



# LOCAL COASTAL PLAN UPDATE

July 16, 2021

SEA LEVEL RISE/ADAPTATION STRATEGY  
BEACON

# Oxnard's Local Coastal Program (LCP)

- ▶ 1972, voters approve Proposition 20 “Coastal Zone Conservation Act”
- ▶ 1976, Legislature adopts Coastal Act, funding to develop LCPs.
- ▶ 1982, Oxnard adopts Coastal Land Use Plan (land uses and 95 policies).
- ▶ 1986, Oxnard adopts Chapter 17, Coastal Zoning Ordinance.
- ▶ Various amendments over 30 years.
- ▶ Four Planning Areas:

1. ***McGrath/Mandalay Beach***

2. ***Oxnard Shores***

3. ***Channel Islands Harbor***

4. ***Ormond Beach***

Oxnard, California Code of Ordinances

CHAPTER 17: COASTAL ZONING

ARTICLE I. GENERAL PROVISIONS

17-1. Title

17-2. Purpose

17-3. Definitions

17-4. Establishment of coastal sub-zone districts

17-5. General requirements

ARTICLE II. COASTAL SUB-ZONES

17-10. R-B-1, Single-Family Beach, Sub-Zone

17-11. R-W-1, Single-Family Water-Oriented, Sub-Zone

17-12. R-W-2, Townhouse Water-Oriented, Sub-Zone

17-13. R-2-C, Coastal Multiple-Family, Sub-Zone

17-14. R-3-C, Coastal Medium Density Multiple-Family, Sub-Zone

17-15. CPC, Coastal Planned Community, Sub-Zone

17-16. MHP-C, Coastal Mobile Home Park, Sub-Zone

17-17. CNC, Coastal Neighborhood Commercial, Sub-Zone

17-18. CVC, Coastal Visitor-Serving Commercial, Sub-Zone

17-19. CDI, Coastal Dependent Industrial, Sub-Zone

17-20. EC, Coastal Energy Facilities, Sub-Zone

17-21. COI, Coastal Oil Development, Sub-Zone

17-22. RC, Coastal Recreation, Sub-Zone

17-23. RP, Coastal Resource Protection, Sub-Zone

17-24. HCI, Harbor Channel Islands, Sub-Zone

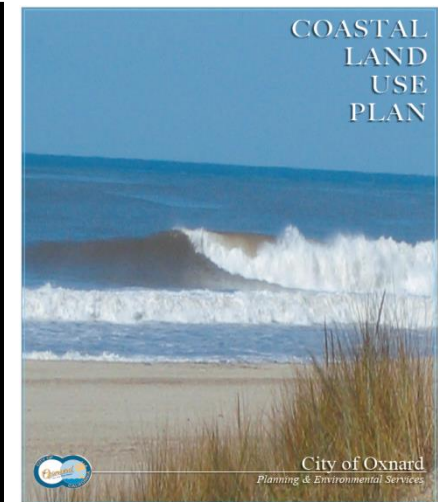
17-25. R-BF, Beachfront Residential, Sub-Zone

ARTICLE III. SPECIFIC COASTAL DEVELOPMENT AND RESOURCE STANDARDS

17-30. Purpose

17-31. Habitat areas

17-32. Diking, dredging, filling, and shoreline structures



# Need for LCP Update:

1. Most all developments completed or approved
2. Several LCP policies outdated
3. Consistency with goals and policies in the 2030 General Plan
4. Ormond Beach Wetland Restoration planning initiated, Halaco closed, Once-through Cooling (OTC) phasing out
5. McGrath State Beach Planning
6. Coastal Commission SLR Policy Guidance adopted August 2015
7. Coastal Commission Draft Residential Adaptation Policy Guidance released July 2017

