

Public Safety Element

Revised Public Review Draft LCP – June 2021	Public Review Draft LCP – September 2019	Reason for Change	Existing LCP – December 2001
No change	<p>GOAL C-PS-1: Prevent unnecessary exposure of people and property to risks of injury or damage from earthquake, geologic, flood, inundation, and wildland fire hazards and hazardous materials.</p> <p>Objective C-PS-1.1: Comply with all applicable land use, building, and development regulations codified by federal, state, and local government to minimize risks of personal injury and property damage from hazard events.</p> <p>Objective C-PS-1.2: Make fully-informed decisions on land use, development, and real estate regarding hazards through the use and dissemination of the best available science, information, and analysis.</p> <p>Objective C-PS-1.3: Implement pre-disaster mitigation actions identified in the most recent California Governor’s Office of Emergency Services approved Hazard Mitigation Plan implementation plan to help reduce the level of risk and the level of personal injury and property damage that could result from hazards.</p> <p>Objective C-PS-1.4: Minimize public costs for development in high hazard areas that are associates with high costs for public services and disaster relief.</p>	No change	No corresponding LCP goals or objectives previously identified
No change	<p>Policy C-PS-1a: Continue to apply, update, and enforce all applicable design, siting, and construction requirements and standards established by federal, state, and the County government to increase the safety and natural disaster resistance, resilience, and accommodation of new or existing public or private</p>	No change	No corresponding LCP policy previously identified

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	buildings through the permit review process. Where a parcel is subject to multiple hazards the most restrictive or specific regulation will be applied. (New/GP2020)		
No change	<p>Policy C-PS-1b: Make natural hazard maps, data, and information available for public use and review at the County permit office and County website. Provide maps, data, and information in order to guide land use, development, and real estate decisions that affect risks to public safety and property from natural hazards. Post notices at the offices of the Sonoma County Recorder, Sonoma County Assessor, and Permit Sonoma that identify the location of these maps, data, and information.</p> <p>Update hazard data as necessary to reflect any changes made by various responsible agencies including, but not limited to, the FEMA, United States Geological Survey (USGS), California Geologic Survey and /or California State Geologist, National Oceanic and Atmospheric Administration (NOAA), and California Department of Forestry and Fire Protection (CAL FIRE). In the event of conflicting information among these sources, Permit Sonoma staff shall determine which is most appropriate. Provide locally generated hazard data to these agencies involved in hazard mapping. (New/GP2020)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-PS-1c: Use and consider available natural hazard data, maps, analyses, and impact and vulnerability assessments from appropriate agencies; and require preparation of additional site-specific or project-specific hazards analyses when necessary to ensure full consideration of risks from natural hazards in the design and development review processes. (New/GP2020)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-PS-1d: Where new hazard data or information, analyses, or maps become available as a result of agency research, database updates, or more detailed site specific analyses, the best available science and information shall be used and considered consistent</p>	No change	No corresponding LCP policy previously identified

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	with the Local Coastal Plan even if it departs from the hazard maps and policies adopted with the Local Coastal Plan. (New)		
No change	Policy C-PS-Ie: Where there is a significant factual question about whether a particular development has sufficiently mitigated the potential risks from natural hazards to an acceptable level, the applicant shall provide evidence that the development would not cause damage or substantial adverse impacts on coastal resources. If the development is consistent with the Local Coastal Plan, and the property owner wishes to proceed in the face of a factual question regarding risks from natural hazards, the property owner shall provide indemnification to the County, insurance or other security, and a recorded notice which will protect the interests of the County and notify future purchasers of the property of the potential problem. (New/GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-If: Property owners shall be responsible for conducting their own research, and determining, and understanding the vulnerabilities and risks to their real estate investments from hazard events. Property owners shall be encouraged to develop an emergency response plan and mitigation plan to address those hazards before emergency conditions occur, and to carry their own hazards insurance. In developing such plans, property owners shall be encouraged to consider the FEMA's National Flood Insurance Program and Community Hazard Rating System, as well as the State of California Multi-Hazard Mitigation Plan. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-Ig: Where existing development is located in a natural hazard area and is destroyed by a hazard event, there is no inherent public obligation to allow redevelopment or rebuilding which cannot meet current health and safety Codes and standards or to	No change	No corresponding LCP policy previously identified

