

Exhibit 7: Preliminary Draft Coastal Area Plan Policies

This exhibit presents the preliminary draft sea level rise policies that were developed for this project. It includes goals, policies and programs that would begin to address the effects of sea level rise. Table 1 includes preliminary new goals, policies, and programs. Table 2 includes preliminary edits to existing policies. They are shown with ~~strikethrough~~ (text proposed for deletion) and underline format (proposed new text). These materials are based on the Vulnerability Assessment Report (Exhibit 2) and Adaptation Strategies Report (Exhibit 3). Coastal Commission Guidance, Ventura County Planning Commission comments and public stakeholder comments were also referenced while developing these materials.

One of the core policy objectives of the draft amendments is to institute a Coastal Hazards Screening Area that would be used to ensure new development is sited and designed for resilience to sea level rise. The location of the Coastal Hazards Screening Area is shown on the final pages of this exhibit. New development on sites located within the Coastal Hazards Screening Area would be required to submit a Coastal Hazards Report that evaluates the effects of sea level rise and associated coastal hazards. Other policies not related to siting and design, such as requirements for real estate disclosures, would also be applied to sites within the Coastal Hazard Screening Area. In addition, Exhibit 7 includes policies related to shoreline protective devices, beach nourishment, public access, and sensitive habitats.

Staff comments are shown in **blue colored font** and are intended to help the reader understand the preliminary draft amendments. Future hearings before the Planning Commission and Board of Supervisors would be required prior to adoption of new or revised coastal goals, policies and programs.

Exhibit 7: Preliminary Draft Coastal Area Plan Sea Level Rise Policies

Introduction

[Staff Comment: The primary objective of the proposed amendments is to ensure that new development is sited and designed to avoid or accommodate the effects of sea level rise through the anticipated life of the development. This can be done through a Coastal Hazards Report that is a technical study that describes how the proposed development would be exposed given the selected sea level projections during the horizon year of the anticipated life of development. The anticipated life of development is shown below in Table 1. This information could be included in the Coastal Area Plan. Table 2 is an outside reference that is likely to be updated as new science/state guidance emerges and therefore should not be included in the Coastal Area Plan. The Coastal Hazards report instructions would be a good place to insert Table 2.]

Table 1 below is intended to be included in the new sea level rise section of the Coastal Area Plan (Sec. 4.1.6). The new section will define the Coastal Hazards Screening Area and the requirements for disclosures and contents of the Coastal Hazards Report analysis.]

Table 1: Anticipated Life of Development

Use the indicated number of years as the planning horizon for the Coastal Hazards Report analysis that includes the sea level rise projections listed below.

Anticipated Life of New Development, by Proposed Use and Sea Level Rise Projection:		
Proposed Use	Lifetime (years)	Sea Level Rise Projection
Natural Surface Trails/Recreational Facilities	5	Low
Public Restrooms and Ancillary Structures	20	Medium
Industrial Uses	80	Medium-High
McGrath Redesign	20	Medium-High
Wetlands Restoration	20	Medium-High
Roads/Parking Lots/Paved Trails/Sidewalks	20	Low
Stream Alterations (Channels, Dams)	100	Medium-High
Bridges/Levees	100	Extreme
Infrastructure/Utilities	50	Extreme
Wireless Communication Facilities (freestanding)	20	Low
Residential/Commercial	80	Medium-High
Manufactured Homes	40	Medium
Other	Planning Director Discretion	Planning Director Discretion

Table 2: Amount of Sea Level Rise Prescribed for a Coastal Hazards Report

Horizon Year for Anticipated Life of Development	Low Risk (Inches)	Medium Risk (Inches)	Medium-High Risk (Inches)	Extreme Risk (Inches)
2030	4.8	6	8.4	12
2040	8.4	9.6	13.2	19.2
2050	12.0	14.4	21.6	30
2060	15.6	19.2	30	43.2
2070	20.4	25.2	39.6	58.8
2080	25.2	32.4	51.6	75.6
2090	31.2	39.6	63.6	94.8
2100	37.2	49.2	79.2	117.6
2110	38.4	50.4	82.8	138
2120	44.4	58.8	98.4	164.4
2130	50.4	67.2	114	192
2140	57.6	76.8	132	223.2
2150	63.6	86.4	151.2	256.8

Source: Table 22, *State of California Sea-Level Rise Guidance*, 2018. Using high greenhouse gas emission projections and converting the amount of sea level rise from feet to inches.

[Staff Comment: Examples that apply the tables above to new development:

(1): A residential home built in 2020, would have an 80-year anticipated life of development. In the table above at the row for "2100", the "medium-high risk" is 79.2 inches of sea level rise (shown in blue font above). This is the amount that would be required to be evaluated for siting and design of the development in a Coastal Hazards Report.

(2): A new bridge built in 2030 would evaluate the "extreme risk" projections for siting and design with a 100-year anticipated life of development. The row in the table above for "2130" and "extreme risk" is 192 inches (shown in blue font above) of sea level rise (16 feet).]

Table 1A. Preliminary Draft New Coastal Area Plan Goals, Policies, and Programs

[Staff Comment: All of the goals, policies, and programs in this table are new. Below, Table 2A shows edits to existing Coastal Area Plan goals, policies, and programs.]

No.	Goal, Policy, or Program	Topic/Applicable Section of Coastal Area Plan	Preliminary Draft Goals, Policies, and Programs
1.	Policy	Archaeological Resources (Sec. 4.1.1)	The County shall contact Native American tribal representatives if sea level rise and associated coastal processes expose or unearth Native American archeological resources. The County will also coordinate with other land managers to follow this procedure.
2.	Program	Archaeological Resources (Sec. 4.1.1)	The Planning Division should seek funding to conduct outreach to the public and land managers in shoreline areas with high rates of coastal erosion that also have a high likelihood of the presence of archaeological resources. Efforts could include preparation and distribution of informational signage and contact information to reach Native American tribal representatives if sea level rise and associated