# Completed Tasks

- ▶ Reviewed current LCP and 2030 General Plan for consistency.
- ▶ Mapped Environmentally Sensitive Habitat Areas (ESHA).
- ▶ Mapped Coastal Hazards with SLR incorporated.
- ▶ Completed Tsunami and Drainage Vulnerability.
- ▶ Draft Vulnerability Assessment and Fiscal Impact Report.
- ▶ Draft Adaptation Strategy Report.
- ▶ Coordination with Coastal Commission, Agencies, Technical Stakeholders, etc.
- ▶ Public Outreach:
  - ▶ General public and interest groups
  - ▶ Technical Advisory Committee

# Coastal Hazards Review



# Definition of Hazards



## Erosion

when the land is worn away by water, wind, or ice



## Coastal Storm Flood

when flooding occurs in eroded areas



## Coastal Storm Wave

when water levels rise & waves reach further inland



## Tidal inundation

when the tide rises & water covers land normally dry



# Oxnard Shores – December 11, 2015

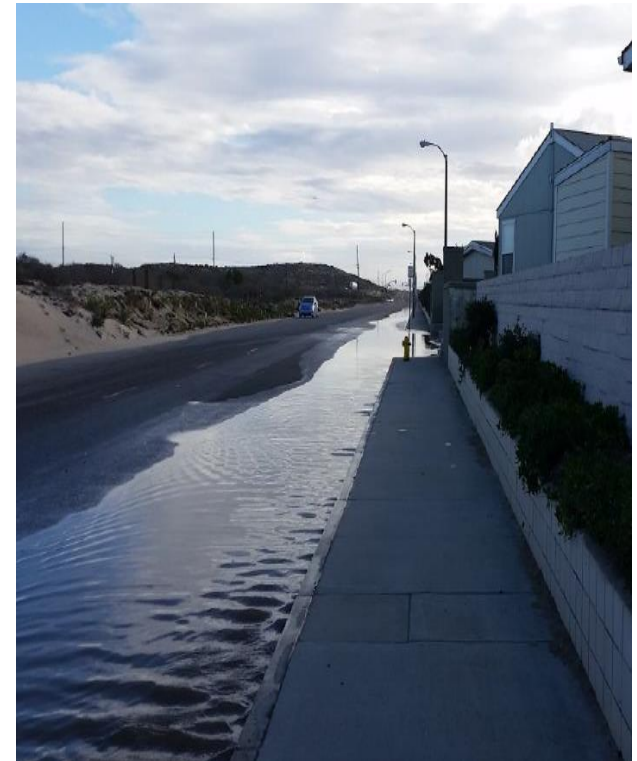
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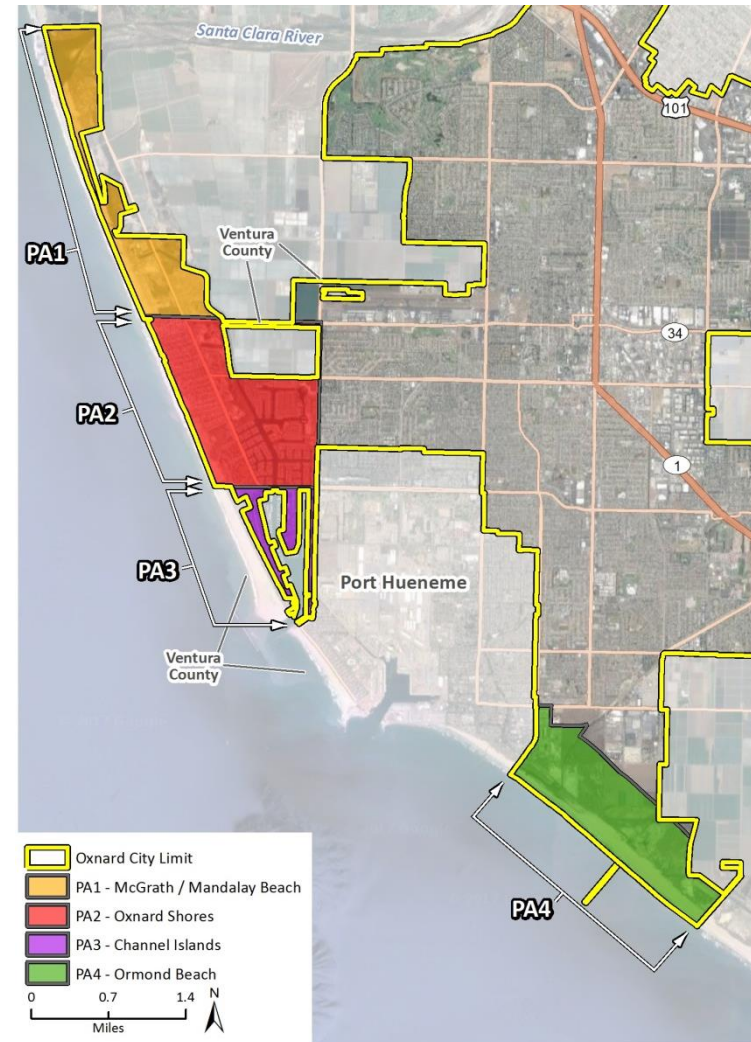