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	compensate the owner for the loss of their investment. (New)		
No change	Policy C-PS-1h: Land divisions, shall be prohibited unless all proposed parcels can be demonstrated to be safe from flooding, erosion, fire and geologic hazards; would not require the construction of shoreline protective devices; and can accommodate a safe, all-weather access. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-1i: Facilitate response and recovery from natural hazard events by improving the ability of public infrastructure and facilities to withstand and remain functional after hazard events. Where necessary, retrofit, replace, or relocate existing infrastructure and facilities to avoid unreasonable risks from hazards. (New)	No change	No corresponding LCP policy previously identified
No change	GOAL C-PS-2: Prevent unnecessary exposure of people and property to risks of injury or damage from earthquakes, landslides, coastal erosion, and other geologic hazards. Objective C-PS-2.1: Locate and design new development to reduce the risks of human injury and property damage from existing and anticipated geologic hazards, including coastal bluff erosion, to acceptable levels. Objective C-PS-2.2: Minimize the risks of human injury and property damage from existing and anticipated geologic hazards. Objective C-PS-2.3: Minimize the need to construct seawalls or other shoreline protection structures to reduce impacts to natural shoreline processes, cultural and biological resources, views, and coastal access.	No change	No corresponding LCP goals or objectives previously identified

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No change	Policy C-PS-2a: Design and construct all structures for human occupancy, including mobile homes, in accordance with Zone 4 standards of the Uniform Building Code. (Existing LCP)	No change	E/EH 4: Design and construct all structures for human occupancy, including mobile homes, in accordance with Zone 4 standards of the Uniform Building Code.
No change	Policy C-PS-2b: Enforce the geologic provisions of Chapter 70 of the Uniform Building Code. (Existing LCP)	No change	E/EH 5: Enforce the geologic provisions of Chapter 70 of the Uniform Building Code.
No change	Policy C-PS-2c: Encourage strong enforcement of seismic safety requirements and regulations for design and construction of buildings and facilities subject to state and federal standards, such as bridges, dams, power plants, hospitals, schools, and essential services buildings. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-2d: Structures intended for human occupancy as defined in the Alquist-Priolo Special Studies Zones Act and related Administrative Code provisions shall be prohibited within 50 feet of the surface trace of any fault in Earthquake Fault Zones. (GP2020)	No change	E/EH 3: Enforce the requirements of the Alquist-Priolo Special Studies Zone Act for protection from fault rupture hazard.
No change	Policy C-PS-2e: Encourage the consolidation of lots and new structures in high hazard areas. (Existing LCP Revised)	No change	D/LU 16: Enforce the Height, Site, and Bulk Guidelines adopted pursuant to Public Resources Code Section 30610.6 (e) (see Appendix B). Incorporate these
No change	Policy C-PS-2f: A site-specific geologic hazards report prepared by a licensed Geotechnical Engineer, Engineering Geologist, or Geophysicist shall be required for development projects proposed within Geologic Hazard Areas, as shown in Figures C-PS-1a-c and C-PS-2a-c . A geologic hazards report shall also be prepared where a site evaluation conducted for a Coastal Permit, building permit or grading permit application has identified that such a report is required.	No change	E/EH 6: Require engineering geologic reports in accordance with the Permit and Resource Management Department geologic review procedure.

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	<p>The geologic hazards report shall include the following information:</p> <ul style="list-style-type: none"> (a) Description of the types and locations of the geologic hazards on the project site. (b) Analyses of the risks of human injury and property damage from geologic hazards associated with the proposed development, including but not limited to site preparation, grading, installation of septic systems, installation of drainage and road improvements, construction of foundations, and construction of buildings and structures. (c) Design siting and construction mitigation measures for the proposed development to minimize the potential for collapse; debris falling on occupants or pedestrians; failure of critical mechanical or electrical systems; releases of large quantities of hazardous or toxic materials; and substantial economic loss from geologic hazards. (d) Certification from the Geotechnical Engineer, Engineering Geologist, or Geophysicist that the risks of human injury and property damage from geologic hazards associated with the proposed development have been mitigated to an acceptable level. (New) 		
No change	<p>Policy PS-2g: As a condition of coastal permit approval for development in mapped Hazard Areas, require the applicant to record a document exempting the County from liability for any personal or property damage caused by natural geologic or other hazards on such properties and acknowledging that future shoreline protective devices to protect structures authorized by such coastal permit during the structure's economic life are prohibited. (New)</p>	No change	No corresponding LCP policy previously identified

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No change	Policy C-PS-2h: Incorporate measures to mitigate to an acceptable level identified geologic hazards for all County road, public facility, and other projects. (GP2020)	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-PS-2i: Applications for new development or redevelopment on coastal bluff property shall be required to include a site-specific coastal bluff erosion hazards report from a licensed Geotechnical Engineer, Engineering Geologist, or Geophysicist that establishes a geologic setback line for proposed new temporary (e.g., gazebos and portable spas) and permanent (e.g., roads, driveways, water lines, drainage improvements, and septic systems and leachfields) structures and infrastructure. This setback shall be no less than 100 feet and shall establish where on the bluff top stability can reasonably be assured for the economic life of the development (no less than 100 years). All new structures for human occupancy and infrastructure located on a bluff top shall be setback to ensure that it will not be endangered by coastal bluff erosion, retreat, and collapse; and thereby avoid the need for shoreline protection devices during the economic life of the development. The effect of any existing shoreline protective devices shall not be factored into the required stability analysis.</p> <p>The coastal bluff erosion hazards report shall take the following factors into account in establishment of the geologic setback line:</p> <ol style="list-style-type: none"> (1) Proposed extent of grading and site preparation. (2) Proposed plans for construction of roads, driveways, foundations, water lines, drainage improvements, and septic systems and leachfields. (3) Maximum coastal bluff retreat projected to occur within the economic life of the development 	No change	<p>E/EH 2: Prohibit development within 100 feet of a bluff edge or within any area designated unstable to marginally stable on Hazards maps unless a registered engineering geologist reviews and approves all grading, site preparation, drainage, leachfield and foundation plans of any proposed building and determines there will be no significant impacts. The engineering geologist report shall contain, at a minimum, the information specified in the Coastal Administrative Manual.</p> <p>E/R 47: Prohibit development within 100 feet of a bluff edge except as described in Environmental Hazards Recommendation 2.</p>

