Potential Changes to the Santa Barbara County (SBC) Coastal Land Use Plan (CLUP)

Potential Changes to Existing Policies			
SBC CLUP Policy Number	Current SBC CLUP Policy Text	Policy text revisions are shown in strikeout/underline	
Policy 2-12 Policy Type: Development Topic: Hazards	The densities specified in the land use plan are maximums and shall be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased for affordable housing projects provided such projects are found consistent with all applicable policies and provisions of the Local Coastal Program. (amended by 93- GP-11)	The densities specified in the land use plan are maximums and shall be reduced if it is determined that such reduction is warranted by <u>due to site-specific</u> conditions specifically applicable to a site such as topography _i ₇ geologic <u>or</u> , flood <u>or fire</u> hazards _i ₇ <u>coastal</u> <u>bluff or shoreline retreat</u> ; habitat areas; or steep slopes. However, density <u>densities</u> may be increased for affordable housing projects provided such projects are found consistent with all applicable policies and provisions of the Local Coastal Program. (amended by 93-GP-11)	
Policy 2-17 Policy Type: Planned Development Topic: Resource protection; Hazards; Housing	Use of flexible design concepts, including clustering of units, mixture of dwelling types, etc., shall be required to accomplish as much as possible all of the following goals: a. protection of the scenic qualities of the site; b. protection of coastal resources, i.e., habitat areas, archaeological sites, etc.; c. avoidance of siting of structures on hazardous areas; d. provision of public open, space, recreation, and/or beach access; e. preservation of existing healthy trees; and f. provision of low and moderate housing opportunities.	Use To the maximum extent feasible, use of flexible design concepts, including (e.g., clustering of units, and/or a mixture of dwelling types, etc.) and flexible building design (e.g., flood proofing such as breakaway walls or elevated utilities) shall be required in planned development, in order to accomplish as much as possible all of the following goals: a. protection of the scenic qualities of the site; b. protection of coastal resources, i.e. (e.g., public access, water quality, habitat areas, or archaeological sites, etc.); c. avoidance of siting of structures on-within hazardous areas (including reasonably foreseeable hazards from sea level rise during the anticipated life of the development [typically 75 years for residential and commercial development]): d. provision of public open space, recreation, and/or beach access; e. preservation of existing healthy trees; and f. provision of low and moderate income housing opportunities.	
Policy 3-1 Policy Type: Seawalls and Shoreline Structures Topic: Shoreline armoring	Seawalls shall not be permitted unless the County has determined that there are no other less environmentally damaging alternatives reasonably available for protection of existing principal structures. The County prefers and encourages non-structural solutions to shoreline erosion problems, including beach replenishment, removal of endangered structures and prevention of land divisions on shorefront property subject to erosion; and, will seek solutions to shoreline hazards on a larger geographic basis than a single lot circumstance. Where permitted, seawall design and construction shall respect to the degree possible natural landforms. Adequate provision for lateral beach access shall be made and the project shall be designed to minimize visual impacts by the use of appropriate colors and materials.	 Seawalls shall not be permitted unless the County has determined that there are no other <u>feasible</u>, less environmentally damaging alternatives reasonably available for protection of existing principal structures. The County prefers and encourages Priority shall be placed on: (1) non-structural solutions to shoreline erosion problems, including [e.g., beach replenishment, removal of endangered structures and prevention of land divisions on shorefront property subject to erosion]; ; and, will seek and (2) landscape scale – rather than single lot - solutions to shoreline hazards on a larger geographic basis_than a single lot circumstance. Where permitted To the maximum extent feasible, seawall design and construction shall respect to the degree possible-preserve natural landforms, and shall not result in the loss of public trust lands. Development involving seawalls shall include: (1) adequate - Adequate provision for-lateral beach access; shall be made and the project shall be designed(2) colors, materials, and designs to minimize visual impacts_ by the use of appropriate colors and materials. As a condition of approval, all permits for shoreline protective devices shall require: Mitigation if avoidance of adverse impacts to shoreline sand supply, public access, biological resources, or other coastal resources is infeasible, which shall be reassessed and adjusted in 20-year increments to account for changing conditions 	

