

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5200  
FAX (415) 904-5400  
TDD (415) 597-5885



# W6a

January 11, 2017

TO: California Coastal Commission and Interested Parties

FROM: John Ainsworth, Acting Executive Director

SUBJECT: Executive Director's Report, January 2017

---

Significant reporting items for the month. [Strategic Plan](#) (SP) reference provided where applicable:

## **LCP Program Status – San Luis Obispo County (SP Goal 4)**

The Central Coast district stretches from the San Mateo/Santa Cruz County border near Año Nuevo State Reserve in the north to San Luis Obispo County's southern border near the Guadalupe Dunes in the south, nearly 300 miles of coastline. Offshore for much of this length lies the Monterey Bay National Marine Sanctuary. The district has three coastal counties (Santa Cruz, Monterey, and San Luis Obispo) and twelve incorporated cities (Santa Cruz, Capitola, Watsonville, Marina, Sand City, Seaside, Monterey, Pacific Grove, Carmel, Morro Bay, Pismo Beach, and Grover Beach), each with certified LCPs with the exception of the cities of Monterey and Pacific Grove. There are also four major harbors (in Santa Cruz, Monterey, Morro Bay, and Port San Luis), numerous State Parks' Public Works Plans, and one coastal long range development plan (for the University of California at Santa Cruz's Marine Science Campus).

The Central Coast district coastal zone is diverse, with both rugged and more pastoral rural areas interspersed between population centers. Planning issues include protecting agriculture and scenic rural areas and responding to coastal erosion and sea level rise in the more urban parts of the district. The district also has significant public park lands and popular visitor destinations, intensifying the need to provide visitor-serving facilities and opportunities. Each of the Central Coast District LCPs within San Luis Obispo County are summarized below (Santa Cruz and Monterey Counties and their incorporated cities will be detailed in an Executive Director's report for an upcoming Central Coast meeting).

### **San Luis Obispo County**

San Luis Obispo County is located along 107 miles of California's temperate central coast, between Guadalupe Dunes in Santa Barbara County to the south and the Big Sur coast area of Monterey County to the north. Several major unincorporated areas are located within the San Luis Obispo County coastal zone, including Cambria, Cayucos, Los Osos, Avila Beach, and Oceano. About 251 square miles out of the County's overall 3,616 square miles is located in the coastal zone. This coastal zone area is diverse, both varied in terrain and use, and includes significant beaches, dune areas, rocky headlands, and vast woodland areas mixing with recreational uses, agriculture, visitor-serving facilities, and ports, such as Port San Luis in Avila Beach. The San Luis Obispo County LCP was originally certified 1988. Although the County

has no plans for a major update to the overall LCP at this time, they continue to pursue modifications to components of the LCP. Perhaps the most significant at this juncture is their ongoing development of an updated LCP Community Plan for the Los Osos community. Major resource issues in Los Osos include availability of water as well as the presence of significant environmentally sensitive habitat areas.

There are three cities within San Luis Obispo County with certified LCPs: Morro Bay, Pismo Beach and Grover Beach. Each of these is discussed below.

## **Morro Bay**

The City of Morro Bay is located in San Luis Obispo County between the unincorporated areas of Cayucos and Los Osos. The city is approximately six square miles in size and includes large portions of the Morro Bay Estuary, Morro Bay State Park, and Atascadero Beach State Park. Almost all of the Morro Bay city limits are within the coastal zone. The City of Morro Bay provides a large number of important visitor-serving and recreational facilities, and is a popular visitor destination point along the Central Coast. Most of these facilities are concentrated along the bayfront area known as the Embarcadero which abuts a commercial fishing and recreational boating harbor. Many significant coastal visual resources are located within the City of Morro Bay including Morro Rock, Morro Bay Estuary, and the surrounding foothills. Additionally, developed portions of Morro Bay, particularly the harbor facilities along the Embarcadero, constitute significant scenic aspects of the City. The City's LCP was first certified in October 1982, and it was last significantly updated in 1995. The City has recently been awarded several grants to help support a new LCP update effort, including to address coastal hazards, developing a new wastewater treatment plant, potential reuse at and around the Morro Bay Power Plant site, and continuing to enhance the visitor-serving and recreational areas at and along the Embarcadero. In particular, leveraging grant funds from the Ocean Protection Council and two grant rounds from the Commission, the City has completed a sea level rise vulnerability assessment, and is working to complete technical studies related to environmentally sensitive habitat areas within the Morro Bay estuary, lateral access opportunities, an inventory of lower cost accommodations, and modelling and evaluation of possible sea level rise adaptation strategies. Commission staff continues to work closely with the City on this effort.

## **Pismo Beach**

The City of Pismo Beach stretches along the shoreline for some seven miles, and most of the city lies within the coastal zone. The northwestern half of the City is generally confined by steep hillsides that rise to 1,000 feet in some areas and form a magnificent open space backdrop to the City's northern neighborhoods and the beaches below. A series of recreational beaches stretch to the south, ultimately connecting to and including the beach and dune areas associated with the Oceano Dunes State Vehicular Recreational Area. Mobile home parks, RV parks, and camping areas extend along many of these beaches. North of the downtown, the shore is lined with steep cliffs up to 100 feet above ocean level. Much of this area nearest downtown is developed with larger hotels and restaurants. The remainder of the city is generally made up of the downtown area and residential neighborhoods: smaller beach oriented cottages and apartments in southern Shell Beach and the downtown; larger, and newer homes and condos east of Highways 1 and 101 and in the northern Shell Beach and Palisades areas. Significant public access is available along much of the City's bluffs, with trail connections extending to the Avila Beach area to the north

and to Grover Beach to the south. The City of Pismo Beach's LCP was first certified in 1984, and it was last significantly updated in 1993.

### City of Grover Beach

The City of Grover Beach is located in southern San Luis Obispo County, just south of the City of Pismo Beach and north of the unincorporated community of Oceano. The City's coastal zone is roughly one-half square mile in size. The coastal zone is generally bisected by Highway 1, with the beach, dunes, and visitor-serving facilities of Pismo State Beach on the west side of the highway and the east side containing urbanized residential, commercial, and industrial neighborhoods. The City's LCP was originally certified in 1982. The LCP was updated in January 2000, and was recently comprehensively updated in August of 2014. The August update included new protections for ESHA, wetlands, and other sensitive habitats; new provisions to address sea level rise and flood hazards; and rezonings of parcels within the urbanized portion of the coastal zone to accommodate additional visitor-serving development. After extensive collaboration between City and Commission staff, the comprehensive update was approved by the Commission, as submitted.



## **Sea Level Guidance Implementation Outreach (SP 3.1)**

Commission staff have been providing regular outreach and training sessions to support implementation of the Commission's Sea Level Rise (SLR) Guidance and in support of LCP Grant work. In December staff participated in the following event:

On November 29<sup>th</sup>, Commission staff presented, via a webinar, preliminary results from our work on developing sea level rise products and tools under our Climate Coastal Impact Assistance Grant (CIAP) grant. The presentation was made to the California Coastal Resilience Network, a network of professionals from government agencies, nonprofits, academic and other sectors who are working on climate adaptation in California. Preliminary results were presented for the following products: 1) County-level "Snapshots", which include a synthesis of vulnerability information from a variety of sources including input from Coastal Commission staff in the Districts and review of completed vulnerability assessments; 2) four case studies showcasing the Commission's work to address sea level rise in updating and certifying LCPs; 3) a state-wide report of key findings from the vulnerability synthesis and recommendations for Coastal Act resource vulnerabilities to prioritize in our work going forward; and 4) a web tool developed to disseminate this information.

These products are currently being finalized and staff expects to launch the new web tool to disseminate the completed products in early 2017. The webinar was recorded and can be viewed from the CA Coastal Resilience Network website here:

<http://coastalresilience.org/project/california-network-video-library/>

## **Other Meetings and Events**

### **Ventura County Forum on Desalination**

On December 1<sup>st</sup>, Commission staff participated in a public forum on desalination hosted by Ventura County Supervisor Steve Bennett. About 200 people attended the forum, which included panel discussions and question and answer sessions with your staff and with representatives of the Calleguas Water District, City of Santa Barbara, and Poseidon Water.

The panelists were asked to discuss several specific topics, such as the main environmental concerns about desal, the comparative costs and reliability of desal and other water supplies, and permitting considerations. Commission staff described the Commission's involvement in desal projects, key Coastal Act issues considered during Commission review, such as marine life protection, sea level rise, and coastal erosion, and how to site and design a proposed project to allow for an "easier" versus a "more difficult" path through the environmental review and permitting process. The full video of the forum, including the panelists' presentations, is available at the County's website: <http://www.ventura.org/steve-bennett/district-1-supervisor-steve-bennett>.

Ventura County is very early in the process of considering various water supply options, including the potential for desalination, and we hope staff's participation in this event will be helpful in the County and nearby water districts decision-making processes.

## **Status Report on the Second & Third Round of LCP Grants (SP 4.1 & 4.2)**

The Commission LCP Grants awarded for FY 2014-2015 (Round 2) are well underway, and work programs are currently being finalized for the Round 3 grant awards. The attached report shows the progress made to date on the 13 Round 2 grants, which includes a significant amount of sea level rise technical work, as well as LCP policy development and public outreach (Attachment A).

## **New Los Angeles County Coastal Access Maps (SP 1.3.2.)**

Staff recently completed an information paper map showing all the coastal access locations identified in the Commission's Coastal Access Guide, for Los Angeles County. Staff had 100,000 copies printed that included 75,000 copies in English and 25,000 copies in Spanish. These access maps will be made available to the public, free of charge, in various display bins at locations in Los Angeles County such as: car rentals, airports, welcome centers. These display bins, which are re-stocked monthly, hold dozens of brochures, for all sorts of tourist activities. Commission staff is also exploring developing a digital version that we can be made available on the Commission's website.

This effort was funded by a grant from the US Fish and Wildlife Service's Coastal Impact Assistance Program (CIAP). The Energy Policy Act of 2005 was signed into law by President Bush on August 8, 2005. Section 384 of the Act established the Coastal Impact Assistance Program which authorizes funds to be distributed to Outer Continental Shelf (OCS) oil and gas producing states to mitigate the impacts of OCS oil and gas activities. The Commission applied for and used CIAP grants to augment our programs and projects that further our mission, such as maximizing public access to the coast. The CIAP program ended December 31, 2016 and no further funds will be available. The California Natural Resources Agency (CNRA) administers these grants. CNRA staff recently augmented the Commission's grant with funds to prepare these maps.

## **Coastal Commission 2016 Year in Review**

It was a difficult and challenging year for the Commission yet it was a productive year with many significant accomplishments, including substantial progress on LCP grant work and processing LCP submittals; a baseline budget augmentation for 25 staff positions to support LCP grant work; implementation of the sea level rise guidance document through education and outreach efforts; improved coordination and collaboration with our local government and agency partners; protection of public access and lower cost visitor serving development; Commission action on a number of significant enforcement cases; a new Partnering Agreement with CalTrans; and providing for environmentally-sustainable coastal development. A more detailed 2016 year-in review report is attached (Attachment B). The report also includes a brief look ahead to opportunities and challenges in the coming year. The 2016 year- end review report is also available on the Commission's homepage: [www.coastal.ca.gov](http://www.coastal.ca.gov).

