

**City of Imperial Beach**  
**Local Coastal Program Implementation Plan**  
**User's Guide**  
Final Draft

March 25, 2019



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## Introduction

A Local Coastal Program (LCP) is a plan to guide development in the Coastal Zone. It establishes land use, development, and environmental policies for the area designated as the Coastal Zone by the California Coastal Commission. The LCP consists of two parts: a Land Use Plan (LUP) and an Implementation Plan (IP). The LUP specifies the location, type and scale of uses of land and water. The IP ensures that the objectives of the LUP are achieved.

In Imperial Beach, 87 percent of the City is in the Coastal Zone. Accordingly, the City has chosen to use its entire General Plan as its LUP, and its complete Zoning Ordinance as the IP. The IP/Zoning Ordinance is implemented primarily through the Coastal Development Permit process. The City's General Plan and Zoning Ordinance also help shape and guide public projects and policy decisions that serve to implement the Coastal Act as well as other City goals.

This guide provides information on how the Zoning Ordinance is implemented through the Coastal Development Permit process as well as other permit processes to provide a greater context of how development is regulated within Imperial Beach. Effective implementation of the General Plan also requires ongoing collaboration with all levels of government, the private sector and other non-governmental organizations. Close communication and continued progress toward meeting mutually beneficial goals is essential, as has been demonstrated through a partnership with the San Diego Unified Port District, who has jurisdiction over the Pacific Ocean shoreline along Imperial Beach, the Imperial Beach Pier, and the state-granted Pacific Ocean Tidelands and submerged lands; and with the Tijuana River National Estuarine Research Reserve, which preserves, protects and manages the Tijuana River Estuary including land within the City of Imperial Beach.

This guide also introduces a **Sea Level Rise Area Adaptation Strategy Checklist** as a tool to help monitor sea level rise and determine case-by-case strategies to improve resiliency. The checklist is further discussed at the end of this guide and provided as Attachment 1.

## Background

Since February 13, 1985, the City of Imperial Beach has been issuing Coastal Development Permits under its certified Local Coastal Program. The LCP Update completed in 2019 included a targeted update to the General Plan/LCP/LUP, and minor amendments to the City's Zoning Ordinance, which continues to serve as the LCP/IP.

## Zoning Ordinance Summary

The City of Imperial Beach Municipal Code contains ordinances adopted by the Imperial Beach City Council. It is organized by title, chapter, section and subsection. It is available online at: <https://qcode.us/codes/imperialbeach/>.

The Zoning Ordinance is a part of the Municipal Code. Its purpose is to protect and promote the public health, safety, morals, peace, comfort, convenience and general welfare. It is intended to implement the City's General Plan and LCP Land Use Plan. The Zoning Ordinance consists of a Land Use/Zoning Map, described in Chapter 19.06, designated zones; regulations controlling the uses of land, the density of population, the uses and locations of structures, the height and bulk of structure, the open space about structures, the appearance of certain uses and structures, the area and dimensions of sites, the location and size of signs, requirements for off-street parking; and other regulations.

The Zoning Ordinance comprises Title 19 of the Imperial Beach Municipal Code. Title 19 is further organized by numbered chapters, sections and subsections addressing land development topics. A summary by chapter is provided below.