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	(100 years). The projected coastal bluff retreat shall be calculated considering the specific geologic and hydrologic conditions on the site; historic coastal bluff retreat data; projections for future sea level rise according to the most up-to-date science; and existing and projections for changes in storm frequency, magnitude, and duration due to climate change. (New)		
No change	Policy C-PS-2j: Where existing development is threatened by coastal bluff erosion, the first priority shall be to evaluate the feasibility of relocating the development. The second priority shall be to consider the feasibility of less environmentally damaging alternatives than shoreline protection structures. Only when all other options are deemed infeasible should shoreline protection structures be considered. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-2k: Where, as a result of coastal erosion, it is no longer feasible based on size and environmental conditions for a parcel to meet the minimum requirements for development under the Sonoma County Code, the development potential of the parcel may be considered lost due to the forces of nature. There shall be no obligation on the part of the County to restore the development potential of such parcels through Code variances, lot line adjustments, transfer of development rights, or other means. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-2l: Avoid shoreline protection device construction, reconstruction, expansion, alteration, and/or replacement unless determined necessary by and compliant with California Coastal Commission and County of Sonoma Standards (Appendix F) . (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-2m: A shoreline protection device shall only be authorized for removal when the protected structure or asset has been removed, or a more appropriate protection option has been identified. In	No change	No corresponding LCP policy previously identified

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	the case of coastal redevelopment, removal of the authorized shoreline protection device shall be required prior to construction of the redeveloped structure. (New)		
No change	<p>GOAL C-PS-3: Prevent unnecessary exposure of people and property to risks of human injury and property damage from flooding and other types of inundation hazards</p> <p>Objective C-PS-3.1: Regulate new development to reduce the risks of human injury and property damage from existing and anticipated flood hazards to acceptable levels.</p> <p>Objective C-PS-3.2: Minimize risks of human injury and property damage for existing development within flood hazard areas with an emphasis on reducing repetitive property losses.</p>	No change	No corresponding LCP goals or objectives previously identified
No change	<p>Policy C-PS-3a: Any area that would be inundated by a 100-year flood event shall be considered to be a flood hazard zone. The Flood Insurance Rate Maps (Flood Rate Maps) adopted by FEMA shall be used as the official source of flood elevation data and flood hazard zone mapping and the 100-year flood and to support the National Flood Insurance Program (NFIP) and associated flood insurance studies. Land use planning and development review shall be based on the Flood Rate Maps except where more detailed parcel-specific and site-specific analyses of flood elevations and flood hazard zones based on scaled interpretations of the Flood Rate Maps are available. Where local analyses indicate flood elevations or flood hazard zones which differ from the adopted Flood Rate Maps, such data shall be provided to FEMA so they may be amended. (New/GP2020)</p>	No change	No corresponding LCP policy previously identified

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No change	Policy C-PS-3b: Floodplain management shall be given priority over flood control structures for preventing property damage from flooding, except where the intensity of development requires a high level of protection, justifies the costs of a bank or shoreline protection structure, and such structure complies with requirements of the California Coastal Act and shoreline protection structure requirements of this Public Safety Element. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-3c: Encourage increased stormwater retention and decreased stormwater runoff both within and outside of the Coastal Zone to reduce flooding within the Coastal Zone. Floodplain storage capacity shall be preserved by avoiding fill in areas outside of the FEMA 100-year flood hazard zones which retain or could retain flood waters. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-3d: New development, water diversion, vegetation removal, and grading shall be regulated to minimize any increase in flooding and related human injury and property damage. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-3e: Drainage facilities shall be designed to minimize off-site drainage and flooding according to the most current County flood control and design criteria. Alternative bio-engineered drainage designs (e.g., low impact development techniques) are preferred and shall be proposed where they provide adequate capacity and performance to handle expected stormwater flows. The cost of drainage facilities required to handle stormwater runoff from new development shall be the responsibility of the new development. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-3f: Construction of structures within 100 feet of the top of any natural or manmade embankment which defines a channel shall be prohibited, except where Permit Sonoma finds the flood hazard risk to life and property has been minimized. Reductions to	No change	E/EH 10: Prohibit construction of structures within 100 feet of the top of any embankment, natural or man-made which defines a channel, except where flood hazard has been found to