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		 Removal at such time as the existing structure, public beach or use requiring protection is removed, redeveloped, ceases to exist, or the protection device is no longer needed for its permitted purpose, whichever comes first. Recordation of a Notice to Property Owner (NTPO) to notify current and future property owners that the public trust boundary could move inland as a result of coastal forces including sea level rise such that the device, or portion of it, is no longer located on private property, and at which point the device or portion of it that is on public trust land will no longer be authorized pursuant to the County's coastal development permit. Any portion of the development on public land will then have to be removed or properly permitted by the Coastal Commission and either State Lands Commission or other trustee agency of the public tidelands, who may deny the permit(s) if the development substantially interferes with public trust uses of the land or is otherwise not in accordance with law. A monitoring plan to identify the impacts of the shoreline armoring on the surrounding area and determine when a shoreline protective device is no longer needed for protection. The monitoring plan shall specify requirements for periodic inspection for structural damage, excessive scour, or other impacts from coastal hazards and sea level rise, impacts to shoreline processes and the broader area and/or littoral cell as feasible), and impacts to public access and the availability of public trust land for protection. 	
	Revetments, groins, cliff retaining walls, pipelines and	Revetments, <u>breakwaters</u> , groins, <u>seawalls</u> , cliff	
Policy 3-2	outfalls, and other such construction that may alter natural shoreline processes shall be permitted when designed to eliminate or mitigate adverse impacts on local shoreline	retaining walls, pipelines and outfalls, and other such construction that may alter natural shoreline processes shall be permitted when: (1) required to serve coastal	
Policy Type: Seawalls and Shoreline Structures	sand supply and so as not to block lateral beach access.	dependent-uses or to protect existing principal structures or public beaches in danger from erosion; (2) no less environmentally damaging feasible alternative exists	
Topic: Shoreline armoring		designed to eliminate or mitigate adverse impacts on local shoreline sand supply: and (3) they are designed so as not to block lateral beach access.	
Policy 3-4	In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 75 years, unless such standard will make a lot	In areas of new <u>New</u> development <u>(including additions,</u> <u>foundations, structural support and redevelopment)</u> , above ground structures, shall be set back a sufficient distance from the bluff edge to be safe from the threat of	
Policy Type: Bluff Protection	unbuildable, in which case a standard of 50 years shall be used. The County shall determine the required setback. A geologic report shall be required by the County in order to	blutt erosion <u>and orslope instability</u> , factoring in the effects of sea level rise, without the use of a shoreline protective device, over the anticipated life of the	
Topic: Bluff erosion; hazards	make this determination. At a minimum, such geologic report shall be prepared in conformance with the Coastal Commission's adopted Statewide Interpretive Guidelines regarding "Geologic Stability of Bluff top	development (minimum of 75 years for single family residences and commercial structures for a minimum of 75 years-, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall	

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	Development."(See also Policy 4-5 regarding protection of visual resources.)	be used: otherwise determined on a case-by-case basis for public infrastructure). The County	
		Applications for development shall determine the required setback. A include a geologic report shall be required by the County and hazards analysis in order to make this: (1) assist the County in making the determination. At a of the minimum bluff top setback requirement for the proposed development; and (2) set forth an analysis of how physical impacts (e.g., erosion, flooding, and wave runup) from locally relevant sea level rise projections (i.e., low, medium, and high sea level rise scenarios) based on best available science will constrain the developable site area during the lifetime of the development (minimum 75-year (or 50-year) timeframe, such geologic report shall be prepared in conformance with the Coastal Commission's adopted Statewide Interpretive Guidelines regarding "Geologie Stability of Blufftop Development." The analysis shall be prepared according to the requirements set forth in Section 35-67 of the County of Santa Barbara Coastal Zoning Ordinance (Development Standards for Bluff Development) and is subject to review and approval by the County as part of the Coastal Development Permit application review process. See also Policy 4-5 regarding protection of visual resources.	
Policy 3-5 Policy Type: Bluff Protection Topic: Bluff erosion and stability	Within the required bluff top setback, drought-tolerant vegetation shall be maintained. Grading, as may be required to establish proper drainage or to install landscaping, and minor improvements, i.e., patios and fences that do not impact bluff stability, may be permitted. Surface water shall be directed away from the top of the bluff or be handled in a manner satisfactory to prevent damage to the bluff by surface and percolating water.	Within the required bluff top setback, drought-tolerant vegetation shall be maintained, <u>using native plants and</u> <u>materials to the maximum extent feasible</u> . Grading <u>Minor grading</u> , as may be that is required to establish <u>proper for</u> drainage or to install landscaping, and minor improvements, i.e., patios and fences that do not impact bluff stability, may be permitted. Surface water shall be directed away from the top of the bluff or be handled in a manner satisfactory <u>managed</u> to prevent damage to the bluff by surface and percolating water.	
Policy 3-7 Policy Type: Bluff Protection	No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.	No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide <u>public</u> beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.	
Policy 3-8 Policy Type: Geologic Hazards	Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known	Applications for <u>new development (including additions</u> <u>and redevelopment)</u> shall be reviewed for adjacency to, threats from, and impacts <u>related to on</u> geologic hazards arising from seismic events, <u>wave runup</u> , tsunami runup, landslides, beach <u>or bluff</u> erosion, or other geologic hazards such as (e.g., expansive soils and <u>or</u> subsidence	

