

EXHIBIT 7

Findings and Supporting Evidence

Coastal Hazards and Sea Level Rise
Local Coastal Program Amendments

County of Ventura
Planning Commission Hearing
Case No. PL20-0039
Exhibit 7 - Findings and Supporting Evidence

This exhibit provides an analysis of the findings required for the proposed coastal hazards and sea level rise Local Coastal Program (LCP) amendments. The proposed LCP amendment package for coastal hazards and sea level rise includes updated goals, policies, and programs in the Coastal Area Plan (CAP). In the Coastal Zoning Ordinance (CZO), the amendment package includes a set of regulatory standards that implement policies in the CAP along with maps illustrating the proposed Coastal Hazard Screening Areas (screening areas). Additional modifications are also proposed that constitute minor changes to the LCP.

Overall, the proposed amendments represent the first phase in sea level rise adaptation planning for Ventura County. With 22 miles of coastline, a variety of geographies, environments, and existing communities, the effects of the proposed amendments would be phased in as new development occurs and allow for subsequent, more focused, phases as needed over time. Future phases could focus on more specific adaptation pathway planning for segments of coastline, coastal resources areas, and existing communities.

The findings required for proposed amendments are as follows:

- Finding #1: The proposed amendments would not be detrimental to the public health, safety, or general welfare.
- Finding #2: The proposed amendments are in conformance with good zoning practice.
- Finding #3: The proposed amendments are consistent with the Ventura County General Plan.
- Finding #4: The proposed amendments to the CAP and CZO conform with applicable federal and state law.

Also see Exhibit 5 (Coastal Act Consistency Analysis), Exhibit 6 (Cumulative Impact Analysis), and Exhibit 17 (FEMA and Coastal Viewshed Analysis), which contain information that is relevant to the required findings and supporting evidence in this exhibit.

1. The proposed amendments would not be detrimental to the public health, safety, or general welfare.

Sea level rise has been identified by State and federal authorities as a significant threat to public health, safety, and general welfare. The proposed amendments would add a new “Hazards, Sea Level Rise, and Climate Change” section in the CAP (Section 4.1.6), implementing zoning standards and an appendix that outlines the requirements for Coastal Hazards Reports. These policies and development standards would generally require increased elevation of new development in the screening areas in order to accommodate coastal flooding and withstand forces that could cause significant structural damage. Overall, the proposed amendments would be beneficial to public health and safety by requiring new development and substantial redevelopment to be designed for

resilience to coastal hazards and sea level rise. The proposed amendments would not be detrimental to public health, safety, or general welfare because:

- a. Coastal hazards and sea level rise present risks to existing and future development. The proposed amendments include thoughtful goals, policies, and programs that will ensure development is designed for resilience, including for up to the next 100 years and 6.6 feet of sea level rise for commercial, residential, and industrial, and infrastructure uses (CAP Policies 1.4 through 1.6).
- b. Coastal Hazards Analysis Reports would be required for development and substantial redevelopment that, depending on the location, include analysis of a variety of coastal hazards (e.g., coastal erosion, 1 percent annual chance wave storms, fluvial flooding, still water flooding), and geotechnical technical analysis to demonstrate development is safe from coastal hazards and sea level rise;
- c. CAP Policy 1.34 requires recorded notices and disclosures for properties within screening areas.
- d. CAP Policy 1.45 requires the County to site essential public facilities outside of hazardous coastal areas when feasible.
- e. CAP Programs 4.12 and 4.13 direct County agencies to seek funding to plan for a critical evacuation route and stormwater improvements at Silver Strand and Hollywood Beach.
- f. Goal 3, Reduce Greenhouse Gas Emissions, includes seven policies (CAP Policies 3.1 through 3.7) to encourage renewable energy, sustainable technologies and electric vehicles.

2. The proposed amendments are in conformance with good zoning practice.

Good zoning practice requires periodic updates to the zoning ordinance to maintain consistency with current planning practices, other County policies or ordinances, state laws, and building codes affecting planning and land use.

