

Public Comments

Oral Comments



June 9, 2021
City Council Special Meeting



June 7, 2021

Pacifica City Council
City of Pacifica City Hall
170 Santa Maria Avenue
Pacifica, CA 94044

Re: Pacifica Beach Boulevard Infrastructure Project Alternatives

Dear Mayor Beckmeyer and City Council Members,

The San Mateo County Chapter of Surfrider Foundation submits the following comments on the City of Pacifica's Beach Boulevard Infrastructure Project Alternatives as presented in the Beach Boulevard Project Workshop #4. The Surfrider Foundation is a non-profit, environmental organization dedicated to the protection and enjoyment of the world's oceans, waves and beaches for all people.

After a review of the Alternatives Analysis document, it is clear that the alternatives analysis only very briefly considers living shorelines and landward relocation, and prematurely rules out these options. There was no review of alternative elements beyond a sea wall, including no review of landward relocation and living shoreline options or a combination of alternatives to hard armoring.

Over the course of the four workshops many local residents have commented that this process appears to be an "all or nothing" project predetermined by Pacifica's City Council as they limited the consultants to analyze and consider only options that the City Council had already decided upon in advance, rather than exploring all possible options. The consultants verbally confirmed City Council's request for a limited scope at workshops #3 and #4, in spite of significant local community interest expressed at these workshops in seeing alternatives to hard armoring solutions.

None of the Beach Boulevard alternatives nor the other projects currently being considered in Pacifica have taken into account moving sewer and utility lines located close to the shoreline under the street. These are in jeopardy and will need to be addressed at some point, and opportunities to move them could happen as upgrades occur. Surfrider encourages the City to prepare a plan for moving at risk utility and sewer lines rather than continuing to upgrade and maintain them in their current location, thereby creating a false justification for hard armoring and enabling more development in a hazard zone.

Additionally, as many workshop attendees mentioned during Workshop #4, this project does not consider a long enough planning horizon. The preferred alternatives of a seawall designed for a 50-year planning horizon, would perpetuate maladaptive development in a coastal hazard zone.

Surfrider urges the City of Pacifica to look for solutions that will restore Pacifica's beach. The beach once was, and still can be, the City's greatest asset - but this proposal favors a sidewalk and roadway over protecting the coast itself. Coastal access is meaningful when there's a coast and beach to visit. Hard armoring such as a seawall or riprap exacerbate erosion. Before the seawall was put in place in the 1980's, Pacifica had much more beach space. This beautiful beach that has been lost could be in our future if we set the vision for it today. Photos of the beach from 1979 bear this out. The consultants stated during workshop #4 that if the more damaging solutions are chosen (seawall and/or rock revetment), the result is more damage to the shoreline in future and less likelihood of restoring any kind of beach or offshore habitat once that scouring has occurred, as the trough created will produce irreversible damage. Hard armoring will also possibly increase impacts to the shoreline and beaches further north and south of the area, precipitating erosion of Pacifica's remaining beaches and a perceived need for expanded armoring. From a whole landscape perspective, this perpetuates a destructive cycle.

The issue of sea level rise isn't going to go away and it deserves a holistic approach and consideration as part of all infrastructure decisions in Pacifica. There is no perfect solution to any of these dilemmas, but there are ways to approach them with long-term planning to nurture the coastline while ensuring Pacifica has a more resilient future (both environmentally and financially), that preserves the beauty and culture of the place, and does right by the long-term residents whose properties will eventually be impacted.

As part of a long-term planning process, any new development should be required to be constructed outside of coastal hazard zones, however the Pacifica City Council members have made comments during these workshops and during City Council meetings, that there are significant new real estate projects (hotel, affordable housing, and private development) proposed that are dependent on the seawall and revetment alternative. Allowing risky new development to drive these decisions, without serious consideration of long-term planning and alternative solutions for adaptation is counter to the California Coastal Commission's guidance and will potentially place more people at risk in future.

