

Marina Local Coastal Program Amendment

October 26, 2023

Coastal Hazards Workshop



Photo Brad Damitz

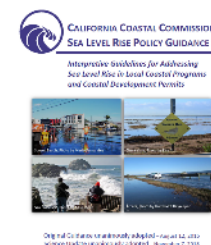
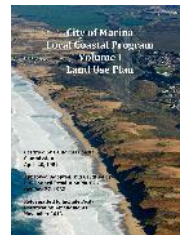
Background/Project Scope

Certified Local Coastal Program (LCP) is required by the Coastal Act

- › Marina's LCP—Certified 1982
- › Various amends up to 2009

Coastal Commission LCP Guidance

- › *Planning for Accelerated SLR along the California Coast*—1989
- › *CCC Sea Level rise Policy Guidance*—2015 (guidelines for addressing SLR in LCPs)
- › *CCC Sea Level rise Policy Guidance*—2018
 - Science update to the original document
 - Provides higher level recommendations on how to plan for and address SLR impacts in LCPs



Background/Project Scope

Why the Update?

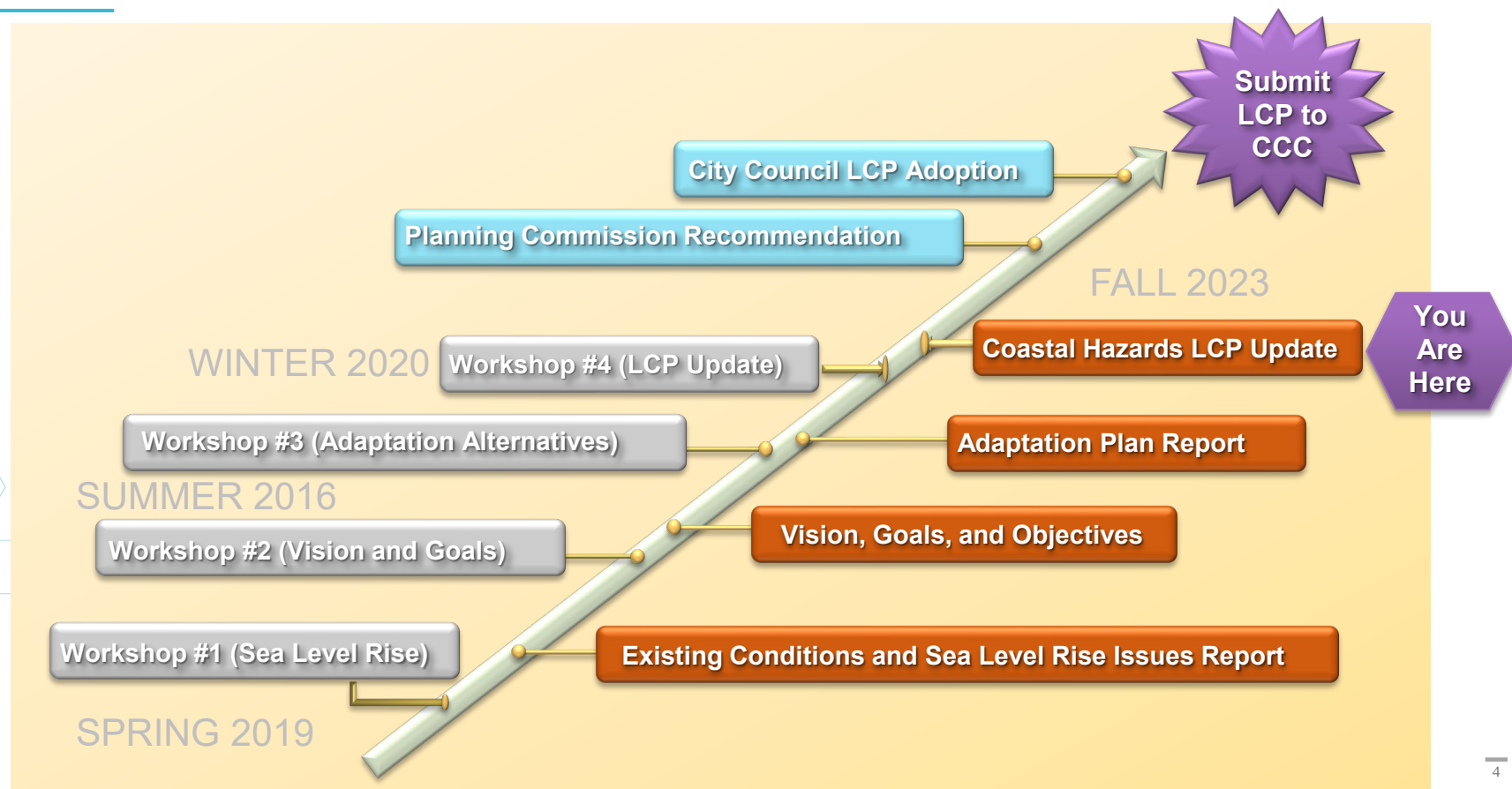
- › CCC requires that LCPs be updated to consider sea level rise
- › Current LCP does not consider SLR or include adaptation policies

