA). It also provides assistance to the City Council and Planning Commission, conducts design reviews, and administers zoning ordinance information and enforcement, including responding to inquiries, reviewing development plans, and preparing amendments to zoning regulations as needed.



Public Works Department

The Public Works Department manages the general operations and maintenance of the City's streets, parking lots, sewer, water, and storm drain systems. Maintenance is performed consistent with sound practices and legal requirements that are applicable to the current and long-term needs and interests of the City. The Department is composed of the following: streets and roads, water and sewer, downtown parking lots, water protection, Fat's, Oil's and Grease (F.O.G. program), cross connection and backflow program, storm drain system, bridges and fire hydrants.

Finance Department

The Finance Department manages all financial activity for the City. It is responsible for: preparation of the City budget; preparation of city financial statements; payroll services; bids and purchasing; business licenses; utility billing; commercial parking permit; and administration of all other financial affairs of the City.

Planning Commission

The Planning Commission consists of five commissioners appointed by the Placerville City Council. The Commission, working with the Director of Development Services, staff and other City government officials, helps to guide and monitor the City's long-term planning and development. In this capacity, the Planning Commission reviews proposals relating to City design, land use, subdivisions, signage and environmental impact. The Planning Commission also makes recommendations to the City Council regarding amendments to the General Plan, rezoning requests, and other planning matters.

Community Services Department

Within the Community Services Department, several divisions work collectively to provide a range of essential services and recreational opportunities to residents. The Facilities division is tasked with maintaining key community assets such as the Placerville Station Park and Ride, Placerville Aquatics Center, Town Hall, Scout Hall, Gold Bug Park and Mine, and various city parks. The Parks division oversees the operation of significant sites including the Historic Gold Bug Park and Mine, Lions Park Softball Complex, Lumsden Pond, El Dorado Trail, Placerville Aquatic Center, and numerous neighborhood parks. Lastly, the Recreation division manages and operates a diverse array of programs and activities, including youth and adult sports leagues, leisure enrichment classes, camps, aquatics programs, special events, and facility rentals, ensuring a vibrant and engaging recreational experience for the community.

El Dorado Fire Protection District

The City of Placerville contracts El Dorado County Fire Protection District for fire safety and emergency services.

Engineering Department

The Engineering Department provides general administration and engineering services for the City's infrastructure (water system, sewer system, drainage facilities, and roadway network). The Engineering Department also provides management and support of the Hangtown Creek Water Reclamation Facility, in addition to providing inspection services for encroachments in the City Right-of-Way and inspections for permitted residential and commercial development within City limits.

Police Department



The Placerville Police Department strives to deliver professional service to the community and collaborate with residents to uphold a high quality of life. Utilizing current police practices and guidelines, the department effectively serves the local community through active participation and outreach efforts. In 2013, significant steps were taken to enhance citizen alert systems, employing the Placerville and County of El Dorado OES residential phone-based alert system, RAVE, to disseminate information ranging from community events to critical alerts via phone, text, and email. Additionally, the department integrates technology with public safety measures, employing the Nixle alert system to deliver timely notifications via mobile phone text and email, enhancing safety, protection, and community awareness.

Economic Development

Placerville provides a community that is conducive to business operations. Progressive local government and a wide range of established services offer a strong support system for business and industry. Innovative educational services and dynamic health care facilities provide for the needs of Placerville’s residents. The City of Placerville operates its own planning department and administers their own zoning requirements. Placerville operates with a Council form of government.

A.4.3 Fiscal Capability

Table A-25 identifies financial tools or resources that the City could potentially use to help fund mitigation activities. There are currently no specific funding sources for hazard mitigation.

Table A-25 City –Available Financial Tools and Resources

FINANCIAL RESOURCES	ACCESSIBLE/ ELIGIBLE TO USE	USED FOR MITIGATION IN THE PAST?	COMMENTS
Ability to fund projects through Capital Improvements funding	Yes	Yes	
Ability to incur debt through general obligation bonds	Yes	No	
Ability to incur debt through private activities	No	No	
Ability to incur debt through special tax bonds	Yes	Yes	
Authority to levy taxes for a specific purpose with voter approval	Yes	Yes	
Authority to withhold spending in hazard prone areas	Yes	No	
Community Development Block Grants	Yes	Yes	
FEMA Hazard Mitigation Assistance grants	Yes	Yes	
FEMA Public Assistance funds	Yes	Yes	
Stormwater Service Fees	No		
System Development Fee	Yes	Yes	
Utility fees (water, sewer, gas, electric, etc.)	Yes	Yes	
Other	Yes	Yes	

A.4.4 Outreach and Partnerships

The City contracts the El Dorado County Fire Protection District for fire safety and emergency services. In an emergency, the City would activate its Emergency Operations Center (EOC) to



coordinate responses from various agencies, including the County Sheriff's Department, County Fire Department, American Red Cross, FEMA, and other mutual aid resources. Members of these agencies, along with City staff, would manage and respond to disasters of any kind.