Our Surfrider Chapter is also concerned that negative remarks about the Coastal Commission have been made at public City Council meetings by Council members, indicating an unwillingness to consider or follow Coastal Commission guidance and to dismiss science-driven sea level rise solutions. We encourage Pacifica City Council members to look more deeply and open-mindedly at this issue and to consider a more collaborative approach with the Coastal Commission.

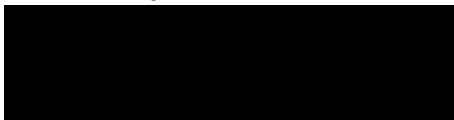
Many municipalities are looking at the issue of sea level rise as an opportunity to plan for a more resilient and stable future that confers economic, cultural, health, and environmental benefits to their cities. The City of Half Moon Bay is one example in this regard. It is also

possible that as markets recognize the liability of real estate in coastal hazard zones, areas that continue to invest in destructive hard armoring and development in hazard zones will fall further behind economically and will incur greater costs over the long term. Grant dollars and other funding mechanisms are already beginning to favor planning and projects that offer more sustainable solutions and ideas with forward-thinking visions for the future that preserve shorelines and coastal habitat and provide beaches for visitors to enjoy. Beach recreation activities are an important visitor revenue stream for many businesses in Pacifica including restaurants, coffee shops, grocery stores, pharmacies, surf shops, and gas stations among others.

Surfrider Foundation's San Mateo County Chapter opposes the seawall or rock revetment alternatives presented in this analysis, and we instead advocate for solutions that include living shorelines, landward relocation, or a combined landward relocation and living shoreline strategy. We recognize that a temporary minimal stop-gap renovation of the seawall north of the pier as an interim approach may be necessary, and we would only support this short-term band-aid as part of a longer-term plan with a specific transition timeline for that section.

Thank you for considering our comments.

Sincerely,



Kimberly Williams
Secretary and Policy Manager
San Mateo County Chapter
Surfrider Foundation

CC: Steve Padilla, Chair, California Coastal Commission
Jack Ainsworth, Executive Director, California Coastal Commission
Jeannine Manna, North Central Coast District Manager
Kevin Mullin, California State Assembly 22nd District
Josh Becker, California Senator 13th District
Jackie Speier, Congresswoman 14th District

From: [Stan Zeavin](#)
To: [Beckmeyer, Sue](#); [O'Neill, Mike](#); [Vaterlaus, Sue](#); [Bier, Mary](#); [Bigstvyck, Tygarjas](#)
Cc: [Woodhouse, Kevin](#); [Wehrmeister, Tina](#); [O'Connor, Bonny](#); [Marquez, Ryan](#)
Subject: Comments on BBIRP
Date: Tuesday, June 8, 2021 8:31:35 PM

[CAUTION: External Email]

City Council
Pacifica, Ca.

PACIFICA BEACH BOULEVARD INFRASTRUCTURE ALTERNATIVES

Dear Members of the Pacifica City Council,

I wish to address several issues in your BBIRP which concern me.

Why is the city council choosing to ignore for the next 50 years the most important infrastructure problem in Sharp Park, the reconfiguration of the sewer system?

The city council stated in the new LCP, in opposition to the California Coastal Commission (CCC) guidelines and suggestions, that there will be no landward relocation (managed retreat) solutions. Consequently, the only actual remaining solutions left are the various forms of hard armoring and living shorelines (sand nourishment, reefs, etc.) which greatly limited the consultants (GHD) project choices. Any plans for the sewer system are banished until the next LCP, whenever that is (20 – 40 years?). Although tipping points are mentioned, without an associated plan it could be many, many years before a plan is developed and building completed. That could be a very long time for those in harms way.

