



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Planning &
Development
Department No.: 053
For Agenda Of: February 27, 2018
Placement: Departmental
Estimated Time: 1 hour, 30 minutes
Continued Item: No
If Yes, date from:
Vote Required: No Vote Required

TO: Board of Supervisors

FROM: Department Glenn S. Russell, PhD, Director, Planning and Development, (805)
Director(s) 568-2085
Contact Info: Dan Klemann, Deputy Director, Long Range Planning Division,
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SUBJECT: Coastal Resiliency Project Briefing

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Other Concurrence:

As to form: No

Recommended Actions:

Staff recommends that the Board of Supervisors (Board) take the following actions:

- a) Receive a staff briefing on the Coastal Resiliency Project, including the “Sea Level Rise and Coastal Hazards Vulnerability Assessment” and draft Local Coastal Program (LCP) policies.
- b) Provide initial comments and direction to staff regarding potential amendments to the LCP.
- c) Direct staff to return to the Board with proposed LCP amendments for the Board’s consideration after incorporating any comments and direction received from the Board and recommendations by the County Planning Commission.
- d) Determine that the briefing, comments, and direction to staff do not constitute a project and are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(3) and 15378(b)(2), included as Attachment 1.

Summary Text:

Significant project deliverables for the grant-funded Coastal Resiliency Project have been completed, including the “Sea Level Rise and Coastal Hazards Vulnerability Assessment” (Attachment 2), draft

LCP policies, and a public outreach effort that took place from August through October of 2017, as discussed in further detail below.

Staff will now be presenting those significant project deliverables to the Board, and is also seeking input and direction from the Board regarding the draft LCP amendments (Attachments 3 and 4). The draft LCP amendments are based upon the work performed under the Coastal Resiliency Project as well as State of California research and policy guidance, Coastal Commission guidance, and public feedback.

Project Overview:

The County of Santa Barbara's Coastal Resiliency Project is a grant-funded effort to evaluate the impacts of sea level rise and resulting coastal hazards along the County's 110-mile long coastline, and examine potential asset vulnerabilities within the unincorporated county areas. The overall goal of the project is to identify and plan for mitigation of potential coastal hazards from sea level rise that would otherwise impact coastal development, infrastructure, ecological resources, and other community assets. This includes creation of a policy framework that will provide predictability to Coastal Development Permit applicants.

1.1 Local Coastal Program Grant and Project Deliverables

In 2014 the County received a \$200,000 grant from the California Coastal Conservancy, and the Nature Conservancy provided a \$22,000 in-kind service match. In 2015 the County received \$183,000 from the California Coastal Commission and the Ocean Protection Council. Santa Barbara County has provided \$107,000 in matching funds for staff time and effort on both grants.

The overall project involves four steps:

1. Modeling and mapping of coastal hazards and assets,
2. Developing a vulnerability assessment,
3. Identifying adaptation measures, and
4. Amending the County's LCP.

The project boundary spans the entire County coastal zone from the San Luis Obispo County line to the Ventura County line. The entire County coastline, including coastal areas within cities, UCSB, and Vandenberg Air Force Base, was modeled to view potential impacts and hazards from sea level rise.

After the coastal hazards were modeled, assets only within the unincorporated areas of the County were examined for potential vulnerabilities. The resulting Vulnerability Assessment includes analysis and maps showing potentially vulnerable assets along the unincorporated County coastline, with and without existing coastal armoring included. Staff and consultants worked together to identify potential adaptation measures that could address some sea level rise impacts along the County coast. Such measures are briefly discussed in the Vulnerability Assessment; however, the feasibility and costs of adaptation measures have not yet been fully explored. Grant funding through FEMA's Hazard Mitigation Grant Program is being explored that could potentially fund a County-wide Adaptation Plan, but no funding has been applied for or secured at this point. A link to the final Vulnerability Assessment is included within Attachment 2.

