

EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: August 28, 2025

Report Date: August 21, 2025

TO: Emeryville Planning Commission

FROM: Lori Elefant, Management Analyst - HR
Pedro Jimenez, Assistant City Manager

SUBJECT: Local Hazard Mitigation Plan Update (GPA18-003)

RECOMMENDED COMMISSION ACTION: Approve a resolution recommending that the City Council adopt the updated 2025 – 2030 Local Hazard Mitigation Plan (LHMP) to replace the existing LHMP Appendix to the Safety Element of the General Plan in accordance with Assembly Bill 2140

BACKGROUND

The Disaster Mitigation Act of 2000 (DMA 2000) requires all communities to establish a Local Hazard Mitigation Plan (LHMP) as a condition to receive federal hazard mitigation funding through the Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation Grant Program (PDM), and the Flood Management Assistance Grant Program (FMA). In addition, as part of the DMA 2000, the LHMP must be updated every 5 years. The City's Local Hazard Mitigation Plan was last adopted in October 2019.

LOCAL HAZARD MITIGATION UPDATE

In May 2023, the Federal Emergency Management Agency ("FEMA") published new guidelines on the planning requirements for Local Hazard Mitigation Plans. Requiring community involvement remains a major requirement but under the new guidance a jurisdiction needs to address climate change when discussing hazards, probability, vulnerabilities, and impacts.

The jurisdiction also needs to explicitly engage at risk, under-served and socially underserved populations when allowing any opportunities for stakeholders and the public to be involved to identify vulnerabilities, predict impacts, and determine mitigation strategies and actions. In addition, the plan needs to list state and federal major disaster declarations for the planning area since the last update when discussing previous hazard events.

The Local Hazard Mitigation Plan Update process began in October 2023 with a Community Survey. Subsequently a Planning Team comprised of a representative from each City Department, a representative from Alameda County Fire Department and two community members was convened.

The team met six times over the next ten months. The Planning Team prioritized hazards, brainstormed different mitigation ideas, and evaluated the proposed mitigation ideas for feasibility, social benefits, economic benefits, environmental improvement and community objectives. The team identified 40 mitigation ideas to be included in the plan update.

At a September 26, 2024 study session, staff presented a draft of the Local Hazard Mitigation Plan Update to the Commission, preceded by a presentation to the City Council on September 17, 2024. After Commission and Council's review, staff submitted the plan to the California Governor's Office of Emergency Services' (CalOES) Mitigation Unit for their review and referral to FEMA for final approval. CalOES responded with several required revisions as well as several areas for improvement for the next plan update.

Staff completed the required revisions and opted to include the recommended areas for improvement revisions with this update and resubmitted the plan to CalOES on February 3, 2025. CalOES then approved the LHMP (with no required or future needed revisions) and referred the plan to FEMA for their approval on February 5, 2025.

On April 14, 2025, FEMA notified the City that they had completed their review and determined the plan was eligible for final approval, pending its formal adoption by the City Council.

The City's current Local Hazard Mitigation Plan was approved in October 2019 as an appendix to the Safety Element in the General Plan. In the General Plan, Action CSN-A-10 in Table 8-5, Implementation Actions for Conservation, Safety Noise was amended to read as follows:

“Continue participation in regional disaster planning initiatives and maintain and update the City's Local Hazard Mitigation Plan every five years to maintain a current and accurate plan consistent with FEMA Guidelines. The updated LHMP shall be reviewed by the Planning Commission and adopted by City Council but shall not require a subsequent amendment to the General Plan when required updates occur.”

ENVIRONMENTAL REVIEW

The proposed LHMP is exempt from environmental review under the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15308, which applies to actions taken by regulatory agencies to assure the maintenance, restoration, enhancement, or protection of the environment and the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

The LHMP identifies, analyzes and addresses natural hazards in Emeryville and identifies strategies to mitigate, prepare for, and respond to these hazards over a five-year period. Some of the mitigation actions are studies or collaboration with other agencies, where Emeryville would not be the Lead Agency as defined by CEQA. Other mitigation actions that may be undertaken would require their own CEQA review as part of their implementation, once a full project scope is prepared and funding is sought.

RECOMMENDATION

Staff requests the Planning Commission approve the attached resolution recommending the City Council adopt the updated 2025 – 2030 LHMP to replace the existing LHMP Appendix to the Safety Element of the General Plan in accordance with Assembly Bill 2140 as shown in Exhibit A

Attachment:

[Resolution](#)
[Exhibit A Local Hazard Mitigation Plan 2025-2030](#)
[Exhibit B FEMA Local Mitigation Plan Review Tool](#)