The various walls being discussed are limited by the 2 foot sea level rise (SLR) parameter in the report. A half decade ago, the Moffatt and Nichol report, authorized by Pacifica, was using 5½ feet of SLR to the end of the century. Most recent studies by various scientific groups are suggesting from 4' to 15' of SLR by the end of the century. **By not looking at various scenarios over 2', is this LCP, as presently written, creating a possible high risk situation for the people living on Beach Blvd?**

The life expectancy of the wall or the hybrid wall is supposedly 50 years, or, once built, should last until 2075. The city has stated that they will deal with the Sharp Park sewer system near the end of the wall's life. Why wait so long considering the wall is being justified for the protection of the sewer system? **The real reason for the wall is to get new development to commit to build new housing, hotels and a downtown in a flood zone.**

Another concern is the sand nourishment in the hybrid configuration. It is going to be a thin layer of sand in front of the rock revetment. About 6 years ago, a sediment study group,

authorized by the state and consisting of the Army Corps of Engineers (ACE), with scientists, engineers and politicians from San Francisco and San Mateo Counties. This study group estimated that sand nourishment along the Pacifica coastline, could last from 5 to 15 years depending on the angle of the coast to the direction of the tide. There doesn't seem to be much chance that the thin layer of sand will last 15 years, or that the city will be able to get away with just 2 more nourishments. It is well known that with armoring and revetments, the sand will be washed away much more quickly than if it was part of a living shoreline. **There is a big possibility that the city will abandon sand nourishment because of the additional cost. The city will be left with no beach, a wall and a stack of rocks.**

Lastly, what if we can't raise the money for this massive project? **Why is there is no secondary plan?**

Why is the city council not thinking long term? Why is the city council spending all this money in Sharp Park thereby shorting the rest of the city?

The wall and hybrid system is a short term solution to a long term problem. The Sharp Park pump serves over 16 thousand residents while the homes immediately behind the wall consists of less than just 6% of the people in Pacifica. The vast majority of the residents in Pacifica north of Mori Point would best be served by a temporary fix of the north part of the wall to allow for planning for and moving the pump station and associated sewer lines. **The city would have an easier time finding money for that infrastructure project.**

Beyond Sharp Park, other areas of the city need attention too. The homes in west Linda Mar, which are below sea level, and the homes above our crumbling cliffs are just two examples.

There are several alternatives to a fifty year wall. Among them is to buy all the shore side homes with the help of the state (there is a bill pending that will help to do just that). The city can then rent the homes until they are no longer usable.

I strongly urge the city council to allow GHD leeway to include alternatives not limited by our LCP. The project is too short sighted. In the case that money for the wall is not forthcoming or if the CCC doesn't accept the present choices, then what?

Stan Zeavin



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TO: Pacifica City Council <citycouncil@ci.pacifica.ca.us>
 City Manager <kwoodhouse@ci.pacifica.ca.us>
 Planning <wehrmeister@ci.pacifica.ca.us>
 BBIRP <marquezz@ci.pacifica.ca.us>
 FROM: James Kremer
 DATE: June 8, 2021
 SUBJ: June 9th BBIRP meeting

I am unable to attend the Council Meeting June 9, but respectfully submit these comments.
 (...just as well, as they would take more than 2 minutes!)

I have nagging concerns that **the charge of work given to GHD was not sufficiently wide** to encourage consideration of the full range of appropriate options. Why my concern? In response to questions about the scope of work, their answer was consistently that they had to be consistent with the project goals. Sounds reasonable, but begs the question how narrow these goals were? Specifically, as one overt example: Who gave the consultants guidance that options explicitly listed in the contractual plan-of-work could be relegated in the final reports as “considered but not evaluated”? In short, this has not been a sufficiently open and broad-based study.

I have also suggested that opportunities for **public input have only been allowed before detailed reports are available**, i.e. public input was on alternatives not fleshed out with essential design details.