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Topic: Hazards	geologic hazards, a geologic report shall be required. Mitigation measures shall be required where necessary.	areas), and reasonably foreseeable hazards due to sea level rise during the anticipated life of the proposed project (typically 75 years for single family residences and commercial structures; otherwise determined on a case-by-case basis for public infrastructure). In areas of known geologic hazards, including those areas shown on the Sea Level Rise Coastal Hazards Screening Map, a geologic report and hazards analysis shall be required. The analysis shall be prepared by a qualified California licensed professional (e.g., Professional Geologist, Engineering Geologist, Geotechnical Engineer, Civil Engineer, and/or Coastal Engineer, as applicable), and is subject to review and approval by the County as part of the Coastal Development Permit application review process. The analysis shall identify any hazards affecting the proposed project based on the best available science, any necessary mitigation measures, and contain substantial evidence that the project site, with mitigation, is suitable for the proposed development and that the development will adequately protect life and property from geologic hazard. Mitigation measures shall be applied to development when required, to avoid or minimize impacts related to geologic hazards and sea level rise, where necessary. If development cannot be set back sufficiently to avoid all risk during its anticipated duration, due to lot size, configuration or other factors, it shall be located as far landward as possible and sited and designed to protect coastal resources and minimize hazards to the extent feasible. In addition, when permitted, all development shall be subject to removal plan conditions.	
Policy 3-11 Policy Type: Flood Hazard Overlay Designation Topic: Flooding	All development, including construction, excavation, and grading, except for flood control projects and non- structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.	 All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway <u>unless: (1) an alternative building site does not</u> exist on the legal lot, (2) certification by a registered professional engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge, and (3) all feasible mitigation measures are provided to minimize or eliminate risks to life and property from flood hazard. off setting improvements in accordance with HUD regulations are provided. If the proposed development falls within Development may be permitted, (as identified on the current Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency) provided that: creek setback requirements are met; and finish floor elevations are above the projected 100-year flood elevation; and the development meets the criteria and the standards mandated by the County's narticination in the Federal Enorgency Interview. 	

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Policy 3-14 Policy Type: Hillside and Watershed Protection	All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other	 <u>Program.</u> <u>Development is permitted within areas identified as potentially subject to future flooding as sea levels rise (as identified on the Santa Barbara County Sea Level Rise Coastal Hazard Screening Maps) provided that: <u>a hazards analysis is prepared using locally-relevant sea level rise projections (i.e., low, medium, and high sea level rise scenarios using best available science) to determine potential site- or project-specific hazards;</u> the analysis sets forth siting and design alternatives and mitigation measures to avoid existing or projected flooding and inundation impacts, including setting the finished floor elevation by adding the amount of sea level rise expected over the anticipated duration of development to the FEMA base flood elevation; and the permitted development will not result in an obstruction to flood control. </u> All development shall be sited and design design and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development 	
Policy 6-9 Policy Type: Energy (Oil and Gas) Topic: Oil and Gas Processing Facilities	Applicants for oil and gas processing facilities shall prepare and keep updated emergency response plans to deal with the potential consequences of hydrocarbon leaks or fires. These emergency response plans shall be approved by the County's Emergency Services Coordinator and Fire Department.	because of known soil, geologic, flood, erosion, or other hazards, including those associated with sea level rise, shall remain in open space. Applicants for oil and gas processing facilities shall prepare and keep updated emergency response plans to <u>address deal with</u> the potential consequences of hydrocarbon leaks or fires. These emergency response plans shall be approved by the, as well as facility impacts from increased coastal flooding and erosion due to sea level rise. The County's Office of Emergency Services Coordinator Management and Fire Department shall review and, if found to be adequate, approve these	
Policy 6-16	The pipeline shall be sited and constructed in such a manner as to inhibit erosion.	The <u>pP</u> ipeline <u>s</u> shall be sited and constructed in such a manner as to inhibit erosion <u>. taking into account areas</u> subject to likely future erosion during the anticipated lifespan of the pipeline as sea level rises.	
Policy 7-1	The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline. At a minimum, County actions shall include: a. Initiating legal action to acquire easements to beaches and access corridors for which prescriptive rights exist	The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline. At a minimum, County actions shall include: a. Initiating legal action to acquire easements to beaches and access corridors for which prescriptive	