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# Coastal Hazards increase with SLR

- ▶ Used TNC Coastal Resilience Modeling.
- ▶ <http://Maps.coastalresilience.org>
- ▶ Four Coastal Hazards modeled plus combination of all Coastal Hazards:
  - *Combined Hazards*
  - *Relative Risk*
- ▶ By Four Planning Areas
- ▶ SLR Projections: 2030, 2060, and 2100.





# Coastal Hazard Maps with Sea Level Rise

- Sea Level Rise: 2030, 2060, and 2100

Table 2. Sea Level Rise Scenario elevations by planning horizon

| Year | Low SLR<br>(inches) | Moderate SLR<br>(inches) | High SLR*<br>(inches) |
|------|---------------------|--------------------------|-----------------------|
| 2030 | 2.3                 | 5.2                      | 8.0                   |
| 2060 | 7.4                 | 16.1                     | 25.3                  |
| 2100 | 17.1                | 36.5                     | 58.1                  |

\* The NRC 2012 High scenario for the South of Cape Mendocino is 2030- 11.8 inches, 2100- 65.5 inches

# Vulnerability Assessment Review

- ▶ Evaluated impacts of coastal hazards.
- ▶ Included both public and private property.
- ▶ Market value of land and replacement cost value of structures were used (USD 2017).
  - ▶ Ventura County Property Tax data for each parcel.
  - ▶ Replacement costs estimated per square foot using FEMA's Hazard Guidance.
  - ▶ Depth of flooding based on FEMA guidelines with SLR added.
- ▶ In process of being finalized with Coastal Commission.

# Vulnerability Summary

- ▶ Erosion biggest threat to all sectors
  - ▶ Except
    - ▶ Commercial land and Channel Island Harbor -Tidal Inundation.
    - ▶ Halaco Superfund Site – Coastal Storm Flooding.
- ▶ No large damage to commercial and municipal properties due to coastal hazards.
- ▶ Coastal hazards are projected to impact 415 acres of publicly-accessible beach at McGrath State Beach and Oxnard Shores.
- ▶ Residential Land losses are estimated to total more than \$300 million by 2030 due to erosion.

