

Table A-1: Summary Comparison of Proposed Draft LCP Policies regarding Sea Level Rise Adaptation and Existing LCP Policies

Draft LCP Policies		Summary Description of Existing LCP Policies (1980)	Description of Difference the Draft LCP Policies will Make
Policy No.	Summary Description		
GENERAL POLICIES			
Policy 1	<p>Key Coastal Act Policies. Adopts key policies derived from the Coastal Act, including:</p> <ul style="list-style-type: none"> - PRC 30235, which allows for shoreline protection structures when required to protect coastal dependent uses and existing structures - Public Resources Code (PRC) 30253, which requires that new development shall minimize risk to life and health and limit impact on natural landforms; and 	Includes same policies	No change.
Policy 2	<p>Sea-level Rise and Best Available Science. The City shall use best available science about projected sea level rise (SLR) and other climate change related environmental changes when addressing coastal hazards.</p>	No comparable language.	Clarifies that the City must use the best available science regarding climate change science when making determinations.
Policy 3	<p>Hazard Identification and Mapping. The City’s coastal hazards zones shall be mapped and updated as best available science is updated. Site specific maps and assessments may be required for individual projects.</p>	Narrative of where potential hazards may be experienced. Requires site specific technical studies for new development.	Clarifies that the City must prepare and update maps to identify projected hazardous areas. No changes to the requirement for analysis of projected coastal hazards on development.

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COASTAL HAZARDS AND SUBAREA ADAPTATION POLICIES			
Policy 4	Sea-level Rise Adaptation Plan. States that the City will implement the adaptation strategies as expressed in the General and subarea coastal hazard adaptation policies and provides findings that will need to be made at the project level to approve the adaptation strategies. The City shall monitor and update adaptation strategies.	Policy 4 states that all of the General and subarea coastal hazard adaptation policies will be implemented. Therefore see <i>Summary Description of Existing LCP Policies</i> for the general and subarea coastal hazard adaptation policies for an understanding of how the current LCP addresses comparable language.	Policy 4 states that all of the General and subarea coastal hazard adaptation policies will be implemented. Therefore see <i>Description of Difference the Final Draft LCP Policies will Make</i> for the general and subarea coastal hazard adaptation policies for an understanding of the difference the Final Draft LCP Policies will make.
Policy 5	Monitoring Shoreline Change. Requires the City to monitor shoreline changes and identify triggers for reassessment of adaptation plan.	No comparable language.	Will improve the amount of data the City will have to assess and implement adaptation strategies. Will require the City to develop triggers for reassessment of the adaptation plan.
Policy 6	Sea-level Rise Adaptation Plan Update. Requires the City to consider specific criteria, using the collected monitoring data, as part of regular reassessments of the adaptation policies.	No comparable language.	Requires the City to reevaluate the adaptation strategies based on collected data.

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Policy 7	Shoreline Mitigation Program. Requires the City to prepare a program to address the coastal resource impacts of existing and future shoreline protection projects in the City. The program will address the criteria listed in the policy including an inventory of public access and coastal resources; prioritizing improvements to maintain and improve coastal shoreline resources; define measures to achieve proportional mitigation or resource impacts; funding sources for improvements; and defining details for monitoring the program implementation and process for updating the program	Requires that coastal resources should be protected and mitigation is necessary to address impacts on coastal resources. The LCP identifies that trails can be use as mitigation for impacts on coastal viewsheds. A coastal access inventory with a description of baseline conditions and out-of-date recommendations.	Mitigation efforts will be organized to identify and prioritize improvements, establish a method of proportionality of mitigation, and funding for improvements. The monitoring and updating of the program will address any issues of ineffectiveness or irrelevant mitigation efforts,
Policy 8	Adaptation Funding. Directs the City to identify funding for SLR adaptation of public infrastructure through grants or develop a funding source.	Directs the City to reach out to other agencies to obtain funding.	Will encourage the City to develop a funding source in absence of available agency grant funding.
Policy 9	Transfer of Development. Allows continued use of the City’s transfer development rights programs to relocate development rights from coastal hazard zones (sending sites) to receiving sites outside of hazard zones.	Provides a process to transfer development rights.	No change.
Policies 10-11	Critical Transportation Infrastructure and Hazard Prone Infrastructure. Identifies the need to protect critical transportation corridors and critical infrastructure/services.	Discusses need to repair roads impacted by coastal hazards.	Strengthens the need to protect critical transportation corridors and critical infrastructure/services.