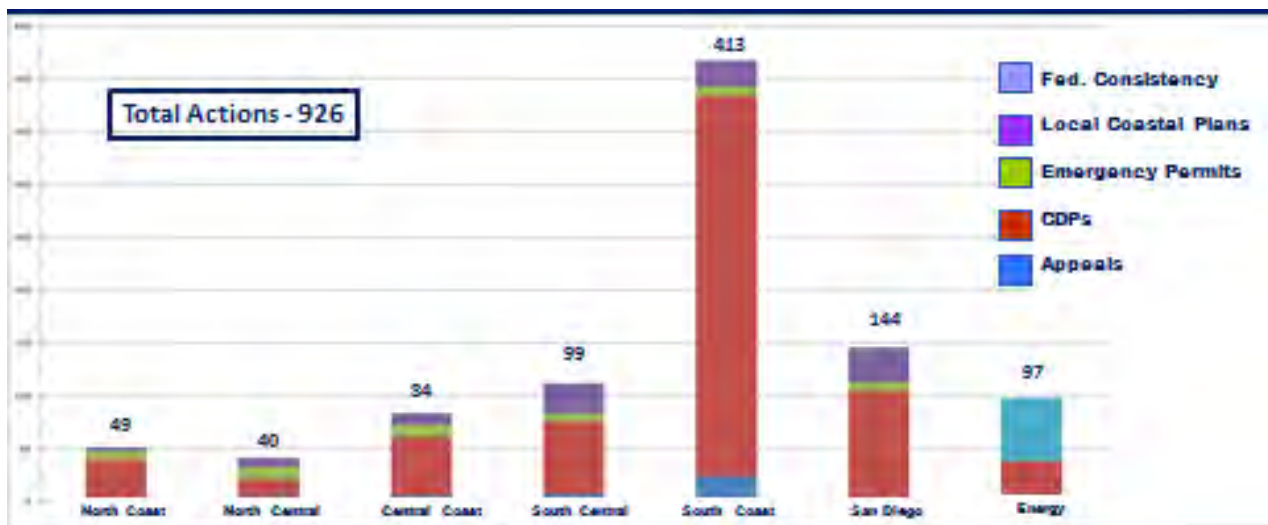
## **LCP and CDP Workload Data (SP 6.1.6)**

Monthly Commission and local government planning and permit activity for the year is reported below, as provided by the Commission's Coastal Data Management System (CDMS). For the calendar year 2016, the Commission acted on 47 appeals; 676 coastal

development permits; 58 emergency permits; 85 LCP amendments; and 60 federal consistency items for a total of 926 actions.

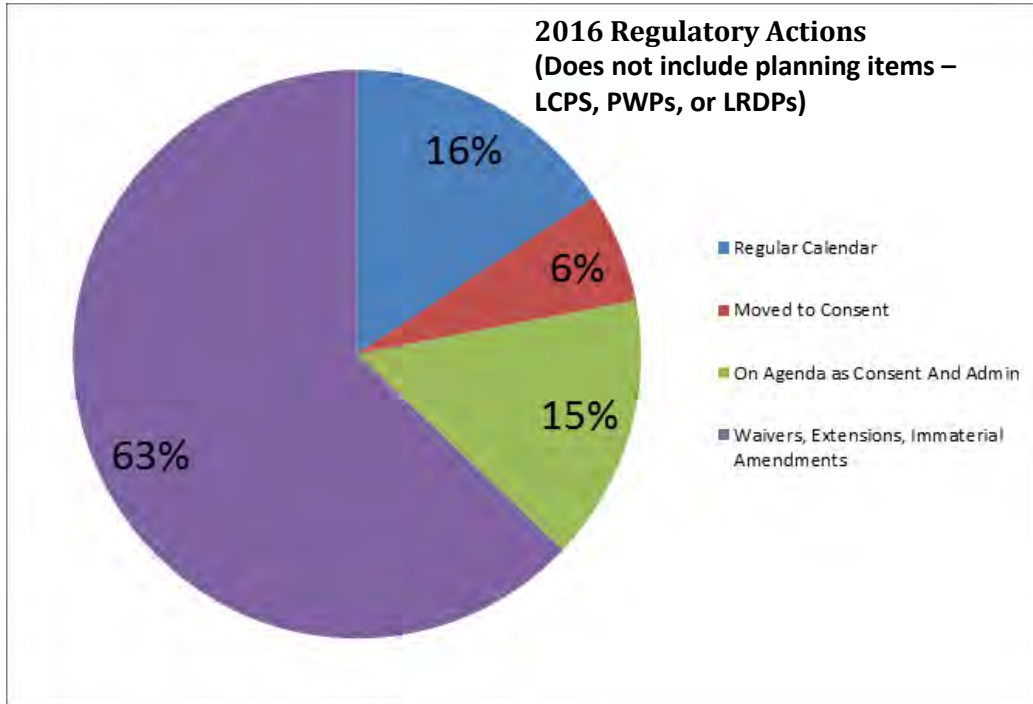
<b>2016 Commission Actions</b>						
<b>District</b>	<b>Appeals</b>	<b>Coastal Dev. Permits</b>	<b>Emergency Permits</b>	<b>Local Coastal Plans</b>	<b>Fed. Consistency</b>	<b>Total</b>
North Coast	3	36	8	2	0	49
North Central Coast	5	16	12	7	0	40
Central Coast	6	55	12	11	0	84
South Central Coast	7	68	9	15	0	99
South Coast	24	361	9	19	0	413
San Diego	2	103	8	31	0	144
Energy, Res & Fed	0	37	0	0	60	97
<b>Total</b>	<b>47</b>	<b>676</b>	<b>58</b>	<b>85</b>	<b>60</b>	<b>926</b>

The chart below illustrates the LCP and CDP workload between district offices. The high number of workload items in the South Coast office is the result of uncertified jurisdictions in the South Coast district office.

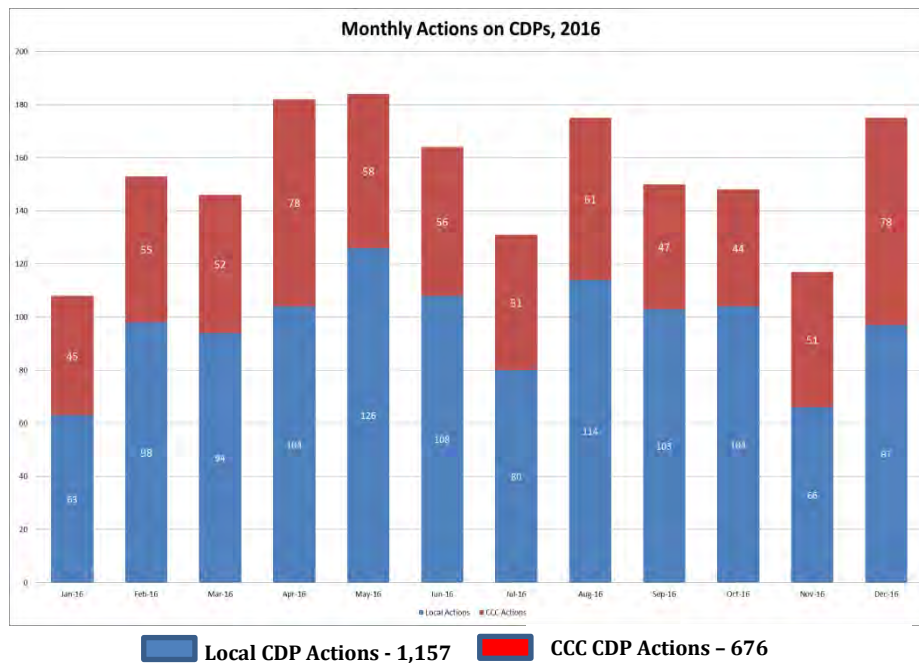


This chart below shows the percentage breakdown of regulatory actions under the various agenda calendar categories for 2016. In order to focus our efforts on LCP and LCP grant work staff has made it a priority to process as many regulatory items as possible as waivers, administrative or consent items. In 2015 we processed 65% of our regulatory items as waivers or administrative or consent items. In 2016 we processed 78% of our regulatory items as administrative or consent items.



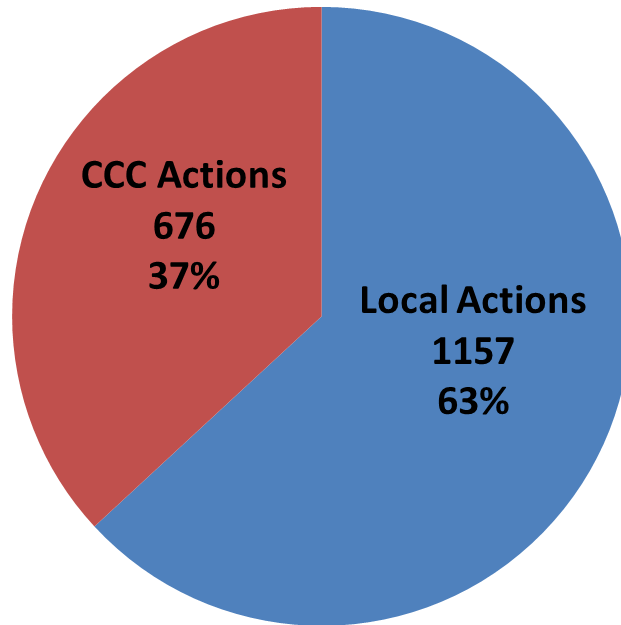


The following two charts show the monthly local government and Commission coastal development permit (CDP) actions for 2016. Local Governments processed 1,157 CDPs and the Commission processed 676 CDPs for a total of 1,833 actions.



**Monthly Actions on CDPs, 2016**

**N=1833**

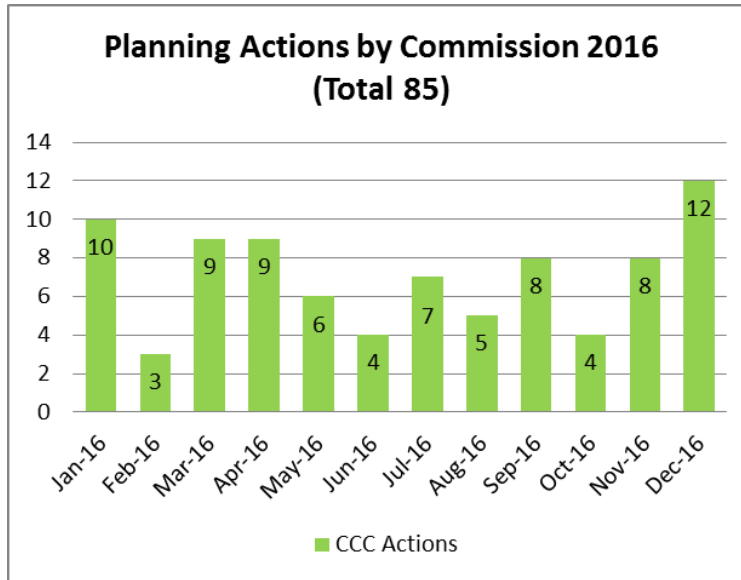


This chart illustrates the appealable and non-appeal coastal development permits for 2016. Of the 813 appealable actions 83 were appealed to the Commission for an appeal rate of 10.2%. The Commission found that 24 of these appeals raised a substantial issue. By the end of 2016, the Commission had taken final action on 34 de novo coastal development permits, as follows: 10 were denied, 5 were approved, and the rest were either withdrawn (16) or rejected for deficiencies.