2017–2020: Grant from California Coastal Commission for \$85,685

- › Focused update on Coastal Hazards included a vulnerability assessment, adaptation planning and initial policy update, but was not finished due to COVID-19 and staffing constraints
- › <https://www.latimes.com/california/story/2020-02-24/marina-sea-level-rise>

2022–2023: Additional CCC grant for \$100,000 to complete the Coastal Hazards Policy work and include a Social Vulnerability Assessment

Local Coastal Plan Focused Update Timeline



Opportunities for Participation

- › Workshops: Four public workshops and hearings were in 2019 and early 2020
- › Website: <https://www.cityofmarina.org/1204/Local-Coastal-Program-LCP-Coastal-Hazard>



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Workshops

Workshop #1

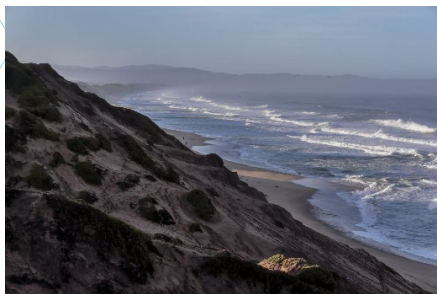
March 26, 2019

- Introduce planning effort
- Review draft results of background report

Workshop #3

September 12, 2019

- Refined Vision and Goals
- Adaptation Plan Alternatives



Workshop #2

June 13, 2019

- Revisions to Existing Conditions and Vulnerability Assessment
- Visions and Goals

Workshop #4

January 28, 2020

- Review Policy Development
- Discuss Opportunistic Sand Use Program
- Introduce Draft Local Coastal Land Use and Implementation Plan Amendments
- Draft coastal hazards, sea level rise and implementation strategies

Key Vulnerability Findings

Dune erosion is the biggest threat to the City of Marina, which may impact ~50 acres of dunes, a beach water supply well, four buildings at Marina Coast Water District, and portions of the Marina State Beach parking lot.

Without any adaptation:

~**1 foot of SLR**—erosion could affect buildings at the Sanctuary Beach Resort, and Marina State Beach restroom and co located pump station

~**2 feet of SLR**—erosion could affect the entire parking lot at Marina State Beach, as well as access roads to Sanctuary Beach Resort and MCWD