During disasters, cities and some types of special districts will be more extensively involved in the emergency response by directly coordinating, communicating, and assisting local governments. If a city or special district does not send a representative to the EOC, then the Liaison Officer in the County's EOC will be responsible for establishing communications and coordination with the cities or special district liaison(s).

The City's Police Department does provide emergency preparedness support. For instance, the spread of the Caldor Fire of 2021 in Grizzly Flats, prompted the Police Department to provide the residents of Placerville with maps showing the Emergency Route Awareness for the City, distributed a City Wildfire/Disaster "READY, SET, GO" Evacuation Plan, and a sergeant was assigned to each zone with contact information and FEMA's Emergency Supply List and Pet Disaster Kit Checklist. Additional education and outreach efforts, as well as emergency response planning are being worked on within the City to better address the needs of low-income residents and the Spanish-speaking population.

Additional collaborations includes the Placerville Fire Safe Council working to receive funding for home inspections and vegetation management, an annual water report, water saving education programs, F.O.G, and the Storm Water Safety Program.

A.4.5 Other Mitigation Efforts

The City's Police Department does provide emergency preparedness support. For instance, the spread of the Caldor Fire of 2021 in Grizzly Flats, prompted the Police Department to provide the residents of Placerville with maps showing the Emergency Route Awareness for the City, distributed a City Wildfire/Disaster "READY, SET, GO" Evacuation Plan, and a sergeant was assigned to each zone with contact information and FEMA's Emergency Supply List and Pet Disaster Kit Checklist. Additional education and outreach efforts, as well as emergency response planning are being worked on within the City to better address the needs of low-income residents and the Spanish-speaking population

A.4.6 Opportunities for Enhancement

Based on the capability assessment, the City has existing regulatory, administrative/technical, fiscal mechanisms in place that help to mitigate hazards. In addition to these existing capabilities, there are opportunities for the City to expand or improve on these policies and programs to further protect the community. These are organized below by regulatory, administrative/technical, fiscal, and outreach opportunities.

A.4.6.1 Regulatory Opportunities

Future opportunities for regulatory enhancement should focus on compliance with Assembly Bill 2140, including amending the City's General Plan Safety Element to incorporate the 2023-2028 El Dorado County MJHMP and City of Placerville Annex by reference.

The City is prioritizing the revision and strengthening of regulatory frameworks. This involves a multifaceted approach, beginning with comprehensive risk assessments and GIS mapping to identify vulnerable areas. Building upon these assessments, updated building codes are being enforced to ensure structures can withstand the forces of nature. Concurrently, land use planning regulations are being reevaluated to limit development in high-risk zones and promote resilient urban design. Additionally, infrastructure standards are being revised to



bolster the resilience of critical assets such as bridges, dams, and power plants. Advanced early warning systems are being planned to provide timely alerts to communities, enabling proactive evacuation and preparation.

A.4.6.2 Administrative/Technical Opportunities

Other future enhancements may include providing hazard training for staff or hazard mitigation grant funding in partnership with El Dorado County and Cal OES. Existing City staff are aware of the benefits of participating in training and webinars offered by Cal OES Hazard Mitigation Assistance (HMA) Team related to Hazard Mitigation Grant Program (HMGP) opportunities, HMGP Sub application Development support, and other funding programs, such as Prepare California Jumpstart. Other opportunities may be related to coordinating and educating key stakeholders in the City. Other stakeholders may be interested in aligning efforts related to hazard mitigation and also supporting HMGP Sub applications and other hazard mitigation trainings.

A.4.6.3 Fiscal Opportunities

The City can update other plans, such as their CIP to incorporate hazard information and include hazard mitigation actions and climate adaptation strategies that relate to infrastructure systems resiliency associated with the water and wastewater systems. Once projects related to hazard mitigation are approved, the most recent Capital Improvement Plan (CIP) can be shared with the community on the City's webpage. Capital investments and improvements related to seismic retrofits, cooling center upgrades, and WWTP upgrades should all be emphasized in the outreach materials as they are related to hazard mitigation. The City should also apply for HMGP grants to fund implementation costs associated with key CIP projects, and related projects in the City's mitigation strategy. These fiscal capabilities may be supported by City staff or augmented with Consultant staff.

