

# SMART COAST REPORT

FEBRUARY 2023



## *Smart Coast California CEO*

### SMART COAST CALIFORNIA HIRES NEW CEO

Smart Coast California (SCCa) is proud to announce the hiring of the organization's first Chief Executive Officer, Marta Golding Brown. As an original co-founder of SCCa, Marta brings with her a vast knowledge of working with local and state governments, collaborating with coalitions, and communicating with members. She has a Master of Public Administration degree and more than 30 years working in or with the public sector.



As a co-founder of SCCa, Ms. Golding Brown has seen what a difference this organization has made to public policy on the California coast. "I love living on the coast and being part of an organization that allows me to work on behalf of all California coastal communities". She diligently works to ensure everyone's voice is heard regarding the California coast.

Marta is a member of the Oxnard Rotary Club, a Rotary District Governor Elect, and a trainer for incoming presidents from four states. She enjoys coastal living in Ventura with her husband and their dog.

### CONTENTS

- 01** *SMART COAST CALIFORNIA CEO*
- 02** *UPCOMING EVENTS*
- 03** *2022 RECAP*
- 07** *SCCA FEATURED IN "ON COMMON GROUND"*
- 08** *IN CASE YOU MISSED IT! - PANELISTS PROVIDE INSIGHTS AT POLICY SUMMIT*
- 10** *UPCOMING LCP EFFORTS*
- 11** *WEBSITE STAY INFORMED*

# UPCOMING EVENTS 2023

REGISTER

MAR  
1

VIRTUAL  
STAKEHOLDER  
MEETING

POLICY  
SUMMIT

MAY  
18

SAVE THE  
DATE

REGISTER

VIRTUAL  
STAKEHOLDER  
MEETING

VIRTUAL  
STAKEHOLDER  
MEETING

OCT  
25

REGISTER

For more info visit  
[www.smartcoastca.org/events](http://www.smartcoastca.org/events)



SMART COAST CALIFORNIA

# 2022 RECAP





**Communications with local staff to monitor SLR planning activity and/or provide support materials**

**41**



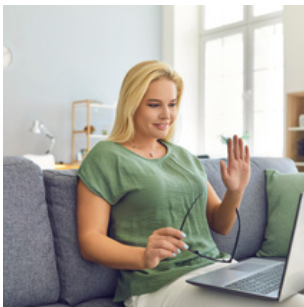
**Submitted content for comments on LCPA/SLR documents**

**13**



**Collaboration and support on LCPA/SLR planning**

**4**

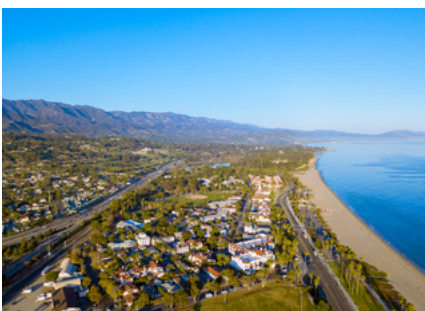


**Virtual Regional Sea Level Rise Summits**

**2**

**ACCOMPLISHMENTS  
BY THE NUMBERS**





- **SCCa is a major stakeholder at the CA Coastal Commission SLR Neighborhood-scale workshop**
- **Inaugural Policy Summit with over 150 participants**

- **Participant at the California League of Cities Conference & Expo**

- **Open communication with CA Coastal Commission staff and commissioners**

- **SCCa policy referenced in "Resilient Imperial Beach"**

## HIGHLIGHTS



# And we're just getting started.

- Host a 2023 Policy Summit
- Continue strategic Regional Virtual Summits
- Support LCPA Certification:
  - Carlsbad
  - Pacifica
  - Imperial Beach
  - Arcata
  - Santa Cruz
  - Manhattan Beach
  - Marin County

---

Please consider contributing to Smart Coast California today!

**Thank you for  
supporting Smart  
Coast California!**



SMART  
COAST  
CALIFORNIA

*Featured:*

**ON COMMON GROUND**  
**COURTESY OF THE NATIONAL ASSOCIATION OF REALTORS®**



## SMART COAST CALIFORNIA: DEALING WITH SEA LEVEL RISE

Climate change is real. On this point, Cambria REALTOR® and Smart Coast California (smartcoastca.org) President Joe Prian agrees with the California Coastal Commission.

Where he and the Commission disagree is over the controversial term “managed retreat” and how to deal with rising sea levels. Managed retreat is a coastal management strategy that allows the shoreline to move inland, instead of attempting to hold the line with nature-based solutions and possible structural engineering.

“None of us is in denial of climate change and that it is happening,” said Prian, who is the broker/owner of RE/MAX Pines by the Sea. Property owners have the right to defend their properties and the government cannot require them to allow natural hazards to destroy their property for public benefit without just compensation.”