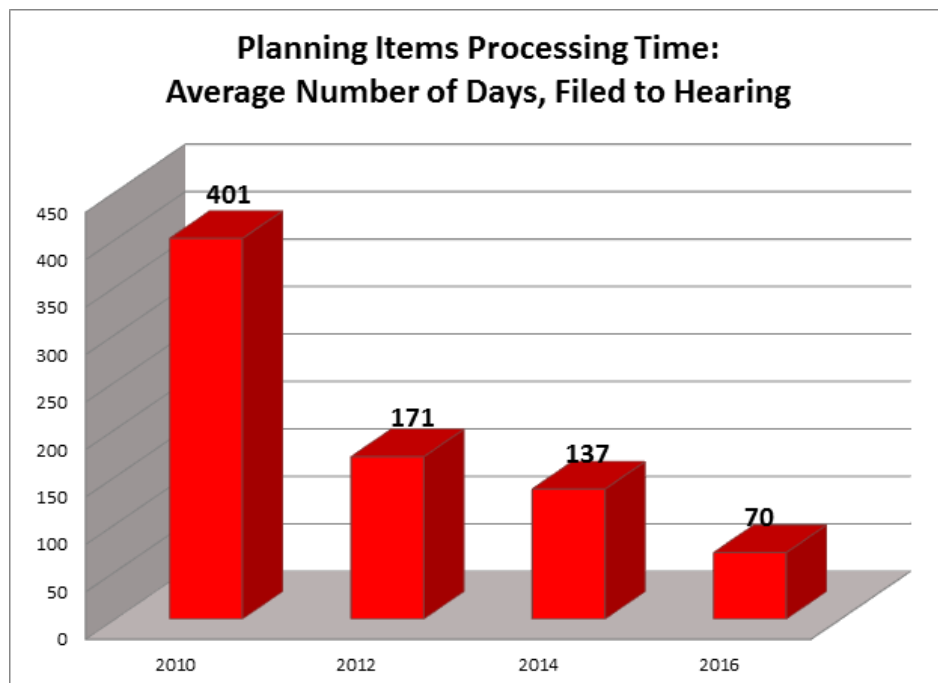
<b>Final Action Notices and Appeals 2016</b>					
<b>Month</b>	<b>Appealable</b>	<b>Not Appealable</b>	<b>Total</b>	<b>Appeals</b>	<b>Appeal Rate</b>
Jan	44	32	78	5	9.1
Feb	72	37	109	2	2.8%
Mar	71	41	112	24	33.8%
Apr	74	38	112	4	5.4%
May	74	61	135	13	7.6%
Jun	76	39	115	1	1.3%
Jul	56	32	88	9	16.1%
Aug	84	37	121	5	5.9%
Sep	68	46	114	6	8.8%
Oct	72	42	114	6	8.3%
Nov	60	20	80	5	8.3%
Dec	62	44	106	5	8.1%
<b>YTD</b>	<b>813</b>	<b>469</b>	<b>1282</b>	<b>83</b>	<b>10.2%</b>



This year the Commission received 80 new LCP and other planning submittals in 2016 and the Commission acted on 85 LCP amendments or planning items in 2016 (*includes PWPs, LPRDs Port Master Plans*). This chart shows the monthly number of LCP amendments acted on by the Commission on a monthly basis in 2016. This LCP work does not include the LCP grant work with our local governments that will eventually result in new LCP submittals.



Finally, this chart shows the Commission continues to reduce the number of days to process filed LCP amendments and other planning items for Commission action. The average time from filing an LCP amendment or planning item to a hearing was 70 days. This reduction in processing times is the result of the baseline budget augmentation; improved collaboration and coordination with our local government partners; and emphasis on prioritizing LCP work.



## **Evaluation of Coastal Commission Fiscal Management and Related Internal Controls**

The Department of Finance Office of State Audits and Evaluations (OSAE) completed its non-audit services engagement on the California Coastal Commission's fiscal management and internal controls for the period July 1, 2015 through June 30, 2016. Commission staff immediately forwarded the report to Commissioners when it was received on December 30, 2016. The [OSAE report including the initial response from Commission staff management](#), was posted on the Coastal Commission's public website on December 30, 2016. The OSAE report includes 11 recommendations.

Coastal Commission management staff agrees with the majority of the recommendations in the OSAE report. We have already begun implementation of many of the recommendations. However, staffing constraints and budgetary limitations will make it difficult to implement all of these recommendations immediately. It will be necessary to phase the implementation of the recommendations.

The Commission is required to submit to OSAE a detailed Corrective Action Plan (CAP) with milestones and target dates to address all the recommendations. The CAP is to be updated every six months until the planned actions have been implemented. The CAP is due 60 days from the issuance of the review report on December 30, 2016 by the end of February. Commission management staff will co-ordinate with the Commission Chair and Vice Chair, the Department of Finance, and the California Natural Resources Agency during the development of the Corrective Action Plan and keep the Commission up to date on next steps.

### **Coastal Trail Video – Pismo Beach (SP 1.4)**

The Coastal Commission recently funded a series of short videos about segments of the California Coastal Trail along the Central Coast. The funding was provided through a Whale Tail grant to the International Documentary Association, which supported the work of filmmakers at Rigler Creative. The new videos are on the website of public television station [KCET](#), the Commission's Public Education [YouTube](#) channel, and on social media. This month we are highlighting the video featuring Pismo Beach: <https://www.kcet.org/shows/california-coastal-trail/pismo-beach-the-central-coasts-recreation-destination>.

## **ATTACHMENTS**

- A. Commission LCP Grants Awarded for FY 2014-2015 (Round 2)
- B. 2016 Year in Review Report

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5200  
FAX (415) 904-5400  
TDD (415) 597-5885

**Attachment A****6<sup>th</sup> Status Report on Round 2 (FY 2014-2015) Local Coastal Program Grants**

*The following is a summary of the work completed under the 13 Local Coastal Program Grant agreements (listed from North to South) awarded in Fiscal Year 2014-2015 from April 1, 2015 through September 30, 2016. Funds spent up to September 30, 2016 total \$1,112,448.12*

**1) Humboldt County – Grant Total \$125,000**

- **Project Summary:** Humboldt County will complete a comprehensive update of the Humboldt Bay Area Plan, which was certified in 1982 and governs the use of approximately 21,500 acres of land around Humboldt Bay and over 20 miles of Pacific coastline. The Local Coastal Program (LCP) update includes regional coordination with the Cities of Eureka and Arcata (two local governments that hold jurisdiction within the Humboldt Bay Coastal Zone and are in the process of updating their own LCPs), establishing baseline environmental and community conditions, completing a sea level rise risk assessment, and directing policy initiatives to give priority protection for coastal-dependent land uses. The grant will also support Humboldt Bay-wide tsunami safety planning and foster public engagement.
- **Work Completed:** Due to local government staff turnover and increased workload related to commercial medical cannabis permitting, the County of Humboldt has fallen considerably behind schedule on its LCP grant project. Accordingly, Commission staff is currently working with the County to amend the grant agreement and extend the work program through 2018, with the amendment anticipated to be executed by the end of the current year. As such, County work completed to date is akin to the previous quarter: the County has continued with its collection of data pertaining to coastal dependent industrial land (CDI) (Task 1) and additional refinement using parcel specific data from the County GIS system for regional market analysis (Task 5), including inventorying and mapping all County industrial land. The County has also continued to coordinate closely with the Humboldt Bay Sea Level Rise Adaptation Planning Working Group and with Coastal Commission district staff (Task 1) in preparation of the Baseline Conditions and Sea Level Rise Sensitivity Analysis Report (Task 2). The City of Eureka's Draft Sea Level Rise Assets Vulnerability and Risk Assessment has also been reviewed in anticipation of preparing the County's Sea Level Rise Sensitivity Analysis Report. Public outreach has been maintained primarily through an informational website displaying the LCP update process for community members and interested parties. For Humboldt Bay-wide tsunami safety planning (Task 3), the County has continued to coordinate with the National Oceanic and Atmospheric Administration regarding Tsunami Ready Status for unincorporated communities in Humboldt County, as well as meeting with regional agencies and stakeholders to discuss new tsunami mapping techniques and modelling.
- **Grant Term:** April 27, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$4,597.25

2) **City of Trinidad** – *Grant Total \$80,000*

- **Project Summary:** The City of Trinidad will complete a comprehensive update of its Local Coastal Program (LCP) to address climate change and current community conditions. The grant project includes: certification of the Trinidad Harbor Area of Deferred Certification; development of a cultural resources element of the Land Use Plan, with an emphasis on the Tsurai Study Area, and incorporation of policies and recommendations of the Tsurai Management Plan; integration of policies and adaptation measures to address the impacts of climate change, and in particular sea level rise; coordination and consultation with Coastal Commission staff and other stakeholders; revision of the Implementation Plan; and adoption and certification of the LCP.
- **Work Completed:** The City of Trinidad has continued with its efforts to coordinate with targeted stakeholders over the LCP update process (Task 1). The City has also responded to inquiries from the public and has provided updates to the Planning Commission and the City Council, while public informational sessions have been held to respond to General Plan and LCP-related inquiries from the public and community advocacy groups, such as the Trinidad Rancheria (Task 1). Data collection and analysis of local climate change and adaptation resources has been completed, with the draft Climate Change Vulnerability Report posted online, though mapping updates to the draft General Plan and Land Use Plan remain in progress as part of the overall Climate Change planning process (Task 2). The City has also completed and submitted a draft of its Needs Assessment for the Implementation Plan (IP), with no additional work occurring this quarter (Task 3). Completing the Needs Assessment entailed a review of zoning ordinances to assess for data gaps and deficiencies after inconsistencies between its draft LUP elements and the Commission’s LCP Update Guide were identified. The City has also continued to consult with Tribal entities for the purpose of incorporating the Tsurai Management Plan into the LCP. The City has met with the Tsurai Ancestral Society, the Yurok Tribe and the Trinidad Rancheria over the development of a Cultural Resources Element in the LUP and further encourages Tribal participation and input (Task 4). The City has also commenced coordination with relevant stakeholders in the development of policies and regulations for the Trinidad Harbor Area of Deferred Certification (Task 5). Lastly, the City has requested amending its grant agreement to extend the grant term and is now working on a revised schedule to submit to Commission staff for approval.
- **Grant Term:** April 13, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$35,574.37

3) **City and County of San Francisco** – *Grant Total \$173,750*

- **Project Summary:** The City and County of San Francisco will amend its Local Coastal Program (LCP) to reflect the Ocean Beach Master Plan (2012), as well as add more general policies to address sea level rise adaptation. LCP policies will be based on best available science, including the Federal Emergency Management Agency and San Francisco Public Utilities Commission sea level rise and coastal flood hazard studies and adopted guidance from the National Research Council and Coastal

Commission. The LCP Amendment includes an extensive public outreach component, a review of existing data and assessments on sea level rise (SLR), policy development, and submittal of the LCP Amendment to the Coastal Commission.