# 8 Sectors Evaluated



Residential Land



Channel Islands Harbor



Commercial Land



Hazardous Waste



Oxnard Municipal Buildings



Coastal Access



Power Plants

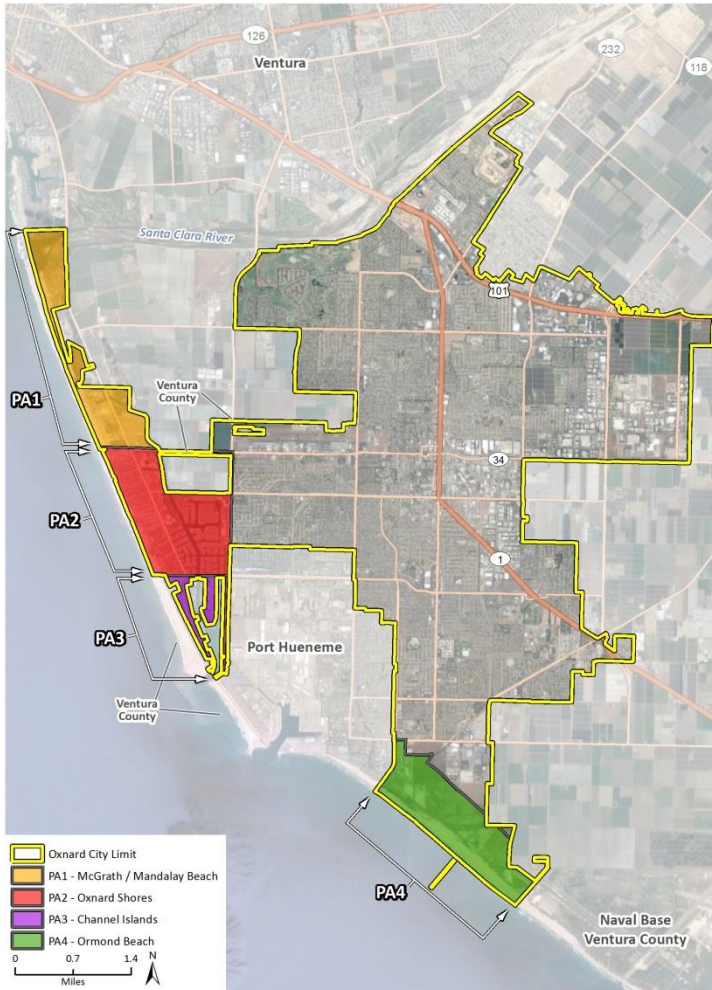


Infrastructure

# Adaptation Strategy Results



# Organization by Planning Area



- ▶ PA 1 – McGrath-Mandalay
- ▶ PA 2 – Oxnard Shores
- ▶ PA 3 – Channel Islands Harbor
- ▶ PA 4 – Ormond Beach

Each Planning Area has geography and land uses that requires a different mix of adaptations.

Adaptations need to ‘work’ together, and coordinate with State, County, Port Hueneme, Harbor District, and U.S. Navy.

# What are SLR/LCP Adaptation choices ?



## **ACCOMMODATION**

Modify existing developments or design new developments.



## **GREEN PROTECT**

Dunes and other natural features reduce storm damage potential.



## **HARD PROTECT**

Armoring with rocks, seawalls, groins, dikes, and other hard infrastructure.



## **MANAGED RETREAT**

Relocate or remove existing development.

# PA 1 McGrath-Mandalay

## Adaptation Strategies



### Managed Retreat

- ▶ Relocation of McGrath State Beach facilities to higher ground within the park.
- ▶ Consistent with Oxnard's 2030 General Plan policies (ER-3.1, SC-2.4, CD-21.3, ICS-17.1, and SH-3.5)
- ▶ Remove Mandalay Generating Station after 2020, no replacement power plant.
- ▶ SCE McGrath Peaker removal after 25 year permit expires.



Source: vcstar



# PA 2 Oxnard Shores

## Adaptation Strategies



### Green Protect

- ▶ Create dunes from 5<sup>th</sup> Street south.



### Accommodation

- ▶ Modifications of stormwater drainage/pump system.



### Hard Protect

- ▶ Build a seawall from 5<sup>th</sup> Street south.



### Managed Retreat

- ▶ Removal of public and private development in Oxnard Shores.

# PA 3 Channel Islands Harbor

## Adaptation Strategies



### Green Protect

- ▶ Dune Construction along Hollywood Beach shoreline.



### Hard Protect

- ▶ New Seawall and/or revetment from Channel Islands Blvd to Channel Island Harbor entrance.