### Zoning Ordinance Organization

Chapter	Title	Summary
<i>Introduction, General Provisions, and Applicability</i>		
19.02	General Regulations And Interpretation	Provides background information and general information pertaining to the interpretation of the Zoning Code, as well as general regulations.
19.04	Definitions	Includes definitions to aid in the interpretation of the Zoning Code.
19.06	Zone Map and Boundaries	Establishes zones into which the City is divided, as described in the Base and Overlay Zones section of this table below.
19.07	Post Local Coastal Program Certification Permit and Appeal Jurisdiction Map	Establishes provisions for updating maps, boundary interpretations, and criteria for permit and appeal jurisdiction boundary determinations.
<i>Base and Overlay Zones</i>		
19.12	R-1-6000 Single-Family Residential Zone	The purpose of the R-1-6000 zone is to stabilize and protect the residential characteristics of the area so designated, and to promote and encourage a suitable environment for family life.
19.13	R-1-3800 Single-Family Residential Zone	The purpose of the R-1-3800 zone is to stabilize and protect the residential characteristics of the area so designated, and to promote and encourage a suitable environment for family life. Requires one single-family detached dwelling unit per lot, with a minimum lot size of three thousand eight hundred square feet.
19.14	R-3000-D Two-Family Detached Residential Zone	The purpose of the R-3000-D zone is to provide for the development of detached single family residential dwelling units on a single lot. The intent of this designation is to provide for a low intensity residential living environment in typically one to two-story units.
19.15	R-3000 Two-Family Residential Zone	The purpose of the R-3000 zone is to provide for the development of detached or attached residential dwelling units on a single lot. Typical of this zone are single-family detached residences or duplexes. The intent of this designation is to provide for a low intensity residential living environment in typically one to two-story units.
19.16	R-2000 Medium Density Residential Zone	The purpose of the R-2000 zone is to provide for the development of detached and attached single family and multi-family dwellings in a moderately intense residential living environment in typically one and two story dwelling units. Typical of this zone are detached and attached single family dwellings, duplexes, apartments, condominiums and townhomes.
19.17	R-1500 High Density Residential Zone	The purpose of the R-1500 zone is to provide for the development of detached and attached single family and multi-family dwellings in an intense residential living environment in typically two and three-story buildings. Typical of this zone are attached and detached single family dwellings, duplexes, apartments, condominium projects and townhomes.

Chapter	Title	Summary
19.23	Commercial/Mixed-Use Regulations	These regulations foster development of commercial and mixed-use areas. Section 19.23 - Land Use Table defines which uses are allowed in the C/MU-1, C/MU-2, and C/MU-3 zones. Uses are either expressly permitted, permitted through a conditional use permit, or permitted only if in compliance with specific location requirements.
19.24	PF Public Facilities Zone	The purpose of the public facilities zone is to designate land devoted to public facilities and utilities. This designation includes public schools, parks, civic and public parking facilities. All lands under public or quasi-public ownership and lands utilized for public recreational purposes may be zoned in the public facilities classification.
19.25	C/R-ET Commercial/Recreation-Ecotourism Zone	The purpose of the C/R-ET zone is to provide land to meet the demand for goods and services required primarily by the recreation and ecotourist visitor. This zone is intended to support expansion of visitor-commercial uses in a manner that respects and showcases the City's natural resource amenities and helps implement the General Plan Conservation and Ecotourism Element
19.26	C/MU-1 General Commercial And Mixed-Use Zone	The purpose of the C/MU-1 zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. It is intended that the dominant type of commercial activity in the C/MU-1 zone will be community and neighborhood serving retail and office uses.
19.27	C/MU-2 Seacoast Commercial And Mixed-Use Zone	The purpose of the C/MU-2 zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. Mixed-use and multiple family residences are also permitted in the C/MU-2 zone and in the Seacoast Mixed Use/Residential Overlay Zone. The development standards of the C/MU-2 zone encourage pedestrian activity through the design and location of building frontages and parking provisions.
19.29	C/MU-3 Neighborhood Commercial And Mixed-Use Zone	The purpose of the C/MU-3 zone is to provide areas for businesses to meet the local neighborhood demand for commercial goods and services. It is intended that the dominant type of commercial activity in the zone will be neighborhood-serving retail and office uses such as markets, professional offices, personal convenience services, restaurants, and hardware stores. Multiple-family residences are also permitted in the C/MU-3 zone.
19.29	OS Open Space Zone	The OS zone provides for land set aside for the protection of sensitive and fragile natural resources. This zone is intended to limit and control access and intensity of uses in these areas. This zone applies to the Tijuana River Valley and Salt Pond 10A.
19.30	UR Urban Reserve Zone	The purpose of the UR zone is to reserve land which is currently vacant or may be recycled to another land use in the future (i.e. Ream Field ). It is intended that these areas develop pursuant to a Specific Plan treating the property as an integrated whole at the time of development.
19.32	Flood Hazard Overlay District	Covers regulations for a special overlay district which provides regulations for the construction of residential and nonresidential structures within areas of special flood hazard regardless of the zone over which it is applied.
<i>Additional Standards and Calculations</i>		
19.40	Building Height	Establishes that no building or structure shall be erected, reconstructed, or structurally altered to exceed the height limit established for each zone.

