

SMART COAST REPORT

MARCH 2023



Policy Summit

"One California, One Coast"

Renaissance Newport Beach Hotel | May 18-19, 2023

You are invited!

Join Smart Coast California for a live interactive Summit on sea level rise (SLR) planning. Elected officials and decision makers will present what is working, what isn't, and the direction our communities are taking to address SLR. Expert panels will present the environmental, legal, economic, planning policy and engineering considerations that inform effective decision making in our coastal communities as we prepare for rising seas in California. Learn from and collaborate with planners, government officials, and coastal stakeholders throughout California on one of the most important challenges confronting our State.

Ticket Prices



Sponsorships

\$300 Early Bird (before April 21)
\$350 Regular Ticket (after April 21)
\$400 Late Registration (day of)

Extra:
\$125 VIP & Sponsor Reception

\$15,000 Title Sponsor
\$12,000 VIP Reception Sponsor
\$12,000 Keynote Lunch Sponsor
\$7,500 Platinum Sponsor
\$5,000 Gold Sponsor
\$3,000 Silver Sponsor
\$1,000 Bronze Sponsor

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APPROVED American Institute of Certified Planners (AICP) Certification Maintenance Credits (CM)

For more information:

<https://www.smartcoastca.org/2023-policy-summit.html>



VALUE AT RISK FROM SEA LEVEL RISE

Milliman Study

BY JOHN FRITH
WRITE STUFF COMMUNICATIONS

Some low-lying California cities would be seriously affected by sea-level rise, but others would experience relatively few or even no impact if the ocean level rises by about 2 feet by the year 2100, a groundbreaking parcel-by-parcel study conducted for Smart Coast California concluded.

However, the report cautions that flooding would be a more serious concern in low-lying areas if coupled with powerful storms that have a 1% chance of occurring each year – a so-called “100-year storm.”

The report was unveiled at Smart Coast California’s (SCCa) recent virtual stakeholder meeting. It was conducted by Milliman, an independent consulting firm that works with organizations including the Federal Emergency Management Agency, the Urban Land Institute, and the National Association of REALTORS®.

Matt Chamberlain, a principal and consulting actuary for Milliman, walked nearly 100 online participants through the highlights of its study, “Value at Risk from Sea Level Rise.”

The study had two main purposes: to estimate the market value of residential properties at risk from sea-level rise and storm events, and to evaluate the feasibility of managed retreat as a response to climate change. It reviewed potential impacts to individual parcels in low-lying areas of Carlsbad, Coronado, Imperial Beach, the City of Santa Cruz, and the City of Santa Barbara using data from the U.S. Geological Survey’s Coastal Storm Modeling System and residential building, parcel, and assessment data from LightBox SmartFabric Professional.

Chamberlain said potential impacts were greatest in Coronado, especially the part of the city that lies on the sandy Silver Strand linking the main part of Coronado Island to Imperial Beach to the south. The study shows there would be virtually no impact from the 1.6-foot sea level rise alone, but roughly \$649 million worth of residences would be flooded if that was coupled with a 100-year storm. A 6.6-foot rise in ocean levels would flood structures valued at \$4.3 billion without a storm event. Putting the losses in to perspective, the city’s current budget for fiscal year 2022 to 2023 is just \$107 million.



THE SCIENTIFIC PROJECTIONS FOR FUTURE SEA LEVEL RISE HAVE SIGNIFICANT UNCERTAINTY.

To be useful, sea level rise projections need to be understood using probabilities. Without a clear understanding of the uncertainty involved, users may assign false precision to the estimates.

In nearby Imperial Beach, a 20-year storm event today would flood \$50 million in residential building market value, while a 1.6-foot rise coupled with a 100-year storm would cause \$137 million in flood damage.

Carlsbad, however, is not expected to experience any flooding even under the most extreme scenario considered of 6.6-foot sea level rise coupled with a 100-year storm. On the other hand, Santa Barbara could see 2.4% of its residential buildings flooded and Santa Cruz could see just 0.3% of its residences experiencing flooding.