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	building setbacks in 100-year floodplains shall be avoided. Where this policy conflicts with C-OSRC-5c(2) of the Open Space and Resource Conservation Element, the more restrictive of the two shall apply. (Existing LCP Revised)		be remote in review by the Sonoma County Water Agency. Where this policy conflicts with General Plan Public Safety Policy PS- 2n, the more restrictive of the two shall apply.
No change	Policy C-PS-3g: Assess potential hazards from proposed development on a case by case basis to ensure that siting, mitigation measures, or design changes are sufficient to reduce exposure to these hazards to an acceptable level. Such assessments shall consider hazards from river and creek flooding, dam failure, storm surge and high waves during storms, sea level rise, and undersized or blocked stormwater facilities. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-3h: New dwellings shall be prohibited in Tsunami Hazard Zones. (Existing LCP Revised)	No change	E/EH 9: Prohibit new dwellings within designated Tsunami Hazard Zones.
No change	Policy C-PS-3i: Tentative and final subdivision maps and approved site plans shall show areas subject to flooding as designated on the Flood Rate Maps adopted by the FEMA. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-3j: Evaluate potential flood and inundation hazards for development projects relative to potential repetitive property loss, and incorporate mitigation measures to reduce the potential for human injury and property damage to a level of less than significant. Evaluate impacts from sea level rise, and storm inundation events. Consider unique coastal characteristics, infrastructure, and adaptive capacity in project design. (GP2020 Revised)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-3k: Work with County Departments, responsible agencies, public, and other stakeholders to develop and implement a long-term plan for reducing repetitive property losses from flooding as detailed in Policy PS-2d of General Plan 2020. Conduct ongoing	No change	No corresponding LCP policy previously identified

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	flood monitoring, implementation of the Local Hazard Mitigation Plan, consider participation in federal hazard programs. (GP2020)		
No change	<p>GOAL C-PS-4: Prevent unnecessary exposure of people and property to risks of injury or damage from sea level rise.</p> <p>Objective C-PS-4.1: Regulate new development to reduce the risks of human injury or property damage in areas subject to projected future sea level rise and other coastal hazards to an acceptable level, incorporating adaptive capacity in design and operation when hazard risk exceeds a project-specific threshold.</p> <p>Objective C-PS-4.2: Minimize the risks for existing development of human injury and property damage from projected future sea level rise and other coastal hazards to an acceptable level.</p> <p>Objective C-PS-4.3: Assess what existing development and public facilities and infrastructure are vulnerable to projected future sea level rise and other coastal hazards.</p> <p>Objective C-PS-4.4: Assess the risks to and potential impacts on existing development and public facilities and infrastructure from projected future sea level rise, inundation from seasonal storm events, and other coastal hazards.</p> <p>Objective C-PS-4.5: Develop a plan for community adaptation to projected future sea level rise and other coastal hazards to reduce the risks and impacts to an acceptable level.</p>	No change	No corresponding LCP goals or objectives previously identified
No change	Policy C-PS-4a: For the purposes of vulnerability and risk assessments, mapping, land use planning, and adaptation planning, consider the areas projected to be inundated by sea level rise by 2100 (including under	No change	No corresponding LCP policy previously identified

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	projected high tides, high water conditions in combination with high tides, and with wave and wind impacts during storm events) to be potentially hazardous areas at risk of flooding using the best available scientific estimates, aligning with projections used by regional, state and federal agencies. (New)		
No change	Policy C-PS-4b: Use the best available science and technical analyses available in combination with site-specific information when evaluating land use or development proposals in areas subject to sea level rise and other coastal hazards. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-4c: Applications for Coastal Development Permits for development potentially subject to hazards from projected sea level rise, shall include a geologic/flood hazards report prepared by a licensed Geotechnical Engineer that evaluates the potential risk from inundation and/or coastal erosion over the economic life (100 years) of the development. The report shall evaluate a range projected sea level rise based on the latest state guidance and include recommendations on development location, design, and construction to reduce risk from coastal hazards and enhance adaptability of the development coast. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-4d: New development shall be set back a sufficient distance landward or otherwise sited and designed to avoid or minimize, to the maximum extent feasible, inundation and/or coastal erosion resulting from the extent of projected sea level rise, storm events, and other coastal hazards based on the best available science over the expected economic life of the development (100 years). (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-4e: For development proposed where potential inundation, flooding, and/or coastal erosion resulting from projected sea level rise cannot be completely avoided, sea level rise adaptation measures	No change	No corresponding LCP policy previously identified