After the Vulnerability Assessment work was finished, staff began examining existing County policies to understand where modifications or new policies may be warranted. County staff, in consultation with Coastal Commission staff, prepared draft potential new or enhanced policies, and presented the policies at public workshops and meetings for discussion and comment. The draft LCP policies have since been updated as a result of public feedback and the Coastal Commission’s draft “Residential Adaptation Policy Guidance” document, and are included as Attachment 3 to this report.

Per the terms of the grant agreement, informal consultation has occurred with local Coastal Commission staff over the past year on potential LCP policies. The Coastal Commission’s comment letters are included within Attachment 5 to this report.

1.2 Sea Level Rise and Coastal Hazard Mapping

Coastal hazards resulting from sea level rise include:

- Short- and long-term cliff and dune erosion
- Coastal and fluvial (creek/stream) flooding
- Wave runup
- Rising tides

Sea level rise through the end of this century was projected using the best available science, which was the National Research Council’s 2012 publication of “Sea Level Rise for the Coasts of California, Oregon, and Washington.” The National Research Council projected sea level rise of up to 27 inches by the year 2060, and up to 60 inches (or 5 feet) by the end of this century, as shown in Table 1 below. California Ocean Science Trust’s April 2017 study titled “Rising Seas in California: An Update on Sea-Level Rise Science” found that there is a 2/3 chance that sea level rise will be between 8-14 inches by the year 2050, and between 22-43 inches by the year 2100.

Table 1. Sea Level Rise (SLR) Projections for Santa Barbara County (inches)

Time Period	Low SLR	Medium SLR	High SLR
By 2030	0.04	3.5	10.2
By 2060	2.8	11.8	27.2
By 2100	10.6	30.7	60.2

Source: “Sea Level Rise for the Coasts of California, Oregon, and Washington,” National Research Council, 2012

Note: Based on National Research Council projections in reference to year 2000 and modified for local conditions.

1.3 Vulnerability Assessment

The Vulnerability Assessment was prepared by mapping coastal assets and assessing whether they fell within the coastal hazard areas resulting from the sea level rise modeling. A conservative “worst case” scenario was used for the vulnerability assessment mapping. The worst-case scenario is considered to be the high sea level rise scenario in combination with a high tide, a 100-year storm event, and wave run-up at certain time intervals. The year 2010 was set as the baseline year to assess current conditions. Future time horizons (2030, 2060, and 2100) were assessed for potential vulnerabilities.

Eight asset sectors were analyzed in the Assessment, including transportation, land use, public facilities, and water/wastewater, as listed in Table 2 below. Significant detail on potential impacts and maps of

vulnerable facilities are within the Assessment document (Attachment 2). A brief overview of some significant findings is provided in Table 2.

Table 2. Select Findings from the Sea Level Rise and Coastal Hazards Vulnerability Assessment

Asset Sector	Selected Findings from the Vulnerability Assessment
Hazardous Materials & Minerals	<ul style="list-style-type: none"> • Gaviota oil terminal is not at risk • Summerland Sanitation District Wastewater Treatment plant is vulnerable to flooding
Transportation	<ul style="list-style-type: none"> • Approximately 62 miles of railroad are vulnerable to flooding and erosion • Nearly 12 miles of Highway 101 are vulnerable to flooding and erosion
Land Use	<ul style="list-style-type: none"> • Approximately 800 residential and 80 commercial buildings are vulnerable to flooding and/or erosion
Public Facilities	<ul style="list-style-type: none"> • No police or medical facilities are at risk • Two schools and one fire station in Summerland are at risk from flooding
Public Access and Recreation	<ul style="list-style-type: none"> • Approximately 860 acres of County beach parks are vulnerable to erosion
Environmentally Sensitive Habitat (ESH)	<ul style="list-style-type: none"> • Approximately 1,028 acres of ESH are vulnerable to erosion and 1,886 acres are vulnerable to flooding
Water Supply	<ul style="list-style-type: none"> • Approximately 9 miles of water supply mains are vulnerable to erosion, as well as 123 hydrants and 78 valves.
Wastewater	<ul style="list-style-type: none"> • Approximately 283 manholes are subject to erosion • 280 parcels with septic systems are vulnerable to flooding

Note: Unless specified otherwise, all described vulnerabilities are under the “high sea level rise” scenario by the year 2100, and assume that no adaptation measures are taken to protect coastal assets and resources.