A.4.6.4 Outreach Opportunities

The City can expand their outreach capabilities related to the implementation of the 2023-2028 El Dorado County MJHMP and the City of Placerville Annex. Specific enhancements may include continued public involvement through social media posts and advertisements focused on projects successes related to the Annex Mitigation Strategy as well as focused outreach to under-represented and special-interest groups in the City. The City can also develop outreach kits for partner organizations by expanding on the information include in the MJHMP Outreach Strategy included in Appendix F.

A.5 MITIGATION STRATEGY

A.5.1 Goals and Objectives

The City adopted the hazard mitigation goals and objectives developed by the HMPC and described in Section 5 Mitigation Strategy of the Base Plan. Like the Mitigation Strategy in the Base Plan, this section outlines the City's roadmap for future hazard mitigation administration and implementation. The purpose of the strategy is to reduce vulnerabilities from key priority hazards outlined in the risk assessment through regulatory tools and projects. The selection and prioritization methods used by the City's LPT is also described in more detail in Section 5 Mitigation Strategy of the Base Plan.



A.5.2 Continued Compliance with the NFIP

The City joined the NFIP on September 09, 1983, and the most recent effective Flood Insurance Rate Map (FIRM) is dated September 26, 2008. In addition to the mitigation actions identified herein the City will continue to comply with the NFIP. Floodplain management is under the purview of the Community Development Department and Building Division. This includes ongoing activities such as enforcing local floodplain development regulations, issuing permits for appropriate development in SFHAs and ensuring that this development is mitigated in accordance with the regulations. This will also include periodic reviews of the flood damage prevention ordinance to ensure that it is clear and up to date and reflects new or revised flood hazard mapping. The City Public Works Department also manages the storm water programs.

A.5.3 Mitigation Actions

As part of the 2024 planning process the City's LPT developed a list of new hazard mitigation actions or projects specific to the City based on the risk assessment, goals, and objectives. The process used to identify, develop, and prioritize these actions is described in Chapter 5 of the Base Plan. The City's LPT identified and prioritized 10 actions, as summarized in **Error! Reference source not found.** Background information as well as information on how the action will be implemented and administered, such as ideas for implementation, responsible office, partners, potential funding, estimated cost, and timeline also are described. Because the City did not participate in the 2019 LHMP, the LPT did not have existing mitigation actions to review and did not provide status updates on past hazard mitigation planning efforts.

The mitigation strategy includes only those actions and projects which reflect the actual priorities and capacity of the jurisdiction to implement over the next five years covered by this plan. It should further be noted, that although a jurisdiction may not have specific projects identified for each significant (medium or high) hazard for the five-year coverage of this planning process, each jurisdiction has focused on identifying those projects which are realistic and reasonable for them to implement. Should future projects be identified for significant hazards where the implementing jurisdiction has the capacity to implement, the jurisdiction would add those projects to their Annex. The City also recognizes that other mitigation actions proposed in the County's mitigation strategy will cover the significant hazards in the City that are not currently linked to a mitigation action.

Many of these mitigation actions are intended to reduce impacts to existing development. Those that protect future development from hazards, as required per the DMA 2000 regulations, are indicated by an asterisk in the action identification number. These actions include those that promote wise development and hazard avoidance, such as updating mapping and continued enforcement of floodplain development regulations. Those projects with two asterisks are emergency preparedness actions, most of which were carried forward from the 2019 plan. There is at least one mitigation actions for each natural hazard identified in the plan.

The action plan includes background information as well as information on how the action will be implemented and administered, such as ideas for implementation, responsible office, partners, potential funding, estimated cost, and timeline. Per the DMA requirement, actions have been identified that address reducing losses to existing development as well as future development.

The Cost Estimate column describes the estimated project costs using the following categories:

- **Little to no cost**
- **Low:** Less than \$10,000
- **Moderate:** \$10,000-\$100,000



- **High:** \$100,000-\$1,000,000
- **Very High:** More than \$1,000,000

The Timeline column describes the estimated time of completion for each project using the following categories:

- **Short Term:** 1-2 years
- **Medium Term:** 3-5 years
- **Long Term:** 5+ years
- **Ongoing:** action is implemented every year

The Status/Implementation Notes column that describe progress made on the actions so far, using the following categories, and, where applicable, notes if there were changes in the priority level from the previous plan:

- **Not Started:** Action is carried over from the previous plan; little to no work has begun
- **In Progress:** Action is carried over from the previous plan; work has begun but not completed
- **Annual Implementation:** Action is carried over from the previous plan; Ongoing with no specific end date
- **New in 2023:** The Action is new to this plan update; little to no work has been completed.