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	shall be evaluated and incorporated into the development siting, design, construction, and operation. (New)		
No change	Policy C-PS-4f: New development shall be avoided on undeveloped land immediately adjacent to wetlands or other sensitive habitats that are at risk of inundation or flooding resulting from projected sea level rise so that these lands are available for wetland or other habitat restoration projects. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-4g: A buffer at least 100 feet wide from the upland edge of wetlands and riparian habitat shall be provided for new development. Buffers shall be measured from the extent of projected sea level rise in tidally influenced areas based on the best available science. In some cases, including for salt marsh wetlands, the required buffer should be greater than 100 feet. The California Department of Fish & Game, U.S. Fish & Wildlife Service, and U.S. Army Corps of Engineers shall be consulted to determine the buffer width. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-4h: As a condition of Coastal Development Permit approval for development subject to hazard risks in the Geologic Hazard Area Zone, Flood Hazard Area Zone, and areas subject to inundation from sea level rise, require the applicant to record a document approved by Permit Sonoma indemnifying the County from liability for any personal or property damage caused by natural geologic or other hazards on such properties and acknowledging that future shoreline protective devices to protect structures shall be avoided. Consider California Coastal Commission Draft Residential Adaptation Guidance, or successor document, in development of the condition. (New)	No change	No corresponding LCP policy previously identified

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No change	Policy C-PS-4i: The conditions of approval for any Coastal Development Permit on public or private property that is subject to hazards from projected sea level rise shall include the requirement that the owner shall record a deed with the following notice included: “The subject property is located in an area subject to inundation, flooding, or coastal erosion hazards as a result of projected sea level rise.” (New)	No change	No corresponding LCP policy previously identified
No change	GOAL C-PS-5: Prevent unnecessary exposure of people and property to risks of injury or damage from wildland and structural fires. Objective C-PS-5.1: Work with other fire agencies to improve fire safety standards, carry-out fire prevention and protection programs, and educate the public about fire hazards and fire prevention. Objective C-PS-5.2: Regulate new development to reduce the risks of human injury and property damage from known fire hazards to an acceptable level.	No change	No corresponding LCP goals or objectives previously identified
No change	Policy C-PS-5a: Encourage continued operation of California Department of Forestry and Fire Protection programs for fuel breaks, brush management, controlled burns revegetation, and fire roads; however, brush clearing and controlled burns shall not take place in designated Environmentally Sensitive Habitat Areas (ESHAs) or other sensitive habitats. (Existing LCP Revised)	No change	E/EH 14: Support the Division of Forestry and local fire districts in creation and maintenance of a complete pre-suppression fire plan (fuel breaks, fire breaks, control burning, water development) for fire prevention. E/EH18: Insure the safety of grazing lands and forest areas from wildland fire by the continued use of agricultural and forestry burning procedures and regulations. R 14: Allow the use of controlled burning to improve grazing land when proper permits have been obtained.

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No change	Policy C-PS-5b: Controlled burns shall be allowed on agricultural land with a permit from the local fire agency and in consultation with the local Air Quality Management District and California Department of Forestry and Fire Protection. (Existing LCP)	No change	R 14: Allow the use of controlled burning to improve grazing land when proper permits have been obtained.
No change	Policy C-PS-5c: Automatic fire sprinkler systems or other on-site fire detection and suppression systems shall be required in all new residential and commercial structures, with exceptions for detached utility buildings, garages, and agricultural-exempt buildings. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-5d: The severity of natural fire hazards, potential damage from wildland and structural fires, adequacy of fire protection services, and mitigation measures consistent with the Public Safety Element shall be considered in the review of proposed development projects. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-5e: Fire management plans shall be required for subdivisions and new or expanded recreational facilities in non-urban areas, including development of California Department of Parks and Recreation and Sonoma County Regional Parks holdings. Such plans shall include, but not be limited to, adequate water storage, adequate ingress and egress for emergency vehicles and occupant evacuation, and building siting to minimize fire hazards. (Existing LCP Revised)	No change	E/EH 13: Require fire management plans with applications for subdivisions and for new or expansion of existing recreational facilities in non-urban areas, including the development of State and County park holdings. Such plans should include, but not be limited to, adequate water storage, adequate ingress and egress for emergency vehicles and occupant evacuation, and building siting to minimize fire hazard.
No change	Policy C-PS-5f: Encourage and promote fire safe practices and the distribution of fire safe educational materials to the general public, permit applicants, and local planning agencies. (GP2020)	No change	No corresponding LCP policy previously identified