The sea level rise and coastal hazards model results are available through an online mapping portal that The Nature Conservancy hosts. The entire Santa Barbara County coastline can be viewed at <http://maps.coastalresilience.org/california/>.

Ultimately, this important modeling and mapping effort provides a strong foundation for considering methods to adapt to future sea level rise. Updated LCP policies and ordinances will help facilitate the adaptation process by potentially avoiding and mitigating hazards.

1.4 Local Coastal Program Amendment

Staff reviewed the existing policies in the Coastal Land Use Plan to determine where new policies could be added, and where existing policies could be enhanced, to better address the information in the Vulnerability Assessment. The Hazard policies in the Coastal Land Use Plan work to ensure compliance with Coastal Act policies regarding new development in areas of high geologic, flood, and fire hazard, as well as policies regarding coastal armoring and flood control measures. Hazards such as flooding and erosion already occur along the coastline, and sea level rise will exacerbate those existing hazards.

At this time, staff does not recommend any changes to zoning or land use designations of property. Rather, staff is proposing changes to existing hazard, flood protection, energy (oil and gas), coastal access, and recreation policies. In addition, 19 new policies or potential development standards are proposed to address shoreline management and protection, new coastal development, public access, transportation, coastal hazards, coastal habitat, and nonconforming structures. Changes to the Coastal Zoning Ordinance (Article II) would be minimal and would implement the updated policies. For

example, in order for the Notices to Property Owners required by draft LCP policies to be able to be accepted by the Recorder pursuant to Government Code Section 27201, Planning and Development would propose to amend Article II to authorize recordation of such Notices to Property Owners. All draft policies for the Board's consideration are in Attachment 3. Definitions and diagrams to support the proposed changes are also provided (pages 17-18 of Attachment 3, and Sea Level Rise Coastal Hazard Screening Area Maps in Attachment 4). Potential amendments to Article II to implement policy changes will be brought to the Planning Commissions and Board of Supervisors for recommendation and approval when the potential policies are brought forward later this year.

1.5 Stakeholder and Public Outreach

Staff Technical Stakeholder Group/Meetings

A technical stakeholder group was formed during the modeling and mapping phases of the project. The stakeholders encompassed a wide range of local professionals and interested parties from city and state agencies, utilities and special districts, civic and environmental organizations, and local tribes (Attachment 5). Meetings were held prior to the completion of certain project milestones (2014-2016) and stakeholder participants offered feedback on the project as it progressed, which was incorporated into the deliverables.

Coastal Commission Staff Consultation

Pursuant to the approved scope of work for this grant-funded project, County staff informally consulted with local Coastal Commission staff very early in the policy development process. County and Coastal Commission staff undertook two iterations of policy recommendations and feedback. The correspondence from these two iterations is provided in Attachment 6.

County and Coastal Commission staff agreed on many issues and on a majority of the draft policy language. However, the following recommendations from Coastal Commission staff exemplify issues where agreement has not yet been reached and continued discussion may be needed:

- Property owners shall waive their right to a future shoreline protective device upon receipt of a Coastal Development Permit (CDP) for new development.
- New CDPs shall require a monitoring plan to identify the impacts of shoreline armoring on the surrounding area and determine when the armoring device is no longer needed for protection.
- The County shall prepare shoreline management plans for County recreational areas, especially those areas that do not have park master plans.
- Property owners near public trust lands (for example, along a beach or tidal area) shall demonstrate that they hold adequate legal title at specified intervals. The County shall then require that property owners remove their development if the beach or high tide line moves inland and their property has migrated onto public trust lands.
- New engineered staircases or accessways on a bluff face shall provide for public beach access; new, private staircases or accessways on a bluff face shall be prohibited.