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			coastal processes expose or unearth Native American archeological resources.																											
3.	Policy	Coastal Trail (Sec. 4.1.4)	Coastal Trail segments may be allowed within a Coastal Hazards Screening Area provided that such uses are consistent with all other applicable policies and provisions of the LCP.																											
4.	Policy	Coastal Trail (Sec. 4.1.4)	Segments of the Coastal Trail shall be planned for resiliency to coastal hazards and sea level rise through siting and design features that enable retrofits or relocation if they become damaged from erosion, flooding, or inundation. Any trail segments that are closed, removed, or reduced in size shall be replaced at an appropriate location, where feasible, to ensure public access and recreational resources are protected and enhanced. Adaptive management measures specifying when maintenance, retrofits, or relocation will occur shall be required as a condition of permit approval.																											
5.	Goal	Sea Level Rise and Hazards (Sec. 4.1.6)	Reduce risks to life and property while increasing community, infrastructure, and ecosystem resilience to sea level rise and hazards.																											
6.	Policy <i>[Staff Comment: The Coastal Hazards Screening Area Maps, would be included in Appendix 15 of the Coastal Zoning Ordinance. For now, the draft Coastal Hazards Screening Area Maps are presented at the end of this exhibit.]</i>	Sea Level Rise and Hazards (Sec. 4.1.6)	<p>When new development or substantial redevelopment is proposed in a Coastal Hazards Screening Area (see Appendix 15), coastal hazards shall be identified according to the sea level rise projections for the duration of the anticipated life of the development, as shown in Table 1 below, and a Coastal Hazards Report shall be prepared consistent with Policy 7 below.</p> <p><i>Table 1: Anticipated Life of Development.</i> Use the indicated number of years as the planning horizon for the Coastal Hazards Report analysis that uses the following sea level rise projections.</p> <table><tr><th colspan="3">Anticipated life for New Development, by Proposed Use and Sea Level Rise Projection :</th></tr><tr><th>Proposed Use</th><th>Lifetime (years)</th><th>Sea Level Rise Projection</th></tr><tr><td>Natural Surface Trails/Recreational Facilities</td><td>5</td><td>Low</td></tr><tr><td>Public Restrooms and Ancillary Structures</td><td>20</td><td>Medium</td></tr><tr><td>Industrial Uses</td><td>80</td><td>Medium-High</td></tr><tr><td>McGrath Redesign</td><td>20</td><td>Medium-High</td></tr><tr><td>Wetlands Restoration</td><td>20</td><td>Medium-High</td></tr><tr><td>Roads/Parking Lots/Paved Trails/Sidewalks</td><td>20</td><td>Low</td></tr><tr><td>Stream Alterations (Channels, Dams)</td><td>100</td><td>Medium-High</td></tr></table>	Anticipated life for New Development, by Proposed Use and Sea Level Rise Projection :			Proposed Use	Lifetime (years)	Sea Level Rise Projection	Natural Surface Trails/Recreational Facilities	5	Low	Public Restrooms and Ancillary Structures	20	Medium	Industrial Uses	80	Medium-High	McGrath Redesign	20	Medium-High	Wetlands Restoration	20	Medium-High	Roads/Parking Lots/Paved Trails/Sidewalks	20	Low	Stream Alterations (Channels, Dams)	100	Medium-High
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			<table><tr><td>Bridges/Levees</td><td>100</td><td>Extreme</td></tr><tr><td>Infrastructure/Utilities</td><td>50</td><td>Extreme</td></tr><tr><td>Wireless Communication Facilities (freestanding)</td><td>20</td><td>Low</td></tr><tr><td>Residential/Commercial</td><td>80</td><td>Medium-High</td></tr><tr><td>Manufactured Homes</td><td>40</td><td>Medium</td></tr><tr><td>Other</td><td>Planning Director Discretion</td><td>Planning Director Discretion</td></tr></table>	Bridges/Levees	100	Extreme	Infrastructure/Utilities	50	Extreme	Wireless Communication Facilities (freestanding)	20	Low	Residential/Commercial	80	Medium-High	Manufactured Homes	40	Medium	Other	Planning Director Discretion	Planning Director Discretion
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7.	Policy <i>[Staff comment: This policy describes the requirements for a Coastal Hazards Report. More detailed requirements, as well as the Coastal Hazards Screening Area Maps, would be included in Appendix 15 of the Coastal Zoning Ordinance. For now, the draft Coastal Hazards Screening Area Maps are presented at the end of this exhibit.]</i>	Sea Level Rise and Hazards (Sec. 4.1.6)	For development or substantial redevelopment (see Policy 32 (“Substantial Redevelopment”) located in a Coastal Hazards Screening Area, the County shall require the preparation of a Coastal Hazards Report by a licensed civil engineer with expertise in coastal engineering and geomorphology or other suitably qualified professional at the applicant’s expense. The report shall be prepared consistent with the Coastal Hazard Report requirements in Appendix 15. The analysis shall identify any hazards affecting the proposed project based on the best available science, any necessary adaptation measures, and contain substantial evidence that the project site, with design features and adaptation measures, is suitable for the proposed development and that the development will adequately protect life and property from the identified hazards. Adaptation measures shall be applied to development when required to avoid or minimize impacts related to coastal hazards and sea level rise. Coastal Hazards Reports may also be required at the discretion of the Planning Director for development outside the Coastal Hazards Screening Area that may be subject to beach or coastal bluff erosion, coastal bluff slope failure, and/or wave impacts. Development that is located outside of the screening area, that is below the 20-foot elevation (as measured from the mean high tide line) and is proposed to be located near sand dunes, wetlands, rivers, creeks, streams, as well as and federal and State designated critical habitats may also require a coastal hazards report.																		
8.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	New development and substantial redevelopment (see Policy 32) shall be sited to avoid hazards, taking into account predicted sea level rise over the anticipated life of the development. If hazards cannot be completely avoided, then development shall be sited and designed to minimize risks to life and property to the maximum extent feasible and protect coastal resources consistent with the LCP. New development and substantial redevelopment shall assure stability and structural integrity of the development without reliance on shoreline protective																		

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			devices that substantially alter natural landforms along beaches, bluffs and cliffs or otherwise harm coastal resources in a manner inconsistent with LCP policies or Coastal Act public access policies, and not contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area.
9.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	If it is infeasible for new development to avoid coastal flooding and erosion hazards, new development shall be designed to minimize risks from erosion and flooding, including as influenced by sea level rise, over the anticipated life of the development, and otherwise be constructed using design techniques that will limit damage caused by erosion and floods. Residential design shall incorporate appropriate hazard mitigation measures, that may include but are not limited to: elevating the finished floor (e.g., above the estimated combined 100-year storm flood elevation considering sea level rise and wave uprush scenario); locating only non-habitable space below the flood hazard elevation; elevating and storing hazardous materials out of the flood hazard area; elevating mechanical and utility installations; exclusion of basements; and use of flood vents and anchoring structures where appropriate. However, elevation should be limited to ensure consistency with visual resource protection policies, and to ensure that access to infrastructure (utilities, including water, sewer, and roads), can continue over the anticipated duration of the development.
10.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	When new development or substantial redevelopment (Policy 32) that is proposed to be located in a hazardous coastal area, either designated as Zone V1-V30, VE, or V according to Flood Insurance Rate Maps or located in a Coastal Hazards Screening Area, it shall be sited to either avoid coastal hazards, or be designed with sufficient elevation that the lowest horizontal structural member (i.e. load-bearing beam or concrete slab) is 1 foot above the calculated maximum wave runup, wave crest elevation, tidal inundation and other coastal flood hazards that are projected for the anticipated life of the development through the best available science.
11.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	For a principal structure located in a Coastal Hazards Screening Area, the lowest horizontal structural member may be elevated up to a maximum of three feet in order to achieve the minimum elevation required for new construction according to Policy 10 above. <i>[Staff Comment: The "three feet" amount is a placeholder pending further detailed analysis]</i>
12.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Structures located in a Coastal Hazards Screening Area, or in an area designated as Zone V1-V30, VE, or V according to Flood Insurance Rate Maps, should at a minimum employ structural design which utilizes breakaway walls below the calculated maximum wave runup, wave crest elevation, tidal inundation and other coastal flood hazards that are projected for the anticipated life of the development.
13.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Decks on the ground floor or first floor of structures located in a Coastal Hazards Screening Area (see Sec. 43.1.6-1, Program 1), or in an area designated as Zone V1-V30, VE, or V according to Flood Insurance Rate Maps, should employ breakaway structural design that is easily