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	 consistent with the availability of staff and funds. b. Accepting offers of dedication which will increase opportunities for public access and recreation consistent with the County's ability to assume liability and maintenance costs. c. Actively seeking other public or private agencies to accept offers of dedications, having them assume liability and maintenance responsibilities, and allowing such agencies to initiate legal action to pursue beach access. 	 rights exist consistent with the availability of staff and funds; b. Accepting offers of dedication which will increase opportunities for public access and recreation consistent with the County's ability to assume liability and maintenance costs; c. Actively seeking other public or private agencies to accept offers of dedications, having them assume liability and maintenance responsibilities, and allowing such agencies to initiate legal action to pursue beach access<u>: and d. Working with landowners to pursue new public accessways if existing easements or corridors are lost or inaccessible due to sea level rise.</u> 	
Policy 7-4 Policy Type: Coastal Access and Recreation Topic: ESHA; habitats	The County, or appropriate public agency, shall determine the environmental carrying capacity for all existing and proposed recreational areas sited on or adjacent to dunes, wetlands, streams, tidepools, or any other areas designated as "Habitat Areas" by the land use plan. A management program to control the kinds, intensities, and locations of recreational activities so that habitat resources are preserved shall be developed, implemented, and enforced. The level of facility development (i.e., parking spaces, camper sites, etc.) shall be correlated with the environmental carrying capacity.	The County, or appropriate public agency, shall determine the environmental carrying capacity for all existing and proposed recreational areas sited on or adjacent to dunes, wetlands, streams, tidepools, or any other areas designated as "Habitat Areas" by in the land use plan or by a qualified biologist-A (i.e., that the proposed recreational activities are of the kind, intensity, and location to ensure protection of habitat resources). The County shall ensure that a management program is developed and implemented to control the kinds, intensities, and locations of recreational activities so that habitat resources are preserved shall be developed, implemented, and enforced. The level of facility development (i.e., e.g., parking spaces, or camper sites, etc.) shall be correlated with the environmental carrying capacity of the recreational area. As County beach park development plans are updated, they shall incorporate measures to adapt to sea level rise over time and provide for the long term protection and provision of public improvements, coastal access, public opportunities for coastal recreation, and coastal resources are protected and shoreline habitat. Where feasible, any facilities that are removed or reduced to address carrying capacity should be replaced at an appropriate location, to ensure public access and recreational resources are protected and enhanced.	
Policy 9-37 Policy Type: ESHA Topic: ESHA; habitats	The minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Control Board in order to protect the biological productivity and water quality of streams: 1) soil type and stability of stream corridors; 2) how surface water filters into the ground;	The minimum buffer strip for major streams <u>and their</u> <u>associated riparian vegetation</u> in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis <u>but in any case no lower than 25 feet for</u> <u>urban streams and 50 feet for all other habitats</u> . The buffer shall be established based on an investigation of the following factors and after consultation with the <u>California</u> Department of Fish and <u>Game Wildlife</u> and Regional Water Quality Control Board in order to protect the biological productivity and water quality of streams:	

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	3) slope of the land on either side of the stream; and	1) soil type and stability of stream corridors;	
	4) location of the 100-year flood plain boundary.	2) how surface water filters into the ground;	
	Riparian vegetation shall be protected and shall be included in the buffer. Where riparian vegetation has	3) slope of the land on either side of the stream; and	
	previously been removed, except for channelization, the buffer shall allow for the reestablishment of riparian	4) location of the 100-year flood plain boundary.; and	
	vegetation to its prior extent to the greatest degree	5) landscape-scale habitat connectivity.	
		Riparian vegetation shall be protected and shall be included in the buffer. Where riparian vegetation has	
		previously been removed, except for channelization, the buffer shall allow for the reestablishment of riparian	
		vegetation extend to it's the prior extent of the riparian vegetation to the greatest degree possible.	