This concern is again exemplified by the upcoming meeting 6/9/2021. Why is the hybrid option as presented in the Final Report on Alternatives only one that includes reduced seawall+rock apron+sand. What if sand re-nourishment should be excluded as impractically expensive with unpredictable efficacy, and thus ill-advised and likely doomed to failure? Yet this one hybrid appears to be what Council will see and vote on. And in any case, will public have any chance to study other specific alternatives – which certainly exist and should be weighed in detail– and then comment?

Does the city appreciate the extent to which **this timing of opportunities for public input minimized their chance of relevance**? It doesn't always feel that the City seeks a meaningful partnership.

I don't feel like a “naysayer.” I do appreciate **a need for improved armor North of the pier**, where failures have been frequent. I have tried to offer constructive input throughout the process, which has often been dismissed as not consistent with the project goals (even some explicitly listed in the original contract).

So, what do I favor? **A variation on the hybrid makes sense – a seawall of reduced height with a limited low-slope rock apron.** Scour will still be a major concern; an apron seems to offer more in this respect than just lowering the wall; and sand resupply should be avoided. The reductions of material and expense compared to the high wall or full revetment are attractive. This armor plan may not be appropriate over the project length, which need not be as bad as it sounds.

This brings me to my last major concern – the **scope and vision of this approach are limited**. A major rationale for a limited armor installation North of the Pier is that it could offer relatively expedient protection that is needed soon and in the short term. A grand plan, either high seawall or a hybrid combined with perpetual sand nourishment along the entire length of Beach Blvd, is not prudent. It will meet regulatory resistance. It will be expensive. It will not guarantee protection. It is not actually a appropriate long term plan. A better long term plan can include limited armor as soon as possible, but must consider moving infrastructure, ideally with the time that buys. It should consider the esthetic and economic value of a usable coastline, which the grand plan will compromise.

It should consider practicality, likelihood of funding, and expediency. The grand plan will very likely exacerbate all these challenges.

In conclusion, I will take the opportunity to reiterate some major worries I have.

The **CCC is not our adversary**. We would do well to work in good faith with their legal and experienced guidance. This would be faster and less expensive.

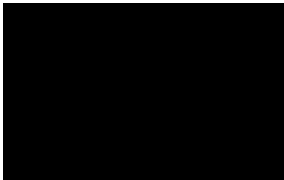
What is our Plan B? In every scenario, unexpected catastrophic failure could create an emergency for Beach Blvd infrastructure and property. How can we justify a plan that will take a longer time and be more difficult to fund because of its controversial grand scope? Why are we not planning concurrently for short term protection and moving infrastructure?

It appears the **scope has escalated** leading to the whole BBIRP. The physical failures have all been along the limited reach North of the pier. A proportional response here could well be superior.

A grand plan for **armoring is not resiliency**. It is resistance, not sustainability.

Are we being suitably cautious? Our future threats are not just sea level rise. Higher energy storms boost not just waves and surge threatening coastside overwash and erosion, but also landslides and flooding. Current science make clear that predictions are non-linear and seem to be bending even steeper.

While the City certainly appreciates risks to infrastructure, private property, and the hopes for a major business center, **not all of these should carry equal weight** in guiding our planning. If a real long-term vision guided this, infrastructure and armor protection would be planned *concurrently* as the former directly advises the latter.



James Kremer PH.D.

Professor of Marine Science, emeritus

Technical Comments to GHD

Public questions earlier asked for real examples of successful sand re-nourishment that are comparable to our coastline. With respect, the examples GHD offered last workshop when asked to identify comparable sites were not germane. Our steep near-shore slope & high energy exposure, where encroachment has already abutted the existing protection, is meaningfully different from the cases that were offered.

As for the sand nourishment cycle time – your 15 years seems optimistic. My guess is 5 or less. Most importantly, would it not be helpful to the City to recognize that an unexpected extreme event could remove this expensive nourishment in less than even 5 yrs with bad luck. I urge you to put confidence limits, or better **worst case** estimates on these time and budget scenarios, so the City can appreciate the potential but real implications.