Chapter	Title	Summary
19.42	Lot Area and Frontage	Includes minimum lot area and frontage requirements and exceptions.
19.44	Curb Cuts	Sets forth regulations for all curb cuts, including width, access, and separation.
19.46	Fences	Sets forth regulations for fences and walls in all zones, including permitted, prohibited, and required fences.
19.48	Off-Street Parking	Regulates the numbers of required spaces for all zones, and the size, access, location, surfacing, marking, bumpers, fences, landscaping, and lighting of the spaces.
19.50	Open Space and Landscaping	Establishes minimum open space for dwelling units, defines usable open space, and regulates commercial and residential landscaping.
19.52	Signs	Provides sign regulations which encourage the effective use of signs as a means of communication in the City; maintain and enhance the aesthetic environment; attract sources of economic development and growth; improve pedestrian and traffic safety; minimize the possible adverse effects of signs on nearby public and private property; and enable the fair and consistent enforcement of sign regulations.
19.54	Yards	Includes yard standards that are meant to provide light, air, access, separation, privacy, fire protection, and space for permitted accessory uses and structures. Regulates front, side, and rear yards.
19.56	Lighting Regulations	Establishes restrictions and limitations upon the use of lighting in or near the residential zones of the City so as to prevent lighting from creating a nuisance to residents within such residential zones. Includes regulations for industrial or commercial lighting as well.
<i>Other Regulations</i>		
19.60	Adult-Oriented Businesses	Finds that adult-oriented businesses shall only be permitted within the C/MU-1 zone, and includes additional regulations related to siting of the businesses, associated off-street parking, entrance areas, signage, and exteriors.
19.61	Cannabis Facilities	This section was recently amended to allow a Cannabis Permitted Use as defined in Section 4.60.020 of the code.
19.62	Bars and Cocktail Lounges	Provides for the location of bars and cocktail lounges in the City and associated minimum regulations. States that bars or cocktail lounges shall be permitted in the C/MU-1 and C/MU-2 zones with approval of a conditional use permit.
19.64	Family Day Care Facilities	Establishes regulations for small and large family day care facilities, and associated application procedures.
19.65	Affordable Housing Density Bonus	Establishes procedures and requirements to facilitate the development of affordable housing that serve moderate income, low income, very low income, and senior households within the City. To encourage the provision of affordable housing, the City shall provide to developers who meet the requirements established by this chapter and Government Code Section 65915 (Density Bonus Law) a density bonus and the incentives identified in Government Code Section 65915.
19.67	Senior Housing Development	Includes regulations for attaining a conditional use permit to develop "senior citizen housing development," which is a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least thirty-five dwelling units.

