



City of Del Mar Memorandum

TO: Del Mar Sea Level Rise Technical Advisory Committee (STAC) Members

FROM: Amanda Lee, Principal Planner

DATE: November 30, 2017

RE: Guidance for STAC Recommendation to City Council on Adaptation Plan

On December 7, 2017, the Del Mar Sea Level Rise Technical Advisory Committee (STAC) will be asked to make a recommendation to the City Council regarding the Draft Adaptation Plan after hearing input from the Subcommittee and members of the public. The STAC Subcommittee's revised draft (dated November 21, 2017) is posted for public review at: <http://www.delmar.ca.us/498/Sea-Level-Rise-Local-Coastal-Program-Ame>

In reviewing the document, please keep in mind that per state law, adaptation strategies should be evaluated for their ability to minimize hazards and protect coastal resources. The Adaptation Plan should provide flexibility that will work in the near term (recognizing that the document will be updated over time) and should not commit the City to any path that will work against community goals.

To most effectively consider the Adaptation Plan (AP) and provide input to the City Council, STAC should consider putting forth and voting on multiple motions to help reinforce the key points of STAC's recommendation. STAC's input on the following would be particularly beneficial to confirm existing premises and answer outstanding questions:

1. Does STAC agree with the following as premises for moving forward with AP?

- For the City to remain viable, action is needed to address hazards/vulnerabilities.
- AP Section 2.3 should reference DMMC Ch. 30.76 Nonconformities (right to rebuild).
- AP Section 2.3 should state the Beach Preservation Initiative will continue to allow seawalls in North Beach per the Beach Overlay Zone unless modified by public vote.
- AP should prioritize beach nourishment and sand retention.
- AP should identify artificial headlands as an option to help retain sand.
- Protection of street ends and beach access should be high priority measure in Ch 5.
- AP should differentiate between strategies for individual property vs greater scale.
- Based on existing environmental conditions, it is too soon to retreat in Del Mar.
- References to "removal of structures" should be removed from the AP.
- This approach would still allow owners to flood proof, elevate, relocate, or remove structures on their own property to address flood risk if they choose to.

2. Should economic impact concerns to private parties be included in the AP; and if so, should they be referenced more generally to also cover the public interest?

- It remains subject to debate whether the AP itself would potentially cause impacts to financing, appraisals, property sales, etc. because homeowners already have a legal duty to disclose known material facts affecting their property when selling.
- Owners already must disclose identified hazards, vulnerabilities, or risks applicable to the subject property and if it is located in a flood or coastal bluff overlay zone.
- Information collected (hazards, vulnerabilities, risks, options, and cost-benefits) shows costs to public and private owners can be expected if no action is taken.
- Larger scale adaptation will generally be expensive with varying costs and benefits.
- More precise cost-benefit analysis in consideration of context specific details will occur as part of the decision of whether to pursue a specific adaptation project.

3. Should AP recommend option to create a geologic hazard abatement district?

- A geologic hazard abatement district is an independent public agency created to help finance the prevention, mitigation, abatement, and control of geologic hazards.

4. Should AP identify adaptation preferences for the Fairgrounds, Railroad, and Lake Hodges Dam?

- The AP references these facilities and initially expressed strategies for adaptation.
- City does not have regulatory authority over these facilities, which raised concerns.

5. What qualities would help demonstrate that a walkable beach has been maintained per the stated AP goal?

- Is there a minimum amount of time per year that dry sand should be available?
- Is there a minimum width of dry sand (i.e. 4 foot walkway per building code)?
- Should it be continuous for a specified length in between access points?

Next steps:

Following the December 7 meeting, the STAC recommendation will be presented to the Planning Commission and City Council in noticed public hearings for additional input before a final Adaptation Plan document is adopted. The Coastal Commission will ultimately decide whether to approve Del Mar's Adaptation Plan (late 2018/early 2019).