Chamberlain said there is also considerable uncertainty about when different amounts of sea level rise would occur, so it would be helpful to think about the impact from different amounts of rise rather than trying to forecast when that might occur.

In addition, he said the state and local governments should standardize their assumptions and models so potential impacts on neighboring cities could be compared on an apples-to-apples basis.

SCCa Consultant Don Schmitz told stakeholders that the organization has been approaching the topic in a cooperative and productive way, and that the message is getting out that “we don’t just want to armor the coast.” But he also reiterated SCCa’s position that coastal communities should be looked at individually in terms of what level of protection is warranted.

“A one-size-fits-all approach is folly. The State Lands Commission recently affirmed that managed retreat wouldn’t take place at the ports of Los Angeles and Long Beach because there’s no place for them to retreat to, but our coastal communities are also important, both culturally and economically, and we need to find solutions to keep them.”

“We’re getting more granular as we learn and study more. We’d never gotten down to the parcel level before this study. That’s an essential component for smart coastal planning, and it’s the direction we’re trying to go forward with.”

He added that more studies will be needed at this level to fully account for potential impacts and costs of managed retreat compared to protection measure such as breakwaters, artificial reefs, dune replenishment and, in some cases, shoreline armoring.

Read the report at:

<https://www.smartcoastca.org/solutions-to-managed-retreat.html>

STAKEHOLDER MEETING

recap

For the first time in Smart Coast California's history, a sitting member of the California Coastal Commission made a well-received presentation at Smart Coast's quarterly Stakeholder Meeting on March 1.



Commissioner Meagan Harmon, who is also a member of the Santa Barbara City Council, told over 100 stakeholders from around the state that while commissioners will continue to view Local Coastal Plans and responses to sea level rise through the lens of the Coastal Act of 1974, the Commission is seeking to work with local jurisdictions to find solutions that benefit the community and coastal access.

“I have seen, through organizations like Smart Coast, a renewed sense of engagement and excitement about the possibilities of working together to solve some of these intractable issues.”
- Coastal Commissioner Harmon

“Change doesn't happen overnight, but I'm seeing folks (at the Commission) really saying we need to figure out steps forward for our communities rather than putting down the hammer and saying, 'conversation over,'" Harmon said.

“I have seen, through organizations like Smart Coast, a renewed sense of engagement and excitement about the possibilities of working together to solve some of these intractable issues. And I know your leadership team as well as all the folks on this call are really doing yeoman's work to make this (process) work for our communities. And that's what it's all about – how do we really protect our coastal resources for generations to come?”

Harmon said one major change has been the selection of the Commission's new executive director, Dr. Kate Huckelbridge, whom she said is able to understand all the elements that come to bear on a particular project.

“We couldn't be in better hands as we move forward to talk about sea level rise and what we are actually going to put in place to help communities mitigate the issue. Her tenure will certainly be focused on the smartest, most impactful way forward for the state of California, all of us together,” Harmon said.

She also urged Smart Coast members to schedule ex parte conversations with commissioners, especially new members currently being appointed to fill vacancies.

She noted that the time given for public comment in the Commission meetings is limited so the best way to educate commissioners about the issues facing coastal cities and counties in response to sea level rise to is have more-lengthy conversations outside of the meetings.



Coastal Commissioner Meagan Harmon

Smart Coast's 2023 President Paul Grisanti said Harmon's request was a positive sign.

"I can't remember a time when a coastal commissioner asked for ex partes," he said. "So that is pretty darn good."

Smart Coast's lead coastal planning consultant, Don Schmitz, agreed there is increased conversation between the Commission, local governments, and Smart Coast. He cited the creation of the Local Government Sea Level Rise Working Group, to which Smart Coast was invited to participate.

"We're very proud of that fact," Schmitz said. "I think that's resulting from an acknowledgment that we're working with all the cities, all the counties and we're not just naysayers. We're proactively looking for solutions to deal with sea level rise."

Schmitz also touched on some recent developments.