Potential New Coastal Land Use Policies			
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1	New Potential Policy: Shoreline Management	Shoreline Management Planning	The County shall collaborate with the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON), local coastal cities, relevant state and federal agencies, and nonprofit organizations on shoreline management planning research and methods along the southern coastline of Santa Barbara County, including beach erosion from sea level rise and possible sediment management solutions.
2	New Potential Policy: Development	Hazards: Real Estate Disclosures	Prior to issuance of a Coastal Development Permit for new development or redevelopment in areas shown on the Sea Level Rise Coastal Hazards Screening Map, property owners shall record a Notice to Property Owner (NTPO). The NTPO must notify current and future property owners of current and potential hazards associated with anticipated sea level rise, including accelerated coastal bluff retreat, erosion, wave run up, and flooding/inundation and the results of any site-specific analysis thereof.
3	New Potential Policy: Development	Subdivision of New Lots in Hazardous Areas	Land divisions, including lot line adjustments, shall be allowed only if: (1) it can be demonstrated that the resulting lots can accommodate development that would be safe from geologic, seismic, flooding, and other hazards, including reasonably foreseeable hazards resulting from sea level rise for a minimum of 75 years; and (2) lot configurations, building sites, and access roads comply with all applicable hazard policies and regulations of the LCP. In addition, all proposed lots and access roads must comply with all applicable fire safety regulations.
4	New Potential Policy: Development	Setbacks for Beachfront Development	New beachfront development (including additions and redevelopment) along shoreline segments that lack coastal bluffs-shall be set back a sufficient distance to ensure that the new beachfront development will be located outside of areas subject to existing or reasonably foreseeable future shoreline hazards (e.g., shoreline erosion, inundation, flooding, storm surge, sea level rise, and wave uprush) without reliance on a shoreline protective device over the anticipated life of the development (minimum of 75 years for single family residences and commercial structures, unless such standard will make a lot unbuildable, in which case a standard of 50 years shall be used; otherwise determined on a case-by-case basis for public infrastructure). A site-specific Coastal Hazard and Wave Run-up Study shall be required that is prepared

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			according to the requirements set forth in Section 35- 61 of the County of Santa Barbara Coastal Zoning Ordinance (Development Standards for Beach Development) and is subject to review and approval by the County as part of the Coastal Development Permit application review process. If development cannot be set back sufficiently to avoid all risk during its anticipated life, due to lot size, configuration or other factors, it shall be located as far landward as possible and sited and designed to protect coastal resources and minimize hazards to the extent feasible. In addition, when permitted, all development shall be subject to removal plan conditions.
5	New Potential Policy: Public Access and Recreation	Public access	For unavoidable impacts to public access or recreation from shoreline armoring or new development, mitigation of impacts through the addition of new public access, recreation opportunities, visitor-serving accommodations, Coastal Trail segments, or payment of fees to fund such improvements shall be required.
6	New Potential Policy: Public Access Facilities	Public access facilities	New shoreline and bluff area public access and recreation areas and facilities (e.g., overlooks, trails, stairways and/or ramps, parks, visitor-serving accommodations) may be allowed within sea level rise hazard areas provided that the public access facilities: 1. are consistent with all other applicable LCP policies; 2. are sited and designed to be relocated and/or removable if they become threatened from erosion, flooding, or inundation without significant damage to shoreline and/or bluff areas, utilizing a phased approach when possible to ensure that coastal access opportunities are maximized; 3. do not require shoreline protective devices; and 4. will not cause, expand, or accelerate instability of a bluff. Adaptive management measures specifying how maintenance, retrofit, or relocation will take place over time as conditions change as a result of sea level rise shall be a condition of permit approval.
7	New Potential Policy: Emergency Shoreline Protection Needs	Emergency Shoreline Protection	The County will encourage and work with owners of property that is subject to oceanfront erosion hazards, in order to develop responses to such hazards with an emphasis on non-structural solutions, and prior to the development of emergency conditions. Where