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Revised Public Review Draft LCP – June 2021	Public Review Draft LCP – September 2019	Reason for Change	Existing LCP – December 2001
No change	Policy C-PS-5g: Provide fire hazard information signs in Areas of Very High or High Potential for Large Wildland Fires in a manner that is consistent with the Local Coastal Plan and does not degrade Scenic Highway Corridors or scenic views. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-PS-5h: Encourage private individuals and communities on the Sonoma coast to construct small-scale water storage facilities for back-up use in the case of fire and for back-up non-potable water demand. (Existing LCP Revised)	No change	E/EH 16: Encourage private individuals and communities to construct small-scale water impoundments for back-up use in fires and for back-up non-potable demand in coastal communities. Agricultural Extension Service advice and credit assistance now available to farmers and ranchers should be made available to those interested in such construction.
No change	GOAL C-PS-6: Prevent unnecessary exposure of people and property to risks of injury or property damage from hazardous materials. Objective C-PS-6.1: Regulate the handling, storage, use, and disposal of hazardous materials in order to reduce the risks of injury or property damage from hazardous materials.	No change	No corresponding LCP goals or objectives previously identified
No change	Policy C-PS-6a: Siting of hazardous waste repositories, incinerators, facilities that use a substantial quantity of hazardous materials, or other similar facilities intended primarily for hazardous waste disposal shall be avoided in any area subject to inundation, flooding, coastal erosion hazards resulting from projected sea level rise and other coastal hazards, and in areas subject to heightened ground shaking during an earthquake event (Modified Mercalli Index (MMI) Ground shaking Intensity Level higher than Strong (VII) as identified on Figures C-PS-1a-c or within one quarter mile of schools. Siting shall be avoided in any area	No change	No corresponding LCP policy previously identified

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	designated for urban residential or rural residential use; on agricultural lands; or near waterways, bays, or the ocean. (GP2020)		
No change	Policy C-PS-6b: A use permit shall be required for any commercial or industrial use involving hazardous materials in threshold planning quantities as determined by Federal and State laws. A hazardous materials management plan shall be required as a condition of approval for such permits. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Program C-PS-1: Develop a comprehensive adaptation plan and incentives for planned retreat or relocation from hazard areas; (1) Establish mandatory rolling setbacks for future development or significant redevelopment in areas that are likely to be affected by the impacts from sea level rise within the anticipated lifetime of the structures. (2) Identify funding or other incentives for purchase or relocation of existing structures out of vulnerable areas or areas exposed to significant hazards risks. (3) Limit rebuilding of structures in vulnerable areas that have been damaged by storms or the impacts from sea level rise, including increased rates of erosion. (New)	No change	No corresponding LCP goals programs or objectives previously identified
No change	Program C-PS-2: Where geologic hazards threaten multiple properties in the same vicinity and all would benefit from a unified, coordinated response to minimize risks, consider the formation of a Geologic Hazard Abatement District (GHAD) as a means to reduce geotechnical problems associated with development in geologically active areas. A GHAD is an independent public entity (public agency) which oversees the prevention, mitigation, and abatement of	No change	No corresponding LCP policy previously identified

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	geologic hazards. Funding of the GHAD is through supplemental property tax assessments. (New)		
No change	Program C-PS-3: Develop a Strategic Plan for and incorporate into existing plans, damage assessment and recovery of essential service buildings and facilities consistent with Policy PS-In of the General Plan 2020. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Program C-PS-4: Consider amending or adopting a new hazard combining zone to address impacts related to development and redevelopment in hazard areas and on coastal bluffs in order to protect such development from the effects of costal bluff erosion. (Existing LCP Revised)	No change	E/EH 2: Prohibit development within 100 feet of a bluff edge or within any area designated unstable to marginally stable on Hazards maps unless a registered engineering geologist reviews and approves all grading, site preparation, drainage, leachfield and foundation plans of any proposed building and determines there will be no significant impacts. The engineering geologist report shall contain, at a minimum, the information specified in the Coastal Administrative Manual.
No change	Program C-PS-5: Where additional data and information is necessary to adequately assess the on-site and off-site flood and inundation hazards from a proposed development, to develop mitigation measures, or to determine compliance of an existing or proposed development with the Coastal Zoning Ordinance, a supplemental site-specific flood and inundation hazards analysis shall be required. The site-specific analysis may include but is not limited to: (1) Topographic mapping. (2) Analysis of the influence of sea level rise on flood elevations and flood and inundation hazards and zones.	No change	No corresponding LCP policy previously identified

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	<p>(3) Delineation of flood and inundation hazard zones.</p> <p>(4) Calculation of expected flood elevations.</p> <p>(5) Calculation of expected flood velocity.</p> <p>(6) Analysis of the impacts on on-site and off-site flooding, drainage, and stormwater runoff.</p> <p>(7) Using construction details and specifications, analysis of compliance with the Coastal Zoning Ordinance.</p> <p>(8) Using cost and appraisal data, analysis of when reconstruction, rehabilitation, additions, or other improvements to structures would constitute a substantial improvement under the Sonoma County Code.</p> <p>(9) Development of mitigation measures to reduce or eliminate the potential for human injury and property loss from flood and inundation hazards, particularly in areas subject to repetitive property loss. (New)</p>		
No change	<p>Program C-PS-6: Establish a new Flood Hazard Area Combining Zone to include regulations for the permissible types of uses, intensities, and development standards in the following flood and inundation hazard areas:</p> <p>(1) 10-Year Base Flood Zones</p> <p>(2) 100-Year Base Flood Zones</p> <p>(3) Areas at Risk from Sea Level Rise by 2100 – Flooding</p> <p>(4) Areas at Risk from Sea Level Rise by 2100 – Landward Limit of Erosion High Hazard Zone</p> <p>(5) Areas at Risk from Tsunami of Up to 25 Feet</p> <p>As a condition of coastal permit approval for development in the Flood Hazard Area Combining Zone, require the applicant to record a document</p>	No change	No corresponding LCP policy previously identified