He also objects to attempts to reinterpret the Coastal Act, which became law by referendum in the late 1970s. “They’re trying to give a new interpretation of what an existing structure is instead of adhering to the Coastal Act and letting existing structures develop shoreline protections devices when threatened by wave action.”

Critics argue that the Commission has exceeded its mission, violated property rights and worsened the state’s housing shortage by limiting development of housing in the coastal zone. Advocates, however, contend it has protected open space, views, habitats and public access to the state’s beaches.

The Commission has also urged city leaders to do all they can to consider other options to sea walls — which critics say protects homes but ruins beaches — including managed retreat.

“We need to have a ‘tiered response’ to rising seas,” he said. “We need to look at all options to protect property and beaches. That’s why we live in California and all agencies, local and state, need to work together to make sure our communities thrive. We need to ensure we have factual data that shows what the experts are saying is correct and what gets implemented should happen only if certain thresholds manifest.”

According to Smart Coast, tiered response is a “planning principle that proposes to institute certain defined policies



**We need to have a “tiered response” to rising seas. We need to look at all options to protect property and beaches.**

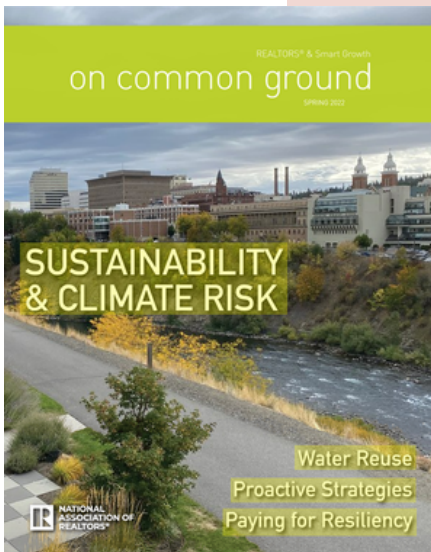
if, and only if, there are specific thresholds of sea level rise that are documented in reality, as opposed to the current projections. The logic behind this is that it is prudent to wait and see if the projected sea level rise should manifest within the time frames postulated.”

There are wide variations in how much the Pacific may rise. According to a National Research Council report, the increase could be between two and 12 inches by 2030; five and 24 inches in 2050; and 17 and 66 inches by 2100. A worst-case scenario forecasts a possible nine-foot rise.

“We want people to be able to protect their property, and if they are not allowed to do that, they should be compensated at fair market value and related costs,” Prian said.

In the meantime, Smart Coast California — which consists of more than two dozen California REALTOR® associations and a coalition of homeowner associations and individuals — is rallying pushback against managed retreat in cities that are updating their coastal plans. It advocates for replenishing beaches with new sand, enhancing kelp forests and building offshore reefs, groins (medium-sized artificial structures built perpendicular to the shoreline) and submerged breakwaters to protect the coast. A last resort is seawalls, replacing private ones and building new infrastructure to protect communities.

According to its website, “these options should be adopted as preferred alternatives to managed retreat in areas that cannot accommodate relocation of developments and those that prohibit property owners from defending their homes, businesses and related infrastructure.”







# 2022 Policy Summit "One California, One Coast"

## IN CASE YOU MISSED IT!

PANELISTS PROVIDE INSIGHTS AND SOLUTIONS TO SEA-LEVEL RISE AT SMART COAST CALIFORNIA'S SUMMIT

BY: JOHN FRITH, WRITE STUFF COMMUNICATIONS

More than a dozen panelists representing all facets of the debate over how to address sea-level rise provided invaluable insights and potential solutions during Smart Coast California's inaugural policy summit, "One California, One Coast".

Over 150 people from around the state heard a wide range of experts talk about local issues, legal implications, economic factors, and ways to protect the coast and important development at the summit, held at the Westin Long Beach in May 2022.

"I was excited about what we learned to take back to communities and to the state," said Smart Coast California President Joe Prian, a REALTOR® from San Luis Obispo. "Our greatest challenge has been broken – getting cities, individuals and businesses to realize we're for real and want to be a mediator in this challenge of sea-level rise.

"We all want to save the coast, enjoy the coast, and have it available for generations to come. The only way we can do that is to collaborate and come up with solutions that are in the best interests of all."

Smart Coast California was established in 2019 as a resource for local jurisdictions and the Coastal Commission to explore ways to address sea-level rise, which is expected to run from about two feet or in an extreme scenario by six feet or more by the end of the century.

Don Schmitz, Smart Coast California's lead consultant, said the panel discussions brought home the need for a tiered response to sea-level rise, not a one-size-fits-all policy of managed retreat – the thought that rising sea levels are inevitable so simply walk away from coastal area no matter how iconic.