Overall, the proposed amendments constitute good zoning practice because they:

- Are consistent with the General Plan, as described in Finding 3 below;
- Were prepared and evaluated for internal consistency with the LCP to ensure that key CAP policies are implemented, and additional required findings were included in CZO Sec. 8181-3.5;
- Provide for efficient and transparent permit processing because they provide a comprehensive set of coastal hazards and sea level rise regulations that the LCP currently lacks; and,
- Improve coastal resilience to hazards and sea level rise that would decrease the need for emergency repairs and reduce threats to public health and safety.

The phased approach inherent in the proposed amendments would require new development to be designed for sea level rise. When substantial redevelopment occurs within the screening areas, elevation for sea level rise may be required. In the North and South Coast Subareas that are within the screening area on the shoreline line (i.e., Coastal Hazards Screening Area A), the proposed amendments harmonize elevation Exhibit 7 for Coastal Hazards and Sea Level Rise Local Coastal Program Amendments (PL20-0039)

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policies with the FEMA floodzone/County Floodplain Management Ordinance standards. No new land uses are proposed and there are no revisions to the Specific Development Standards such as heights and setbacks.

While the proposed amendments direct staff to seek funding for a variety of future sea level rise planning efforts, the amendments could be implemented without any additional costs to the County or residents. The cost for preparing Coastal Hazards Analysis Reports to demonstrate development and substantial redevelopment would be designed for resilience to coastal hazards and sea level rise would be incurred by the applicant during the permitting process.

Best Available Science

Scientific understanding of sea level rise is constantly advancing as our understanding of climate cycles, earth science, and human impacts grows. The proposed amendments are based on a Sea Level Rise Vulnerability Assessment (Exhibit 8), Sea Level Rise Adaptation Strategies Report (Exhibit 9), and State sea level rise planning guidance documents. The reports used two predominate sea level rise models, the Coastal Resilience Model and the USGS Coastal Storm Modeling System CoSMoS), to evaluate and summarize the potential impacts to unincorporated areas across various land use sectors. These reports and models were used to develop the proposed screening areas shown in Appendix 15 at the end of Exhibit 4. The proposed amendments include policies requiring periodic updates to these studies and the sea level rise scenarios when needed (CAP Policy 1.3, 1.4, 2.1 and Programs 4.2 and 4.5).

Sea Level Rise Adaptation

Sea level rise adaptation approaches generally fall into three main categories: “protect,” “accommodate,” or “retreat.” Effective adaptation plans may use a combination or a “hybrid” of these approaches which allows for changing conditions and balances economic, environmental, and safety goals over time. The County and Caltrans have historically relied on “protect” strategies, primarily developing and maintaining shoreline protective devices along the North and South Coast Subareas. Wide beaches naturally protect the Central Coast Subarea, and shoreline protection devices are generally unnecessary except to protect harbors and the port.

The proposed amendments continue to allow shoreline protective devices but shift the primary emphasis from a “protect” strategy to an “accommodate” strategy. The proposed policies in Exhibit 3, Section 4.1.6, Policies 1.5 through 1.8 describe that a development application proposed in a screening area is required to include a report that identifies coastal hazards and describes how the siting and design will minimize risks to life and property. If it is infeasible for the development to avoid coastal hazards it would need to be sited and designed to minimize risk using techniques such as elevating the finished floor (first floor). These reports also require analysis of FEMA base flood elevation standards when applicable, and projected sea level rise with a 1% annual chance storm. Whichever elevation is higher, existing FEMA requirements or sea level rise with a 1% annual chance storm, is used to determine the first-floor design elevation.

Exhibit 17 includes an evaluation of the difference between FEMA requirements (as administered by the Public Works Agency application of the County's Floodplain Management Ordinance) and planning for 6.6 feet of sea level rise with a 1% annual chance storm. It determined that the FEMA base flood elevation increases that occurred during map updates in 2021 are about equal to, or would require more elevation, of the first floor than 6.6 feet of sea level rise. Policy 1.7 also limits elevation to ensure consistency with visual resource protection policies.