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Policy 12	Business Outreach. Require the City to provide assistance to businesses to promote business resiliency.	No comparable language.	Will direct the City to provide a technical assistance to business owners
Policy 13	High Water Program. Directs the City to research the feasibility of implementing a high water mark program.	No comparable language.	May result in additional data for the City to use to assess and implement adaptation strategies. The high water mark is an important data point to understand the extreme extent of the waterline.
Policy 14	Flood Ordinance Consistency. Amend City's flood damage prevention ordinance for consistency with the LCP.	Requires that the elevation of new structures are above the level of flood hazard of predetermined or theoretical events. Also requires establishing land use regulations that would not permit construction within a flood plain, encourages relocation of existing structures out of the flood plain, either through acquisition and removal and/or razing, or a combination of the above. ^a	May result in appropriate revisions to the flood damage prevention ordinance for consistency with the LCP.
Policy 15	LHMP Alignment. Amend the City's Local Hazard Mitigation Plan (LHMP) for consistency with the LCP.	No comparable language.	Will result in appropriate revisions to the LHMP for consistency with the LCP.

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SUBAREA POLICIES AND PROGRAMS			
Policies 16-18	Fairmont West Subarea: Shoreline Structures; Beach Nourishment; and Transfer of Development. Identifies shoreline structures for existing structures; beach nourishment; and transfer of development rights (TDR) adaptation strategies; and implementation triggers for these strategies for the Fairmont West subarea.	Identifies shoreline structures for existing structures and TDR adaptation strategies.	Will encourage beach nourishment with sand retention structures and provides environmental triggers of when to implement adaptation strategies.
Policies 19-20	West Edgemar and Pacific Manor Subarea: Shoreline Structures and Beach Nourishment. Identifies shoreline structures for existing structures and beach nourishment adaptation strategies and implementation triggers for these strategies for the West Edgemar and Pacific Manor subarea.	Identifies shoreline structures for existing structures.	Will encourage beach nourishment with sand retention structures and provides environmental triggers of when to implement adaptation strategies.
Policies 21-23	Northwest Sharp Park Subarea: Shoreline Structures; Beach Nourishment; and Flood Protection. Identifies shoreline structures for existing structures; beach nourishment; and flood protection adaptation strategies; and implementation triggers for these strategies for the Northwest Sharp Park subarea.	Identifies shoreline structures for existing structures.	Will encourage beach nourishment with sand retention structures, flood protection through elevating structures, and provides environmental triggers of when to implement adaptation strategies.

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Policies 24-29	<p><u>Sharp Park, W. Fairway Park, and Mori Point Subarea: Sharp Park Golf Course; Shoreline Structures; Structure Elevations; Beach Nourishment; and Flood Protection.</u> Identifies shoreline structures for existing structures and SF Golf Course; beach nourishment; and flood control and protection adaptation strategies; and implementation triggers for these strategies for the Sharp Park, W. Fairway Park and Mori Point subarea.</p>	Identifies shoreline structures for existing development and the SF Golf Course; and dredging the fresh water marsh at the golf course as a customary flood protection measure.	Will specifically encourage the extension of the Beach Blvd seawall to the Sharp Park Golf Course Berm, encourage beach nourishment with sand retention structures; will provide direction on modern flood control and protection measures using a storm water basin, pump station, levees, and elevating structures, and provides environmental triggers of when to implement adaptation strategies.
Policies 30-35	<p><u>Rockaway, Quarry and Headlands Subarea: Shoreline Structures; Shoreline Protection, Public Access, Beach Nourishment; Development Setbacks; and Transfer of Development.</u> Identifies shoreline structures for existing structures and Highway 1; beach nourishment; and TDR adaptation strategies; and implementation triggers for these strategies for the Rockaway, Quarry and Headlands subarea.</p>	Identifies shoreline structures for existing development and new development must meet shoreline setbacks	Will encourage preparation for protection of Highway 1, beach nourishment, and TDR and provides environmental triggers of when to implement adaptation strategies.