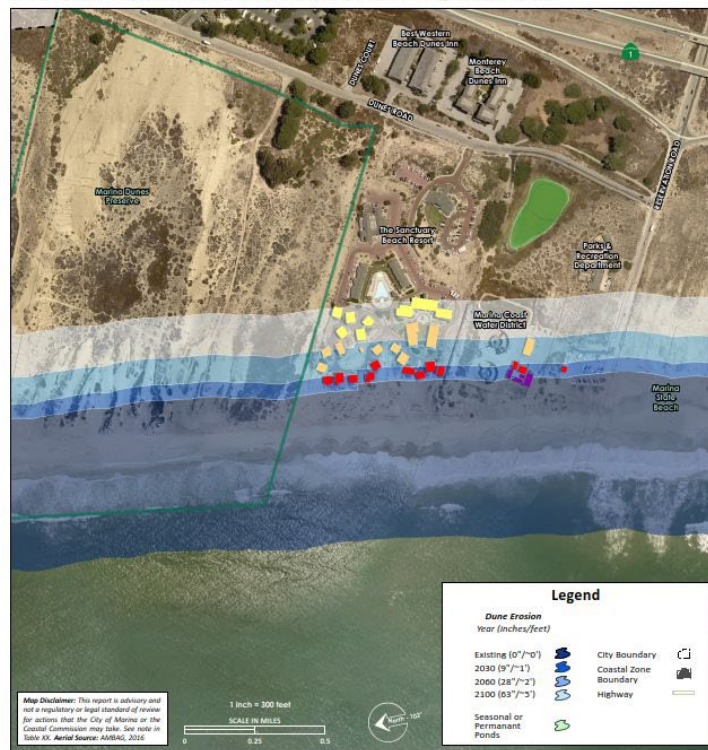
~**5 feet of SLR**—erosion could affect 150 acres of habitat 26 buildings at the Sanctuary Beach Resort, and all of the Marina Coast Water District facility



Land Use, Structures, and Parkland

With 5 feet of SLR, 22 parcels and 32 structures on 275 acres may be exposed to coastal erosions

Central Marina Dune Erosion. Land Use, Structures, & Parkland



South Marina Dunes



North Marina Dunes



Targeted Stakeholder Outreach 2019, 2023

- › California State Parks
- › Sanctuary Beach Resort
- › Marina Coast Water District
- › Monterey Peninsula Regional Parks District



Adaptation

Goal to reduce erosion rates and not allow coastal armoring



Do Nothing

Accommodate



Hybrid



Protect

Managed
Retreat



Project vs. Policy Approaches

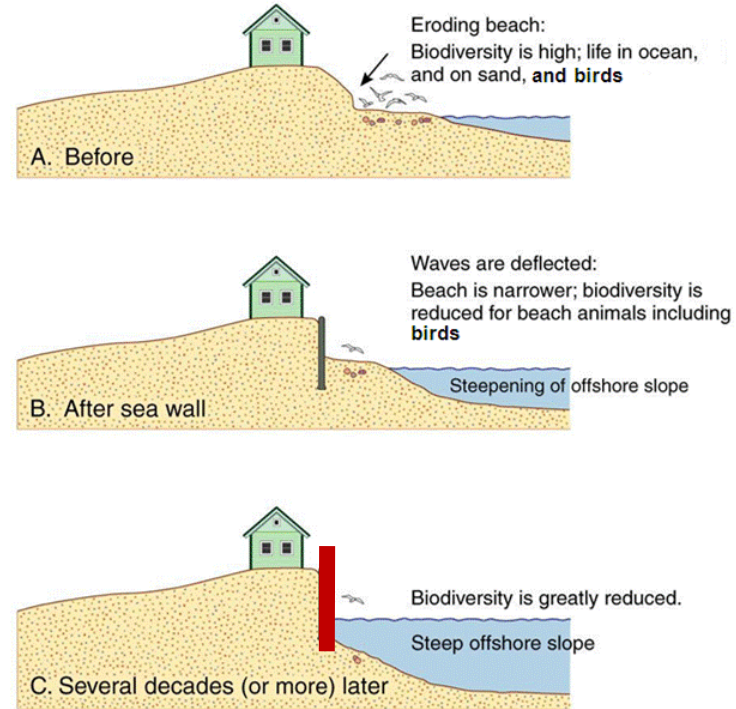
Secondary Impacts

- › Construction Costs
- › Escalating Maintenance Costs
- › Ecology
- › Recreation
- › Views
- › Aesthetics



