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THIRD READING

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Bill No: AB 996  
Author: Pellerin (D)  
Amended: 5/23/25 in Assembly  
Vote: 21

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SENATE NATURAL RES. & WATER COMMITTEE: 7-0, 6/24/25  
AYES: Limón, Seyarto, Allen, Grove, Hurtado, Laird, Stern

SENATE APPROPRIATIONS COMMITTEE: 7-0, 8/29/25  
AYES: Caballero, Seyarto, Cabaldon, Dahle, Grayson, Richardson, Wahab

ASSEMBLY FLOOR: 75-0, 6/2/25 - See last page for vote

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**SUBJECT:** Public Resources: sea level rise plans

**SOURCE:** League of California Cities

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**DIGEST:** This bill establishes an early consultation framework between a local government and the California Coastal Commission (commission) prior to a local government's submission of a local coastal program (LCP) or LCP amendment in order to facilitate commission certification of the LCP or LCP amendment, including to meet sea level rise planning requirements, as provided.

**ANALYSIS:**

Existing law:

- 1) Establishes the California Coastal Act of 1976 (Coastal Act) (Public Resources Code (PRC) §§30000 *et seq.*) which:
  - a) Requires each local government in the coastal zone to prepare a LCP for that portion of the coastal zone within its jurisdiction, as provided. Requires the precise content of each LCP to be determined by the local government in full consultation with the commission and full public participation. (PRC §30500)

- b) Provides for the planning and regulation of development within the coastal zone.
    - i) A person planning to perform or undertake any development in the coastal zone is required to obtain a CDP from the commission or local government enforcing a LCP certified by the commission.
    - ii) The coastal zone means the coastal land and waters of California, and includes the lands that extend inland generally 1,000 yards from the mean high tide line, as specified, with various exceptions including the San Francisco Bay.
    - iii) Development means, among other things, the placement or erection of any solid material or structure on land or in water.
  - c) Requires the commission to take into account the effects of sea level rise in coastal resources planning and management policies and activities in order to identify, assess, and, to the extent feasible, avoid and mitigate the adverse effects of sea level rise. (PRC §30270)
- 2) Establishes the San Francisco Bay Conservation and Development Commission (BCDC): (Government Code (GOV) §§66600 *et seq.*)
- a) BCDC, among other things, is required to address emerging issues and to implement comprehensive plans for the preservation and protection of San Francisco Bay and the Suisun Marsh, including preparedness for, and resilience to, rising sea levels, tides, and storm surge due to climate change. BCDC has adopted the San Francisco Bay Plan, which is a comprehensive plan that addresses the development of the bay and shoreline.
- 3) Requires a local government lying within the coastal zone or the San Francisco Bay shoreline to develop a sea level rise plan as part of a LCP or subregional San Francisco Bay shoreline resiliency plan subject to BCDC's approval.
- a) Requires the sea level rise plan to include the use of best available science, a vulnerability assessment to ensure equity for at-risk communities, sea level rise adaptation strategies and recommended projects, identification of lead planning and implementation agencies, and a timeline for updates to the plan. Requires that the timeline include economic impact analyses of costs to critical public infrastructure and recommended approaches for implementing sea level rise, as provided.
  - b) Requires local governments to comply by January 1, 2034. Requires the commission and BCDC to establish guidelines for the sea level rise plan, as provided.

- c) Requires local governments that receive commission or BCDC approval of their sea level rise plans be prioritized for funding, subject to appropriation, for the implementation of sea level rise adaptation strategies and recommended projects in the approval sea level rise plan. (PRC §§30985, 30985.2, 30985.5)

This bill:

- 1) Encourages a local government to consult with the commission, on or before January 1, 2029, on the preparation of a LCP or LCP amendment in order to ensure that the materials provided in the formal submission of the LCP or LCP amendment are sufficient for a thorough and complete review.
- 2) Provides that participation by a local government in an early consultation is voluntary, intended to help a local government meet Coastal Act requirements in a timely manner, and does not prevent a local government from submitting a sea level rise plan as required.
- 3) Requires, if a local government seeks to engage in an early consultation with the commission, that:
  - a) The local government initiate the early consultation by notifying the commission in writing;
  - b) The local government provide to the commission a summary report on the status of its efforts to develop a sea level rise plan, including any draft components of the plan, and authorize the local government to provide a draft LCP or LCP amendment intended to satisfy sea level rise planning requirements, as specified;
  - c) An early consultation is authorized to include a single meeting or regular meetings on a schedule that is mutually agreed upon, as provided;
  - d) The commission is required to provide written recommendations to a local government about what may preclude LCP or LCP amendment certification, including, but not limited to, sea level rise plan requirements; and
  - e) The commission is required to provide recommendations in a reasonable mutually agreed upon timeframe.
- 4) Authorizes the commission and BCDC to deem existing sea level rise information or sea level rise plans prepared by a local government to satisfy one or all of the requirements for the sea level rise plan and timeline for sea level rise plan updates, as specified.

[NOTE: See the Senate Natural Resources and Water Committee's analysis for additional information.]

**FISCAL EFFECT:** Appropriation: No Fiscal Com.: Yes Local: No

According to the Senate Appropriations Committee:

- The Coastal Commission estimates ongoing costs of approximately \$980,000 annually (Environmental License Plate Fund [ELPF], Greenhouse Gas Reduction Fund [GGRF], General Fund, or other special fund) and five positions to regularly coordinate with local governments and provide written comments and recommendations on all submitted draft planning products.
- Unknown but likely significant ongoing cost pressures (various funds) to provide funding to assist local governments in preparing, adopting, and revising LCPs and SLR plans and to assist staff at the Coastal Commission and the San Francisco Bay Conservation & Development Commission (BCDC) in reviewing plans.

**SUPPORT:** (Verified 8/29/25)

League of California Cities (source)  
American Planning Association, California Chapter  
California Legislative Central Coast Caucus  
California State Association of Counties  
City of Arcata  
City of Avalon  
City of Benicia  
City of Carlsbad  
City of Fairfield  
City of Long Beach  
City of Manhattan Beach  
City of Marina  
City of Milpitas  
City of Mountain View  
City of Newark  
City of Pacifica  
City of Petaluma  
City of Pismo Beach  
City of Pinole  
City of Redondo Beach  
City of San Jose

City of San Rafael  
City of Santa Barbara  
City of Santa Cruz  
City of Sausalito  
City of South San Francisco  
City of Suisun City  
City of Sunnyvale  
County of Santa Cruz  
Sierra Club California  
Town of Corte Madera

**OPPOSITION:** (Verified 8/29/25)

None received

**ARGUMENTS IN SUPPORT:** According to the author, “Due to recent legislation which requires Local Coastal Programs (LCPs) to include robust sea level rise planning by 2034, coastal jurisdictions are anticipating new and updated LCPs to be submitted to the California Coastal Commission around the same time. This has the potential for causing a bottleneck in the review and certification process. AB 996 would encourage local governments to engage in early consultation with the Coastal Commission before they finalize and submit their LCPs for Commission certification.”

**ASSEMBLY FLOOR:** 75-0, 6/2/25

**AYES:** Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Fariás, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

**NO VOTE RECORDED:** Ellis, Macedo, Patterson, Tangipa

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8/30/25 12:31:26

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