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8	New Potential Policy: Development Within the Bluff- top Setback	New development; bluff erosion and stability	 contiguous properties are subject to generally similar erosion hazards, property owners should develop a coordinated response to the hazards. Minor ancillary development that does not require structural foundations or excavation grading, does not impact bluff stability, and can be readily removed and/or relocated (e.g., decks, fences, patios, and walkways) may be permitted within the bluff top setback area if consistent with the protection of coastal resources. The ancillary development shall be removed or relocated landward at the owner's expense when threatened by erosion. Coastal armoring and bluff retaining walls are prohibited to protect these ancillary structures from bluff retreat. The coastal bluff setback does not apply to minor development associated with passive recreational uses (e.g., signs, benches, and trails)
9	New Potential Policy: Transportation	Impacts to U.S. Highway 101 from Sea Level Rise	The County shall consult with the California Department of Transportation to protect access to the coast and to minimize impacts of sea level rise on U.S. Highway 101. Areas that will become regularly inundated by the ocean or are at risk of periodic inundation from storm surge and sea level rise should be identified. A combination of structural and non- structural measures to protect local and regional access and use of Highway 101 should be considered with a preference towards non-structural solutions, unless the structural solutions are less environmentally damaging.
10	New Potential Policy: Transportation	New road development	All new roads and County road projects that are more significant than routine repair/maintenance shall identify existing and projected coastal hazards associated with flooding, storm surge, sea level rise, etc. and consider alternatives and adaptation measures to minimize risk and avoid coastal armoring over the design life of the project, consistent with the policies of the LCP.
11	New Potential Policy: Transportation	Railroad Projects	The County shall consult with the Union Pacific Railroad to protect access to the coast and to minimize impacts of sea level rise on regional railway lines. Areas that will become regularly inundated by the ocean or are at risk of periodic inundation from storm surge and sea level rise should be identified. A combination of structural and non-structural measures to protect local and regional access and use of railway transportation should be considered with a preference

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			towards non-structural solutions, unless the structural solutions are less environmentally damaging.
12	New Potential Policy: Hazards; Development	Hazards	Coastal Hazards Screening Map. The Sea Level Rise Coastal Hazards Screening Map included as part of this Land Use Plan shows areas subject to beach and bluff erosion, slope stability, and wave uprush hazards based on model results using data from sea level rise scenarios, aerial photos, and other sources and provides a conservative, general screening-level evaluation tool for coastal hazards. Any areas subject to beach and bluff erosion, slope stability, and wave uprush hazards that are not designated on the map shall also be subject to the policies and regulations of the LCP. The Screening Map shall be updated and modified accordingly as new and more accurate sea level rise hazard models and empirical evidence becomes available. The County may act on a Coastal Development Permit application in compliance with the policies and regulations of the LCP, even if the Sea Level Rise Coastal Hazards Screening Map is found to be in need of an amendment, but has not been amended as of the time of action on the Coastal Development Permit
			application. Where the physical extent of a hazard on the project site is different than those indicated on the Map, the findings for the Coastal Development Permit shall explain the physical extent of the hazard and detail the justification for modifications at the project site based on substantial evidence.
13	New Potential Policy: Understanding Sea Level Rise Hazards (modified from the Coastal Commission's draft Residential Adaptation Policy Guidance)	Identifying Planning Horizons	Mapping Coastal Hazards. The appropriate time horizon to use to evaluate sea level rise depends on the anticipated duration of development. For example, if a new structure has an anticipated duration of 75 years, then the hazards analysis will evaluate the site over 75 years, including evaluating the range of projected sea level rise over that time period. Using that evaluation, the structure would be set back or designed to avoid hazards over the planning horizon, if possible. However, in areas subject to future hazards, the life of any particular development will be limited by site conditions and may be less than the duration anticipated at time of construction. The anticipated life of development in the coastal zone is not an