Secondary Impacts

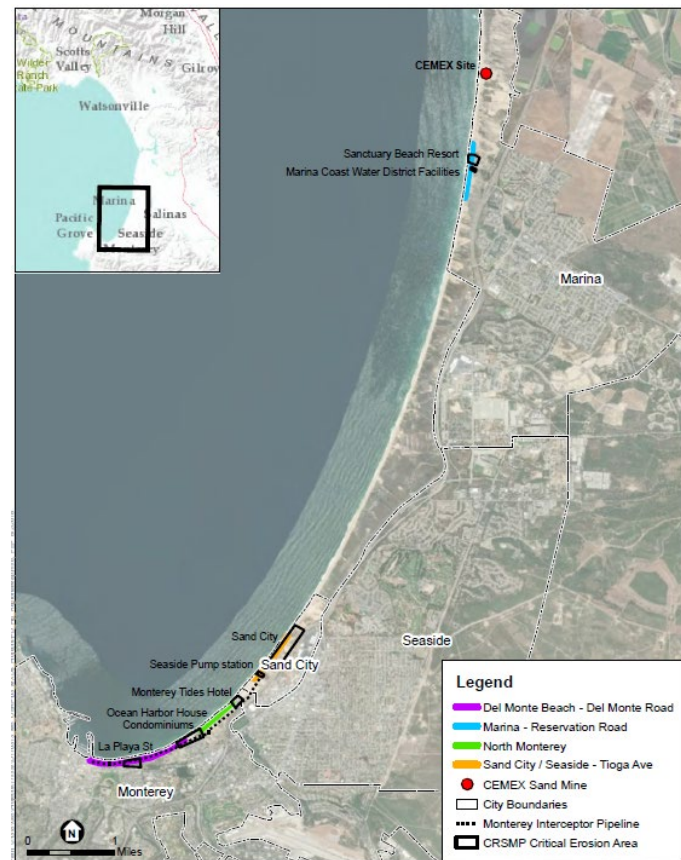
Seawalls destroy beaches and views



Source: Pilkey, O.H. and Dixon, K. L. 1996
(modified) *The Corps and the Shore*. Island Press, Washington, D.C.

Opportunistic Sand Use Program

- › Program to facilitate placement of clean beach sand to offset sand losses (e.g., from sand mining)
- › Potential sources include inland development, flood control projects and harbor dredging
- › Regional program best addresses erosion by stockpiling clean beach compatible sediments to be placed at specific erosion hot spots or locations of concern



<https://ceqanet.opr.ca.gov/2019029005>

What has happened since January 2020?

Coastal Commission staff reviewed draft policies and standards and provided feedback to the City

- › CCC comments incorporated into draft IP and LUP
- › New Tribal Consultation conducted per AB 52
- › A Social Vulnerability Assessment was prepared
- › Draft amendments refined for public workshops and adoption hearings (Planning Commission and City Council)



Social Vulnerability Assessment

- › Change from Fort Ord residential community (decline from 1990 to 2000, then redevelopment to CSUMB, more diverse “affordable” housing, and significant visitor serving development with 3 hotels and an RV park.
- › Highest diversity index in Monterey County (Asian, Black, Latinx); 1/3 is low income.
- › Beach access and parking are crucial to maintain, oceanfront parking is critical for disabled to view the ocean, and parking is at a premium during busy times.
- › Eight coastal access points within the City, only 10% are within 1/2 mile of the coast.
- › Main parking at Reservation Road (~50 spots) and Fort Ord State Park (~80 spots).
- › CEMEX site identified under Settlement Agreement to provide coastal access, but future is uncertain.



Refined Vision Statements

VISION

The City of Marina is a vibrant, sustainable coastal town and is committed to protecting and preserving its unique natural coastline and its other valued coastal resources (including accessible beaches, visual quality, groundwater, beach and dune habitat, and diverse population of plants and wildlife) into perpetuity to support a local economy and community identity based on coastal tourism, recreation, and natural habitats.

MISSION STATEMENT

Marina is a leader in improving coastal resiliency, responding to climate change impacts, and adapting to sea level rise and identified coastal hazard risks in a way that protects both its coastal resources and public safety and welfare.