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Policies 36-41	Pacifica State Beach and West Linda Mar Subareas: Shoreline Protection; Highway One Protection; Beach Nourishment; Flood Protection; and Groundwater Management. Identifies shoreline structures for existing structures and Highway 1; beach nourishment; and flood protection and control adaptation strategies; and implementation triggers for these strategies for the Pacifica State Beach and West Linda Mar subareas.	Allows for shoreline structures for existing structures and flood control and protection improvements for the West Linda Mar subarea ^a .	Will encourage preparation for protection of Highway 1, shoreline protection for the Pacifica State Beach parking lot and Linda Mar pump station, beach nourishment, flood protection of the Linda Mar pump station, and provides environmental triggers of when to implement adaptation strategies.
Policies 42-43	Pedro Point and Shelter Cove Subarea: Shoreline Structure Upgrades and Flood Protection. Identifies shoreline structures for existing structures and flood protection adaptation strategies for the Pedro Point and Shelter Cove subarea.	Identifies shoreline structures for existing structures and flood prevention hazards.	No change.
STANDARD POLICIES FOR NEW SHORELINE DEVELOPMENT			
Policy 44	Technical Reports. Requires that new development on the shoreline will require technical reports and criteria for the technical reports.	Discusses the need for geologic, seismic, and storm studies for new developments. ^a	Provides clarity on technical report standards for new shoreline developments.

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Policy 45	Siting and Design. Requires that new development on vacant shoreline property be safely setback from coastal hazards for 100 years and requires that applicants of new developments record their acknowledgement that the development does not qualify as a development structure entitled to shoreline protection and a waiver of rights to such protection..	Requires that new development be safely setback from coastal hazards for 100 years and does not allow for shoreline structures as mitigation (Consistent with Coastal Act Section 30253).	Will establish an acknowledgment that new development on vacant shoreline property would be ineligible for shoreline protection structure, which will manage property owner’s expectations if/when coastal hazards threaten the development. This is consistent with Coastal Commission’s Sea Level Rise Policy Guidance.
Policy 46	Assumption of Risk by Private Landowners. Requires shoreline property owners to record an indemnification clause on the property as part of permit approval of new development to protect the City.	No comparable language.	Will manage shoreline property owner’s expectations if/when coastal hazards threaten the development and will provide legal protection to the City.
Policy 47	MHTL Development in Shoreline Areas. Requires applications for low lying developments adjacent to coastal waters to include results from a recently conducted Mean High Tide Line (MHTL) survey. MHTL surveys should be repeated as directed.	No comparable language.	Surveys will inform property owner of a low-lying development adjacent to coastal waters, California State Lands Commission, and the City of any encroachment of development on the State Public Trust Lands.
Policy 48	Bluff Face Development. Prohibits bluff face developments in areas/uses not specifically listed in the policy.	Identifies shoreline structures for existing structures and where vertical access points should be located.	Clarifies that bluff face developments are not allowed except for as detailed.
Policy 49	Minor Development in Shoreline Areas. Identifies that minor developments may be located in a shoreline area in certain circumstances.	Identified in some subareas that minor developments may be located in shoreline areas in certain circumstances.	Broadens the ability to create minor development in shoreline areas and establishes removal requirements.