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			removable and constructed without the use of a caisson foundation. Also see Policy 14.
14.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	The owner of private development that falls onto the beach, into the ocean, or from bluffs is responsible for recovery and removal of the debris associated with his/her development and shall lawfully dispose of the material at an approved disposal site. Such removal requires a coastal development permit.
15.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Continue to use the most up-to-date, best available science about coastal hazards and sea level rise to review development located in hazardous coastal areas and for sea level rise adaptation strategy development.
16.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	All emergency development, including shoreline protective devices, rocks, and other materials used for protection during emergency conditions, are considered temporary and are not permanent structures. The emergency permit process is intended to allow for emergency situations to be abated through use of the minimum amount of temporary measures necessary to address the emergency in the least environmentally damaging short- and long-term manner, including that the development is easily removable. Emergency development shall either be removed after the emergency or authorized through a coastal development permit within 6 (six) months of the date of emergency permit issuance, unless the Planning Director authorizes an extension of time for good cause.
17.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	New County-initiated infrastructure projects, such as bridges and levees, that are intended to provide 100 years or more of service, shall be sited and designed to accommodate 100-years of projected sea level rise in accordance with the sea level rise projections in Table 1.
18.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	The Public Works Agency, Transportation Department, and Watershed Protection District should prepare for current service levels to be detrimentally affected by sea level rise and coastal storm hazards, and these agencies should plan for sea level rise adaptation in new or expanded public works facilities using the anticipated life of development and the sea level rise projections in Table 1.
19.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	The County shall consult and coordinate with the Caltrans and Union Pacific Railroad regarding near-, mid-, and long-term adaptation options for the Railroad, Highway 101, Pacific Coast Highway, and related critical infrastructure to protect public access to the coast and to minimize current and future threats from sea level rise and coastal hazards on regional railway lines, highways, as well as the beaches that are located within the right-of-way and adjacent to these agencies' shoreline protective devices. 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 transportation use while maintaining public access should be considered with a preference towards non-structural solutions, unless the structural solutions are less environmentally damaging.

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20.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	<p>Shoreline Slope Stabilization and Protection.</p> <p>a. Caissons, deep foundations, slope stabilization devices, and other significant geotechnical design features that impact natural shoreline processes shall only be permitted for the principal development on a site where all of the following criteria are met:</p> <ul style="list-style-type: none"> i. The design feature is necessary to minimize the risk of a geologic or coastal hazard; ii. All other alternatives except shoreline protective devices (see policy 23 below) that would avoid the use of the geotechnical design feature(s) have been determined to be infeasible (including a smaller development footprint or relocation) iii. The development is set back from the hazard to the maximum extent feasible; iv. Any proposed development near slopes can meet the minimum factor of safety; v. The development does not create nor contribute to a public nuisance as defined by law; vi. The development will not significantly interfere with public access or other public trust uses; and vii. All remaining, significant coastal resource impacts are mitigated.
21.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Temporary shoreline slope stabilization methods such as placement of tarps shall only occur in cases of immediate threat or emergency and shall not be maintained as permanent stabilization measures.
22.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	New development and substantial redevelopment on shoreline bluff lots shall be sited a sufficient distance inland to be safe from coastal erosion without the need for a shoreline protective device over the expected life of the development, factoring in the effects of the sea level rise projections in Table 1.
23.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	New development and substantial redevelopment shall be sited and designed to ensure that: 1) it will not require shoreline protective devices that substantially alter natural landforms, 2) it will not conflict with other LCP resource protection policies or the public access and recreation policies of the Coastal Act, and 3) it will be structurally safe from erosion, flooding, and wave run-up for the anticipated life of the development. These criteria apply even if new development is protected by a legally authorized shoreline protective device, in which case the new development on the site shall still be designed and sited in a manner to ensure geologic stability that does not require or rely on the use of a legally authorized shoreline protective device.
24.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	As a condition of approval for permitting demolition or permitting a substantial redevelopment of principal development already present on site, any existing shoreline protective device associated with the development that is under the applicant's control shall be considered a legal nonconforming use that may be maintained.
25.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Shoreline protective devices shall be sited and designed to avoid or eliminate adverse impacts on local shoreline sediment supply. When such design is infeasible, adverse impacts to lateral beach access, biological, water quality, visual, and other coastal resources shall be

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			mitigated consistent with the policies of the Coastal Act and LCP. Beach impacts include losing sand and beach area through the device's physical encroachment on a beach, fixing of the back beach, preventing new beach formation in areas where the bluff/shoreline would have otherwise naturally eroded, and losing sand-generating bluff/shoreline materials that would have entered the sand supply system absent the shoreline protective device. If such impacts cannot be avoided, the permitting of such devices shall be mitigated through options such as providing equivalent new public access or recreational facilities or undertaking restoration of nearby beach habitat. If such options are not feasible, proportional in-lieu fees may be used to mitigate impacts.
26.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	New shoreline protective devices shall be sited to avoid encroachment onto public trust lands including the natural migration of the public trust boundary according to the sea level rise projections in Table 1.
27.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Prior to authorization of a coastal development permit for any new shoreline protective device or major modifications to an existing device, the viability of the following alternatives shall be evaluated in a Coastal Hazards Report: (1) non-structural solutions to shoreline erosion (e.g. beach replenishment, hazard setbacks, relocation of development to alternative sites), (2) non-structural landscape scale—rather than single lot—solutions to shoreline hazards (e.g. dune restoration, living shoreline designs), (3) hybrid solutions that combine structural and non-structural solutions to shoreline erosion (e.g. sand dunes or cobble berms combined with dune restoration).
28.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Non-exempt repair and maintenance of existing, legally permitted shoreline protective devices may be authorized only if the activities do not result in an enlargement or extension of armoring. Repair and maintenance activities shall not result in a seaward encroachment of the shoreline protective device or substantially impair public trust resources. Repair and maintenance projects shall include measures to address and mitigate all coastal resource impacts that the repair and maintenance activities may cause, including public access. Replacement of 50 percent or more of the protective device shall not be considered repair and maintenance but instead constitutes a substantial redevelopment subject to provisions applicable to new or replacement shoreline protective devices.
29.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	The County shall condition discretionary permits for residential, industrial, and commercial development within the Coastal Hazards Screening Area to require real estate disclosures of all geologic hazards, coastal hazards (including hazards associated with anticipated sea level rise, groundwater inundation, coastal bluff retreat, coastal flooding, and shoreline erosion), and any hazards identified in County hazards maps, vulnerability assessments, and any site-specific hazard analyses. Disclosure documents related to any future sale of property subject to coastal hazards, shall notify buyers of the coastal hazards exposure and the terms and conditions of any coastal development permits. Disclosure should include information about whether