Most of the shoreline redevelopment in the North and South Coast Subarea Existing Communities would continue to be required to be built on piles/stilts, as is generally required by FEMA standards applicable to these areas today. On the predominantly Residential Beach Harbor (RBH) zoned lots in Hollywood Beach and Silver Strand the building elevation design for projected sea level rise with a 1% annual chance storm ranges between 0 to about 7 feet, as evaluated in Exhibit 18. The FEMA flood zones are limited to the beach areas in these two Central Coast Subarea communities and so the proposed LCP amendments for coastal hazards and sea level rise would be a prevailing regulation for the elevation of new development.

During this initial phase of planning for sea level rise the proposed amendments in CAP Program 4.8 directs the County to seek funding to assist willing landowners with managed retreat. Managed retreat may be comparatively more suitable for areas where there is limited development.

Existing development would continue to be allowed to utilize existing shoreline protective devices, but the proposed amendments would enact some limitations on new shoreline protective devices and require more detailed analysis of the impacts the devices would have on beaches.

Public Viewsheds of the Ocean

Since the proposed amendments would result in elevation as the principal adaptation strategy, Exhibit 17 evaluated how building elevation from proposed amendments, and existing FEMA regulations, could affect public views of the ocean. The undeveloped coastal areas along the North and South Coast Existing Communities provide public viewsheds of the ocean from Pacific Coast Highway and Highway 101, and these viewsheds would remain unchanged by the proposed amendments. About 83 percent of the North and South Coast Subarea coastlines have public views from these two highways of the ocean that would be unobstructed by Existing Communities.

In terms of a comparison between existing FEMA regulations and the proposed LCP amendments for coastal hazards and sea level rise, within the existing communities on the North and South Coast Subareas, Exhibit 17 determined that:

1. Design for existing FEMA requirements generally prevail over 6.6 feet of sea level rise and are sufficient to include the proposed sea level rise amendments without any changes to the existing development potential allowed by the existing CZO regulations; or,
2. In the limited areas where the proposed sea level rise amendments would prevail, the difference in elevation above FEMA is about one foot and would not be

significant because this difference would not be more noticeable along the most affected public viewsheds of the ocean, which is a far view from Highway 101 where automobile drivers are generally traveling over 65 miles per hour past these communities. The increased elevation also would not substantially impact the near view along Pacific Coast Highway for pedestrians, bicyclists or automobiles because ocean views are already obstructed by residential development in the Existing Communities.

3. Proposed sea level rise amendments would not have a significant impact on the public viewsheds of the ocean in Hollywood Beach and Silver Strand since the land profile is generally flat and existing near views of the ocean are already limited by existing development.

Phased Approach and Future Neighborhood Scale Plans

The proposed amendments include policies and programs that encourage more detailed adaptation planning at the neighborhood or transportation corridor scale. Policy 1.5 and Program 4.7 encourage the development of neighborhood scale plans that include sea level rise adaptation pathway planning that combines various land uses and infrastructure into one plan, comprehensive neighborhood scale Coastal Hazards Analysis Reports with design flood elevations that reduce the need for individual reports, and public access and beach management planning.

Natural Adaptation and Regional Planning

The new CAP Section 4.1.6 Goal 2, Policies 2.1 through 2.19 support natural adaptation through beach nourishment, dune and wetlands restoration, and coordination with regional stakeholders. Policy 2.5 prioritizes “soft” shoreline protection strategies over shoreline protective devices where feasible.

Hazards Disclosures

The new CAP Section 4.1.6 includes CAP Policy 1.34, which states that new commercial, industrial, and residential development that is required to provide a Coastal Hazards Report shall disclose the potential hazards through a notice filed with the Ventura County Recorder’s Office. It would also require disclosures about the potential for flooding during real estate transactions that occur within the screening areas.