Chapter	Title	Summary
19.68	Manufactured Homes, Mobile Homes, Campers, Trailers and Manufactured Housing Community	Establishes regulations pertaining to manufactured homes, mobile homes, campers, trailers and manufactured housing communities. Restricts habitation of trailers, campers, or motorhomes to no longer than thirty days.
19.70	Swimming Pools, Spas and Hot Tubs	Restricts locations of swimming pools, spas, and hot tubes to be located not less than five feet from any property line, and prohibited in the front yard setback. Includes regulations for pool fencing and gates.
19.71	Satellite Dish Antennae	Establishes regulations to ensure that the visual impact of large satellite dish antenna structures is minimized.
19.72	Outdoor Uses	Covers provisions to business activity not normally conducted out-of-doors, and generally limits business outdoor sales for non-exempted business types.
19.74	Miscellaneous Uses	Includes regulations pertaining to accessory buildings, home occupations, escort services, hospitals, convalescent hospitals or other religious or charitable institutions, kennels, moto vehicle sales, garage sales, refuse and recycling container spaces, and stores offering secondhand or used merchandise.
19.76	Nonconforming Lots, Structures and Uses	Establishes the conditions under which existing structures and land uses may be permitted to continue despite their apparent violation of the Zoning Code. It is the intent of this chapter that such nonconforming uses and buildings shall be eliminated as soon as it is economically and practically feasible to do so.
19.90	Wireless Communications Facilities	Establishes standards for the siting, development, and maintenance of wireless communications facilities and antennae throughout the City.
19.92	Green Building Utilities	Covers regulations for setbacks, height, size/coverage, noise, design, and procedures related to green building utilities.
<b>Permit Types and Procedures</b>		
19.81	Site Plan Review	Establishes a procedure which will enable the planning commission and/or community development department to review certain property development proposals within the city in order to ensure the best and most appropriate site development of property in certain zoning districts.
19.82	Conditional Use Permit	Sets forth the findings necessary to issue a conditional use permit, which is a discretionary act that authorizes a particular use at a particular location subject to specific conditions. The conditional use permit procedure is established because of the unusual or unique characteristics of the included uses, the need to give special consideration to the proper location of such uses in relation to adjacent uses, and the lack of criteria for the inclusion of or exclusion of such uses in any existing zone.
19.83	Design Review	Includes general standards of orderly development in the City through design review of individual buildings, structures, signs and their environs.
19.84	Variances	Sets forth the procedure for the granting of a variance, which is a discretionary act which allows a variation or departure from the strict application of the regulations, other than permitted use, of any particular zone.
19.86	Zoning Classification and Rezoning	Provides a zoning procedure which offers a clear, definite guide to property owners seeking zoning adjustments.
19.87	Coastal Development Permit Hearing and Notice Procedures	Includes procedures for obtaining a Coastal Development Permit for projects within the coastal zone.

Chapter	Title	Summary
19.88	Fees	Finds that fees may be charged for services provided under this title, including but not limited to services related to coastal permits, conditional use permits, design reviews, rezoning, sign permits, site plan reviews, variances, appeals, and extensions.
19.89	Development Agreement Procedures	Establishes the procedure for development agreements, including standards related to applications, notices, hearings, amendments or cancellations by mutual consent, recordation, periodic review, modification or termination, and issuance of building permits.

## Development Permits

The Zoning Ordinance is implemented through the development review process and the issuance of permits. Permits can be discretionary or administrative. Discretionary permits are those that require the exercise of judgment or deliberation by staff, a review board, or the City Council to approve or disapprove the activity or development. Discretionary permits are reviewed against the policies and standards contained within the General Plan and Zoning Ordinance. For example, the City's Complete Streets and parking management policies will be implemented through private and public projects that are designed in accordance with the General Plan's Mobility Element and Urban Design Element policies.

In contrast to discretionary permits, administrative permits are those that can be approved through determination that it complies with a set of objective standards. Objective standards can also be effective General Plan implementation tools, with the added advantage of providing more certainty to the development process. While Coastal Development Permits are the key mechanism to implement Coastal Act policies, the City of Imperial Beach also uses other permit types, and discretionary as well as administrative permit procedures to implement a wide range of General Plan goals and policies.

Information on application requirements for discretionary permits can be found on the City's website at: <https://www.imperialbeachca.gov/>

Coastal Development Permit. Coastal Development Permits (CDPs) are the regulatory mechanism by which proposed developments in the coastal zone are brought into compliance with the Coastal Act. After the Coastal Commission certifies a Local Coastal Program (LCP), most coastal development permit authority is delegated and coastal development permit applications are then reviewed and acted on by the local jurisdiction. But the Commission has permanent ongoing responsibilities: it retains continuing permit jurisdiction over certain specified lands (such as tidelands and public trust lands), and it has appellate authority over specified categories of development.