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			 entitlement to maintain development in hazardous areas, but should be used for sea level rise planning purposes, and is generally defined by the following timeframes, unless a site or project specific analysis determines otherwise: a. Ancillary development or amenity structures (e.g. trails, bike racks, playgrounds, parking lots, shoreline restrooms): 5-25 years b. Residential or commercial structures: 75-100 years c. Critical infrastructure: 100-150 years
14	New Potential Policy: Understanding Sea Level Rise Hazards (modified from the Coastal Commission's draft Residential Adaptation Policy Guidance)	Site-Specific Coastal Hazard Studies	Site-specific Coastal Hazard Report Required All development in areas potentially subject to coastal hazards shall be evaluated by reports that are prepared by a licensed civil engineer with expertise in coastal engineering and geomorphology or other suitably qualified professional. These reports shall be based on the best available science, shall consider the impacts from the medium and high projections of sea level rise for the anticipated duration of the proposed development, shall demonstrate that the development will avoid or minimize impacts from coastal hazards, and shall evaluate the effect of the development over time on coastal resources (including in terms of impacts on public access, shoreline dynamics, natural landforms, natural shoreline processes, and public views) as project impacts continue and/or change over time, including in response to sea level rise.
15	New Potential Policy: Understanding Sea Level Rise Hazards (modified from the Coastal Commission's draft Residential Adaptation Policy Guidance)	Site-Specific Coastal Hazard Studies	Coastal Hazard Report Contents [NOTE: These detailed requirements would be set forth in the Coastal Zoning Ordinance, not the CLUP.] Coastal Hazard Reports shall include analysis of the physical impacts from coastal hazards and sea level rise that might constrain the project site and/or impact the proposed development. Reports should address and demonstrate the site hazards and effects of the proposed development on coastal resources, including discussion, maps, profiles and/or other relevant information that describe the following: a. Current conditions at the site, including the current: • tidal range, referenced to an identified vertical datum • intertidal zone • inland extent of flooding and wave run-up associated with extreme tidal conditions and storm events • beach erosion rates, both long-term and seasonal variability • bluff erosion rates, both long-term and episodic b. Projected future conditions at the site, accounting for sea level rise over the anticipated duration of the development including the future:

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			 Shoreline, dune, or bluff edge, accounting for long-term erosion and assuming an increase in erosion from sea level rise intertidal zone inland extent of flooding and wave run-up associated with both storm and non-storm conditions c. Safety of the proposed structure to current and projected future hazards, including: Identification of a safe building envelope on the site that avoids hazards Identification of options to minimize hazards if no safe building envelope exists that would allow avoidance of hazards Analysis of the adequacy of the proposed building/foundation design to ensure stability of the development relative to expected wave run-up, flooding and groundwater inundation for the anticipated duration of the development in both storm and non-storm conditions Description of any proposed future sea level rise adaptation measures, such as incremental removal or relocation when threatened by coastal hazards d. Discussion of the study and assumptions used in the analysis including a description of the calculations used to determine long-term erosion impacts and the elevation and inland extent of current and future flooding and wave runup. e. For blufftop development, the report shall include a detailed analysis of erosion risks, including the following: To examine risks from erosion, the predicted bluff edge, shoreline position, or dune profile shall be evaluated considering not only historical retreat, but also acceleration of retreat due to continued and accelerated sea level rise and other climatic impacts. Future long-term erosion rates should be based upon the best available information, using resources such as the highest historic retreat rates, sea level rise model flood projections, or shoreline/bluff/dune change models that take rising sea levels into account. Additionally, proposals for blufftop development shall include a quantitative slope stability analysis demonstrating a minimum factor of safety			

Potential New Coastal Land Use Policies					
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			other shoreline property subject to coastal flooding, inundation or erosion, the report shall include a detailed wave uprush and impact report and analysis, including the following: • The analysis shall consider current flood hazards as well as flood hazards associated with sea level rise over the anticipated duration of the development. To examine risks and impacts from flooding, including daily tidal inundation, wave impacts, runup, and overtopping, the site should be examined under conditions of a beach subject to long-term erosion and seasonally eroded shoreline combined with a large storm event (1% probability of occurrence). Flood risks should take into account daily and annual high tide conditions, backwater flooding, water level rise due to El Niño and other atmospheric forcing, groundwater inundation, storm surge, sea level rise appropriate for the time period, and waves associated with a large storm event (such as the 100 year storm or greater). The analysis should consider impacts both with and without any existing shoreline protective devices. A range of sea level rise scenarios shall be examined to understand the range of potential impacts that may occur throughout the anticipated duration of the development. At a minimum, flood risk from the highest projected sea level rise over the anticipated duration of the development, based on the current best available science, should be examined. Additionally, the analysis should consider the frequency of future flooding impacts (e.g., daily impacts versus flooding from extreme storms only) and describe the extent to which the proposed development would be able to avoid, minimize, and/or withstand impacts from such occurrences of flooding. Studies should describe adaptation strategies that reduce hazard risks and neither create nor add to impacts on existing coastal resources and that could be incorporated into the development.		
16	New Potential Policy: Siting to Protect Coastal Resources and Minimize Hazards	Dune-specific – Development adjacent to dunes	Siting and design of new development adjacent to dunes shall take into account the extent of landward migration of the foredunes that can be anticipated over the anticipated duration of the development. This landward migration shall be determined based upon historic dune erosion, storm damage, anticipated sea level rise, and foreseeable changes in sand supply. Development shall be set back a sufficient distance to prevent impacts to coastal resources, assure structural stability of the development, and avoid coastal hazards over the expected duration of the development. If development cannot be set back sufficiently to avoid hazards during its anticipated duration, due to lot size, configuration or other factors, it shall be set back as much as possible and sited and designed to protect		