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			associated shoreline protective devices are a legally nonconforming use that may only be maintained.
30.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Applicants for new development or substantial redevelopment on a beach or along the shoreline, including but not limited to a shoreline protective device, must demonstrate that they own adequate legal title to the underlying property.
31.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	As a part of any application for discretionary development located with the Coastal Hazards Screening Area, including shoreline protection devices, the applicant shall submit a Mean High Tide Line (MHTL) survey prepared by a licensed professional land surveyor of the subject property based on data collected within 12 months of the date submitted. Such survey shall be at the landowner's expense and shall be conducted in consultation with the California State Lands Commission (CSLC) staff. Prior to submitting this survey to the County, it must be approved by the CSLC as compliant with CSLC survey standards.
32.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	<p>Substantial Redevelopment. A development proposal located in a Coastal Hazards Screening Area reaches the threshold of being deemed "substantial redevelopment" if it meets the criteria below. The entire structure subject to redevelopment meeting this policy must be brought into conformance with all LCP policies that would apply to that structure as if it were an entirely new development.</p> <p>Substantial Redevelopment means development, including, but not limited to, (1) additions to an existing structure, (2) exterior and/or interior renovations, and/or (3) demolition or replacement of an existing home or other principal structure, or portions thereof, which results in either:</p> <ol style="list-style-type: none"> 1. Replacement (including demolition, renovation, reinforcement, or other type of alteration) of 50% or more of any major structural component, including exterior walls, floor, roof structure or foundation, as calculated by linear feet, surface area, volume, or weight, or a 50% increase in gross floor area; or 2. Replacement (including demolition, renovation, reinforcement, or other type of alteration) of less than 50% of a major structural component where the proposed replacement would result in cumulative alterations exceeding 50% or more of that major structural component, taking into consideration previous replacement work undertaken on or after <i>[insert certification date of LCP amendments]</i>; or an alteration that constitutes less than 50% increase in floor area where the proposed alteration would result in a cumulative addition of 50% or greater of the floor area, taking into consideration previous additions undertaken on or after <i>[insert certification date of LCP amendments]</i>.
33.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	<p>Nonconforming Development. The following apply to development located in the Coastal Hazards Screening Area that is nonconforming with relation to the policies of the Coastal Area Plan :</p> <ol style="list-style-type: none"> i. Any lawfully established structure or site development that conforms to the requirements under which it was legally established, but does not

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			<p>comply with any policy of the Coastal Area Plan, shall be considered legal nonconforming;</p> <p>ii. Legal nonconforming structures or site developments may be continued, repaired, and maintained as long as these activities do not rise to the threshold of substantial redevelopment;</p> <p>iii. The right to continue does not apply to legal nonconforming structures and site development that is deemed to be a public nuisance because of health or safety conditions, as determined by the Chief Building Official;</p> <p>iv. Alterations to a legal nonconforming structure or site development within the existing development footprint may be permitted provided that the alteration does not increase any existing nonconformity of the structure or site development and is not considered a substantial redevelopment;</p> <p>v. Additions to a legal nonconforming structure may be permitted if the addition conforms with the policies of the Coastal Area Plan and provided that any alterations to the legal nonconforming structure or site development are needed to conform subsection iv. above. Additions to a legal nonconforming structure shall not be permitted concurrently with a substantial redevelopment unless the entire structure or site development conforms with the policies of the Coastal Area Plan ;</p> <p>vi. Alterations or additions to a legal nonconforming structure or site development may be permitted as may be reasonably necessary to comply with any lawful order of any public authority, such as seismic safety requirements, the Americans with Disabilities Act, or a Notice and Order of the Building Official, made in the interest of the public health, welfare, or safety.</p>
34.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	The County should consider various engineered and natural sea level rise adaptation strategies for the land and infrastructure remaining after the decommissioning of the Rincon Island oil drilling and production facility on the North Coast.
35.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	The County shall promote equitable civic engagement and social inclusion for disadvantaged communities in public decision-making regarding LCP amendments for sea level rise and coastal hazards.
36.	Goal	Sea Level Rise and Hazards (Sec. 4.1.6)	To conserve and protect beaches, dunes, estuaries, and other coastal habitats the County should consider implementing adaptation policies and standards to increase resiliency from hazards and sea level rise. The best available science should be used to inform management decisions to protect coastal resources including habitats, public access, and recreational uses.
37.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	To maintain existing sand dune ecosystems, the County will encourage the public acquisition, restoration/enhancement or protection of dune and dune/wetland habitats in unincorporated areas near McGrath Lake, Hollywood Beach, and where appropriate, privately-owned properties near Ormond Beach.
38.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	When development, maintenance, or other activities affect sediment on beaches, bluffs, in creek and river systems, the sediment should be

Table 1A. Preliminary Draft New Coastal Area Plan Goals, Policies, and Programs

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			managed, when feasible, such that it remains in natural systems that feed into the Santa Barbara Littoral Cell or the portions of the Zuma Littoral Cell that are located within Ventura County.
39.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	When development is proposed and if feasible, coordinated adaptation measures should be used where contiguous properties are vulnerable to similar coastal hazards.
40.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Where feasible, implement sand management strategies for “soft” shoreline protection, such as beach nourishment, sand dune restoration, dredged sediment management, and construction of seasonal sand berms to protect shorelines from erosion and lessen the need for shoreline protection devices (e.g. seawalls), consistent with the policies of the Coastal Area Plan.
41.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	To increase resiliency to sea level rise and beneficial use, the sand dunes designated as ESHA , and are located outside of the US Army Corps dredging area, such as those dunes located near the northern harbor entrance jetty, at the terminus of Santa Ana, San Clemente, and Santa Cruz Avenues shall be conserved.
42.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	Where full adherence to all LCP policies, including for setbacks and other hazard avoidance measures, would preclude a reasonable economic use of the property as a whole, the County shall allow the minimum economic use and/or development of the property necessary to avoid an unconstitutional taking of private property without just compensation. An applicant who requests such a “takings override” must provide, as part of its coastal development permit application, evidence sufficient to support its request and to make the findings required pursuant to Policy 43 (below). There is no unconstitutional taking of private property that needs to be avoided if the proposed development constitutes a nuisance or is otherwise prohibited pursuant to other principles of property law (e.g., public trust doctrine). Continued use of an existing structure, including with any permissible repair and maintenance (which may be exempt from permitting requirements), may provide a reasonable economic use. If development is allowed pursuant to this policy, it must be consistent with all LCP policies to the maximum extent feasible.

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43.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	<p>Findings for Approval of Coastal Development Permit to Avoid a Takings. A Coastal Development Permit that allows a deviation from a policy or standard of the Local Coastal Program to provide a reasonable economic use of property may be approved or conditionally approved only if the County makes the following findings:</p> <ol style="list-style-type: none"> 1. Based on detailed economic, ownership, and land use information provided by the applicant, as well as any other relevant evidence, each use allowed by the Local Coastal Program policies and/or standards would not provide an economically viable use of the applicant's property. 2. Application of the Local Coastal Program policies and/or standards would unreasonably interfere with the applicant's reasonable investment-backed expectations. 3. The use proposed by the applicant is consistent with the applicable zoning. 4. The use and project design, siting, and size are the minimum necessary to avoid a taking. 5. The project is the least environmentally damaging feasible alternative and is consistent with all provisions of the certified Local Coastal Program other than the provisions for which the deviation is requested. 6. The development will not be a public nuisance or violate other State's law of property (e.g., public trust doctrine). If it would violate any such principle of property law, the development shall be denied.
44.	Policy	Sea Level Rise and Hazards (Sec. 4.1.6)	<p>Subdivisions in the Coastal Hazards Screening Area (Appendix 15) shall only be permitted if the development of each created parcel can comply with all applicable hazard policies and standards of the LCP, will not require shoreline protection, or adversely impact coastal resources or public access unless a parcel is proposed to be created for the purpose of providing open space or public access. The County shall use the "medium-high" sea level rise scenario for the amount of sea level rise projected to occur 100 years from the time of subdivision application to analyze potential hazards to the parcels that are proposed to be created through the subdivision.</p> <p><i>[Staff Comment: The Coastal Hazards Screening Area Maps, would be included in Appendix 15 of the Coastal Zoning Ordinance. For now, the draft Coastal Hazards Screening Area Maps are presented at the end of this exhibit]</i></p>