Under its certified LCP, the City of Imperial Beach has the authority to issue most of the CDPs within its jurisdiction. A CDP is required for any project involving development or repair and maintenance activity in areas designated as within the City's coastal boundary, except for projects determined to be exempt pursuant to Section 19.87.040 of the Imperial Beach Municipal Code. The City has posted information on its website to inform applicants of the basic submittal requirements needed to allow staff to accurately analyze and process a CDP application. A CDP may be granted administratively (staff review only), or may require a discretionary review with a public hearing before the City Council for approval.

Coastal Development Permit Exemptions are stated in Zoning Ordinance Section 19.87.040.

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Conditional Use Permit. A Conditional Use Permit (CUP) is required for certain land uses that may exhibit unusual characteristics and, therefore, need to be reviewed for compatibility with nearby uses and the uses permitted by right in a particular zone.

Design Review. The Design Review procedure is established to ensure that new development, or the alteration of existing development, occurs in a manner which enhances the character and quality of surrounding properties and that the scale, special relationships and architectural treatment of structures including materials, colors, and design visually contribute to the areas and environment in which they are located. Design Review may be administrative (staff review only), or may require approval of the Design Review Board. The adopted Design Manual and Design Review Guidelines, and any additional specific guidelines for a particular area will be used in analyzing the Design

Zone Change/General Plan Amendment. The Zone Change/General Plan Amendment procedure is established to allow for the reclassification of the designated zone for a property, and to bring the property into conformance with the General Plan. The granting of a Zone Change/General Plan Amendment requires City Council approval and certification by the Coastal Commission.

Site Plan Review. The Site Plan Review procedure is established to review certain property development proposals to ensure the best and most appropriate site development of the property in certain zoning districts. Site Plan Review may be administrative (staff review only), or may require approval of the City Council.

Variance. A Variance procedure is established to provide for a reasonable use of a property having unique characteristics by virtue of its size shape, topography, location or surrounding. The granting of a Variance is a discretionary act which allows for variation or departure from the established regulations, except for permitted use, of any particular zone. A Variance generally requires a public hearing before the City Council for approval. However, an adjustment of up to ten percent of any development standard listed in the Imperial Beach Zoning Code, excluding density, parking and height requirements, may be granted administratively.

### Discretionary Permits Required

Project Type	Abbreviations used:										
	CUP - Conditional Use Permit					GPA- General Plan Amendment					
	Regular Coastal Permit	Admin Coastal Permit	CUP	Design Review Case	GPA	Zone Change	Admin Sign Permit	Site Plan Review	Tentative Parcel Map	Tentative Map	Variance
Detached ADU		Yes (if within Coastal Zone)									
Attached ADU											
Single Family Residence		Yes (if within Coastal Zone)									
2-4 Residential Units		Yes (if within Coastal Zone)		Yes				Yes	Yes (if Condos)		
5+ Residential Units	Yes (if within Coastal Zone)			Yes				Yes		Yes (if Condos)	
Commercial	Yes (if within Coastal Zone)			Yes			Yes (if applying for Signage)	Yes			
Mixed-Use	Yes (if within Coastal Zone)			Yes			Yes (if applying for Signage)	Yes	Yes (if Condos)	Yes (if Condos)	
Wireless Communication Facility	Yes (if within Coastal Zone)		Yes	Yes				Yes			
Public Facilities	Yes (if within Coastal Zone)			Yes				Yes			
Condo Conversion 2-4 Units		Yes (if within Coastal Zone)							Yes		
Condo Conversion 5+	Yes (if within Coastal Zone)									Yes	
Signage							Yes				
Residential Care Facility	Yes (if within Coastal Zone)		Yes								