### Accommodation

- ▶ Elevate Channel Islands Harbor.



### Managed Retreat

- ▶ Removal of development in the Channel Islands Harbor.

# PA 4 Ormond Beach

## Adaptation Strategies



### Green Protect

- ▶ Implement Ormond Beach Restoration and Access Plan.
- ▶ Design wetlands to protect existing industrial development.



### Managed Retreat

- ▶ Remove OBGS and Halaco slag pile.
- ▶ Relocate Water Treatment plant out.



Source: [californiabeaches.com](http://californiabeaches.com)

# PA 4 Ormond Beach

## Adaptation Strategies



### Green Protect

- ▶ Implement Ormond Beach Restoration and Access Plan.
  - Costs being estimated by the State Coastal Conservancy, Oxnard, and TNC.
  - Benefits would mostly be ecological and not quantified in the analysis.



### Managed Retreat

- ▶ Remove OBGS and Halaco slag pile.
  - Costs being estimated by EPA.
- ▶ Relocate Water Treatment plant out
  - Estimated cost - \$428,480,000 to \$642,720,000.
  - Would require substantial upgrades to stay in current location.

# Building Barriers To Protect From Hazards

- ▶ **Only for waterway communities in Planning Areas 2 & 3**
- ▶ **Shoreline Protective Devices (SPD)**
  - Are allowed when required to serve coastal-dependent uses or protect existing principal structures (i.e., development that existed as of January 1, 1977, when the Coastal Act took effect).
- ▶ **Design adaptation for waterway communities (Seabridge and Mandalay Bay) and Channel Islands Harbor**
  - Engineering-specific accommodation.
  - Shall be sited and designed to avoid coastal resource impacts to the maximum extent feasible.
- ▶ **No Future Shoreline Armoring along coastline**
  - ▶ Property owners shall be required to waive any rights to future shoreline protection.
  - ▶ Beach nourishment and dune restoration will provide SLR protection.

# Issues

- ▶ **SLR Guidance designed as a “one size fits all” approach**
  - Require local approach
- ▶ **Coastal Commission’s SLR Policies Politically Infeasible**
  - Seek greater local control of land use decisions
  - Shorter planning horizons
- ▶ **Lack of confidence in science**
  - Probabilities of science occurring when State predicts it will
- ▶ **Public Participation**
  - ▶ Primarily coastal residents
  - ▶ Absentee property owners

# Alternative Adaptation Approach

- ▶ **December 2020 City Council Committee directed staff to consider Hybrid option after meeting with Oxnard Shores Community**
- ▶ **Hybrid option- adaptation approach that uses strategies from multiple categories as a flexible pathway to address SLR for balancing economic, environmental, and safety goals over time**
  - Triggered by event
    - First event: rebuild
    - Second event: relocate
    - Previously mentioned adaptation strategies implemented

# Regional Collaboration Needs

- ▶ **Common SLR and shoreline monitoring parameters and data for regional jurisdictions**
- ▶ **Joint regional principles for adaptation**
- ▶ **Regional coordination**
- ▶ **Joint funding, studies, and projects**
- ▶ **Coordinated messaging to State and Federal legislature and agencies on needs**
  - **Greater local control**



# LCP Policy Next Steps

- ▶ Continue coordination with Coastal Commission
- ▶ Continue Public Outreach
  - Technical Advisory Committee
  - Public Stakeholders
  - Meetings with various Agencies (Ventura County, Navy, Public Works, etc.)
- ▶ Coordinating SLR Policy Conformance with Coastal Commission (Coastal Land Use Plan)
- ▶ Develop Local Implementation Plan (LIP)
  - Zoning ordinances required to implement the LUP.



# Thank You

- ▶ All final documents available on Oxnard LCP website.
- ▶ <https://www.oxnard.org/city-department/community-development/planning/local-coastal-program-update/>
- ▶ Any questions or comments email

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