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45.	Policy	Environmentally Sensitive Habitats (Sec. 4.2.9)	The placement of sediments at appropriate points along the shoreline may be permitted for the purpose of beach replenishment if the source material proposed for deposition contains the physical (e.g., grain size and type), chemical, color, particle shape, debris, and other compatibility characteristics that are appropriate for beach replenishment. All beach nourishment projects shall be designed to: minimize adverse impacts to beach, intertidal, and offshore resources; incorporate appropriate mitigation measures; and consider the method, location, and timing of placement. Sediment may be disposed of in the littoral system if it is tested and is found to have suitable physical, chemical, color, particle shape, debris, and compatibility characteristics appropriate for beach replenishment.
46.	Policy	Public Works (Sec. 4.4.7)	Septic systems shall be located as far landward as feasible. Avoid locating new septic tank systems on beaches. If avoidance is not feasible, minimize elements of the system that are on beaches and design the system to minimize adverse impacts to ESHA and water quality and to withstand the sea level rise and exposure to erosion that is projected for the anticipated life of development.
47.	Policy	Environmentally Sensitive Habitats (Sec. 4.4.10)	The County shall encourage State Parks and Caltrans to implement beach erosion reduction measures, such as beach nourishment, along Highway 1 in order to reduce the potential for existing roadway encroachment upon ESHA.
1.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	Every ten years at a minimum, or if feasible as new science and/or state guidance becomes available, the County shall update its vulnerability assessment, adaptation plan and LCP, including its Coastal Hazards Screening Area maps, as necessary to incorporate new sea level rise science, monitoring results, and information on coastal conditions.
2.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	Applicants proposing new discretionary development that could be entirely or partially located on property under jurisdiction of the State Lands Commission or California Coastal Commission shall coordinate with each agency by conducting an interagency meeting with representatives of each agency and County staff to review the conceptual project. Proposed development located within the jurisdiction of both the County and California Coastal Commission may be processed as a consolidated Coastal Development Permit pursuant to Section 30601.3 of the Coastal Act.
3.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	The County shall educate the public about the potential impacts of sea level rise and shoreline hazards, and pursue various methods to notify and educate owners, residents, tenants, and potential future owners of property located in areas potentially subject to shoreline hazards of the accelerated impact of sea level rise on those hazards.
4.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	The Office of Emergency Services should coordinate across County departments, as well as among State and Federal Agencies, to align the Local Hazard Mitigation Plan (LHMP) with the LCP to prepare proactive adaptation efforts in conjunction with emergency response planning for coastal hazards. Identify future adaptation projects that meet the goals of both the LCP and the LHMP and leverage FEMA

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			funding opportunities for hazard mitigation and other related funding mechanisms to implement such projects.
5.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	The Planning Division should seek funding to monitor the elevation and rate of sea level rise according to the Santa Barbara Tidal Gauge to inform the public and County decision-makers. The rate of sea level rise shall be compared to the rates analyzed in the vulnerability assessment in order to make informed recommendations on adaptation, monitor triggers, and revise plans and policies as needed. The Board of Supervisors shall be updated at least once every five years on the rate of sea level rise from available data sources readily available that particular year and may be provided with any recommended actions to increase sea level rise resilience.
6.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	Within five to ten years the County should apply for grants or other funding to explore the feasibility of developing an in-lieu fee program to offset impacts from new development on or adjacent to beaches. The in-lieu fees could be used to mitigate for the loss of sand, habitat, and public access.
7.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	Within five years the County should apply for grants and seek other funding to work with landowners whose property is projected to be exposed to sea level rise, and applicable agencies such as Caltrans, California Department of Parks and Recreation, California Coastal Commission, and the Beach Erosion Authority for Clean Oceans and Nourishment (BEACON), to develop Adaptation Action Plans.
8.	Program	Sea Level Rise and Hazards (Sec. 4.1.6)	The County should establish an interdepartmental Sea Level Rise Working Group with representatives from County departments responsible for the County's properties and facilities likely to be impacted by sea level rise for the purpose of monitoring those assets, prioritizing adaptation strategies, identifying sea level rise triggers, and providing recommendations to the Board of Supervisors for the most vulnerable at-risk property and facilities.

Table 2A. Preliminary Proposed Revisions to Existing Coastal Area Plan Policies

Chapter 4.1 Goals Policies and Programs

[Staff comment: While many of these policies are repeated in North, Central, and South Coast Sections of the Coastal Area Plan , they would be consolidated into a new Sea Level Rise and Hazards Section 4.1.]

Coastal Area Plan Policy Number	Current Coastal Area Plan Policy Text	Policy text revisions are shown in strikeout/underline
Policy 4.1.4-E.1.7 (Countywide)	Sea level rise shall be considered when establishing the alignment of, and design standards for the Coastal Trail.	Sea level rise <u>projections</u> shall be considered <u>evaluated</u> when establishing the alignment of, and design for, <u>any segments of the Coastal Trail located within a Coastal Hazards Screening Area except the evaluation is not required if a segment is proposed on a beach.</u>

Chapter 4.2. North Coast

4.2.2, Access Goal 1 (North Coast)	To maximize public access to coastal recreational areas in the North Coast sub-area consistent with private property rights, natural resources protection and processes, and the Coastal Act. Also, to maintain and improve existing access, as funds become available.	To maximize public access to coastal recreational areas in the North Coast sub-area consistent with private property rights, natural resources protection and processes , and the Coastal Act. Also, to maintain and improve existing access <u>through increased resiliency to coastal processes such as sea level rise, as funds become available.</u>
4.2.4-A. Hazards Goal 1 (North Coast)	To protect public safety and property from naturally-occurring and human-induced hazards as provided in County ordinances.	To protect public safety and property from naturally-occurring and human-induced hazards, <u>including but not limited to sea level rise</u> , as provided <u>for</u> in County ordinances.
4.2.4-A.2. Hazards (North Coast)	New <i>development</i> shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.	New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards. <i>[Staff comment: This policy would be replaced by other polices in the new Hazards/ Sea Level Rise section.]</i>
4.2.4-A.3. Hazards (North Coast)	All new <i>development</i> will be evaluated for its impacts to, and from, geologic hazards (including seismics safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. <i>Feasible</i> mitigation measures shall be required where necessary.	All n New development shall <u>will</u> be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, <u>sea level rise</u> , and fire hazards. <i>Feasible</i> mitigation measures shall be required where necessary.

Table 2A. Preliminary Proposed Revisions to Existing Coastal Area Plan Policies

Chapter 4.1 Goals Policies and Programs

[Staff comment: While many of these policies are repeated in North, Central, and South Coast Sections of the Coastal Area Plan , they would be consolidated into a new Sea Level Rise and Hazards Section 4.1.]