- **Work Completed:** The City and County of San Francisco has completed its Public and Agency Engagement Plan (Task 1), including the engagement vision, goals, and objectives. The strategy of the Public and Agency Engagement Plan is to establish communication and public participation programs to be implemented by the City and County during the LCP Amendment process, while also representing a continuation of the Ocean Beach Master Plan's multi-stakeholder engagement process. More recent public and agency engagement-related activities include a Community Advisory Group meeting and Interagency Coordination meeting to discuss comments on the LCP Amendment draft, both of which were held in late July 2016. The City and County has also completed a final draft of the Existing Data and Analysis summary, including technical LCP appendices (Task 2). In collaboration with FEMA, the City and County has also obtained data and maps for its completed FEMA Open Coast SLR Pilot Study. A second LCP Amendment draft was also completed and distributed to the Community Advisory Group and Interagency Coordination group in September 2016 (Task 3).
- **Grant Term:** May 1, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$92,994.05

#### 4) City of Monterey – Grant Total \$235,000

- **Project Summary:** The City of Monterey will prepare a new Local Coastal Program (LCP) that consolidates five coastal planning subareas – Cannery Row, Harbor, Del Monte Beach, Skyline and Laguna Grande – into one LCP for the City. The grant project includes a public outreach program; an existing conditions and issues assessment encompassing risks from sea level rise, tsunamis, flooding, and fire; development of LCP visions and goals; and the preparation of the LCP for Coastal Commission review and certification.
- **Work Completed:** As part of its effort to develop a robust outreach program during the LCP grant project (Task 2), the City of Monterey created a web page, an email notification list, a social media platform, newsletter template, and web-based community questionnaire. The City also held informational sessions as needed with the City's Planning Commission and City Council to discuss the LCP planning process. Numerous public workshops have also been held with topics centering on the LCP planning process, shoreline and intertidal importance, Sea Level Rise (SLR) impacts, and alternative adaptation strategies to address SLR (Task 2). The City has also completed its Existing Conditions Report (Task 3) following its compilation of land use and infrastructure data, setting SLR projection ranges for its planning area, and identifying potential physical SLR impacts and risks to coastal resources. The key findings of the Existing Conditions Report include the following findings: that coastal hazards with five feet of SLR pose a greater risk to the City than a FEMA mapped 500 year storm event; that coastal flooding poses the largest vulnerability to public transportation in the City; and that most existing hazardous material storage areas are located in the harbor and are associated with coastal dependent uses. The

City has also completed its Vision, Goals and Objectives Report (Task 4) to represent the community's general direction on LCP planning topics. The Alternatives Report (Task 5) has now been completed and includes alternative LCP policies, including adaptation measures, to address Climate Change; however, City staff continues to meet with Coastal Commission staff to refine this report as needed. Lastly, the City has completed an administrative draft LCP Outline and is developing new LCP policies for the administrative draft LCP anticipated to be completed by the end of December 2016 (Task 6).

- **Grant Term:** May 1, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$142,969.20

5) **City of Morro Bay** – *Grant Total \$147,000*

- **Project Summary:** The City of Morro Bay will complete a comprehensive update of its Local Coastal Program (LCP) and General Plan in accordance with the California Coastal Act and the City's Goals of 2013. The project's primary objective is to provide an updated Land Use Plan (LUP) and Implementation Plan (IP), which will result in a comprehensively updated LCP. The grant project will build off a sea level rise project funded by the Ocean Protection Council (OPC) and includes public engagement; a climate change vulnerability assessment; an issues, opportunities, and constraints study; LUP and IP updates; and certification of the LCP update.
- **Work Completed:** The City kicked-off the LCP grant project in February 2016 with a special joint meeting of the City Council, Planning Commission, and the General Plan and Local Coastal Program Advisory Committee (GPAC). Since then, the City has hired a consultant for grant-related work; held informational meetings to discuss general concepts of the LCP grant project with members of the public; and formed the GPAC to support policy direction and to provide input and guidance to City staff and the consultant team on the planning process and its products. More recently, the City conducted Sea Level Rise (SLR) and coastal asset stakeholder meetings and presented coastal resilience, shoreline protection, and SLR topics at GPAC meetings, with focus group meetings on key issues anticipated to be held as well (Task 2). The City has also carried out numerous public outreach events (Task 3), including four GPAC meetings that included the drafting of a community vision and discussions of the City's LCP baseline conditions, including community vulnerability and resilience. For the City's SLR Vulnerability Assessment funded by the OPC (Task 4), the City completed its identification of existing coastal conditions; prepared an inventory of infrastructure and systems potentially affected by SLR; identified SLR scenarios and modeled cumulative effects; and analyzed SLR vulnerability. To complete this task, the City still has to identify an appropriate adaptation policy framework and continue with project-specific collaboration and outreach. The City has also completed its Issues, Opportunities, and Constraints Study (Task 5), with its SLR analysis incorporated as Chapter 3.0 and Appendices A and B of the Community Baseline Assessment (CBA). SLR analysis has also been incorporated throughout the Community Vulnerability and Resilience Assessment (CVRA). The City has also conducted its economic and market analysis, which is included as Chapter 5.0 of the CBA and is integrated throughout the CVRA. For its evaluation efforts pertaining to developing a strategy to create the LCP/GP (Task 6), the City has drafted the key



issues and policies report, which was presented at the August and September GPAC meetings. The City has also commenced with its analysis of consistency between existing General Plan land use classifications and zoning districts as part of its preparation of the Land Use Plan (Task 7). Lastly, the City executed an Amendment to its grant agreement to extend the grant project to 2019 in order to incorporate work completed under a separate, Commission-funded (Round 3) grant.

- **Grant Term:** June 1, 2015 - April 30, 2019
- **LCP grant funds spent to date:** \$60,478.30

**6) County of Santa Barbara – Grant Total \$183,000**

- **Project Summary:** The County of Santa Barbara will complete an amendment to its LCP to identify and plan for mitigation of potential coastal hazards associated with climate change. The project is comprised of two phases, with the first phase including a coastal hazard modeling and vulnerability assessment based on two regional databases that the County will compile. The second phase includes the development of a Coastal Hazard Adaptation Plan and the LCP amendment.
- **Work Completed:** The County initiated its grant project by holding a kick-off meeting (Task 1) and first stakeholder modeling and mapping meeting (Task 2) in August of 2015, with a fourth stakeholder meeting recently held in September 2016. For the purpose of completing the regional resource database (Task 3), the County has collected a variety of information that was digitized into ArcGIS data, including data on demographics, critical infrastructure, coastal habitats, and economic data related to potential future property loss and building damage estimates. An update to the County's Policy and Planning Tool Database (Task 4) has also been completed so that each jurisdiction within the County can screen and rank policies and tools based on criteria that measure governmental support, scale of area impacted, timing and cost of implementation, flexibility, and the available policy framework for coastal hazard planning activities. The County has also completed modeling and mapping coastal hazards for climate scenarios (Task 5) by developing a backshore characterization inventory that includes the parameters necessary to drive the coastal hazards model; collecting data on erosion rates based on the geology of the shoreline; combining the updated coastal armoring database with LIDAR elevations of armored structures; modeling wave transformations; and mapping coastal hazards with and without armoring. A technical method report on the Task 5 Modelling and Mapping of Multiple Coastal hazards has now been updated to include phase II methodology and information, with the Final Technical Report submitted to the County Board of Supervisors in September 2016. For its analysis of the social, economic, and ecological conditions (Task 6) through the mapping application produced in Task 5, the County has now completed mapping habitat data with different SLR scenarios and Census block demographic data combined with economic data. These maps are included within the Coastal Hazard Vulnerability Assessment (Task 7), in which the County completed its review of the Multi-Jurisdictional Hazard Plan, the City of Santa Barbara's Sea Level Rise Vulnerability Assessment, and other documents that include information on historical vulnerability and damage from coastal hazards. The County also recently held a workshop in September 2016 to discuss new and existing coastal hazard policies and adaptation strategies with the public (Task 8), with the

report on Stakeholder Input integrated within the Vulnerability Assessment. The County has also commenced with drafting the LCP Amendment (Task 9) having completed its review of regional coastal development and adaptation strategies (of the County's current LCP) in conjunction with the Commission's Sea Level Rise Policy Guidance document.

- **Grant Term:** June 18, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$154,489.97

7) **City of Oxnard** – *Grant Total \$150,000*

- **Project Summary:** The City of Oxnard will complete a comprehensive update to its Local Coastal Program (LCP). The grant project consists of interagency coordination and public involvement, the development of a Sea Level Rise (SLR) Analysis and Adaptation Policies Report, and an update to the Land Use Plan and Implementation Plan.
- **Work Completed:** As part of its public outreach efforts (Tasks 1 and 9), the City of Oxnard has continued to update its website on the LCP grant project, including opportunities for public involvement. Additionally, the City has held Agency Stakeholder Committee (ASC) and Technical Advisory Committee (TAC) meetings, with regional stakeholders such as Port Hueneme, the County Harbor Department, and State Parks participating. More recently, the City has continued planning for a public workshop on the LCP update anticipated to be held in December 2016, while the CEC NRG power plant application related to the siting of the Mandalay Generation Station has been presented to the Energy Commission in July 2016 and the Coastal Commission in September 2016 (Task 1). The City has also completed its SLR Report (Task 2) following local hydrology modeling and drainage scenario mapping. The final SLR Map Atlas & Report has also been reviewed by the ASC, TAC, and Coastal Commission Staff and has been uploaded to the City's LCP webpage (Task 2). The City has also continued with its preparation of Risk Assessments (Task 3) for all planning areas, with the SLR Drainage Scenarios mapping, Tsunami Vulnerability Assessment, and Channel Islands Harbor Vulnerability Assessment already drafted. For its efforts on preparing SLR Adaptation Policies and Programs (Task 4), the City has continued with its compilation of LCP policies from around the State and holding internal discussions with stakeholders, such as the LA Regional Water Quality Control Board and City Parks. The City has also continued drafting chapters on public access, hazards and shorelines, environmentally sensitive habitat areas, agricultural preservation, water quality, and archeological and scenic resources for all planning areas. For SLR adaptation policies related to energy uses and wetlands, the City has coordinated with Coastal Commission Staff regarding the City's moratorium on new power plants (to be incorporated in the LCP), and with the Coastal Conservancy regarding the cleanup of Ormond Beach. Lastly, the City has completed updating the existing Land Use Plan and has completed updating the LCP with SLR results from Tasks 3 and 4 as part of the overall LCP update (Task 5). A draft of the LCP was completed and sent to Commission Staff for review in November 2016.
- **Grant Term:** June 1, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$107,251.96

8) **City of Santa Monica** – *Grant Total \$225,000*

- **Project Summary:** The City of Santa Monica will produce a revised Land Use Plan to reflect the latest data and research in regard to coastal issues, including the impacts associated with climate change, and will incorporate multi-modal transportation policies of the City and of regional agencies. The project includes identifying and updating relevant LUP policies, community engagement, developing an implementation plan outline, assessing climate change vulnerability, and developing policies to address potential threats from sea level rise (SLR) and climate change. In conjunction with the LUP update under this grant project, the City will complete its Implementation Plan under a separate grant awarded by the Coastal Commission in August 2016.
- **Work Completed:** The City of Santa Monica has hired a grant-funded assistant planner and consultant for the duration of the grant project and has prepared a detailed scope of work, thus completing the Project Initiation task (Task 1). The City has also completed its data gathering, research and an analysis of key issue areas (Task 2) by reviewing adopted plans in the City's coastal zone, evaluating current coastal transportation investments and future budgeted capital improvements, and preparing an LUP outline and memo identifying LUP areas of revision. Additionally, the City has held numerous meetings with stakeholders and Commission Staff regarding the use of CoSMoS modeling techniques and data, with preliminary results discussed with USC Sea Grant members and in a workshop on Sea Level Rise in April 2016 (Task 2). A project website has also been created as part of the City's community outreach efforts (Task 3), while multiple outreach meetings with neighborhood, civic, and business organizations have been held as part of the City's Phase I outreach efforts, which are now complete (Task 3). Outreach under the second phase of the grant project coincides with the development of the draft LUP and will include three outreach activities on the topics of SLR, transportation, access to the beach area, and endangered species protection. The City has also continued with its drafting of the LUP; numerous chapters have been completed and submitted to Commission staff for preliminary comments (Task 4 and 5). Lastly, the City worked with Commission Staff to execute an amendment to its grant project to focus solely on the LUP, with work on finalizing and certifying the Implementation Plan to occur under a separate, recently awarded Commission-funded grant.
- **Grant Term:** April 13, 2015 – October 30, 2017
- **LCP grant funds spent to date:** \$139,608.06