County staff will continue to work collaboratively with Coastal Commission staff on topics where continued discussion may be needed. Any further direction from the Board on these topics would be welcome.

Public Meetings

A wide-ranging public outreach process was undertaken from August through October of 2017. The intent of the outreach was to present the results of the Vulnerability Assessment and to discuss potential policy changes for the LCP Amendment. County staff held two public workshops, one beach demonstration event, and presented at several targeted meetings for County and community advisory and nonprofit groups. Table 3 lists the public outreach events, dates, and locations.

Table 3. Coastal Resiliency Project Public Outreach Events

Date in 2017	Event	Location
August 18	Building Industry Advisory Group Meeting	Santa Barbara
August 31	Public Workshop #1	Rincon Beach Club, Carpinteria
September 14	Public Workshop #2	Goleta Valley Community Center
September 16	Interactive Sea Level Rise Demonstration Project	Summerland Beach (Lookout Park)
September 29	Gaviota Property Owners/Ranchers Meeting	El Capitan Canyon Campground
September 6 and October 4	Agricultural Advisory Committee	Solvang and Buellton
October 2	Citizen’s Planning Association Meeting	Santa Barbara
October 11	Central Coast Sustainability Summit	University of California, Santa Barbara

One comment letter was received during public outreach and is provided as Attachment 7. All other public feedback was received by phone or in person. Public comment spanned topics ranging from the protection of existing utility infrastructure along the coast (including water and wastewater facilities), to the importance of working with local landowners to find new public coastal access ways if existing access ways become unusable, to supporting solutions that would have multiple benefits (e.g., habitat and shoreline protection). Modifications to the draft LCP amendment were made in response to the public feedback and comments received.

Planning Commission Recommendations:

The County Planning Commission was briefed on the project on December 20, 2017 (Attachment 8). The Commission’s comments included support for:

- Policies that would give permit applicants more certainty during the development review process,
- Solutions that protect the coast, including armoring solutions, and
- Flexible design options for landowners within the sea level rise coastal hazard areas, including raising buildings out of flood hazard areas.

The Montecito Planning Commission will be briefed on February 21, 2018. An overview of the Commission’s input and direction to staff will be included within staff’s presentation to the Board.

Environmental Review:

CEQA Guidelines Section 15060(c)(3) states that an activity is not subject to CEQA if the activity is not a project. Section 15378(b)(2) specifies that a project does not include general policy making or administrative activities of governments that will not result in direct or indirect physical changes in the environment. The staff briefing and request for the Board of Supervisor's comments and direction are administrative activities that do not authorize new development or otherwise result in direct or indirect physical changes in the environment. Therefore, this activity is not a project pursuant to CEQA Guidelines Section 15378(b)(2) and is not subject to CEQA per CEQA Guidelines Section 15060(c)(3). Please see the Notice of Exemption (Attachment 1) for additional details on the CEQA exemption determination.

Fiscal Analysis:

The Long Range Planning Budget Program on page D-302 of the Planning and Development Department's Fiscal Year 2017-2018 Budget includes funding for the Coastal Resiliency Project. Staff salaries and other costs for the fiscal year (to date) total approximately 573 hours and \$41,400. There are no facilities impacts.

The project began in FY 13-14. Since project inception, the total staff time to date is approximately 3,300 hours. The total project cost, including salaries, benefits, services, and supplies is approximately \$552,000. The County has received all of the grant funds (\$383,000) so has expended approximately \$169,000 on the project. This amount includes the \$107,000 in County matching funds for the grants.

Attachments:

- 1) Notice of Exemption
- 2) County of Santa Barbara Sea Level Rise and Coastal Hazards Vulnerability Assessment and Technical Report
- 3) Draft LCP Amendment for Discussion
- 4) Draft Sea Level Rise Coastal Hazard Screening Area Maps
- 5) List of Stakeholders
- 6) Comments and Letters Between California Coastal Commission Staff and County Staff
- 7) Public Comment
- 8) County Planning Commission Staff Report

Authored by:

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