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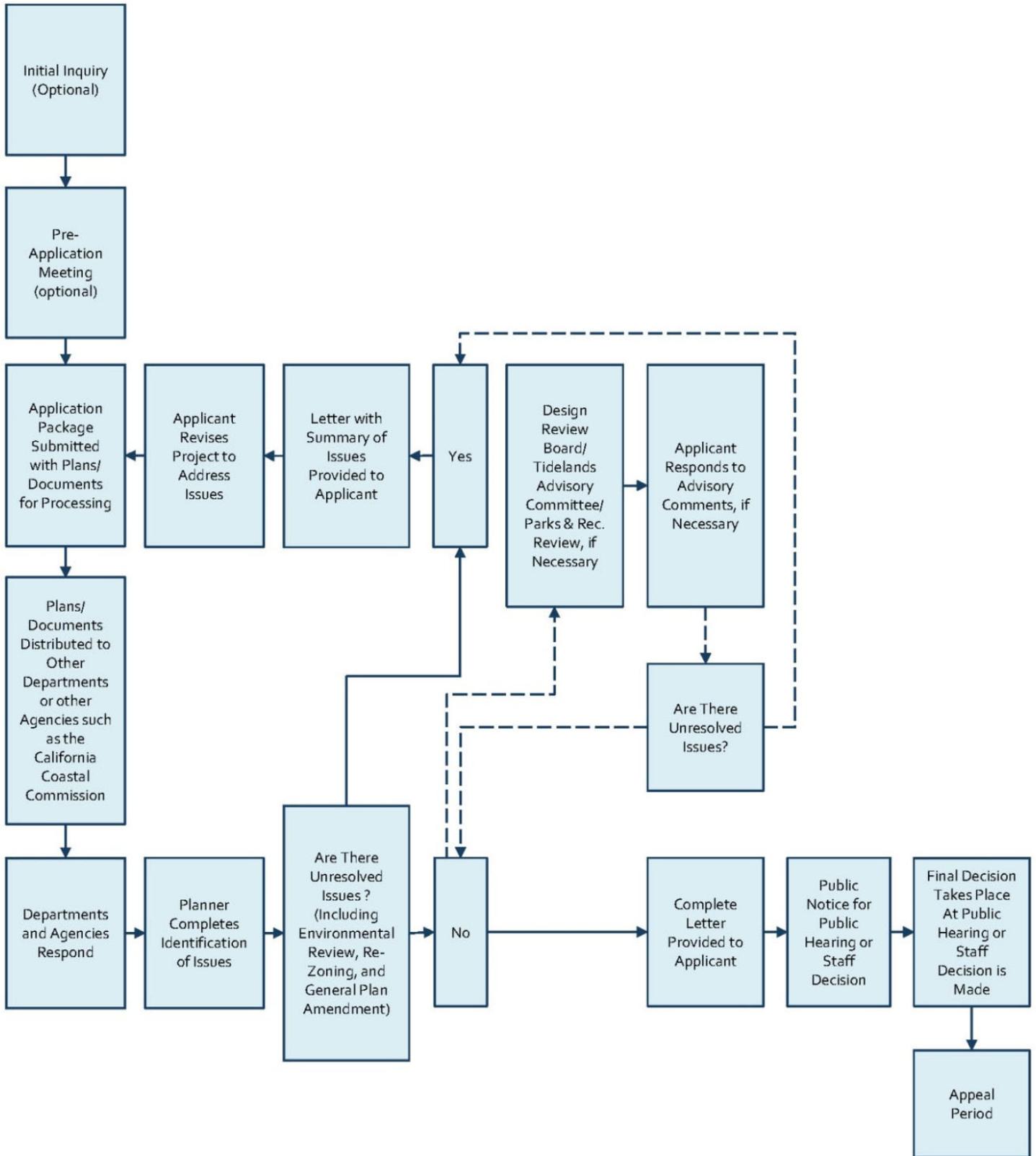
# How to Use the Zoning Ordinance

This section serves as a guide to using the Zoning Ordinance.