Potential New Coastal Land Use Policies							
Reference No. (for discussion purposes only)	Policy Type	Торіс	Potential New Policy Language				
			coastal resources and minimize hazards to the extent feasible. When permitted, development shall be subject to removal plan conditions.				
17	New Potential Policy: Shoreline Protection	Avoid Need for Shoreline Protection Device for New Development	All new beachfront and blufftop development (including additions and redevelopment) shall be sized, sited, and designed to minimize risk from existing and reasonably foreseeable future wave run- up, flooding and erosion hazards (considering changes caused by sea level rise) without requiring a shoreline protection or bluff stabilization device (or reliance on any existing device) at any time during the anticipated life of the development (minimum of 75 years for single family residences and commercial structures; otherwise determined on a case-by-case basis for public infrastructure).				
18	New Potential Policy: Development in Hazardous Areas	Removal Plan Conditions for New Development in Hazardous Areas	Preparation of a Removal and Restoration Plan shall be required as a condition of approval for development subject to coastal hazards, to ensure that should the development meet any of the removal criteria in Policy X.X – Removal Conditions/Development Duration, it will be the property owner's responsibility to remove the structure and restore the site in a way that best protects coastal resources. The plan shall specify that in the event that portions of the development fall to the bluffs or ocean before they are removed/relocated, the landowner will remove all recoverable debris associated with the development from the bluffs and ocean and lawfully dispose of the material in an approved disposal site. The plan shall also specify that such removal requires a coastal development permit.				
19	New Potential Policy: Nonconforming Structures	Nonconforming Structures	Minor repair and maintenance of existing lawfully non-conforming bluff-top structures that encroach into the required setback are allowed, provided that they do not increase the size or degree of nonconformity of the structure (see the definition of "nonconforming structure" in Section 35-58 of the Coastal Zoning Ordinance) and are not considered a risk to public health or safety. Minor additions and improvements to such structures that meet the definition of "redevelopment" may be permitted provided that the additions and improvements themselves comply with the current standards of the LCP. Partial demolition to "cut back" bluff-top structures that are threatened by erosion shall be allowed without requiring that the entire structure is brought into conformance with the current standards of the LCP.				

New Definitions Proposed For Inclusion in the Coastal Land Use Plan and Coastal Zoning Ordinance:

BLUFF: A high bank or bold headland with a broad, precipitous, sometimes rounded cliff face overlooking a plain or a body of water with at least ten feet of vertical relief.

COASTAL BLUFF: A bluff, as defined herein, whose toe is now or was historically subject to marine erosion (see figures below).





Diagram of a Generalized Coastal Bluff



BLUFF EDGE: The bluff edge is the upper termination of a bluff, cliff, or sea cliff (see Figure 1 below). In cases where the top edge of the bluff is rounded away from the face of the bluff, the bluff edge shall be defined as that point nearest the bluff face beyond which the downward gradient is maintained continuously to the base of the bluff (see Figure 2 below). In a case where there is a step-like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. Artificial fill placed near the bluff edge, or extending over the bluff edge does not alter the position of the bluff edge (see Figure 3 below). Where a coastal bluff curves landward to become a canyon bluff, the termini of the coastal bluff edge shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the coastal bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the canyon facing portion of the bluff (see Figure 4 below).



Figure 2: Bluff Edge with Step-like Feature

Figure 1: Bluff Edge





Figure 3: Bluff Edge with Artificial Fill

Figure 4: Coastal Canyon Bluff Edge

REDEVELOPMENT: Changes to existing development on parcels located adjacent to the shoreline which results in an alteration of 50% or more of exterior walls and/or major structural components of the floor, roof, and foundation, or a 50% or more increase in floor area.

SHORELINE PROTECTIVE DEVICES: Constructed features such as seawalls, revetments, riprap, earthen berms, cave fills, and bulkheads that block the landward retreat of the shoreline and are used to protect structures or other features from erosion and other hazards.