“The summit presented a new awakening to alternatives,” Schmitz said. “For the longest time there were two camps – managed retreat or armor the coast. Those were the only two options. There were two camps and they hated each other. So it’s refreshing to see that those aren’t the only two options we have.”

Among the possible solutions discussed were artificial reefs, living breakwaters, restored kelp forests, and stabilized sand dunes. Reg Brown, a coastal and civil engineering consultant, pointed out that there is a wide range of projections about how high ocean levels will actually rise.

He said the available science indicates there’s a 50% likelihood that the ocean will rise by about 2 feet during the rest of this century, a 17% chance it will rise by about 3 feet, a 5% chance it will rise by about 4 feet, and just a 0.5% chance the sea level will rise by just under 7 feet – yet that is the scenario the California Coastal Commission is urging local governments up and down the coast to plan for.

Local jurisdictions are planning to protect important waterfront area and in 2021 the city of Morro Bay won Coastal Commission approval for protection measures – the first time the commission had compromised on solutions other than managed retreat.

“Our economy is completely dependent on tourism. Can you imagine the impact if we didn’t do something about it?” asked Morro Bay Mayor John Headling. “The key was constant interaction between our staffs.”

Morro Bay’s plan includes triggers for each foot of sea-level rise. For example, a 5½ foot rise in 2100 would have no direct impact on the buildings along the Embarcadero – the city’s main tourist area -- but it would affect utilities underneath the buildings so there are plans for raising those lines if necessary.

Other summit highlights included:

- Attorneys Paul Beard and Stanley Lamport noted that property owners who were not allowed to protect their property if managed retreat is the default position would need to be compensated for their losses.
- Nancy Watkins, a principal with and consulting actuary for Milliman, a leading risk-management consulting firm, said the Coastal Commission should provide better clarity about the probabilities of different levels of sea-level rise and provide better guidance about assumptions local jurisdictions should use in creating their local plans. She noted if neighboring jurisdictions use different models, it could lead to major differences in the assumed risk and needed protective measures.
- Russ Cunningham, principal planner for the city of Oceanside, wryly noted that the engineering is the easy part – involving stakeholders and neighboring communities and looking for common ground with surfers and other skeptics is essential in finding solutions rather than trying to go it alone.

Jamee Patterson, a supervising state deputy attorney general summed up the goal of the summit best during the legal panel. “The goal of this conference is to come up with ways to address sea level rise without going to court. I’m really looking forward to the discussion on solutions because that’s what we need,” she said.



# UPCOMING LCP EFFORTS

Smart Coast California updates our website with our upcoming Local Coast Program Amendments (LCPA), Sea Level Rise Programs (SLR), and Coastal Hazards about once a month. We are providing this information so you know where your jurisdiction is in the process and the need for critical engagement.

## Priority ONE

Item is set for Coastal Commission Agenda (or awaiting scheduling)

OR

Item scheduled for local hearing with date set, anticipated soon, or in important progress stage

### Santa Cruz County



### Carlsbad



### Ventura City



### Manhattan Beach



### Arcata



### Santa Cruz City



## Priority TWO

Item in process with no hearing date set

Avalon  
Pacifica  
Pismo Beach  
Santa Barbara City  
Monterey City  
Hermosa Beach  
Marin County  
Ventura County  
Ventura City  
Oceanside  
Imperial Beach  
Carpinteria  
Grover Beach

## Priority THREE

Item in process with no hearing date anticipated

Sonoma County  
Goleta  
Oxnard  
Humboldt County  
Huntington Beach  
Trinidad  
Marina  
Ventura City  
Los Angeles - Venice Segment  
Solana Beach  
Coronado  
Dana Point  
Seal Beach  
Eureka  
Newport Beach



# Website STAY INFORMED

## **CURRENT LCP/SLR EFFORTS**

Efforts of local municipalities within California and status of SLR/LCP process.

## **POLICIES**

Policies that have been adopted by the Smart Coast California Board of Directors.

## **ARTICLES OF INTEREST**

Find articles related to sea level rise, coastline policies, and interesting local news.

## **SIGN UP**

Stay on top of what's happening by joining our newsletter and responding to calls for action. Your voice needs to be heard.

## **MARKETING TOOLKIT**

Smart Coast California has assembled a Marketing Toolbox of resources to promote our newsletter and calls for action.

## **CONTRIBUTE**

We have accomplished a lot, but there's much more to be done to protect property rights. Please contribute today?

## **CONNECT WITH US ON SOCIAL MEDIA!**



[www.smartcoastca.org](http://www.smartcoastca.org)



[www.instagram.com/smartcoastcalifornia](http://www.instagram.com/smartcoastcalifornia)



[www.facebook.com/smartcoastca](http://www.facebook.com/smartcoastca)