9) **City of Los Angeles** – *Grant Total \$250,000*

- **Project Summary:** The City of Los Angeles will prepare an update to the certified Venice Segment Land Use Plan (LUP) based on work completed as part of a grant that the City received from the Coastal Commission in fiscal year 2013-14. The grant project consists of updating the Land Use Plan (LUP) and preparing a draft outline for the Implementation Plan (IP), as well as public outreach and the preparation of a sea level rise (SLR) vulnerability assessment for the Venice segment.
- **Work Completed:** The City of Los Angeles has developed and maintained a project website that is updated periodically with public outreach announcements and

background information on Venice (Task 1). The City recently completed its first public workshop in August 2016 on the policy objectives of the Venice LCP and on sea level rise (Task 1). The first Venice LCP Technical Advisory Group meeting was held in September 2016, with members consisting of individuals from the Department of City Planning-Project Planning and Office of Historic Resources, the Department of Transportation, the Bureau of Engineering, the Department of Building and Safety, the Housing and Community Investment Department, and the Recreation and Parks Department (Task 1). The City has also continued to coordinate with regional partners, like the City of Santa Monica, on Sea Level Rise work via Adapt LA (Task 1). For the Venice LUP update (Task 2), the City has completed a SLR scope of work and has commenced with its Venice Community Plan Amendment Recommendations by commencing with preliminary research on water quality proposals and issues related to the meaning of mass, scale and character in planning. Work on the development of a draft LUP has also continued, with a policy matrix completed (Task 2). For work related to the Implementation Plan outline (Task 3), the City has commenced with identifying the structure and organization of the IP by meeting with the City's Code Studies Division to determine how the IP can leverage the new zoning layout that will be created from a separately funded effort. An organizational component of the IP, titled the Coastal Context, has been developed that can house process and procedures, coastal related development standards, and other planning and zoning for all coastal segments within Los Angeles. Lastly, the City has worked with Commission Staff to amend the current grant agreement to extend the grant project out to 2019.

- **Grant Term:** June 29, 2015 - April 30, 2019
- **LCP grant funds spent to date:** \$32,538.70

#### 10) City of Newport Beach – Grant Total \$67,000

- **Project Summary:** The City of Newport Beach will complete the certification phase of its Local Coastal Program Implementation Plan as part of the second phase of the City's LCP work. Phase I began in 2012, and involved the formation of a General Plan/Local Coastal Program Implementation Committee to provide oversight and direction to City staff and the preparation of the Administrative Draft Implementation Plan. Phase II involves community outreach, continued coordination with Coastal Commission staff, local public hearings, and submittal of the Implementation Plan to the Coastal Commission.
- **Work Completed:** The City has completed tasks 1-4 of the Phase I grant project. Task 1 (Community Outreach) commenced with the completion of the City's Public Review Draft of the Implementation Plan and its posting on the City's website and mailing to community members and civic organizations. As part of these outreach efforts (Task 1), the City also conducted a series of community workshops in which the Public Review Draft was exhibited and explained. Planning Commission and City Council Study sessions were also completed, with additional workshops and study sessions to be held as needed. The IP was then revised following public comment and Coastal Commission input (Task 2 and 3), with the finalized IP approved by the City's Planning Commission and City Council in November 2015 (Task 4). Subsequently, the City submitted the IP application package to the Coastal

Commission, which deemed the application package complete on February 19, 2016. The draft IP was reviewed by Commission Staff and presented to the Commission at the September hearing, thus completing Task 5. The IP is now tentatively scheduled for City Council adoption by year-end, with Commission certification to occur next year.

- **Grant Term:** May 1, 2015 – April 30, 2017
- **LCP grant funds spent to date:** \$56,984.10

**11) County of San Diego – Grant Total \$52,000**

- **Project Summary:** The County of San Diego will update its existing Local Coastal Program (LCP) to reflect present community conditions and the potential effects of climate change and sea level rise (SLR). The project will include an analysis of the portion of the unincorporated County located within the coastal zone and the development of related policy for public access, recreation and visitor-serving facilities, water quality protection, sensitive natural habitats, land use and development standards, and coastal scenic resource protection. The County’s adopted General Plan will be used as the foundation of the LCP and the project will include collaboration with the Cities of Del Mar, Solana Beach, Encinitas, Carlsbad, and other relevant regional entities.
- **Work Completed:** As part of its preparation for the grant project (Task 1), the County of San Diego drafted a project charter, formed a Stakeholder Group (including district Commission staff), launched a webpage on LCP-related items, and developed a Public Engagement Plan for Land Use Plan (LUP) development. A draft of the methodology for LUP development and identification of key issues (Task 1) has also been revised to address Commission staff comments, thus completing Task 1. The County has also completed its Existing Conditions Report and Climate Change Vulnerability and Risk Assessment (Task 2), though the County will continue to refine the Existing Conditions Report as the LUP is refined. County Staff has also held numerous public outreach events on the LCP update project, with a presentation on the project scope held for the Rancho Santa Fe Association Covenant board, the San Dieguito Community Planning Group, and the County’s Planning Commission (Task 2). The County has also attended the SLR working group meeting held at the San Diego Foundation and a SLR workshop held at the Central Library as part of its efforts to gather existing conditions data and participate in outreach events (Tasks 2 and 3). Phase II of the public outreach process is set to commence in October 2016 and run through the end of the grant term. County Staff has also revised the draft LUP having addressed Commission comments, with the refined draft set to be posted online in November 2016 (Task 4). For its development of an Implementation Plan (IP), the County has prepared and submitted the draft IP to Commission staff for review, as well as posting the draft IP online since September 23, 2016 (Task 5). Together the LUP and IP constitute a working draft LCP that is currently under review by Commission Staff (task 6), with additional revisions to follow before the public review and hearing period (Tasks 7 and 8).
- **Grant Term:** May 1, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$13,309.68

## 12) City of Carlsbad – Grant Total \$228,000

- **Project Summary:** The City of Carlsbad will update its Local Coastal Program (LCP) and obtain certification for its Areas of Deferred Certification within the City’s coastal zone. Certification of a fully updated LCP will be based upon policies and adaptation measures for sea level rise (SLR), and will include updates needed for public access and recreation, the marine environment, land resources and industrial development, and coastal-dependent development.
- **Work Completed:** The City of Carlsbad completed its kick-off task for the grant project by selecting a consultant and holding a kick-off and outreach planning meeting in October and December of 2015 (Task 1). For its research efforts on SLR impacts (Task 2), the City has attended regular USGS and San Diego Climate Collaborative Sea Level Rise meetings, SANDAG Shoreline Preservation Group seminars and AdaptLA webinars on SLR as part of its collaboration with regional stakeholders (Task 5). Following a series of SLR interviews with local stakeholders, as well as coastal resident surveys, work on the Sea Level Rise Risk Assessment Summaries has progressed, with a draft SLR vulnerability assessment completed that is now being revised to incorporate public and Commission staff comments (Task 2). For the preparation of a draft LUP and IP (Task 3), the City has completed its LCP outline and commenced with drafting the LUP, with additional guidance on lower cost accommodations provided by Commission staff. Lastly, the City has continued to coordinate with Commission Staff on all work products (Task 5), with meetings on regional SLR and LCP update efforts and approaches to completing the SLR Vulnerability Assessment recently held.
- **Grant Term:** April 1, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$178,358.23

## 13) City of Del Mar – Grant Total \$100,000

- **Project Summary:** The City of Del Mar will submit an amendment to its Local Coastal Program (LCP) that will incorporate adaptation strategies into its certified LCP. The LCP Amendment will address sea level rise (SLR) and coastal flooding impacts to the City’s most vulnerable coastal resources, visitor-serving amenities, and residences. The project includes the preparation of a Vulnerability Assessment, Risk Assessment, and Adaptation Plan. A public involvement process will also be outlined by the Stakeholder Advisory Committee and the City, while the City will also coordinate and share information with other LCP planning grant recipients and local governments. Following the drafting of the LCP Amendment and its adoption by the City Council, the City will submit the LCP Amendment to the Coastal Commission for review and certification.
- **Work Completed:** The City of Del Mar completed its project commencement task by selecting its consultant, establishing a Stakeholder Technical Advisory Committee (STAC), preparing the public involvement process and scheduling community meetings (Task 1). The City has also completed its Vulnerability and Risk Assessment with preliminary 100-year data from CoSMoS 3.0, while STAC meetings have also been held to obtain input on Planning Area refinement and proposed methodologies for SLR modeling (Task 2). The SLR Vulnerability and Risk



Assessment found that wetlands in the San Dieguito Lagoon will be inundated more frequently in the future and eventually drowned out entirely, and that the dry beach could be lost between 2030 and 2070. A supplemental study that utilizes the final CoSMoS 3.0 data and thus refines the analysis of potential beach loss and wetland habitat evolution will be addressed in the Round 3 LCP grant that the City was awarded in August 2016. The City has also nearly completed its Adaptation Plan (Task 3) that will include adaptation strategies for beaches, coastal bluffs, wetlands, and lagoons and rivers; additional revisions to address Commission comments will be completed by the end of the grant term. Lastly, the City has submitted its Draft LCP Amendment, Post LCP Permit and Appeal Jurisdiction Map and amended LCP Overlay Zone for review (Task 4), with a notice of City public hearing(s) expected to be completed by the end of 2016 (Task 5).

- **Grant Term:** April 16, 2015 - April 30, 2017
- **LCP grant funds spent to date:** \$93,294.25

**CALIFORNIA COASTAL COMMISSION**

45 FREMONT STREET, SUITE 2000  
 SAN FRANCISCO, CA 94105-2219  
 VOICE (415) 904-5200  
 FAX (415) 904-5400  
 TDD (415) 597-5885

**Attachment B**

January 11, 2017

TO: Coastal Commission and Interested Persons  
 FROM: John Ainsworth, Acting Executive Director  
 SUBJECT: **Significant Accomplishments and Highlights of 2016**

---

## The California Coastal Commission 2016 Year in Review

2016 was a historic year for the California Coastal Commission and the California coast. In keeping with the spirit of the country's flagship coastal management law, the California Coastal Act, on its 40<sup>th</sup> anniversary, the Commission found numerous opportunities throughout the year to implement coastal protection policies in bold and creative new ways. From advancing women's equity in big wave surf contests, to levying the agency's first administrative fines for public access violations, to developing policy on short-term vacation rentals and exploring new ways to provide lower-cost visitor serving accommodations, the Commission continued to uphold traditional coastal protection principles while adapting to emerging social and cultural issues.

The Commission's Local Coastal Program (LCP) planning, enforcement, public access and legislative programs made significant progress protecting coastal resources with sound planning and regulatory decisions, enhanced partnerships with local government and other agencies, and valuable support from the Brown Administration and the Legislature, including a baseline budget augmentation for LCP work and new authority to consider environmental justice issues in permit decisions.

The Commission has also risen to its share of challenges in 2016. Senior staff worked closely with the Department of Finance over the last quarter in a fiscal management review which has resulted in a number of constructive recommendations regarding internal controls and operations. A

nationwide search for the Commission's new Executive Director has yielded a strong field of qualified candidates. And increased public interest in the Commission's ex parte disclosures has led to both litigation and needed clarifications regarding internal handling of disclosures.



Ventura County Government Center, December 2016. The Coastal Commission meets every month at various coastal locations.

Although final resolution of these issues will require additional time and attention, I am confident we will emerge from 2016 as a stronger and more resilient agency.