1. **Zoning.** Use the City’s website to locate your property on the Zoning Map, to determine what zone applies on your property. The Zoning Map is available at: <https://www.imperialbeachca.gov/>
2. **Permitted Uses.** Determine the land uses allowed on your property.
  - a. Click on the “Permitted Uses” section of the applicable zone to find out what uses are permitted, conditionally permitted, and if additional regulations apply for a certain use.
3. **Zone Standards.** Find out the permitted density, intensity and scale of development allowed, as well as other development regulations such as parking, signs and lot coverage that are specific to your property’s zone.
4. **Additional Standards/Regulations.** Check if any other citywide regulations or incentives, such as the Affordable Housing Density Bonus, or Satellite Dish Antennae requirements apply to your development request. These regulations are not limited to specific zones.
5. **Application Requirements.** Check with staff on what permits you need, and find out the submittal requirements. Information on City permit types, application procedures, and downloadable forms are found here: <https://www.imperialbeachca.gov/>
6. **Environmental Review.** Your project may also require analysis in accordance with the California Environmental Quality Act. More information is available in Title 16 of the Imperial Beach Municipal Code, available at: <https://qcode.us/codes/imperialbeach/>

A generalized flow chart of the permit process is:

## REVIEW PROCESS FOR DISCRETIONARY PROJECTS



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# Sea Level Rise Area Adaptation Strategy Checklist

As part of its efforts to improve resiliency, the City of Imperial Beach will monitor the impacts of Sea Level Rise (SLR) on the various areas of the City including the: 1) Pacific Coastline, 2) Estuary, 3) Bayfront and 4) Interior. For each area, strategies will be identified that provide the best options to preserve and enhance the environment, economy, and social character of the City. A checklist has been prepared to provide a systematic means for evaluation of strategies and triggers to guide planning and implementation of adaptation measures (see Attachment 1). Recognizing that SLR may have different impacts on different areas of the City, this checklist provides a framework for the collection and evaluation of monitoring data that can be used to maintain up-to-date information on vulnerabilities. The evaluation steps outlined by the checklist will be performed on a periodic basis as deemed necessary by the City for each of the areas, to gauge the necessity and feasibility of establishing various adaptation strategies. A range of alternatives and planning timeframes will be considered. Planning timeframes will vary by strategy and are shorter for such strategies as beach nourishment, while longer term strategies such as adapting existing infrastructure/property require more time to plan and secure funding.

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# Attachment 1

## Sea Level Rise Area Adaptation Strategy Checklist

### Sea Level Rise Area Adaptation Strategy Checklist

As part of its efforts to adapt to sea level rise the City of Imperial Beach will monitor the impacts of Sea Level Rise (SLR) on the various areas of the City and identify strategies that provide the best options to preserve and enhance the environment, economy, and social character of the City. This checklist is intended to provide a systematic means for evaluation of strategies and triggers to guide planning and implementation of resiliency measures. Recognizing that SLR may have different impacts on different areas of the City, this checklist provides a framework for the collection and evaluation of monitoring data that can be used to maintain up-to-date information on vulnerabilities. The evaluation steps outlined by the checklist will be performed on a periodic basis as deemed necessary by the City for each of the areas to gauge the necessity and feasibility of establishing various adaptation strategies. A range of alternatives and planning timeframes will be considered. Planning timeframes will vary by strategy and are shorter for such strategies as beach nourishment, while longer term strategies such as adapting existing infrastructure/property require more time to plan and secure funding.

### Imperial Beach Areas

- (1) Pacific Coastline
- (2) Estuary
- (3) Bayfront
- (4) Interior

### Monitoring

1. Use Tide Gauge trends or other best available resources:
  - a. Are trends consistent with the expected rate of change in the current Imperial Beach SLR Vulnerability Assessment?
    - i. Detail the extent to which they are higher/lower.
2. Track and detail SLR impact trends
  - (1) Pacific Coastline
    - a. Detail trends in beach width and sand volume change from the baseline year using SANDAG Shoreline Monitoring Program annual data for Imperial Beach
    - b. Detail frequency, duration, and severity of area flooding, tidal inundation, coastal erosion, and storm events including any subarea hotspots
    - c. Detail frequency and severity of public infrastructure and private property damage attributable to said events
    - d. Detail costs to respond to events (O&M, capital/renewal, and staffing)

