

ENVIRONMENT / ENVIRONMENTAL HAZARDS

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Geologic Hazards</i>			
1. Anticipate the effects of, and develop a plan in response to a major earthquake generated along the San Andreas fault zone.	REM	No specific corresponding policy identified.	Same
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.	REV	<p>No specific corresponding policy identified.</p> <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> <ul 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. 	More detailed

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<i>Geologic Hazards (cont.)</i>			
		(3) Maximum coastal bluff retreat projected to occur within the economic life of the development (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)	
3. Enforce the requirements of the Alquist-Priolo Special Studies Zone Act for protection from fault rupture hazard.	REV	No specific corresponding policy identified. Related policy presented below. 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)	More detailed
4. Design and construct all structures for human occupancy, including mobile homes, in accordance with Zone 4 standards of the Uniform Building Code.	RET	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)	Same
5. Enforce the geologic provisions of Chapter 70 of the Uniform Building Code.	RET	Policy C-PS-2b: Enforce the geologic provisions of Chapter 70 of the Uniform Building Code. (Existing LCP)	Same
6. Require engineering geologic reports in accordance with the Permit and Resource Management Department geologic review procedure.	REV	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. The geologic hazards report shall include the following information: (a) Description of the types and locations of the geologic hazards on the project site.	Same

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<i>Geologic Hazards (cont.)</i>			
		<p>(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.</p> <p>(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.</p> <p>(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)</p>	
7. Encourage grazing practices of steep slopes which mitigate erosion problems.	REM	<p>No specific corresponding policy identified. Related policy presented below.</p> <p>Other Initiatives C-AR-3:</p> <p>C. Work with the State Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:</p> <p>(4) Monitor grazing and improve range management practices in cooperation with ranchers and the Natural Resource Conservation Service.</p> <p>Other Initiative C-OSRC-9: Encourage agricultural land owners to work closely with the Natural Resource Conservation Service (NRCS) and local Resource Conservation Districts to reduce soil erosion and encourage soil restoration. (GP2020) (Existing LCP Revised)</p>	Replaced by Policy C-OSRC-8a and C-OSRC-8b
8. Encourage resource use where suitable on lands which are hazardous to development and other uses.	REM	No specific corresponding policy identified.	Incorporated as Land Use Designation Criteria

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<i>Geologic Hazards (cont.)</i>			
9. Prohibit new dwellings within designated Tsunami Hazard Zones.	REV	Policy C-PS-3h: New dwellings shall be prohibited in Tsunami Hazard Zones. (Existing LCP Revised)	Same
<i>Flooding</i>			
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 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.	REV	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 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)	Same
11. Grade and construct in such a manner as to minimize: (a) ponding or accumulation of storm water not necessary for silt control, or groundwater recharge enhancement, (b) alterations to the natural drainage system, and (c) siltation of adjacent or downstream water courses.	REM	<p>No specific corresponding policy identified. Related policy presented below.</p> <p>Policy C-WR-1g: Approvals for new development and redevelopment shall ensure water quality impacts from construction are minimized by:</p> <ul style="list-style-type: none"> Limiting the project footprint, phasing grading activities, implementing soil stabilization and pollution prevention measures, and preventing unnecessary soil compaction; Limiting land disturbance from construction (e.g., clearing, grading, and cut-and-fill), especially in erosive areas (including steep slopes, unstable areas, and erosive soils); Requiring soil stabilization Best Management Practices be implemented over disturbed areas as soon as feasible; Requiring that grading plans include measures to avoid soil erosion and sedimentation of stormwater to the maximum extent feasible; Requiring as a condition of grading permit approval for all new development, regardless of the area of land to be disturbed, that soil stabilization and 	Updated for more current grading best management practices

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<i>Flooding (cont.)</i>			
		<p>erosion control measures be installed in erosive areas of construction sites (e.g., steep slopes, unstable areas, and erosive soils);</p> <p>Requiring a Stormwater Pollution Prevention Plan be prepared and implemented for all new development in or adjacent to Environmentally Sensitive Habitat Areas on sites that drain directly to surface waters, regardless of the area of land to be disturbed;</p> <p>Requiring inspection of construction sites to verify implementation of approved erosion control plans and Stormwater Pollution Prevention Plans; and</p> <p>Requiring BMPs be implemented for constructing, maintaining, and repairing roads and trails in County parks, including stabilizing erosion, clearing vegetation, resurfacing, and removing slide debris. (New) (Model LCP)</p>	
12. Design new residential developments to minimize both volume and velocity of surface runoff and soil erosion.	REV	Policy C-WR-1c: Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate.	Revised to change language from "minimized" to "not exceeding pre-development runoff rates." More detailed
<i>Fire Hazards</i>			
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.	REV	Policy C-PS-5e: Fire management plans shall be required for subdivisions and for 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)	Same

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<i>Fire Hazards (cont.)</i>			
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.	REV	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)	Revised to address where the Fire Protection programs shall not take place Same
15. 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.	REV	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)	Same
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.	REV	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)	Same
17. 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.	REV	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)	Same
18. Insure the safety of grazing lands and forest areas from wildland fire by the continued use of agricultural and forestry burning procedures and regulations.	REV	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)	Revised to include new Fire protection program methods as opposed to previous burning procedure and regulations and to address where program will not take place geographically in ESHAs Same

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<i>Fire Hazards (cont.)</i>			
19. Regulate the use of spark retarding devices on all equipment.	REM	No specific corresponding policy identified.	No regulation authority identified. Updated Fire suppression systems requirements