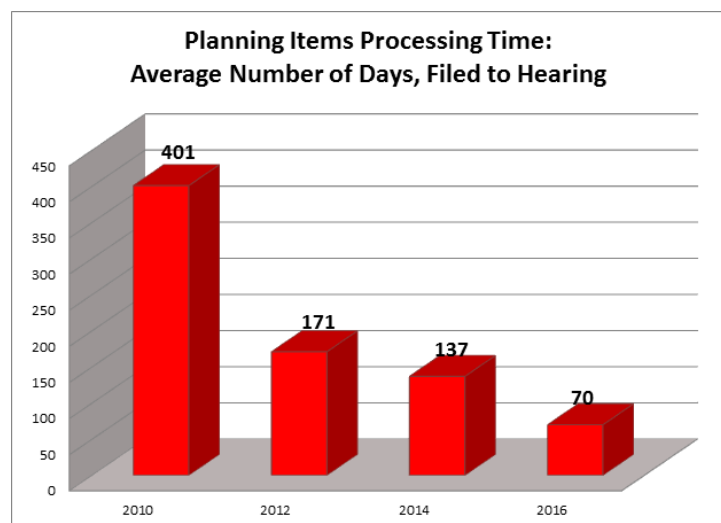
## Coastal Protection by the Numbers

The Commission's recently launched Coastal Data Management System (CDMS) has enhanced the agency's ability to track workload data across the year, compare with past years and identify trends and anomalies.

Of the 672 permits the Commission acted on in 2016, the agency approved 668 and denied 4 (0.6%). The Commission received 83 appeals, out of 813 appealable local actions statewide. After considering the grounds for appeal, the Commission found that 24 raised a substantial issue under the Coastal Act, and 19 raised no substantial issue (NSI). By the end of the year, the Commission had taken final action on 34 de novo coastal development permits, as follows: 10 were denied, 5 were approved, and the rest were either withdrawn (16) or rejected for deficiencies.

This relatively high denial rate was due to the large number of appeals generated by demolitions and remodels in the Venice community. Venice is an uncertified segment within the City of Los Angeles, but has authority under the Coastal Act to issue CDPs, all of which are subject to appeal. The primary issues raised in these appeals relate to the size and scale of proposed new homes that are incompatible with Venice's unique community character. The City had been inappropriately reviewing some of these projects through an exemption process rather than through the coastal development permit process where all issues can be fully analyzed and addressed. The Commission staff has been actively working with the City of Los Angeles Planning Department to clarify the appropriate permitting process for demolition and rebuild residential development in Venice.

The Commission received 80 new planning-related submittals in 2016 (amendments, certifications and other submittals related to LCPs, Port Master Plans, Long Range Development Plans and Public Works Plans), 51 of which were filed as complete. The average time from filing to hearing was 70 days, continuing a 3-year trend of increasing efficiency, due to staffing augmentations and improved coordination and collaboration with our local government partners.



In 2016 the Commission's enforcement unit sent out 27 letters referencing the agency's authority under Section 30821 to impose fines for public access violations, and amicably resolved 21 cases at the district level. The Commission also opened and investigated over forty new public access violation cases in 2016. Since Section 30821 was enacted in 2014, the added incentive for

property owners to avoid fines has enabled the Commission to amicably resolved a total of 51 public access cases, with 10 more essentially resolved but pending full implementation (e.g., final installation of all public access improvements).

The Commission also considered 60 Federal Consistency matters, and issued 58 emergency permits and 412 exemptions.

## Baseline Funding for Local Coastal Planning

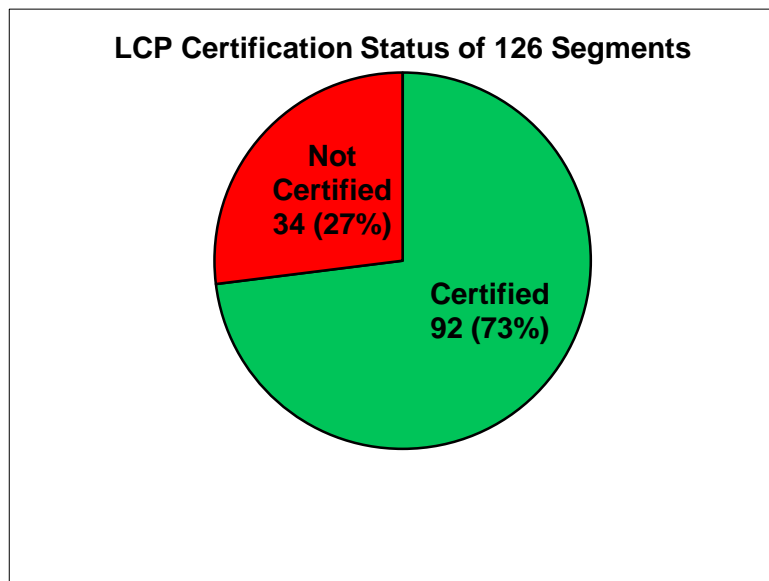
LCPs are the core implementation mechanisms for Coastal Act policies and a vital link between the state and local governments. The Coastal Commission works closely with 76 coastal local governments (15 counties and 61 cities) to manage the coast across 126 planning segments. Sixty-one (61) jurisdictions are now issuing permits under a Commission-approved LCP.

However, 15 communities, totaling 34 segments, have yet to finish an LCP and assume coastal permitting authority.<sup>1</sup> In addition, many LCPs are significantly out-of-date. Unfinished and out-of-date LCPs lead to conflict and delays in development approvals, and ultimately, less effective resource protection and management.

In June, Governor Brown approved the 2016-17 Budget, authorizing a \$3 million baseline augmentation to the Commission’s budget for LCP planning, with an emphasis on sea level rise.

This was the culmination of a three-year pilot project aimed at updating existing LCPs and completing plans for the uncertified jurisdictions. The baseline funding augmentation has enabled the Commission to retain its limited-term staff, and strengthen our ability to follow through on long-term planning commitments with local governments.

This baseline funding is critical to completing LCPs for the remaining 34 segments, updating existing LCPs, and on-going coastal resource management.



To help accomplish this task, the Commission has awarded \$4.5 million in local government assistance grants from a variety of funding sources to 29 jurisdictions statewide. Staff is working closely with these local jurisdictions to ensure high-quality deliverables.

<sup>1</sup> **Remaining Local Governments not yet issuing coastal permits:** Cities of Fortuna, Monterey, Pacific Grove, Goleta, Los Angeles, Santa Monica, Hermosa Beach, Torrance, Seal Beach, Costa Mesa, Newport Beach (\*effective certification pending on January 2017 agenda), Aliso Viejo, San Clemente, Solana Beach, and San Diego.

In August of 2016, the Commission awarded 14 [LCP planning grants totaling \\$2.5 million](#) to initiate or continue SLR planning work. All of the Commission's grants include technical and/or planning work related to shoreline hazards and sea level rise. Significant progress has been made completing local vulnerability assessments, detailed inundation maps, regional collaborations and engaging the public in policy formation.

The state's investment in the Commission's LCP program paid solid dividends in 2016, as the Commission effectively certified a comprehensive LUP update to the [City of San Diego Ocean Beach Segment](#) and the Santa Barbara County LCP for the [Summerland Community Plan](#).

Out of 88 planning actions approved by the Commission in 2016, some major milestones include the [Local Implementation Plan for the City of Newport Beach](#) (approved September 2016) along with a [Categorical Exclusion Order](#) (approved November 2016), the approval of a Comprehensive update of [the Marin County land use plan and implementation plan](#), (approved November 2016), and components of [Ventura County's LCP](#) with suggested modifications (approved December 2016) that are still pending local government action.

## Enforcing the Public's Right to Coastal Access

2016 was a triumphant year for public access along California's coast. Most significantly, the Commission utilized its long-sought administrative penalty authority for the first time in a pair of public access enforcement actions. In 2014, the Legislature amended the Coastal Act to add Section 30821, which enables the Commission to levy fines of up to \$11,250 a day for violations of Coastal Act public access policies. Since that time the Commission has settled dozens of cases amicably with property owners seeking to avoid penalties under the new authority. Along with deterrence, this is one of the significant benefits to administrative penalty authority.

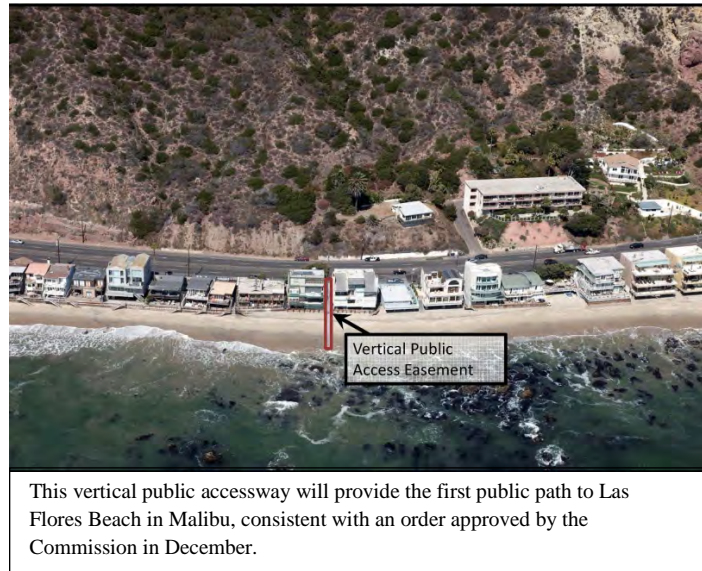
Since getting this new authority, the Commission has resolved 56% of identified public access cases. Commission enforcement actions to-date under Section 30821 have resulted in the removal of 26 sets of "no parking" signs that discouraged public access and 25 other encroachments such as gates, fences, and unpermitted development; the installation of 25 public access amenities and signage; and required the cessation of several on-going instances of public access intimidation.





In December, the Commission approved a [consent order](#) and administrative penalty action that included a commitment for projects and payments totaling \$925,000. Much of this will be used for constructing access improvements and implementing management responsibilities for two new stairways at Carbon Beach adjacent to the Malibu Beach Inn. Property owners worked collaboratively with staff as soon as they were notified of the pre-existing violations on their newly-purchased property, but the complexity of the restoration required authorization by the Commission.

Also in December, the Commission levied a \$4.185 million dollar fine and Cease and Desist Order to another [Malibu property owner](#) who has been preventing public access across a deeded easement to Las Flores Beach. Commission staff had been in contact with the property owner since 2007 to resolve the violations, and was also coordinating with the Coastal Conservancy and MRCA to open and manage the pathway. Once open, this path and stairway will provide the only public access point to over 2 miles of previously inaccessible sandy beach.



In April the Commission issued a [Consent Cease and Desist Order](#) to the City of Dana Point, addressing public access closures and associated activities at Strands Beach. The order also included provisions for public benches, signage and bike racks. In December the Commission rejected the City's [proposal to retain gates](#) across the trail. The gates were removed the next day, under the terms of the Consent Order.

## Expanding Access For All



In October, the Commission received a [report](#) on the status of the state's vertical Accessways in Central and Northern California. This report revealed that the Commission has required 196 vertical access ways statewide, from 1973- present. To date, 120 of these (61%) have been opened to the public. The remaining 76 are in various stages of planning for completion, and remain a high priority for the coming years. Many of these are some the more challenging sites for a variety of reasons, and as a result, the Commission is working collaboratively with sister agencies such as the Coastal Conservancy, State and Regional Parks, State Lands Commission, Caltrans and the Mountains Recreation and Conservation Authority, who have a shared mission for public access.