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	exempting the County from liability for any personal or property damage caused by natural geologic or other hazards on such properties and acknowledging that future shoreline protective devices to protect structures authorized by such coastal permit during the structure’s economic life are prohibited. (New)		
No change	Program C-PS-7: Consider developing regulations that require the use of low impact development techniques to reduce stormwater runoff from new development. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Program C-PS-8: Consider preparing a study of the impacts of sea level rise and other coastal hazards on public facilities and infrastructure, private development, communities, and natural ecosystems based on the best available scientific estimates and current state guidance as part of future updates to the Hazard Mitigation Plan. (New)	No change	No corresponding LCP policy previously identified
No change	Program C-PS-9: Study, monitor, develop, and implement a plan to mitigate the impacts to groundwater from saltwater intrusion resulting from sea level rise and storm events based on the best available science. (New)	No change	No corresponding LCP policy previously identified
No change	Program C-PS-10: Consider preparation of a Sea Level Rise Vulnerability and Risk Assessment, and Adaption Plan for the Sonoma County coast based on guidance from the California Coastal Commission’s Sea-Level Rise Policy Guidance (2018), the California Ocean Protection Council’s Sea-Level Rise Guidance (2018), and other applicable publications. Focus on those SubAreas of the Sonoma County coast at the highest risk of inundation, flooding, or coastal erosion resulting from sea level rise, which include The Highcliffs/Muniz/Jenner (SubArea 6), Pacific View/Willow Creek (SubArea 8),	No change	No corresponding LCP policy previously identified

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	<p>Duncans Mills (SubArea 7), and State Beach/Bodega Bay (SubArea 9).</p> <p>Preparation of the Sea Level Rise and Coastal Hazards Adaptation Plan shall involve collaboration with pertinent County of Sonoma departments and agencies, independent utility districts, and responsible federal and state agencies; and participation of the public.</p> <p>The Sea Level Rise and Coastal Hazards Adaptation Plan shall focus on public and quasi-public facilities and infrastructure and include the following components:</p> <ol style="list-style-type: none"> (1) Discussion of the following planning tools to help communities adapt to sea level rise and other coastal hazards: public purchase of private property for public uses, sale or transfer of public land to accommodate relocated roads and infrastructure, transfer of development rights, parcel reconfiguration, and zoning and land use designation amendments. (2) Requirements and standards for siting, design, and construction of new public facilities and infrastructure and private structures in areas subject to sea level rise and other coastal hazards as mapped in the Vulnerability Assessment. (3) Requirements and standards for maintenance and removal of abandoned structures. (4) Cost/benefit analyses of: a) adaptation measures versus no adaptation measures and b) carrying-out adaptation measures pre-inundation versus post-inundation (i.e., emergency conditions). (5) Plan for full disclosure of potential hazards to owners of property in areas subject to sea level rise and other coastal hazards as mapped in the Vulnerability Assessment. 		

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	<p>(6) Identify options and mechanisms to minimize or avoid County obligations to compensate for private property loss or damage resulting from sea level rise and other coastal hazards.</p> <p>The County will continue to work with the Ocean Protection Council and other agencies and organizations to develop possible adaptation strategies for particular areas of the Sonoma County coast. (New)</p>		
No change	<p>Program C-PS-11: Identify existing green infrastructure (coastal land, habitats, vegetation, natural features, and ecological processes) which may be used to increase coastal resiliency to climate change, sea-level rise, and flood and geologic hazards (erosion); and strategies for adapting to climate change and sea-level rise through maintenance or enhancement of this green infrastructure. These adaptation strategies may include, but are not limited to, planned retreat, land preservation, habitat conservation, and habitat restoration. (New)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Program C-PS-12: Periodically review and update the extent of projected sea level rise in the Local Coastal Plan based on best available science. (NEW)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Program C-PS-13: Consider adopting an ordinance which prioritizes relocation and allows reconstruction of a structure damaged or lost from inundation or flooding related to sea level rise where certain criteria can be met; an evaluation of the feasibility of relocation to a location where hazard risks are minimized is provided; where relocation is not feasible, a reconstructed structure must be raised a minimum number of feet above the anticipated base flood elevation considering projected future sea level rise during the economic life of the structure based on the most up-to-date science; and where such an adaptation approach is considered feasible and practical and is</p>	No change	No corresponding LCP policy previously identified