3. The proposed amendments are consistent with the Ventura County 2040 General Plan.

The proposed amendments are consistent with the 2040 General Plan. The General Plan includes five programs that direct County staff to plan for sea level rise. These are programs HAZ-G, HAZ-H, HAZ-I, PFS-C, and PFS-D listed in Table 1 below. The focus of the amendments is HAZ-H which calls for sea level rise technical analysis and standards for the siting and design of new development. The proposed amendments in new CAP Section 4.1.6 include Goal 1--Reduce Risks, with policies and standards for the siting and design of new development that link to the proposed Appendix 15, which includes the Coastal Hazards Analysis Report Requirements and Coastal Hazards Screening Area Maps. Two other safety and hazard programs that are consistent with the General Plan are HAZ-G related to a communication program to landowners about sea level rise and HAZ-I related to a communication program to landowners about sea level rise. Exhibit 7 for Coastal Hazards and Sea Level Rise Local Coastal Program Amendments (PL20-0039)

level rise, and HAZ-I which calls for to sea level rise resilience planning for estuaries, wetlands, and groundwater basins.

Overall, Table 1 below includes a long list of 2040 General Plan goals, policies, and programs that help to preserve public health, safety, and general welfare by addressing the adverse impacts of climate change, including rising sea levels, and requiring a technical analysis for new and substantial redevelopment in the screening areas. The listed 2040 General Plan goals, policies, and programs consider not only new development and land uses but also include public facilities, greenhouse gas emission reductions, coastal access, and environmental justice. The proposed CAP amendments in Exhibit 2 include staff comments that describe 25 proposed policies and programs that were directly derived from the 2040 General Plan.

The proposed CAP amendments include three new goals for hazards, sea level rise, and climate change: reduce risks, natural adaptation, and reduce greenhouse gas emissions. These three goals are consistent with the General Plan goals, policies, and programs in the Hazards and Safety Element, Coastal and Open Space Element, Circulation and Transportation Element, Land Use and Community Character, and Agriculture.

The General Plan Sections reviewed for this consistency analysis are Agricultural Resilience (AG-6), Coastal Resources (COS-2), Soil and Mineral Resources (COS-5), Energy Conservation (COS-8), Open Space (COS-9), Regional Multimodal System (CTM-2), Emerging Technologies and Sustainable Practices (CTM-6), Increasing Temperatures (HAZ-11), Area Plans (LU-15), Public Facilities (PFS-1), and Public Utilities (PFS-7).

The proposed CAP amendments are consistent with General Plan policies related to agricultural resilience. Proposed CAP Policies 2.11 and 2.12 seek to enhance the tolerance of agriculture in response to climate change, sea level rise, and related changes in the environment.

The proposed CAP amendments are consistent with eleven policies from the Conservation and Open Space Element. In particular, the amendments propose to include updated versions of seven policies under the General Plan Coastal Resources Goal, which include coordination for regional coastal planning, conservation of coastal beaches from erosion, wetlands and fisheries restoration, and conservation of open space (CAP Policies 1.1, and 2.15 through 2.19).

The proposed CAP amendments are consistent with four policies from the Circulation, Transportation, and Mobility Element. A policy promoting the consideration of acquiring abandoned railroad rights-of-way for the Regional Multimodal System Goal is in the proposed CAP amendments. Three policies from the Emerging Technologies and Sustainable Practices Goal are included in the proposed CAP amendments: these are related to permeable pavement, electric vehicle charging stations, and neighborhood electric vehicles.

The proposed CAP amendments are consistent with three policies from the Hazards and Safety Element. A policy in the Coastal Flooding Goal is for continued planning for sea level rise based off the best available science and a policy for continued educational






outreach on sea level rise. The proposed CAP amendments also address a policy for Increasing Temperatures Goal related to educational outreach on the effects of climate change.