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(2) Estuary

- a. Detail erosion trends
- b. Detail impacts to habitat
- c. Detail frequency, duration, and severity of area flooding, tidal inundation, coastal erosion, and storm events including any subarea hotspots
- d. Detail frequency and severity of public infrastructure and private property damage attributable to said events
- e. Detail costs to respond to events (O&M, capital/renewal, and staffing)

(3) Bayfront

- a. Detail erosion trends
- b. Detail impacts to habitat
- c. Detail frequency, duration, and severity of area flooding, tidal inundation, coastal erosion, and storm events including any subarea hotspots
- d. Detail frequency and severity of public infrastructure and private property damage attributable to said events
- e. Detail costs to respond to events (O&M, capital/renewal, and staffing)

(4) Interior

- a. Detail frequency, duration, and severity of area flooding, tidal inundation, coastal erosion, and storm events including any subarea hotspots
- b. Detail frequency and severity of public infrastructure and private property damage attributable to said events
- c. Identify any Pacific Coastline, Estuary, and/or Bayfront characteristics that contribute to said events
- d. Detail costs to respond to events (O&M, capital/renewal, and staffing)

3. Existing adaptation strategies

- (1) For each area (and subarea hotspots) describe current adaptation strategies being utilized (both City and non-City) and their effectiveness at protecting public infrastructure and private property (ex. beach nourishment, dunes, armoring, hybrid strategies, habitat restoration, living shorelines)
- (2) For each area (and subarea hotspots) describe the observed impacts of said strategies on:
  - a. Maintaining a walkable beach except in extreme tidal and storm events (Pacific Coast only)
  - b. Beaches, Estuary, Bayfront, and Interior
    - i. Public safety
    - ii. Public access
    - iii. Economic activity
    - iv. Recreational resources
    - v. Habitat
- (3) For each area strategy describe the frequency of utilized strategies, the average planning and delivery timeframe, the average length of their effectiveness (ex. times beach nourishment has occurred within a given time frame), and costs (Operations & Maintenance (O&M), capital/renewal costs, and staffing)
  - a. Describe the extent to which strategies are federal, state, regional, and/or local in nature
  - b. Describe funding sources for the strategies.
  - c. What is the planning and delivery horizon for the strategies?

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- d. What are the costs (O&M, capital/renewal costs, and staff time)
- (4) What is the estimated timeframe for continued effectiveness of these strategies?
- a. What is the reasonable maximum frequency that these strategies can be renewed to be fiscally and physically sustainable based on current funding sources and planning and delivery timeframes?
  - b. According to the most recent evaluation of monitoring data and assessment of vulnerabilities, when is it probable the City will need to shift to alternative area and/or subarea strategies?
4. Based on an assessment of available adaptation strategies, what alternative area/subarea strategies could be employed that most closely align with the City's goals of preserving and enhancing the environment, economy, and community character?
- (1) Maintaining a walkable beach except in extreme tidal and storm events (Pacific Coast only)
- a. Beaches, Estuary, Bayfront, and Interior
    - i. Public safety
    - ii. Public access
    - iii. Economic activity
    - iv. Recreational resources
    - v. Habitat
  - b. Are there opportunities to employ any of these strategies as demonstration projects in subarea hotspots?
- (2) What is the potential planning and delivery lead time for the different strategy options under consideration?
- a. Planning lead time
  - b. Delivery time
- (3) What are the strategy funding and partnership options?
- a. Federal
  - b. State
  - c. Regional
  - d. Local
- (4) Are the strategy options economically, fiscally, and technically feasible?

## Triggers

Based on the answers to the questions above provide the following information for each of the areas

1. Overall, existing strategies are sustainable and consistent with the City's goals of protecting the environment, economy, and social character of the community within the strategy planning and delivery timeline (Y) (N)
  - A. Y: Summarize and provide rationale based on the questions above
  - B. N (Trigger):
    - i. Provide rationale based on the questions above, including estimate of when they will no longer be sufficient
    - ii. Summarize considered alternatives, expected planning and delivery timelines, consistency with protection of the environment, economy, and community character, and their economic, fiscal, and technical feasibility
    - iii. Initiate planning process for feasible alternative adaptation strategies