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	expected to minimize the risk of inundation and flooding of the structure to an acceptable level. (New)		
No change	Program C-PS-14: Continue to adopt revisions to the California Fire and Building Codes and other standards which address fire safety as they are approved by inspection organizations and the State of California. Review, revise, and/or adopt existing or new local Codes, ordinances, and Fire Safe Standards to reflect contemporary fire safe practices. (GP2020)	No change	E/EH17: Require any construction to comply with the standards prescribed by comprehensive Building Codes and Fire Prevention Codes which give special consideration to different degrees of hazard.
No change	Program C-PS-15: Proposed development projects shall be referred to the Sonoma County Fire and Emergency Services Department and responsible fire protection agencies for their review and comment. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Program C-PS-16: Improve and standardize the County’s street addressing system in order to reduce emergency service response times. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-PS-1: Coordinate flood hazard analysis and floodplain management activities with the United States Army Corps of Engineers (USACOE), FEMA, State Office of Emergency Services (State OES), Sonoma County Fire and Emergency Services Department, Sonoma County Water Agency (SCWA), and other responsible agencies. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-PS-2: Encourage FEMA to update its flood insurance studies and Flood Insurance Rate Maps (Flood Rate Maps) to show the following information. This mapping would allow regulations and mitigation efforts to focus on the areas at the highest risk of flood hazards, and allow flood insurance premiums to be more reflective of the actual flood hazard risks on specific properties. Provide FEMA data generated from detailed parcel-specific and site-specific analyses of flood elevations and flood hazard zones	No change	No corresponding LCP policy previously identified

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	<p>when available to assist in updating flood insurance studies and Flood Insurance Rate Maps.</p> <p>(1) Flood elevations and flood hazard zones which reflect inundation hazards unique to the Coastal Zone such as sea level rise and greater ocean surges and larger waves during storms based on the most up-to-date data and science, including data developed under the California Coastal Analysis and Mapping Project and Open Pacific Coast Study (OPC Study); and</p> <p>(2) Detailed mapping of the 100-year floodplain to delineate the 10-year, 25-year, and 50-year floodplains. (New)</p>		
No change	<p>Other Initiative C-PS-3: Coordinate with state and local emergency services to educate the public about the areas subject to inundation from a tsunami, where to go in the event of an earthquake, and evacuation routes in the event of a tsunami by distributing educational materials to parcel owners within the tsunami run-up zone and by erecting signage specified by the Sonoma County Operational Area Tsunami Response Plan. (New)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Other Initiative C-PS-4: Encourage the California Department of Parks and Recreation, Sonoma County Regional Parks Department, Sonoma County Agricultural Preservation and Open Space District, Sonoma Land Trust, and similar organizations to purchase natural lands adjacent to wetlands or other sensitive natural habitats which are at risk of inundation or flooding from projected sea level rise, based on the best available science, for use as wildlife habitat. (New)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Other Initiative C-PS-5: Work with stakeholders to develop a disclosure for real estate transactions involving properties subject to inundation, flooding,</p>	No change	No corresponding LCP policy previously identified

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	and/or coastal erosion hazards as a result of projected future sea level rise. Prior to the lease, sale, or other conveyance of any portion of public property, or issuance of a Coastal Development Permit for the use or development of public lands subject to projected sea level rise, provide a Real Estate Disclosure Statement which states that the property is located in an area that is subject to inundation, flooding, or coastal erosion hazards as a result of projected sea level rise. (New)		
No change	Other Initiative C-PS-6: Work with the California Department of Forestry and Fire Protection to identify areas of high fire fuel loads and take advantage of opportunities to reduce those fuel loads, particularly in Areas with Very High or High Potential for Large Wildland Fires and in High Fire Hazard Severity Zones. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-PS-7: The Sonoma County Department of Emergency Services shall offer assistance to local agencies in adopting and enforcing fire safety regulations and shall work with local agencies to develop proposed improvements to related County Codes and standards. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-PS-8: Encourage the California Department of Parks and Recreation, and the Sonoma County Regional Parks Department to continue efforts to educate the public about fire hazards and fire prevention. (Existing LCP Revised)	No change	E/EH15: Urge the State Department of Parks and Recreation, and the County Regional Parks Department to continue efforts to educate the public to fire hazards and fire prevention.
No change	Other Initiatives C-PS-9: Continue to educate the general public about and promote the reduction in use of hazardous materials, proper disposal of hazardous materials, and the use of safe alternatives to hazardous materials in County operations and private businesses. (GP2020 Revised)	No change	No corresponding LCP policy previously identified

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No change	Other Initiatives C-PS-10: Work with applicable regulatory agencies to regulate the use, disposal, and transport of hazardous materials consistent with adopted County policies. (GP2020 Revised)	No change	No corresponding LCP policy previously identified

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