·A recent tentative court ruling held that "existing development" means development existing currently, not just development in place before the Coastal Act took effect in 1977, which has been the recent position of the Coastal Commission. Schmitz said once the ruling is finalized, the Commission will have to decide whether to appeal it, adding that if they thought they might lose the appeal they might just let the decision stand as it wouldn't necessarily be a statewide precedent.

·Smart Coast is nearing completion of its Coastal Planner Compendium, which will be a living document available to all jurisdictions that will keep them apprised of the status of LCPs, the scientific projections for actual sea level rise, and what local communities are implementing for adaptation.

And numerous local jurisdictions are still waiting for feedback from the Commission on their LCPs, including Avalon, Carlsbad, Goleta, Manhattan Beach, Oceanside, and Pacifica. He added that Eureka and Imperial Beach are moving forward without a Commission review. Harmon said the delays are not being caused by the agency deciding to drag its feet. Instead, she said it was purely due to the lack of staff to process the responses – a problem likely to worsen given the state's current budget shortfalls. She urged Smart Coast members to let their legislators know how important adequate staffing is so their communities can move forward with sea level rise response.

Grisanti also welcomed new board members and new Smart Coast CEO Marta Golding Brown, and announced that this year's statewide policy summit will be held May 18-19 at the Renaissance Newport Beach Hotel. More than 150 people attended the inaugural summit in 2022.

“I can't remember a time when a coastal commissioner asked for ex partes," he said. "So that is pretty darn good.”

- SCCa President Paul Grisanti



Watch the recording and view the slides at our website:
<https://www.smartcoastca.org/events.html>

Exciting ANNOUNCEMENT Municipal Collective

Be a partner with Smart Coast California

Smart Coast California can provide legal, economic, planning policy and engineering considerations that inform effective decision making in our coastal communities as we prepare for rising seas in California.

Includes

Insight to coastal communities Local Coastal Programs and Sea Level Rise Plans including an engagement list and timeline.

1 ticket to Policy Summit (May 18-19) and opportunity for municipal recognition at Policy Summit and other events.

1 participant & alternate to municipal forums.

Partner with us at

<https://www.smartcoastca.org/partners.html>

Access to the Coastal Municipalities Planning Compendium:

- Statewide Status of LCPAs Addressing Sea Level Rise
- Jurisdictional Statuses Explained
- Projections for Sea Level Rise Projections: Sources
- Milliman – Key Findings and Evaluating Probabilistic Projections, Phase I and II
- Locally Proposed/Adopted Adaptation Policies
- Nature-Based Solutions
- Tiered Response
- Managed Retreat
- Defining “Existing Structures”
- Provisions for Just Compensation
- Collaborative Local Government Sea Level Rise Working Group Activity
- Neighborhood-Scale Adaptation
- Geologic Hazard Abatement Districts (GHADs)
- Major Remodels
- Coastal Edge Setbacks



THINK BIG: JOIN SCCA BOARD OF DIRECTORS

THIS IS AN EXCITING OPPOTUNITY TO BE PART
OF AN ORGANIZATION THAT IS SUPPORTING A
STRONG AND BALANCED DIALOGUE RELATED
TO SMART LAND-USE PLANNING ALONG THE
CALIFORNIA COAST.

APPLY TODAY!

[HTTPS://WWW.SMARTCOASTCA.ORG/BOARD-OF-
DIRECTORS-APPLICATION.HTML](https://www.smartcoastca.org/board-of-directors-application.html)

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 County



Manhattan Beach



Arcata



Santa Cruz City



Priority TWO

Item in process with no hearing date set

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

Priority THREE

Item in process with no hearing date anticipated

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

UPCOMING EVENTS 2023

**POLICY
SUMMIT**

**MAY
18**

**PURCHASE
TODAY**

REGISTER

**JUN
14**

**VIRTUAL
STAKEHOLDER
MEETING**

**VIRTUAL
STAKEHOLDER
MEETING**

**OCT
25**

REGISTER

For more info visit
www.smartcoastca.org/events

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.

SOLUTIONS TO MANAGED RETREAT

Read our scientific reports and existing alternatives to managed retreat.

PARTNERS

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

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