Table A-26 City of Placerville Mitigation Action Plan

ID	LINKS TO GOALS	HAZARD(S) MITIGATED	DESCRIPTION/ BACKGROUND	JURISDICTION	LEAD AGENCY AND PARTNERS	COST ESTIMATE	POTENTIAL FUNDING	FEMA LIFELINE	PRIORITY	TIMELINE	IMPLEMENTATION STATUS
PL-1	1,2,3	Flood, Erosion	Pierroz Road and Cold Springs Road Storm Drain Improvements. Cold Springs Road connects to Pierroz Road just north of Placerville Drive and both roads have shown a need for storm drain system maintenance and improvements. The culvert that spans Hangtown Creek and connects Pierroz Road to Placerville Drive has become scour critical as identified by the Bridge Inspection Report generated by Caltrans bi-annually. The City will evaluate the area, propose, and implement improvements to the storm drain system and related features along with any other necessary utility improvements and potential pavement improvements.	City of Placerville	City of Placerville Engineering Department (Lead Agency), County Long Range Planning, County EOS, County EPR	High	City of Placerville Funded: \$25,000	Safety and Security	High	Medium Term	New in 2024
PL-2	1,2,3	Flood, Severe Weather: Thunderstorms, Hail, Lightning, and Heavy Rain	Debbie Lane Storm Drain Maintenance. Debbie Lane is a private road that receives public drainage from upstream culverts and roadways. During the storms of December 2022/January 2023, several deficiencies were identified in that system and will need to be addressed. The City will do a full assessment of the system	City of Placerville	City of Placerville Engineering Department Staff (Lead Agency), County Long range Planning, County EOS, County EPR,	High	City of Placerville Funded: \$50,000	Safety and Security, Water Systems	High	Medium Term	New in 2024



ID	LINKS TO GOALS	HAZARD(S) MITIGATED	DESCRIPTION/ BACKGROUND	JURISDICTION	LEAD AGENCY AND PARTNERS	COST ESTIMATE	POTENTIAL FUNDING	FEMA LIFELINE	PRIORITY	TIMELINE	IMPLEMENTATION STATUS
			and identify the improvements to be completed in conjunction with the Placerville Drive Bicycle and Pedestrian Facility Improvements project, which includes a segment of work on Green Valley Road, adjacent to Debbie Lane. Other improvements will be completed separately.		County EDWA						
PL-3	1,23	Flood, Severe Weather: Thunderstorms, Hail, Lightning, and Heavy Rain	Wiltse Road Storm Drain Repair. During the utility assessment of the Broadway Maintenance Project, segments of the storm drain system that crosses Broadway and continues down Wiltse Road were identified as deficient and in need of lining or replacement. Additional funding available in FY 24/25 will enable this project to be constructed in the spring of 2025.	City of Placerville	City of Placerville Engineering Department (Lead Agency), County Long Range Planning, County EOS, County EPR, County EDWA	High	City of Placerville Funded: \$200,000	Safety and Security, Water Systems	High	Medium Term	New in 2024
PL-4	1	Flood, Severe Weather: Thunderstorms, Hail, Lightning, and Heavy Rain	Sacramento Street Waterline Relocation. Recently, the City identified an existing water main that spans cross country, on privately owned parcels, and within easements. That water main was constructed in the early 1950s in between Chamberlain Street and Sacramento Street and that places the line near the end of its useful service life.	City of Placerville	City of Placerville Engineering Department (Lead Agency), County Long Range Planning, County EOS, County EPR, County EDWA	High	City of Placerville Funded: \$25,000	Safety and Security, Water Systems	High	Medium Term	New in 2024