4.2.4-A.6. Hazards (North Coast)	New <i>development</i> shall be sited and designed so as not to cause or contribute to flood hazards, or lead to the expenditure of public funds for flood control works.	New <i>development</i> shall be sited and designed so as not to cause or contribute to flood hazards, <u>increase exposure of public facilities to sea level rise</u> , nor lead to the expenditure of public funds for <u>stormwater management flood control works or sea level rise abatement</u> .
4.2.4-B. Hazards Goal 2 (North Coast)	To protect public safety and property from <i>beach erosion</i> as provided in existing ordinances, and within the constraints of natural coastal processes.	To protect public safety and property from <i>beach erosion</i> as provided in existing ordinances, and within the constraints of natural coastal processes. <i style="color: blue;">Staff comment: This policy would be replaced by other policies in the new Hazards/Sea Level Rise section.]</i>
4.2.4-B.1 Beach Erosion (North Coast)	Proposed <i>shoreline protective devices</i> will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253.	Proposed <i>shoreline protective devices</i> shall will only be approved and/or located in conformance with Coastal Act Sections 30235 and 30253. <u>Shoreline protective devices shall only be permitted when required to serve coastal dependent uses or protect existing principal structures or public beaches in danger from erosion when no less environmentally damaging alternative exists. For the purposes of this policy, "existing structure" means a principal structure (e.g., residential dwelling or accessory dwelling unit) that was legally permitted and in existence on [insert certification date of LCP amendments] and that has not subsequently undergone substantial redevelopment (Policy 32).</u>
4.2.4-B.2 Beach Erosion (North Coast)	All shoreline protective <i>structures</i> which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply.	All <i>shoreline protective structures</i> which alter natural shoreline processes will be designed to eliminate or mitigate adverse impacts on local shoreline sand supply. <i style="color: blue;">Staff comment: This policy would be replaced by other policies in the new Hazards/Sea Level Rise section.]</i>
4.2.4-B.3 Beach Erosion (North Coast)	A <i>building</i> permit will be required for any construction and maintenance of protective shoreline <i>structures</i> ,	A <i>building</i> permit will be required for any construction and maintenance of protective shoreline structures, such as

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Chapter 4.1 Goals Policies and Programs

[Staff comment: While many of these policies are repeated in North, Central, and South Coast Sections of the Coastal Area Plan , they would be consolidated into a new Sea Level Rise and Hazards Section 4.1.]

	such as seawalls, jetties, revetment, groins, breakwaters and related arrangements.	seawalls, jetties, revetment, groins, breakwaters and related arrangements. <i>[Staff comment: This policy would be replaced by other polices in the new Hazards/Sea Level Rise section.]</i>
4.2.4-B.4 Beach Erosion (North Coast)	The County's Building and Safety Department will routinely refer all permits for seawalls, revetments, groins, retaining walls, pipelines and outfalls to the Flood Control and Water Resources Division of the Public Works Agency to be evaluated not only for structural soundness, but environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream <i>structures</i> , net <i>littoral drift</i> , and downcoast beach profiles.	The County's Building and Safety Department will <u>shall</u> routinely refer all permits for <u>shoreline protective devices</u> seawalls, revetments, groins, retaining walls, berms, pipelines and outfalls to the Flood Control and Water Resources Division Engineering Services Department of the Public Works Agency to be evaluated not only for structural soundness, but and environmental soundness as well whenever necessary. This includes a survey of potential environmental impacts, including (but not limited to) the project's effects on adjacent and downstream <u>downcoast</u> <i>structures</i> , net <i>littoral drift</i> , and downcoast beach profiles.
4.2.4-B.5 Beach Erosion (North Coast)	If the potential environmental impacts of the proposed <i>structure</i> are considered significant by the Public Works Agency, the applicant will then be required to obtain an engineering report that specifies how those impacts will be mitigated.	If the potential environmental <u>beach erosion</u> impacts of <u>discretionary development</u> the proposed structure located on the shoreline are considered significant by the Public Works Agency, the applicant shall will then be required to obtain an engineering report that specify how those impacts will be mitigated <u>in a Coastal Hazards Report, consistent with the requirements of Policy 6. Implementation of appropriate mitigation measures shall be required through coastal development permit conditions.</u>
4.2.4-B.6 Beach Erosion (North Coast)	Permitted shoreline <i>structures</i> will not interfere with public rights of <i>access</i> to the shoreline.	Permitted shoreline structures will <u>shall</u> not interfere with public rights of access to the shoreline, <u>or along shoreline-designated segments of the Coastal Trail (excluding seasonal segments).</u>
4.2.5-D.4 Energy and Industrial Facilities (North Coast)	A Development Plan shall accompany the application for a CUP for those activities stated in Policy 3, and shall include:	A Development Plan shall accompany the application for CUP for those activities stated in Policy 3, and shall include <u>the following:</u>

Table 2A. Preliminary Proposed Revisions to Existing Coastal Area Plan Policies

Chapter 4.1 Goals Policies and Programs

[Staff comment: While many of these policies are repeated in North, Central, and South Coast Sections of the Coastal Area Plan , they would be consolidated into a new Sea Level Rise and Hazards Section 4.1.]

[Staff comment: The reference to Policy 3 in the excerpts shown to the right is a policy for oil and gas permits. It is not a reference to preliminary sea level rise Policy 3 in the table above.]

c. A phasing plan for the staging of development that indicates the approximate anticipated timetable for project installation, completion and decommissioning.

k. Procedures for the abandonment and restoration of the site, including a timeline, and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.

c. A phasing plan for the staging of development that indicates the approximate anticipated timetable for project installation, completion and decommissioning. The phasing plan shall evaluate the siting and design of new development with sea level rise projections analyzed for the anticipated life of the development in a Coastal Hazards Report.

k. Procedures for the abandonment and restoration of the site, including a timeline, any necessary measures to protect the facility from coastal erosion and projected sea level rise that may be permitted consistent with the policies and provisions of the LCP including Policy 4.2.4.B.1 (shoreline protective devices), and clarification as to whether or not the abandonment will be in place or the infrastructure will be removed.

Goal 1: Tidepools and Beaches (North Coast)

The Protection of Tidepools

~~The Protection of Tidepools~~ Marine resources, including tidepools and beaches, shall be maintained, enhanced, and, where feasible, restored. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

4.2.9-A.3 Tidepools and Beaches (North Coast)

Shoreline protection structures, such as revetments, seawalls, groins, or breakwaters, are allowed when they are necessary to protect existing development, coastal-dependent land uses, and public beaches. Any structures built under these conditions will incorporate mitigation measures that reduce intertidal or nearshore habitat losses and impacts on local shoreline and sand supply.

~~Shoreline protection structures, such as revetments, seawalls, groins, or breakwaters, are allowed when they are necessary to protect existing development, coastal-dependent land uses, and public beaches. Any structures built under these conditions will incorporate mitigation measures that reduce intertidal or nearshore habitat losses and impacts on local shoreline and sand supply.~~

Staff comment: This policy would be replaced by other policies in the new Hazards/Sea Level Rise section.]

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Chapter 4.1 Goals Policies and Programs