General Plan HAZ-G includes a Communication Program for Property Owners at Risk from Sea Level Rise. The proposed LCP amendments were developed through public hearings, workshops, and review and comment periods for technical reports that updated property owners on the hazards of sea level rise.

Proposed Hazards, Sea Level Rise, and Climate Change Program 4.5 encourages an update to the Board of Supervisors and other stakeholders at least every five years on the rate of sea level rise from the most up-to date science and is included in proposed CAP Program 4.5. This frequency mirrors the Ocean Protection Council's sea level rise guidance that will be updated every five years. Program 4.7 directs County staff to seek funding to work with the property owners expected to be exposed to sea level rise hazards including the development of neighborhood-scale adaptation plans that would identify local coastal hazards and prioritize strategies to improve coastal hazards resilience.

Table 1: List of Applicable General Plan Goals, Policies, and Programs

Policy or Program	Description
Goal HAZ-11	<p>Increasing Temperature</p> <p><i>To improve resilience to increasing temperatures resulting from climate change.</i></p>
Policy HAZ-11.4 CAP EJ	<p>Education and Outreach on the Effects of Climate Change</p> <p><i>The County shall support efforts of agencies and organizations that provide effective education and outreach to Designated Disadvantaged Communities on the effects of climate change, including increasing temperatures, wildfires, flooding, sea level rise, poor air quality, extreme weather events, disease prevention, and other public health effects.</i></p>
Program HAZ-G CAP	<p>Communication Program for Property Owners at Risk from Sea Level Rise</p> <p><i>The County shall seek funding to prepare and implement a communication program that periodically provides updates to the Board of Supervisors, and other stakeholders regarding impacts from sea level rise and planning decisions to address those impacts.</i></p>
Program HAZ-H CAP	<p>Sea Level Rise Analysis in Siting and Design of New Development</p> <p><i>The County shall consider the feasibility of amending the Non-Coastal Zoning Ordinance and Coastal Zoning Ordinance to require technical analysis of projected sea level rise exposure for the siting and design of new discretionary development.</i></p>
Program HAZ-I CAP	<p>Estuaries, Wetlands, and Groundwater Basin Resilience</p> <p><i>The County shall coordinate with regional stakeholders to assess vulnerabilities from the effects of, and opportunities to enhance the resiliency to, sea level rise on estuaries, wetlands, and groundwater basins. This assessment should consider factors that influence the conditions of an estuary or wetland, including sea level rise, rainfall, surface heat budget, wind, and ocean acidification.</i></p>
Goal COS-2	<p>Coastal Resources</p> <p><i>To protect and conserve coastal beaches and sand dunes, proactively enhance coastal and marine resources, and respond to projected sea level rise.</i></p>
Policy COS-2.1	<p>Beach Erosion</p> <p><i>The County shall strive to minimize the risk from the damaging effects of coastal wave hazards and beach erosion and reduce the rate of beach erosion, when feasible.</i></p>

Goal or Policy	Description
Policy COS-2.2 	Beach Nourishment <i>The County shall support activities that trap or add sand through beach nourishment, dune restoration, and other adaptation strategies to enhance or create beaches in areas susceptible to sea-level rise and coastal flooding.</i>
Policy COS-2.3	Coastal Regional Sediment Action Committee <i>The County should work with the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON), Ventura Port District, Channel Islands Harbor, cities, and the Navy to identify issues and establish common goals and objectives regarding sediment management, as well as to identify resources to meet defined goals.</i>
Policy COS-2.5	Shoreline Protective Structure Design <i>The County shall require all shoreline protective structures which alter natural shoreline processes to be designed to eliminate or mitigate adverse impacts on local shoreline sand supplies.</i>
Policy COS-2.6  	Public Access <i>The County shall continue to plan for the preservation, conservation, efficient use of, enjoyment of, and access to resources, as appropriate, within Ventura County for present and future generations.</i>
Policy COS-2.7  	Preserve Public Access <i>The County shall work with federal, state, and local jurisdictions, agencies, and organizations to assess the vulnerability of public coastal access points and prioritize protection for those that provide the greatest benefits to residents and visitors.</i>
Policy COS-2.8	Coastal Fisheries <i>The County shall encourage community programs that are designed to improve the quality of coastal fisheries and marine resources</i>
Policy COS-2.9	Estuarine Protection <i>The County shall support efforts by other agencies and organizations to maintain and enhance estuarine systems in order to protect and enhance coastal fisheries and other marine resources.</i>
Goal COS-5	Soil and Mineral Resources <i>To preserve and protect soil resources in the county from erosion and for agricultural productivity.</i>