ID	LINKS TO GOALS	HAZARD(S) MITIGATED	DESCRIPTION/ BACKGROUND	JURISDICTION	LEAD AGENCY AND PARTNERS	COST ESTIMATE	POTENTIAL FUNDING	FEMA LIFELINE	PRIORITY	TIMELINE	IMPLEMENTATION STATUS
			Although there is no history of maintenance demands on this water main, in its present location, it is inaccessible and unmaintainable by the Public Works Department. This project proposes to construct a new water main in Sacramento Street by connecting to the recently constructed water main that was installed in the road in 2017 as part of the Pardi Way/Sacramento Street Water Main Replacement project.								
PL-5	1,2	Flood, Severe Weather: Thunderstorms, Hail, Lightning, and Heavy Rain, Severe Weather: Heavy Snow and Winter Storms	Secondary Clarifier No. 1 Protective Coating. The central mechanism of Secondary Clarifier No. 1 was replaced through the Secondary Clarifier No. 1 Mechanism Replacement project (CIP #42108) in 2022 just prior to the wet winter months that shortly followed. However, as the project progressed, the corrosion of the old mechanism was noted and coating the new mechanism with a protective coating is recommended. During severe winter storms additional Public Works employees are placed on-call and ready to respond quickly when hazards occur. The City also contracts with Doug Veerkamp General	City of Placerville	City of Placerville Engineering Department (Lead Agency), County Long Range Planning, County EOS, County EPR, County EDWA	High	City of Placerville Funded: \$130,000	Water Systems	High	Medium Term	New in 2024



ID	LINKS TO GOALS	HAZARD(S) MITIGATED	DESCRIPTION/ BACKGROUND	JURISDICTION	LEAD AGENCY AND PARTNERS	COST ESTIMATE	POTENTIAL FUNDING	FEMA LIFELINE	PRIORITY	TIMELINE	IMPLEMENTATION STATUS
			Engineering, Inc. for larger on-call jobs.								
PL-6	1,2	Earthquake	Earthquake Mitigation. The City should ensure that all public facilities, such as buildings, water tanks, and reservoirs, are structurally sound and able to withstand seismic shaking and the effect of seismically-induced ground failure.	City of Placerville	City of Placerville Engineering Department (Lead Agency), County Long Range Planning, County EOS	high	FEMA HMA, HMGP, BRIC, USACE	Safety and Security; Health and Medical	Medium	Medium Term	New in 2024
PL-7	1,2	Flood	Flood Reduction. The City shall provide for channel improvements to and tree and brush clearance along watercourses in Placerville to reduce flooding. The City partners with the Red Hawk Casino Fire Crew, Growlerburg, and landscaping contractors to thin vegetation in and along Hangtown Creek to maintain its hydraulic capacity.	City of Placerville	City of Placerville Engineering Department (Lead Agency), DWR	High	FEMA HMA, HMGP, BRIC, USACE	Safety and Security, Water Systems	Medium	Medium Term	New in 2024
PL-8	1,2	Wildfire, Extreme Heat	Home Hardening. All new development in areas of very high fire hazard severity zones (FHSZ) shall be constructed with fire retardant roof coverings. The City adopted a Vegetation Management Plan Ordinance and hired additional code enforcement staff. Over the past two years, the City has spent \$312,797 on clearing City properties of excess vegetation. The City	City of Placerville	City of Placerville DSD (Lead) County OPWR Agency), CALFIRE, FSCs, etc.	High	General Fund, HUD CDBG Funds, HOME, and Cal Home Program grants, General Fund, General Fund, SHSGP	Safety a Security	Medium	Medium Term	New in 2024



ID	LINKS TO GOALS	HAZARD(S) MITIGATED	DESCRIPTION/ BACKGROUND	JURISDICTION	LEAD AGENCY AND PARTNERS	COST ESTIMATE	POTENTIAL FUNDING	FEMA LIFELINE	PRIORITY	TIMELINE	IMPLEMENTATION STATUS
			also budgets an additional \$50,000 per year for vegetation management activities of City properties. The City has also partnered with the El Dorado County Fire Protection District and the Placerville Fire Safe Council in educating the Public on fire wise best practices.				Grant Program, FEMA HMGP, and potentially the EOC Grant Program				
PL-9	1,2,3	Earthquake, Land Subsidence, Landslide and Debris Flow	<p>Assessment of Critical Facilities</p> <p>The City ensures grading activities for both private and Public projects meet strict standards. Placerville voters passed the Measure L sales tax which provides additional funding for storm drain repairs and improvements, which help reduce the chance of flooding.</p>	City of Placerville	City of Placerville DSD (Lead Agency), County Long Rang planning, County EOS	Low	General Fund, HUD CDBG Funds	Safety and Security, Communication, Food, Hydration, Shelter	High	Medium Term	New in 2024
PL-10	1,2	Extreme Heat, Drought	<p>Extreme Weather Shelter - Develop plan for center to assist at-risk populations during extreme weather events. Coordinate with regional plans for consistency. During periods of extreme heat and threats of a PSPS, the City has made Town Hall available as a cooling center for the at risk population. EID maintains a Drought Preparedness Plan. The City's wholesale water agreement with EID requires the City to follow EID's Drought</p>	City of Placerville	City of Placerville Police (Lead Agency) County EOS, County EPR	Medium	General Fund, FEMA CAP, CTP, FMA	Safety and Security, Communication, Food, Hydration, Shelter	Medium	Medium Term	New in 2024