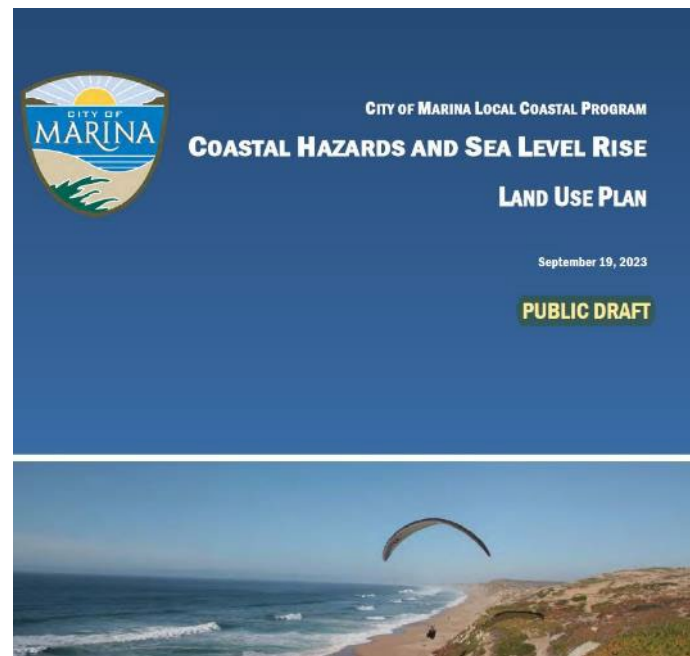
Local Coastal Program Updates

Focused only on Coastal Hazards and Sea Level Rise

- › Land Use Policies
- › Implementation Plan

Prepared with input from:

- › Citizens
- › Planning Commission
- › City Council
- › Stakeholders
- › Coastal Commission Staff
- › Charles Lester, Former Director, Coastal Commission



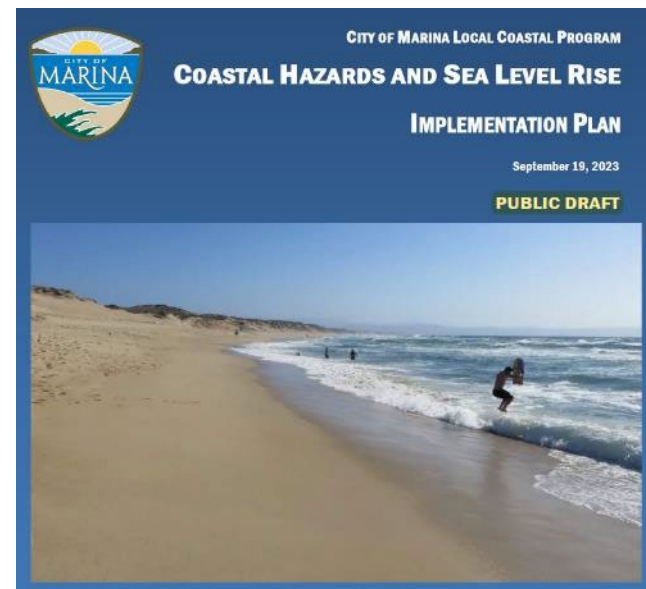
Coastal Hazards and Sea Level Rise

› Land Use Plan

- Coastal Act Statewide
- Implements Coastal Act into Local Policies
- Certification Grants City Permitting Authority
- General Plan and Other Policies
- Land Use Plan Policies – Coastal Hazards

› Implementation Plan

- Details on how to implement LUP policies



Coastal Dune Erosion Hazard Zone



Note: Figure 1-1 maps projected Long Term and Storm Induced Coastal Erosion with 5 Feet of Sea Level Rise and Considering the Cessation of Sand Mining

LUP Hazard Policies (abbreviated)

- › Haz-1. Avoid shoreline protective devices unless coastal dependent use
- › Haz-2. Updates to the LCP shall utilize the best available science
- › Haz-3. Tsunami preparedness
- › Haz-4. Development shall minimize risk to life and property
- › Haz-5. Development shall not create or contribute to erosion
- › Haz-6. Shoreline protective devices shall minimize impacts to sensitive resources
- › Haz-7. Shoreline protective devices shall be discouraged unless avoidance, restoration of sand supply, nourishment, nature-based adaptation and planned retreat are infeasible
- › Haz-8. Evaluation of coastal hazards shall be required