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Policy 50	Non-conforming Structures in Shoreline Areas. Allows for existing development that is legally non-conforming with an LCP standard to expand or redevelop in accordance with the LCP and the Coastal Act. The non-conformity will not be allowed to be increased.	No comparable language.	Clarifies the requirements for redevelopment and expansion projects of legally non-conforming existing development.
Policy 51	Protection of Private Property in Hazardous Areas. Indicates that where full adherence with all LCP policies would preclude a reasonable economic use of the property as a whole, the City may allow the minimum economic use and/or development of the property necessary to avoid an unconstitutional taking of private property.	States that if the “net developable area”, as determined by detailed geotechnical studies and established hazard setbacks, is less than the minimum area per unit, one unit per parcel would be permitted as long as the property conforms to all geotechnical standards.	No substantial change. Clarifies that the City will avoid an unconstitutional taking of private property.
Policy 52	Habitat Sea-level Rise Migration Buffers. Requires a habitat buffer for new developments, if appropriate.	Identifies areas where special habitat exists and that protection of habitat is consistent with the Coastal Act.	Provides additional requirements for new developments to consider and provide space for habitats to migrate with coastal hazards.
Policy 53	Stormwater and Dry Weather Flows. Requires new development to provide drainage and erosion control facilities and prohibits the bluff top runoff to be directed to the beach or ocean in absence of a drainage system.	Identifies that development shall not contribute significantly to erosion and identifies the need for proper drainage improvements.	No change.
Policy 54	Reduction of Greenhouse Gases. Requires new development to include solar panels and other GHG reducing technology.	Requires the minimization of energy consumption.	Provides more direction on reducing GHG emissions.
STANDARD POLICIES FOR SHORELINE STRUCTURES			

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Policy 55	Soft Shoreline Protection. Encourages the use of soft or natural shoreline protection methods, such as dune restoration and beach/sand nourishment as alternatives to hard shoreline protective devices.	No comparable language.	Will encourage the use beach nourishment over sea wall as appropriate.
Policy 56	Beach Nourishment. Requires the City to develop and implement a beach nourishment program. The program shall address the criteria listed in the policy.	No comparable language.	Provides direction for the development and implementation of a beach nourishment program.
Policy 57	Existing Shoreline Protection. Allows for the repair and maintenance of shoreline protection structures. Provides definition of repair and maintenance and details when a shoreline structure is considered new.	No comparable language.	Clarifies that repair and maintenance of an existing shoreline protection structure is allowed.
Policy 58	New Shoreline Structures. Allows shoreline protection structures for coastal dependent uses and existing developments consistent with the LCP subarea policies when designed to mitigate adverse impacts on sand supply and no less environmentally damaging alternatives are feasible.	Allows shoreline protection structures for coastal dependent uses and existing developments consistent when designed to mitigate adverse impacts on sand supply.	Includes the consideration of less environmentally damaging alternatives.
Policy 59	Authorization Limits of New Shoreline Structures, 30235 Coastal Act. Clarifies that shoreline protection structures shall only be authorized until the time when the existing principal development structure or adjacent development structures that are protected by such a device: 1) is no longer present or 2) no longer requires armoring.	No comparable language.	Clarifies limitation of shoreline protection structures authorization.

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Policy 60	Mitigating Impacts of New Shoreline Structures. Requires mitigation of impacts of new shoreline structures. Policy provides list of potential coastal resources that could be impacted.	Requires mitigation to address impacts from shoreline protection projects.	Clarifies a broad range of coastal resources and mitigation options that should be considered as part of approval new shoreline protection structures.
Policy 61	Monitoring Plan for New Shoreline Structures. Requires monitoring program for new, replaced or repaired shoreline structures. The plan would be required to address the criteria in the policy.	No comparable language.	Shoreline protection structures will be regularly monitored.
STANDARD POLICIES FOR COASTAL FLOODING AND OTHER HAZARDS			
Policies 62-66	Flooding; Flood Risk; Steep Slopes and Landslides; Seismic Hazards; and Tsunami Hazards. Requires new development to minimize risks from flooding (applicable to developments in flood hazard zones), steep slopes and landslides (applicable to developments on steep slopes), seismic hazards, and tsunamis (applicable to developments in tsunami run-up zones).	Requires new development to minimize risks from flooding, steep slopes and landslides, seismic hazards, and tsunami run-up zones. ^a	New policies provide additional specifics but no substantial change.
Policy 67	Bluff Drainage and Erosion. Directs the City to find funds to investigate the impacts from groundwater flows.	No comparable language.	May lead to the identification of projects that could reduce bluff erosion.
Note:			
a. Language is included in 1980 General Plan			