ID	LINKS TO GOALS	HAZARD(S) MITIGATED	DESCRIPTION/ BACKGROUND	JURISDICTION	LEAD AGENCY AND PARTNERS	COST ESTIMATE	POTENTIAL FUNDING	FEMA LIFELINE	PRIORITY	TIMELINE	IMPLEMENTATION STATUS
			Preparedness Plan including voluntary and mandatory water conservation and water waste enforcement.								

Acronyms and abbreviations referenced above are defined below:

- BRIC - Building Resilient Infrastructure and Communities
- CAL FIRE - California Department of Forestry and Fire Protection
- DWR - Department of Water Resources
- DSD - City of Placerville Development Services Department
- CDBG - Community Development Block Grant
- EDWA - El Dorado County Water Agency
- EOS - El Dorado Office of Emergency Services
- EPR - El Dorado County Emergency Preparedness and Response
- FEMA - Federal Emergency Management Agency
- HMA - Hazard Mitigation Assistant Program
- HMGP - Hazard Mitigation Grant Program
- HUD - US Dept. of Housing and Urban Development
- OWPR - Office of Wildfire Preparedness and Resilience
- USACE - US Army Corps of Engineers



A.6 IMPLEMENTATION AND MAINTENANCE

Moving forward, the City will use the mitigation action table in the previous section to track the progress on the implementation of each project. Implementation of the plan overall is discussed in Section 6 in the Base Plan.

A.6.1 Incorporation into Existing Planning Mechanisms

The information contained within this plan, including results from the Vulnerability Assessment, and the Mitigation Strategy will be used by the City to help inform updates and the development of local plans, programs and policies. The Development Services and Public Works departments may utilize the hazard information when implementing the City's capital projects and may utilize the hazard information when reviewing a site plan or other type of development applications. The City will also incorporate this MJHMP into the Safety Element of their General Plan, as recommended by AB 2140.

As noted in Section 6 of the Base Plan, the City LPT representatives will report on efforts to integrate the hazard mitigation plan into local plans, programs and policies and will report on these efforts at the annual LPT plan review meeting.

A.6.2 Monitoring, Evaluation and Updating the Plan

The City will follow the procedures to monitor, review, and update this plan in accordance with El Dorado County as outlined in Section 6 of the Base Plan. The City will continue to involve the public in mitigation, as described in Section 6.2.1 of the Base Plan. The Placerville City Manager and the Police Department Police Chief will be responsible for representing the City in the County HMPC, and for coordination with City staff and departments during plan updates. The City realizes it is important to review the plan regularly and update it every five years in accordance with the Disaster Mitigation Act Requirements as well as other State of California requirements.

A.6.3 Continued Public Involvement

Continued public involvement is imperative to the overall success of the City's plan's implementation. The update process provides an opportunity to solicit participation from new and existing stakeholders and to publicize success stories from the plan implementation and seek additional public comment. The plan maintenance and update process will include continued public and stakeholder involvement and input through attendance at designated committee meetings, web postings, social media postings, press releases to local media, and through public hearings.

When the County's HMPC reconvenes for the update, they will coordinate with all stakeholders participating in the planning process—including those that joined the committee since the planning process began—to update and revise the plan. This process should involve the City's LPT. Public notice will be posted, and public participation will be invited, at a minimum, through available website postings and press releases to the local media outlets, primarily newspapers. Per DMA requirements the public will be provided an opportunity to provide input during the plan update process, and before the plan is finalized. This means the City will also advertise the plan update process within their jurisdiction using their local social media channels and relevant outreach tools and touchpoints. This can be accomplished through public surveys or meetings. Public comments will be solicited on the plan update draft by posting the plan online and soliciting review and comment for a minimum of two weeks.



A.7 REFERENCES

City. 2022. City Webpage. <https://www.cityofPlacerville.com/>

_____. 1989. City of Placerville General Plan. Background Report. January 1989. Revised December 14, 2004. Available at: <https://evogov.s3.amazonaws.com/media/17/media/5860.pdf>

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