LUP Hazard Policies (abbreviated)

- › Haz-9. City shall work with State Parks to relocate the existing parking lot and restrooms at Marina State Beach
- › Haz-10. Shoreline access shall be located to minimize dune erosion impacts to ESHA
- › Haz-11. No new development allowed in the Dune Erosion Hazard area
- › Haz-12. Coastal Hazard Dune Erosion (CHDE) map shall be updated every 10 years
- › Haz-13. City shall seek funding from State Coastal Conservancy and others to monitor relocation triggers for existing development within the CHDE area
- › Haz-14. Siting of new development adjacent to dunes shall consider sea level rise and future landward migration of dunes
- › Haz-15. City shall prioritize using “soft” or other natural methods for protection

LUP Hazard Policies (abbreviated)

- › Haz-16. City shall prioritize managed retreat where feasible
- › Haz-17. Real estate disclosures attached to parcels potentially affected by CHDE
- › Haz-18. Development threatened by hazards as identified in the 2023 ECR shall prepare a Coastal Hazards Response Plan (CHRP) which IDs triggers and steps for relocation and response
- › Haz-19. City will conduct periodic surveys of the mean high tide line
- › Haz-20. The City shall avoid the siting of facilities in areas subject to coastal hazards and areas vulnerable to seawater intrusion; prioritize the cleanup or relocation of existing facilities in areas subject to coastal hazards; and work to advance buffering measures like wetland and vernal pool restoration

Implementation Plan—Coastal Hazards

Updates

- › Coastal hazard evaluation update – Every 10 years after certification

Regional

- › Update City of Marina Tsunami Incident Response Plan
- › Work with Marina Coast Water District and State Parks to identify adaptation strategies to avoid dune erosion and support removal of wastewater treatment facility and relocation of parking and restroom
- › Participate in the Monterey Bay Opportunistic Beach Nourishment Program
- › Specify requirements for SLR reporting
- › Enhance trail and pedestrian access

Implementation Plan—Coastal Hazards

Development

- › Coastal hazard evaluation update—Every 10 years after certification
- › Development subject to tsunami hazards—preparedness plan
- › Within 5 years of certification, City adopt an ordinance or resolution requiring this plan
- › Development sites are designed to minimize risks to life and property—ensure structural integrity over life of development
- › Development shall not create or significantly contribute to erosion, geologic instability, alteration of natural landforms, impact the surf ecosystem, or adversely alter local shoreline sand supply
- › In lieu fees for loss of sediment supply from shoreline protective device

Implementation Plan—Coastal Hazards

Development (cont'd)

- › Shoreline protection devices prohibited unless required to protect coastal-dependent uses
- › Condition of Approval for Coastal Development Permits—Require deed restriction that acknowledges:
 - Assumption of risk – development may be affected by coastal hazards
 - Access to site may be affected
 - New development shall avoid coastal hazards
 - Agree to remove development threatened in the future and restore affected areas

Implementation Plan—Coastal Hazards

Development (cont'd)

- › New development assumes all risk and liabilities
- › Repair and maintenance, renovations, safety improvements do not require Coastal Development Permit – unless a significant adverse environmental impact identified
- › Existing structure destroyed by natural disaster can be reconstructed—including 75-year erosion setbacks accelerated by Sea Level Rise

Required Reports—All Development in Coastal Zone

- › Initial Coastal Hazards Assessment by City in CHDE
- › Coastal Hazards Report/Analysis and Adaptation by Applicant

Next Steps and Schedule

- › Additional Community Input Opportunities **Fall 2023**
- › Coastal Hazards Update/Local Coastal Program Update
 - Draft LCP Planning Commission **December 2023**
 - Draft LCP City Council **February 2024**
 - Final LCP (LCP submittal to Coastal Commission) **Spring 2024**





Courtesy of California Coastal Records Project

Questions?

"The winds, the sea, and the moving tides are what they are. If there is wonder and beauty and majesty in them, science will discover these qualities... If there is poetry in my book about the sea, it is not because I deliberately put it there, but because no one could write truthfully about the sea and leave out the poetry."

—Rachel Carson

integral



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