Goal or Policy	Description
Policy COS-5.3 CAP	Soil Productivity <i>The County shall encourage landowners to participate in voluntary programs that reduce soil erosion and increase soil productivity. To this end, the County shall promote coordination between the Natural Resources Conservation Service, Ventura County Resource Conservation District, University of California Cooperative Extension, and other similar agencies and organizations.</i>
Goal COS-8	Energy Resource Conservation <i>To minimize energy consumption and increase the use of renewable energy.</i>
Policy COS-8.8 CAP EJ	Renewable Energy Features in Discretionary Development <i>The County shall encourage the integration of features that support the generation, transmission, efficient use, and storage of renewable energy sources in discretionary development</i>
Goal COS-9	Open Space <i>To develop and maintain a comprehensive system of parks, recreation, and natural open space lands that meet the active and passive recreation and open space needs of Ventura County residents and visitors.</i>
Policy COS-9.3 CAP HC	Open Space Preservation <i>The County shall place a high priority on preserving open space lands for recreation, habitat protection, wildlife movement, flood hazard management, public safety, water resource protection, and overall community benefit.</i>
Goal CTM-2	Regional Multimodal System <i>To facilitate the safe, efficient, and cost-effective movement of all users, including bicyclists, pedestrians, public transportation riders, children, older people, and disabled people, as well as motorists through the provision of an integrated multimodal system.</i>
Policy CTM-2.26 CAP	Abandoned Railroad Rights-of-Way <i>When railroad rights-of-way are abandoned, the County shall evaluate the feasibility of acquiring the land for public use as public transportation, bicycle, pedestrian, or equestrian paths.</i>
Goal CTM-6	Emerging Technologies and Sustainable Practices <i>To use emerging technologies and environmentally-sustainable practices to increase transportation system efficiency and resiliency.</i>

Policy CTM-6.3 CAP	Permeable Pavement <i>As part of new roadway planning and design as part of discretionary development, the County shall promote the use of permeable paving and other passive drainage features such as bioswales to prevent flooding, particularly in urban areas</i>
Policy CTM-6.5 CAP	Electric Vehicle Charging Stations <i>The County shall support the installation of electric vehicle charging stations, where feasible, at County facilities, parking lots, park-and-ride lots, truck stops, and new development.</i>
Policy CTM-6.6 CAP	Neighborhood Electric Vehicles <i>The County shall encourage developments and street systems that support the use of properly licensed Neighborhood Electric Vehicles (NEV), where appropriate.</i>
Goal LU-15	Area Plans <i>To provide a clear policy framework that enhances the communities within each Area Plan boundary.</i>
Policy LU-15.2	General Plan and Area Plan Consistency <i>Area Plans for specific geographic subareas of the County may be adopted as part of the County General Plan. Area Plans shall be consistent with the General Land Use Diagram (Figures 2-4 and 2-5), although the Area Plans may be more specific and provide additional direction and restrictions concerning future development and resource management.</i>
Goal PFS-1	Public Facilities and Services <i>To equitably provide residents and businesses with quality, cost-effective, and accessible facilities and services.</i>
Policy PFS-1.3 CAP HC	Location of New Essential Public Facilities <i>The County shall review plans for constructing new essential public facilities, such as a hospital, health care facilities, emergency shelters, emergency command centers, or emergency communications facilities, so that these facilities are located outside of at-risk areas whenever feasible. If such a location is infeasible, then the County shall require the use of construction methods and site design features to minimize potential damage to these facilities.</i>
Goal PFS-7	Public Utilities <i>To promote the efficient distribution of public utility facilities and transmission lines to ensure that public utilities are adequate to service existing and projected land uses and are sited and constructed to avoid hazards and land use incompatibility.</i>