The most recently opened vertical access way was completed in June, along Malibu Road. This stairway, which also provides parking spaces and viewing platforms, was created from a permit condition imposed by the Commission in 1981 that required the dedication of a 100 ft. long



parcel to the State of California. Locating an entity capable of constructing and operating the access way took many years, but the MRCA stepped up and has taken on management responsibility as well, further establishing the agency as a very important partner with the Commission and the Conservancy in providing beach access in Malibu.

Another popular beach access point near Half Moon Bay, known as Surfer’s Beach, was recently re-opened thanks to a partnership between Caltrans, the Coastal Commission, the City of Half Moon Bay and the County of San Mateo. A creative interim solution to both the loss of access to the beach as well as erosion threatening Highway One resulted in a repaired stairway to the beach along with temporary rip rap which not only protects Highway One but also a segment of the California Coastal Trail (which runs over 10 miles in this stretch).



A surfer uses the repaired beach access stairs at Surfers Beach in Half Moon Bay.

In May, Commission and staff attended a celebration commemorating the completion of the last link in the 67-mile Backbone Trail, a project 40 years in the making. Connecting the City of Los Angeles to Ventura County, the trail offers sweeping views of the Santa Monica Mountains and



of the distant shoreline and ocean. The Backbone Trail, which includes several OTD Trail, Open Space and Conservation Easements required by the Commission, offers 500 miles of trails and

campgrounds in the rugged mountainous region that is the “backyard” for millions of Los Angeles County residents.

The Coastal Commission also continued to protect public access and recreation through various monthly planning and regulatory decisions throughout the year. In May, the Commission issued a [permit](#) to the City of Eureka to construct 3.75 miles of Class 1 multi-use trail, as part of California Coastal Trail, including boardwalk, 7 bridges, trailheads, interpretive signs, playgrounds, outdoor workout equipment, landscaping, street crossing(s), lighting, fencing, drainage improvements, and restoration of 1.28 acres of salt marsh along the Humboldt Bay waterfront.

In October the Commission approved the [City of Arcata’s](#) request to construct approximately 3 miles of Class 1 multi-use trail along the city’s waterfront, including multiple bridges, a trailhead, viewing platform, and interpretive signs as part of the California Coastal Trail. Also in October, the Commission finally secured the OTDs for vertical access to a previously inaccessible beach near La Jolla Cove across private property in La Jolla. The access path is not yet built, but getting the OTDs recorded was a multi-year legal battle.



Surfer Sarah Gerhardt surfing Mavericks, Half Moon Bay.  
Photo credit: Mathew Summer

The Commission took a strong stance on gender equity in the sport of Big Wave surfing, requiring equal access to the waves. As a condition of a 1-year permit to the organizers of the [Mavericks Surf Contest](#) in Half Moon Bay, the Commission required event sponsors to add a women’s heat. Because the contest is held in waters of the state, and requires temporary restrictions to public trust lands, the Commission made gender equity a condition of moving forward. The Commission also advised the organizers to further integrate female contestants and planners in future contests, which will be reviewed by the Commission through subsequent permits.

The Commission continued to look out for the public interest when reviewing local actions related to parking regulations, fees and curfews. In March, the Commission denied an [appeal](#) of the City of Rancho Palos Verdes’ preferential parking program. The City’s permit would have created a 24 hour “residents only” parking zone that would have prevented non-residents from parking along a 750-foot stretch of public street very near the shoreline. The area is popular with the public who seek access to bluff top trails, tide pools and visitor-serving amenities. And the Commission continues to work with State Parks and Sonoma County in a constructive and collaborative effort to refine the details of a parking program along the Sonoma coast that will be fully consistent with Sonoma County LCP and Coastal Act policies. This will ensure appropriate access for all, including visitors from more inland population centers, to this very special place.



## Resource Protection: Careful Planning for Healthy Habitats

Coastal habitats come in many forms: wetlands and grasslands, dunes and forests, sage scrub and dune scrub, riparian corridors and intertidal zones. Protecting and restoring sensitive habitat is



Stilts foraging at Ballona Creek Marsh.  
Photo Credit: Tim Hammond

central to the Coastal Act and crucial for wildlife survival. Furthermore, preserving the earth's biodiversity is ultimately the key to human health and resilient communities.

The Coastal Commission took several important actions to protect sensitive habitat in 2016. The agency worked closely with applicants to approve significant wetland restoration projects, many of which also enhance public access. These include removal of invasive ice plant at the [Ballona](#)

[Wetlands Ecological Reserve](#) in Playa del Rey; a 136-acre tidal wetland and upland restoration of a former golf course at [Devereux Slough](#) which is now part of the UCSB campus; invasive plant removal, native revegetation and public trail improvements at Zedler Marsh in the [Los Cerritos Wetlands](#); removal of non-native eucalyptus trees and oak woodland restoration at the [Elkhorn Slough](#) National Estuarine Research Reserve in Monterey County; [restoration of 29 acres of salmonid rearing habitat](#) from diked wetlands along Wood Creek and Freshwater Slough in Humboldt County; habitat restoration, wetland creation, water quality improvements and public access enhancements on six acres [Big Canyon](#) in Newport Beach, and a major restoration of the entire [San Elijo Lagoon](#).



The Elkhorn Slough in Monterey Bay supports the state's largest sea otter population.  
Photo Credit: John C. Bruckman

In September, the Commission denied the controversial [Newport Banning Ranch](#) proposal to construct 895 homes, condominiums, a hotel, a 20-bed hostel, 45,000 square feet of retail space and 324 acres of open space and trails on 401 acres near the Santa Ana River in Newport Beach.

After numerous, lengthy hearings spanning more than a year, the Commission finally found the proposal inconsistent with Coastal Act policies protecting habitat for burrowing owls, California gnatcatcher and other sensitive species. Commissioners also had concerns about Native American cultural resources. The applicant is currently pursuing litigation in this matter.



Area of unpermitted grading that will be restored pursuant to a Commission enforcement action.

In March, the Commission resolved a serious, longstanding violation involving unpermitted grading and vegetation removal in the Santa Monica Mountains. Through the approval of Consent Cease and Desist and Restoration Orders, the property owner has agreed to restore approximately 20 acres of damaged Environmentally Sensitive Habitat Area. The orders also require the property owner to pay a penalty of up to \$700,000, which could result in further resource protection and habitat restoration in the area.

The Commission also took steps to protect groundwater in a time of historic drought, denying several permits for private wells in Montecito. After commissioning a study from UCSB that demonstrated the wells would contribute to overdraft and sea water intrusion, the Commission rejected the applications, which would have been used for landscape irrigation.

The ever-popular [Coastal Cleanup Day](#) completed its 32<sup>nd</sup> year, and enjoyed the support of 53,575 volunteers who removed 649,759 pounds of trash from coastal and inland waterways. By August, the Commission had received \$276,027 in contributions in voluntary tax contributions for its public education grant work through the [Check the Coast](#) campaign. This ensures that the tax check off will continue on the 2017 tax forms, but every year the Commission must receive at least \$250,000 to remain on the tax forms. So please *Check the Coast* on your taxes if you would like to support the Commission's public education work!

## Implementing Sea Level Rise Guidance

Throughout 2016, the Commission has actively engaged with local governments and other stakeholders to address sea level rise and implement the Commission's Sea Level Rise Guidance. This occurred through three main avenues: coordination of the LCP Local Assistance Grant Program, outreach and training events, and ongoing coordination with various agencies and stakeholder groups. The Commission is also working on several ongoing federally funded grant projects related to sea level rise and continues to identify data gaps, information needs, and next steps as sea level rise adaptation planning work continues to evolve.

Since the adoption of the Sea Level Rise Policy Guidance in August 2015 and throughout 2016, Commission staff have participated in 31 different outreach and training events. This includes 20 different events for external audiences and 11 for Commission staff. External events have included a variety of presentations at local or regional climate change and sea level rise adaptation planning events (e.g., workshops hosted by AdaptLA and the San Diego Regional Climate Collaborative) and environmental and legal conferences/symposia (e.g., UC Davis Environmental Law Symposium, California State Association of Counties Legislative Conference, Ocean Climate Summit, Continuing Legal Education Conference on California Coastal Law) as well as training events with other state agencies (e.g., Caltrans, BCDC, Coastal Conservancy) and practitioners' organizations (American Planning Association, American Council of Engineering Companies).

Audiences for these events have included a mix of federal and state agency staff, elected officials, local government planners, those working in the field – including lawyers, engineers, researchers, and staffs of various environmental non-profits – students, and members of the public. Between coordination of the LCP Grant Program and other outreach and training events, the Commission has presented its Sea Level Rise Guidance and/or discussed related planning issues throughout the state over the past year, including in several noncoastal counties as well as through webinars available to interested parties across the state and country.

In addition, the Commission has engaged in ongoing coordination with a variety of regional, state, and federal partners. For example, throughout 2016, Commission staff, along with partners from the Coastal Conservancy, NOAA, USC Sea Grant, and USGS, have been working with FEMA Region 9 to develop workshops designed to engage local government staff and other relevant stakeholders in a discussion about community resilience to hazards and climate change. Also in 2016, the Commission worked with Caltrans to identify strategies for working together to better align ongoing Federal, State, regional, and local SLR vulnerability assessments and to improve integration of land use and transportation plans for dealing with the expected SLR and other climate change challenges.

### **Protecting and Providing Lower Cost Overnight Accommodations**

The California Coastal Act requires that new development protect and provide lower cost visitor and recreational facilities where feasible – a challenging goal in the coastal zone, where property values are exceedingly high. Providing for visitor-serving and recreational land uses, particularly lower-cost overnight facilities, has been a high priority for this commission. In 2016 the



Youth group enjoying the new Puerco Canyon Camp.

Commission took actions that support lower cost overnight opportunities.

For example, the Commission secured \$4 million in in-lieu fee funds for development of tent cabins and a camp for foster youth at Puerco Canyon through a partnership with the Mountains Recreation and Conservation Authority.

In July, the Commission required modifications to strengthen proposed policies in the [Channel Islands Harbor Public Works Plan](#) to ensure lower cost overnight accommodations are adequately protected, provided and

encouraged. The plan will facilitate expansion and redevelopment of an existing moderate-cost hotel with a new moderate-cost hotel and includes a broader policy that protects the Harbor’s existing stock of low and moderate cost overnight accommodations by prohibiting their removal or conversion to higher cost accommodations unless an equivalent number of low or moderate cost accommodation units are replaced on-site.



In December, the Commission certified an [LCP amendment](#) from the City of Carpinteria that addresses the reasonable regulation of short-term rentals in a manner that protects overnight accommodation opportunities and community character.

Throughout 2016, the Commission coordinated closely with the State Coastal Conservancy and California State Parks on efforts to develop new lower-cost overnight accommodations, including the potential for new cabin projects on State Parks property. In January, State Parks installed a demonstration cabin at an existing campsite in Pfeiffer Big Sur State Park. The demonstration cabin is open to the public at a rate of \$75 per night. In addition, State Parks and Commission staff has been working together on a



Lower-cost cabin in Pfeiffer Big Sur State Park.

Memorandum of Understanding (MOU) for use of Commission in-lieu fees. The goal is to use the MOU as a model framework for collaboration on future projects where Commission in-lieu fees are used to fund lower-cost overnight accommodations in State Parks.

In November the Commission held the third in a series of public workshops discussing challenges and opportunities for protecting and providing [lower cost overnight accommodations](#) along the coast. In collaboration with industry professionals, staff provided draft recommendations to the Commission, heard public testimony, and received feedback from commissioners. This valuable dialogue has greatly informed the agency's understanding of how to better provide for this critical form of public coastal access.