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4.2.9-A.4 Tidepools and Beaches (North Coast)	Placement of any <i>fill</i> or dredged material along the North Coast beach intertidal area shall be carried out in consultation with the State Department of Fish and Game, in order to ensure that the timing and location of such activities does not disrupt the life cycles of intertidal or sandy beach species.	Placement of any <i>fill</i> , rocks , or dredged material along the North Coast beaches or intertidal areas, <u>including beach replenishment</u> , shall be carried out in consultation with the State Department of Fish and Game <u>Wildlife and other natural resource agencies</u> . <u>Such activities shall be designed, in order to ensure that to minimize adverse impacts on beach, intertidal, and offshore coastal resources the timing and location of such activities does not disrupt the life cycles of intertidal or sandy beach species. Any placement of sediment should closely mimic natural delivery methods, such as large dispositions over the course of a few days rather than small depositions over a longer period of time.</u> <i>[Staff comment: This policy is currently only included in the North Coast Section.]</i>
4.2.9-A.5 Tidepools and Beaches (North Coast)	An applicant for any coastal project, including <i>shoreline protective devices</i> , will show that their proposal will not cause long-term adverse impacts on beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated waste water or oil, and <i>runoff</i> from streets and parking areas. Findings to be made will include, but not be limited to, proper waste water disposal.	An applicant for any coastal project, including shoreline protective devices, will show that their proposal will not cause long-term adverse impacts on beach or intertidal areas. Impacts include, but are not limited to, destruction of the rocky substrate, smothering of organisms, contamination from improperly treated waste water or oil, and runoff from streets and parking areas. Findings to be made will include, but not be limited to, proper waste water disposal. <i>Staff comment: This policy would be replaced by other polices in the new Hazards/Sea Level Rise section.]</i>
4.2.9-A.6 Tidepools and Beaches (North Coast)	Policies 2 through 5 are also applicable to projects involving alterations to existing shoreline protection <i>structures</i> .	Policies 2 through 5 are also applicable to projects involving alterations to existing shoreline protection structures. <i>Staff comment: This policy would be replaced by other polices in the new Hazards/Sea Level Rise section.]</i>
4.2.9-A.7 Tidepools and Beaches (North Coast)	The adopted State "Guidelines for Wetlands and Other Wet, <i>Environmentally Sensitive Habitats</i> " will be used when analyzing any	The adopted State "Guidelines for Wetlands and Other Wet, <i>Environmentally Sensitive Habitats</i> " <u>as well as State Sea Level rise guidance documents and site-</u>

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Chapter 4.1 Goals Policies and Programs

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	projects that may impact or alter tidepools.	<u>specific reports and analyses</u> will be used <u>consulted</u> when analyzing any projects that may impact or alter tidepools.
4.2.9-B.1 Creek Corridors (North Coast)	All projects on land either in a <i>stream</i> or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade <i>riparian habitats</i> , and shall be compatible with the continuance of such <i>habitats</i> .	All projects <u>development</u> on land either in a <i>stream</i> or creek corridor or within 100 feet of such corridor (buffer area), shall be sited and designed to prevent impacts which would significantly degrade <i>riparian habitats</i> , and shall be compatible <u>sited and designed to facilitate</u> with the continuance and <u>predicted migration</u> of such habitats given <u>sea level rise</u> . <u>Proposed development below the 20-foot elevation (as measured from the mean high tide line) shall be sited and designed for the effects of sea level rise throughout the anticipated life of the project, as demonstrated in a Coastal Hazards Report evaluation.</u>

Possible Changes to Existing Policies (Continued)

Chapter 4.3 Central Coast

4.3.2-A.1.b Recreation (Central Coast)	Support logical extensions of McGrath State Beach.	Support logical extensions of McGrath State Beach that include <u>consideration of siting and design for the effects of sea level rise and other coastal hazards through an evaluation of the proposed extensions in a Coastal Hazards Report.</u>
4.3.2-A.4 Recreation (Central Coast)	The County will work with the City of Oxnard, California State Coastal Conservancy, The Nature Conservancy, the California Department of Parks and Recreation, and other organizations regarding efforts to acquire and restore the wetlands, improve public access, develop linkages to the Coastal Trail and provide low-impact recreational activities such as nature viewing.	The County will work with the City of Oxnard, California State Coastal Conservancy, The Nature Conservancy, the California Department of Parks and Recreation, and other organizations regarding efforts to acquire and restore the wetlands, improve public access, develop linkages to the Coastal Trail, <u>plan for projected sea level rise</u> , and provide low-impact recreational activities such as nature viewing.
4.2.3-5 Agriculture (Central Coast)	As <i>aquaculture</i> develops it will be considered as a potential agricultural <i>use</i> in appropriate areas.	As a <u>Aquaculture develops it will should</u> be considered as a potential agricultural <i>use</i> in appropriate areas, <u>including areas projected to be affected by sea level rise.</u>

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4.3.5-6 Beach Erosion (Central Coast)	Permitted <i>structures</i> under policies 1 through 4 will not interfere with public access to the shoreline.	Permitted shoreline <i>structures</i> under Policies 1 through 4 will shall not interfere with public access to the shoreline, <u>or along shoreline-designated segments of the Coastal Trail (excluding seasonal segments).</u>
4.3.5-7 Beach Erosion (Central Coast)	During their scheduled dredging of Channel Islands Harbor, the Army Corps of Engineers is encouraged to replenish beaches with severe erosional losses consistent with environmental restraints on the deposition of dredge spoils.	During their scheduled dredging of Channel Islands Harbor, the Army Corps of Engineers is encouraged to replenish beaches <u>impacted from</u> with severe erosional losses, consistent with environmental restraints on the deposition of dredge spoils. <u>Dredged materials suitable for beach nourishment are encouraged to be deposited at appropriate locations on beaches or nearshore at times that ensure the materials will replenish local beaches.</u>
4.3.10-A Coastal Dunes Goal 1 (Central Coast)	To protect the County's coastal sand dunes, their communities, and the processes that form them from degradation and erosion.	To p Protect the County's coastal sand dunes, their habitats from significant disruption communities, and protect the processes that form them <u>by implementing measures to increase resiliency to coastal hazards and sea level rise from degradation, and erosion.</u>
4.3.10-B.4 Wetlands (Central Coast)	<i>Habitat</i> mitigation will include, but not be limited to, timing of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal removal of <i>native vegetation</i> , reclamation or enhancement as specified in the California Coastal Commission "Interpretive Guidelines for Wetlands" and a plan for spoils consistent with the following policy.	<i>Habitat</i> mitigation will include, but not be limited to, timing of the project <u>Avoid adverse impacts to <i>habitat</i> areas by timing construction of the project to avoid disruption of breeding and/or nesting of birds and fishes, minimal avoiding removal of <i>native vegetation</i>, reclamation or enhancement as specified in the California Coastal Commission "Interpretive Guidelines for Wetlands" and a plan for spoils consistent with the following policy and siting development to avoid hazards, taking into account projected sea level rise, and to allow for the migration of <i>habitat</i> areas where feasible.</u>
4.3.10-B.5 Wetlands (Central Coast)	Dredge spoils should not be used for beach replenishment unless it can be shown that the process would not adversely impact coastal processes or <i>habitats</i> ; such as intertidal reefs, grunion spawning grounds, or	Dredge spoils should not <u>may</u> be used for beach replenishment <u>and dune restoration</u> unless if it can be shown that the process would not adversely <u>significantly</u> impact coastal processes or <i>habitats</i> ; such as intertidal reefs, grunion spawning grounds,

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Chapter 4.1 Goals Policies and Programs

[Staff comment: While many of these policies are repeated in North, Central, and South Coast Sections of the Coastal Area Plan , they would be consolidated into a new Sea Level Rise and Hazards Section 4.1.]

	marsh. The California Department of Fish and Game, as well as other appropriate agencies, will be consulted when spoils deposition on a beach is under consideration.	or marshes. The California Department of Fish and Game Wildlife, as well as other appropriate agencies, will <u>shall</u> be consulted when spoils deposition on a beach is under consideration.
4.3.10-B.6 Wetlands (Central Coast)	The County supports formal recognition of the value of the Ormond Beach saltmarshes and their enhancement or restoration as such by the landowners, California Department of Fish and Game, the U.S. Fish and Wildlife Service, National Marine Fisheries Service, and other appropriate agencies. Appropriate scientific experts and the current literature should be drawn upon in any reclamation or enhancement attempts.	The County supports formal recognition of the value of the Ormond Beach saltmarshes <u>and sand dunes, and as well as</u> their enhancement or restoration as such by the landowners, California Department of Fish and Wildlife Game , the U.S. Fish and Wildlife Service, National Marine Fisheries Service, and other appropriate agencies. Appropriate scientific experts and the <u>best available science, including sea level rise projections, current literature</u> should be drawn upon in any reclamation or enhancement attempts. <u>The County also supports coastal wetlands restoration and sea level rise adaptation planning in unincorporated areas near the Santa Clara River, near McGrath Lake, and other suitable locations on the Central Coast.</u>

