

Overview of Del Mar's Resiliency Planning in Process

An aerial photograph of a coastal town, likely Del Mar, showing a long road running parallel to the ocean. The ocean is on the right, with waves breaking onto a sandy beach. The town is on the left, with buildings and a parking lot. The sky is blue and the water is a deep blue. The overall scene is a coastal landscape.

Sea Level Rise Technical Advisory Committee

City of Del Mar

September 21, 2017

Purpose of Today's Overview

- Reach as many people as possible
- Avoid spread of misinformation
- Obtain public input and questions to consider/follow up



How did we get here?

- **Federal and State obligations**
 - To protect public health and safety
 - To protect public trust lands
 - Required to update Local Coastal Program and Floodplain maps
 - Must comply to avoid penalties
- **In 2015 (STAC) Technical Advisory Committee established**
 - To provide public forum for input/recommendations to Council
 - STAC has advisory role- not a decision maker
- **In March 2017 FEMA released new floodplain maps**
 - Adds oceanfront property subject to flooding from wave action

Goals for City's Work Program

- Plan for future of Del Mar
- Prepare for projected flooding, bluff and beach erosion, and rising tides
- Create toolbox City can use for public property & private owners for private property
- Align options available with community goals & values



Purpose of Resiliency Planning

Planning ahead will...

- Help mitigate the worst effects
- Protect people from risk of harm
- Protect public facilities/infrastructure
- Help owners plan/protect development per Coastal Act
- Protect valued public assets: beaches, parks, bluffs, Lagoon



What Coastal Commission Requires

- Plan for landward shift in mean high tide line
- Protect public trust lands/public access
- Minimize armoring- can protect existing
- Require new construction & substantial reconstruction conform
- Must cumulatively track change in structures over time
- **Concern: CCC may be jumping too quickly to require retreat in sea level rise policies & permit requirements**



What FEMA requires: Floodplain

- Must update floodplain regulations and maps
- Requires new construction conform
- Requires substantial improvements conform
(i.e. reconstruction after flood damage)
- Limits construction proposed below Base Flood Elevation
 - To storage, parking, access to building only
 - Requires flood-proofed/raised structures FEMA CFR 44 Sec 60.3
 - No new basements in Special Flood Hazard Area
- **Concern: FEMA is constraining what can be developed/ what can be reconstructed after damage**

Cost of No Action

- State Penalties for default on commitment to grant funds
- FEMA Sanctions (i.e. no disaster relief, no insurance)
- Risk of harm to individuals (flood/erosion hazards)
- Risk of damage to public assets and infrastructure
- Risk of damage to private property
- Risk of State challenges over public trust lands

Plan for Resiliency in Del Mar

- We hear your concerns
- For vulnerable properties the goal is to:
 - Delay impacts as long as possible with proactive steps (i.e. sand replenishment)
 - Provide toolbox of options for owners to choose from
 - Plan and budget for necessary public improvements

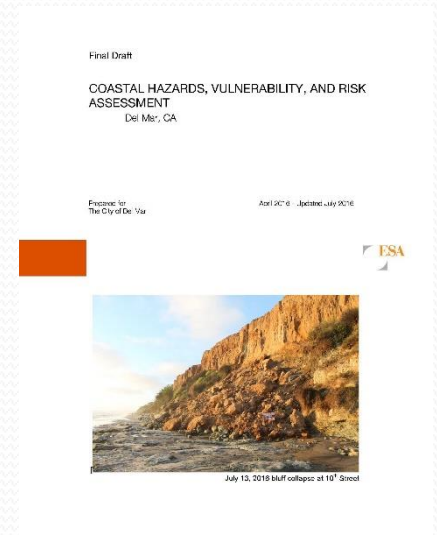
Resiliency Planning Documents

Complete:

- **Vulnerability/Risk Assessment**

To be completed:

- **Adaptation Plan**
- **Sediment Management Plan**
- **Wetland Habitat Migration Assessment**
- **Implementing Policies and Regulations**



What has been done so far?

- **Local Risk Assessment** – July 2016 (available online)
 - Identifies local areas projected for flooding & erosion impacts through year 2100
- **Adaptation Plan** – Sept 2016 draft (available online)
 - Options for owners (public & private) customized to Del Mar
 - STAC Subcommittee work to consider revisions
- **Community Outreach Forums** – (slides available online)
 - 15 STAC public meetings/workshops held since July 2015
 - 3 neighborhood discussion forums (beach & bluffs)
April and August 2017

Work Program Tasks- In Process

- **Adaptation Plan-**
 - Public, Subcommittee & STAC input will guide revisions
 - Revised drafts will be posted for review and comment
- **Sediment Management Plan & Wetland Assessment-**
 - ESA technical data collection in process
- **Select desired approach to comply with FEMA & Coastal Act**
 - In required update to policies, overlay zones, and maps

General Approach

- **Best available science can only predict range of time**
 - Future decision will be made when a set threshold is reached
- **Monitor change in conditions**
 - Beach width, bluff edge distance, frequency of flood damage
- **City Council is who decides timing for future action**
 - Phased approach
 - Tailor to meet local needs
 - Provide process for conflict resolution

What can you do to help?

- Participate and tell your neighbors
- Provide input to FEMA, Coastal Commission, & City
- Visit City's website: www.delmar.ca.us
 - Search “Sea Level Rise Local Coastal Program Amendment”
<http://www.delmar.ca.us/498/Sea-Level-Rise-Local-Coastal-Program-Ame>
 - Sign up for “Notify Me” for Sea Level Rise Stakeholder TAC
<http://www.delmar.ca.us/list.aspx>

Next Steps

- **Next STAC Meeting October 26 at 4pm-**
To review STAC Subcommittee's revisions
- **ESA Presentation TBD: Sediment Management Plan and Wetland Habitat Migration Plan**
- **Public workshops/hearings TBD:**
To review the revised Adaptation Plan, land use policies and regulations

Expectations for Today

- Take public input and questions
- Chance to hear from community before a revised draft Adaptation Plan is created
- Additional opportunities for participation will occur as project moves forward to Council and CCC
- Write or call with your input and questions

Resources

- **City Web Page: Sea Level Rise Local Coastal Program**
 - STAC agendas, minutes, membership, and contact info
 - Vulnerability/Risk Analysis and draft Adaptation Plan docs
 - Links to Coastal Commission Policy Guidance, FEMA update, and Environmental Law Institute legal analysis
- **Council Liaisons:** David Druker & Dwight Worden
- **Staff Contacts:** Kathy Garcia & Amanda Lee