Synthesizing several years of Commission deliberation and action, the Commission provided critical policy guidance to local communities on the subject of short-term rentals. The popularity of on-line booking sites has led to a proliferation of vacation rental homes nationwide. The trend has increased the number of relatively affordable accommodations, but it has also caused some friction within local communities. As local governments struggle to respond to these changes through ordinances and other mechanisms, the Commission has sought to protect both public access and community character. In December, the Commission sent a detailed [letter](#) to local planning directors throughout the coastal zone, reminding them of the need to incorporate short term rental ordinances into their LCP, or receive a CDP for short-term rental ordinances for uncertified jurisdictions, and offering technical advice as well as examples of local ordinances that have been approved by the Commission.

## Outreach to Underserved Communities

The coast belongs to everyone, but fully realizing that vision requires ongoing effort. Too many California citizens are unable to experience what others take for granted. The Commission's Whale Tail grants program seeks to correct that injustice. In 2016, the Commission approved 39 grants totaling over \$781,000. Twenty-seven of those projects (70%) focused entirely on underserved and inland communities, providing opportunities for school children and families to visit, learn about, and fall in love with their coast regardless of their situation or where they live.

Another seven grants included specific outreach to underserved groups while also serving the general population. The remaining five focused on the public at large. Funding for these grants comes from sales of the Whale Tail License Plate and from voluntary contributions to the Protect Our Coast and Oceans Fund on the state tax return form.



Students on a Santa Barbara Channel Keeper Seafari, supported by a Whale Tail grant.

The 34 grantees whose projects specifically targeted members of inland and underserved communities included:

- ❖ Action Network (southern Mendocino and northern Sonoma counties)
- ❖ Algalita Marine Research and Education (Los Angeles and Orange counties)
- ❖ Amigos de Bolsa Chica (Orange and southern Los Angeles counties)
- ❖ California Exposition & State Fair (Sacramento)
- ❖ California State Parks, Monterey District (Asilomar State Beach)
- ❖ Camp Ocean Pines (Cambria)
- ❖ Children's Maritime Foundation (Long Beach)
- ❖ City of Arcata (Arcata)
- ❖ City of Pacifica (Pacifica)
- ❖ Crystal Cove Alliance (Orange County)
- ❖ Fresno Chaffee Zoo (Fresno)
- ❖ Friends of the Dunes—2 projects (Humboldt County)
- ❖ Friends of the Napa River (Napa)
- ❖ I Love A Clean San Diego (San Diego County)
- ❖ Los Angeles Waterkeeper (Riverside and Los Angeles County)
- ❖ Malibu Foundation for Environmental Education (Los Angeles County)
- ❖ Marine Science Institute (San Francisco and Marin counties)
- ❖ Museum Foundation of Pacific Grove (Central Valley and Monterey Bay)
- ❖ National Fisheries Conservation Center (statewide)
- ❖ O'Neill Sea Odyssey (Santa Cruz)

- ❖ Orange County Coastkeeper (Orange County)
- ❖ Palos Verdes Peninsula Land Conservancy (Greater Los Angeles)
- ❖ Parkview Elementary School (Port Hueneme, Ventura County)
- ❖ Rural Human Services (Del Norte County)
- ❖ San Elijo Lagoon Conservancy (northern San Diego County)
- ❖ Santa Barbara Channelkeeper (Santa Barbara)
- ❖ Santa Barbara Museum of Natural History (Santa Barbara)
- ❖ Sierra Club Foundation, Los Angeles ICO (Los Angeles County)
- ❖ Sierra Streams Institute (Nevada County)
- ❖ Stewards of the Coast and Redwoods (Sonoma County)
- ❖ The Ocean Foundation (National City, southern San Diego County)
- ❖ Vida Verde Nature Education (San Francisco Bay Area)
- ❖ WiLDCOAST (San Diego County)

The Commission filled 8 vacancies in 2016, and efforts to recruit a diverse and qualified professional work force continued. Human Resources staff attended three job fairs, at UC Berkeley, UC Davis, and the Bay Area Career Fair. Exam postings for the two Coastal Program Analyst I/II exams were sent to 11 UC campuses, 20 CSU campuses, the California Maritime Academy, and both Polytechnic Universities. Inland academic institutions included UC Riverside, UC Merced, UC Davis, CSU Bakersfield, CSU Fresno, CSU Sacramento, CSU Dominguez Hills, CSU Fullerton, CSU Stanislaus, and several others.

In the 2016 legislative session, the Commission strongly supported and advocated for the passage of [AB 2616 \(Burke\)](#), a bill to give the Commission and local governments new authority to consider environmental justice concerns when acting on coastal development permit items. An earlier version of the bill included a provision that would have reinstated the Commission’s original authority over affordable housing as well. Unfortunately, that section was amended out in committee. But it has raised awareness of the issue, and may be the subject of a future measure.

But even though the Coastal Act no longer gives the Commission direct authority over affordable housing, the Commission continues to be supportive of local efforts to address the critical shortage. In 2016 the Commission certified numerous LCP amendments from multiple jurisdictions to update affordable housing provisions of LCPs such provisions for density bonuses, second units and special needs housing (e.g. Monterey County, Santa Cruz County, Santa Barbara County, Humboldt County, City of Pismo Beach, City of Oceanside, City of Carpinteria, City of Encinitas, City of San Diego, and City of Imperial Beach).

### **Advancing Caltrans Partnerships**

Multiple years of planning investment with Caltrans paid off in 2016. Working with the Center for Collaborative Policy at CSU Sacramento during the spring and summer, both agencies explored ways to promote earlier coordination in pursuit of a sustainable, resource-sensitive transportation system that serves all modes of travel within the coastal zone. The team mapped out areas of shared and complementary missions in their strategic plans, especially surrounding sea level rise and completing the California Coastal Trail.



The process culminated with the approval of the *Plan for Improved Interagency Partnering between Caltrans and the Coastal Commission*, endorsed by both agencies' Directors in December of 2016. With the signing of an accompanying Partnership Agreement, both agencies now have a clear blueprint to follow as they move forward together with actions laid out in the Plan. The agreement also recognizes the correlation between healthy, accessible coastal resources and enhancing California's economy, livability and long-term sustainability. Staffs from both agencies plan to make a full report to the Coastal Commission and the California Transportation Commission in early 2017.

Several significant Caltrans projects were reviewed and approved in 2016, including a major bridge replacement and restoration project at [San Elijo Lagoon](#). After a decade of planning and study, the Commission approved a project that will widen and lengthen the bridges, while also improving tidal flow, accommodating the addition of HOV lanes and expanded rail service, and enhancing public access via a pedestrian bridge suspended underneath the new I-5 bridge. These projects will be constructed concurrently over a four-year period by a single contractor which allows for better coordination among all the project components.

In other parts of the State, the Commission also approved protection strategies along Highway 1 at Waddell Beach Parking Lot in Santa Cruz County during the year. Combining rock revetment with careful beach replenishment that buries the rock and builds the beach, this project protects public access and an array of recreational uses. Further north at Estero Americano, on the border of Marin and Sonoma, Commission and County staff worked with Caltrans to ensure that their approved bridge replacement project will improve coastal access by including space for cyclists, enhance habitat connectivity for wildlife, and improve flood management through anticipated climate change impacts over the life of the project.

The Commission approved a similar CCT partnership project led by the City of Arcata, Caltrans, and the Humboldt Council of Governments in 2016. Approximately three miles of a Class 1 multi-use trail will be constructed as one segment of the CCT along the railway and Highway 101 corridor, including bridges and interpretive signs. Humboldt County is planning a connecting project to the south. In combination, these two trail projects will help provide the public access components that the Commission previously found necessary to comply with Coastal Act policies in a federal consistency decision for a future Highway 101 safety improvement project.



New Section of the Coastal Trail along Humboldt Bay in Arcata and Eureka are part of a major Highway 101 improvement project.

## Other Notable Commission Briefings, Events and Activities

The Commission held a number of informative public workshops and also received topical briefings on a variety of important coastal management concerns in 2016. These included topical briefings on various aspects of the program, including:

- [Identifying Environmentally Sensitive Habitat Areas](#)
- [The Science Behind Wetland Delineations](#)
- [Status of Vertical Accessways from Monterey County to Del Norte County](#)
- [Public Workshop: Lower Cost Visitor Serving Facilities](#)
- [Local Government Workshop](#)
- [Budget Briefings in July and August](#)
- [Public Education Annual Report](#)
- [Annual Conservation Open Space OTD Report](#)
- [Briefing and Update on Sea Level Rise Policy Guidance](#)

All of the Commission's actions and related reports may be viewed at the Commission's [website](#). A video archive of each entire meeting is also available at the [Cal-Span](#) website.

## Challenges and Opportunities in 2017

The Commission's highest priority for 2017 will be continuing our work with our 29 local government LCP grant recipients on timely deliverables. As part of this effort, the Commission will continue outreach efforts to implement the Commission's Sea Level Rise Guidance document, by developing web-based guidance, technical support, sample policy and ordinance language and information-sharing for local governments and the public.

Staff has already begun to develop an action plan to implement recommendations from the Commission audit in accordance with deadlines provided by the Department of Finance. This will include improving accounting and billing practices, as well as seeking additional funding through the budget process to support the Commission's administrative, legal, planning and regulatory work.

Another high priority for 2017 is to increase efforts to improve and open more public access easements throughout the State, including working with the MRCA/Coastal Conservancy on a Public Works Plan to open and manage the unopened public access easements in Malibu.

In partnership with the Coastal Conservancy, State Parks and other local and other entities we look forward to forging agreements that direct existing low-cost overnight accommodation in-lieu fees to appropriate lower-cost projects. We will also seek opportunities to direct existing and new in-lieu fees to overnight, outdoor education and outreach programs for underserved and low-income youth and families.

We have the opportunity and the obligation to advance the interests of underserved and Native American Communities in 2017 by developing formal procedural guidance on Native

American/Tribal consultation, implementing the Commission's new authority to consider environmental justice issues in Commission's permitting actions and expanding recruitment efforts targeting diverse candidates for Commission employment. Our agency has demonstrated a whole-hearted commitment to these principles, and we will continue to make progress in the year ahead. One of the most meaningful opportunities to further integrate these values into the fabric of the agency will be through the 5-year update to the Commission's strategic plan.

As sea levels continue to rise, the Commission will continue to address the need to better understand the vulnerability of beaches, dunes and wetlands and the public access opportunities and ecosystem services these resources provide. A more detailed analysis of how these will change over time is required to understand how and when existing development patterns will need to change if beaches and other coastal resources are to be protected for future generations.

And furthering the agency's commitment to public transparency, 2017 will see the roll-out of the Coastal Data Management System public portal, so applicants and the public can track regulatory and planning items through the Commission process.

Like some of the Commission's greatest accomplishments, sometimes the greatest opportunities are the things you don't see -- until you do. We can never know what unexpected events or ideas might come our way in 2017 for better or worse, we just know they will. As we embark on our journey together into the "next 40 years," we carry with us a renewed commitment to the Coastal Act's founding principles of coastal protection, as seen through a 21<sup>st</sup> Century lens. Habitat loss has made remaining open space ever more important; public access must be protected and expanded in culturally relevant contexts; our Federal Consistency authority takes on added significance in the light of national events, and sea level rise prediction seem to get revised upwards with every new discovery. What will enable the agency to persevere through charted and uncharted waters ahead is the strength of the Coastal Act, the embrace of science, continued public support, and the passion, integrity and commitment of commissioners and staff working collaboratively in common cause.

###