Goal or Policy	Description
Policy PFS-7.2 CAP	Reduce Transmission Facility Fire Hazard Risk <i>The County shall work with utility companies to modernize and upgrade transmission lines and associated equipment to reduce the risk of fire in areas with a high wildfire hazard risk.</i>
Program PFS-C CAP HC	Sea Level Rise Impacts Monitoring <i>The County shall conduct, and periodically update, Climate Change Impacts Monitoring reports to map locations of communication, energy, public service, transportation facilities, and infrastructure that are vulnerable to rising sea levels and coastal flooding.</i>
Program PFS-D CAP HC	Sea Level Rise Adaptation Response <i>Based on findings from the Climate Change Impacts Monitoring reports, in cases where existing County facilities are found to be vulnerable to sea-level rise or coastal flooding, the County shall identify funding and create an action plan to protect, accommodate, or manage the retreat of County facilities to areas of higher elevation or reduced flood exposure. For facilities operated by other entities, the County shall work with these entities to create an action plan to protect, accommodate, or manage the retreat of their facilities to areas of higher elevation or reduced flood exposure.</i>
<p>General Plan Policy/Program Icons: The Ventura County 2040 General Plan contains a number of policies and programs that address cross-cutting topics that weave throughout the General Plan. In order to highlight these policies and programs, one or more of the icons shown to the left of this text are used. These icons identify policies and programs that directly relate to one or more of these topics. Details of what each of these topics cover can be found in Section 1.4 – Readers Guide of the General Plan.</p> <p> EJ Environmental Justice HC Healthy Communities </p>	
CAP Climate Action Plan	

4. The proposed amendments to the CAP and CZO conform with applicable federal and state law.

This section describes how the proposed amendments are consistent with federal and State laws.

Federal Laws

Federal Emergency Management Agency (FEMA): As mentioned in the Planning Commission Staff Report, FEMA prepares regulatory flood maps that identify the base flood elevation that is likely to flood in a 1% annual chance storm. The amendments require that new or substantial redevelopment include design for either the base flood elevation from the existing FEMA flood zone maps or sea level rise projections with a

1% annual chance storm for the life of the development, whichever measurement is higher.

State Laws and Guidance

The proposed amendments are compliant with the State laws listed below:

- Executive Order S-13-08, signed by Governor Schwarzenegger in 2008, requires state agencies to plan for sea level rise.
- Senate Bill 379, passed in 2015, directed local jurisdictions to include climate adaptation and resilience strategies in the safety element of their General Plan.
- Senate Bill 1035, passed in 2018 requires the climate and resilience strategies to be updated with their housing or safety element updates, at least every eight years.
- Senate Bill 272, passed in 2023, directed local jurisdictions to plan for sea level rise in their LCPs by 2034. The proposed LCP amendments are consistent with the Coastal Act, as articulated in Exhibit 5.
- Ocean Protection Council: Released statewide sea level rise guidance and probabilistic scenarios. This guidance was first published in 2015 and was subsequently revised in 2018 and 2024.
- Coastal Commission: Released sea level rise guidance based on the Ocean Protection Counsel reports that provides example policies and direction regarding how local governments can plan LCP amendments and process permits with sea level rise adaptation. The guidance consists of a series of documents published between 2018 and 2024 and includes topics such as residential development, critical infrastructure, and public trust lands. Many of the example policies were the basis for the proposed amendments, with adjustments for local conditions
- Assembly Bill 2904, passed in 2024, increased the public noticing period for zoning ordinance amendments from 10 days to 20 days. The proposed CZO amendments codify AB 2904 regarding these new public notification requirements.