Chapter 4.4 South Coast

Possible Changes to Existing Policies (continued)

4.4.2-A.2 Recreation (South Coast)	The California Department of Parks and Recreation should work closely with the County and the National Park Service as the Santa Monica Mountains National Recreation Area develops to be sure that, within environmental constraints, land uses are consistent with long-range County goals, maximum public recreation and access are achieved, and upland supporting areas are protected.	The County California Department of Parks and Recreation should work closely with the <u>California Department of Parks and Recreation</u> County and the National Park Service as the Santa Monica Mountains National Recreation Area (SMMNRA) develops <u>and is affected by sea level rise,</u> to be sure that, within environmental constraints, <u>SMMNRA</u> land uses are consistent with long-range County goals, maximum public recreation and access are achieved, and <u>beaches, the Coastal Trail, as well as</u> upland supporting areas are protected.
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Table 2A. Preliminary Proposed Revisions to Existing Coastal Area Plan Policies

Chapter 4.1 Goals Policies and Programs

[Staff comment: While many of these policies are repeated in North, Central, and South Coast Sections of the Coastal Area Plan , they would be consolidated into a new Sea Level Rise and Hazards Section 4.1.]

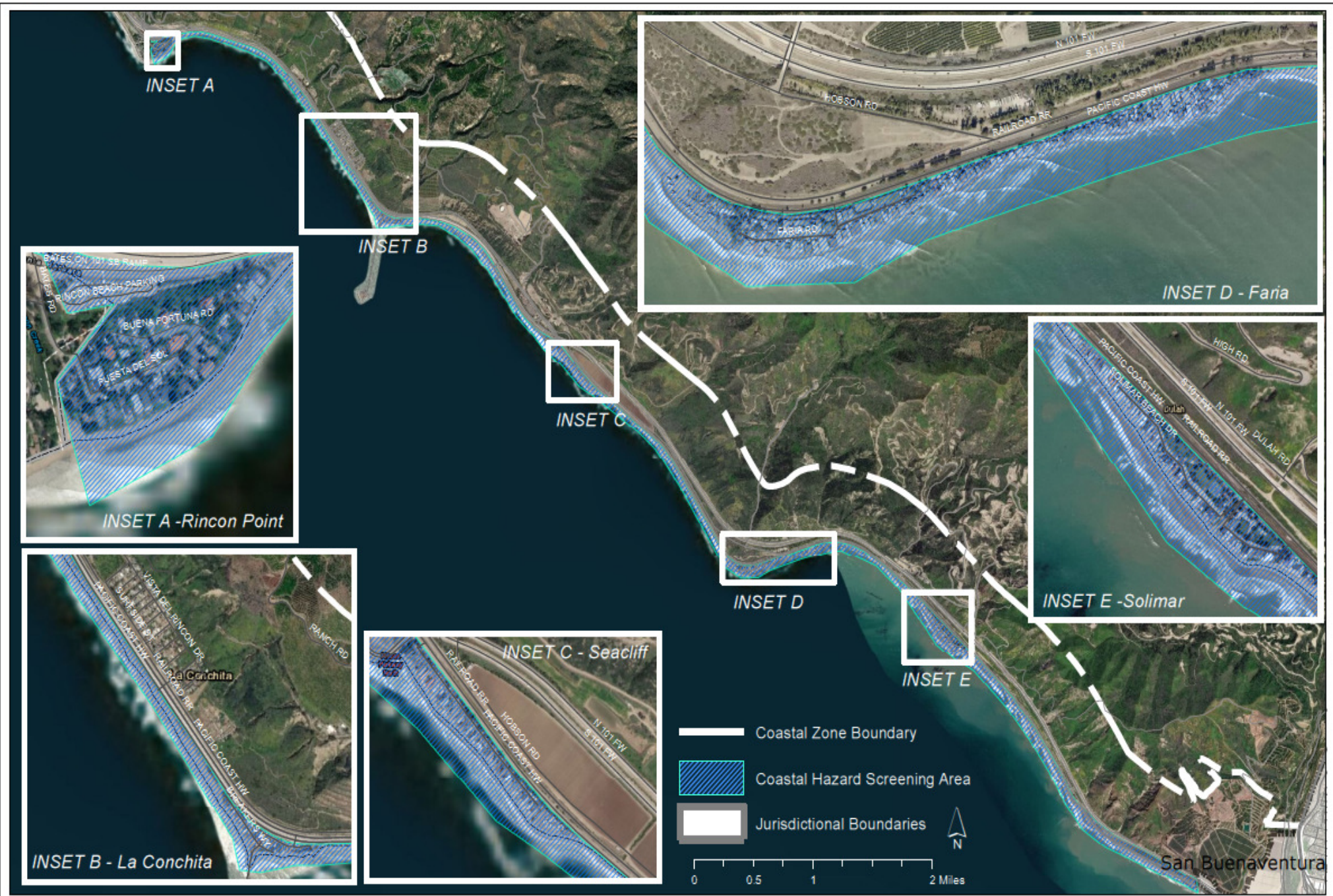
4.4.2-B.7 Access (South Coast)	Any future vertical accessways must be designed to minimize bluff erosion.	Any future public vertical accessways <u>on bluffs</u> must be designed to minimize bluff erosion <u>and be planned for removal and replacement if the bluff erosion compromises safe usage of the accessway.</u>
4.4.4-3 Hazards (South Coast)	All new <i>development</i> will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. <i>Feasible</i> mitigation measures shall be required where necessary.	All <u>New development will</u> shall be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, <u>bluff erosion</u> , etc.), flood hazards, and fire hazards. <u>If located in a Coastal Hazards Screening Area, the siting and design shall be evaluated with sea level rise projections analyzed for the anticipated life of the development in a Coastal Hazards Report (see Sec. 4.1.6, Policy 6). Feasible</u> mitigation measures shall be required where necessary.
4.4.4-4 Hazards (South Coast)	The County may require preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development.	The County may require preparation of a geologic report at the applicant's expense. Such report shall include feasible mitigation measures which will be used in the proposed development. <u>This report may be included in a Coastal Hazards Report if the development is located in a Coastal Hazards Screening Area (see Sec. 4.1.6, Policy 6) provided that the geologic report section is signed, dated, and stamped with a seal from a certified geologist.</u>

New Proposed Coastal Zoning Ordinance Appendix for Coastal Hazards Report (Appendix 15)

The Coastal Hazards Screening Area Maps below show areas of the County's coastline that are potentially subject to increased threats from sea level rise and coastal hazards, where further site-specific study is needed to assess potential adverse hazards. The Screening Maps are based on data from the County's 2018 Vulnerability Assessment Report geological investigations, surveys, aerial photos, best available science modeling of future sea level rise, and other sources and is based on areas projected to be vulnerable from up to 5 feet of sea level rise and large wave events.

[Staff comment: Maps are shown on the following pages.]

Coastal Hazards Screening Area: North Coast Subarea



Coastal Hazards Screening Area: Central Coast Subarea



Coastal Hazards Screening Area: South Coast Subarea