Apropos of uncertainty – Your report considered sensitivity analysis on category weightings, but not on the parameters in the computations within each category. Aren't these uncertainties worth considering and evaluating? I have substantial numerical modeling experience – in coupled physical-ecological coastal ecosystems – and parameter uncertainty can swamp error propagation.

Montemayor, Joshua

From: Montemayor, Joshua
Sent: Wednesday, June 9, 2021 9:37 PM
To: Montemayor, Joshua
Subject: RE: Pacifica City Council, Special Meeting, June 9, 2021, Agenda Item #2

From: Cindy Abbott [REDACTED]
Sent: Wednesday, June 9, 2021 12:25 PM
To: Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Bier, Mary <bierm@ci.pacifica.ca.us>; Bigstych, Tygarjas <bigstycht@ci.pacifica.ca.us>; O'Neill, Mike <o'neillm@ci.pacifica.ca.us>; Vaterlaus, Sue <vaterlauss@ci.pacifica.ca.us>
Cc: Woodhouse, Kevin <kwoodhouse@pacifica.gov>; Coffey, Sarah <scoffey@pacifica.gov>; [REDACTED]
Subject: Pacifica City Council, Special Meeting, June 9, 2021, Agenda Item #2

[CAUTION: External Email]

Mayor Sue Beckmeyer
Mayor Pro Tem Mary Bier
Councilmember Tygarjas Bigstych
Councilmember Mike O'Neill
Councilmember Sue Vaterlaus

Re: Beach Boulevard Infrastructure Resiliency Project
Pacifica City Council, Special Meeting, June 9, 2021, Agenda Item #2

Dear Mayor Beckmeyer and Councilmembers,

The City of Pacifica and other municipalities throughout the State of California (and the entire country) are at a crossroads. Do we continue the practice of hard-armoring the California coastline that over decades has been shown not only to be an ineffective solution to erosion, but that is also detrimental to the restoration and preservation of our beaches? Do we undertake the ongoing costly practice of trying to nourish our beaches that will serve as only a temporary fix? Or does the City have the courage to do what will be ultimately be necessary and consider NOW a visionary approach that allows the community to learn to live with the majesty of the ocean and doesn't push the impact of increasing storms and sea level rise resulting from the climate crisis to future councils and generations of citizens?

I'm concerned that the project scope extends the entire length of the current seawalls and even extends its current length – though staff reports and historical knowledge clearly recognizes that past failures have occurred adjacent to the pier itself and along the part of the wall north of the pier -- which is a reinforced earth retaining wall, not an actual sea wall. I'm uncomfortable with not looking into a near-term project of smaller scope that can provide the opportunity to bolster the wall north of the pier while simultaneously providing time for the City of Pacifica to initiate a robust project of relocating infrastructure (sewer and utility lines) landward.

The Beach Boulevard Infrastructure Resiliency Plan documentation has noted that a purpose of this project is to “serve as a catalyst for commercial develop and private investment in Pacifica”. This intention is misguided, will harm one of our most vital assets in Pacifica – the coastline and beaches and access to it – and seems to be in distinct denial of, or an attempt to maneuver around, the California Coastal Act that specifies no seawalls to protect new development.

Our 1980 LCP —which is what is currently in effect, just like our 1980 General Plan -- states no new development unless it can exist, on its own, for 100 years, and yet this expensive engineering “solution” is indicated to only be viable for the next 50 years and will address only 2 feet of sea level rise. This is extremely shortsighted.

The staff report indicates that Phase 2 of this project will take another 2-5 years and another \$2-3 million. The overall project in today’s dollars is anticipated to be over \$114 million. There is still no specific source of funding (“city staff has identified many different **possible** local, regional, state and federal sources that **may be** able to be combined to **help assist** funding this project). While staff and the consultants have held four community workshops, they have been attended by less than 1% of the population. Much more community outreach is needed, as the entire city may be asked to fund this work.

Our city needs vision. We need to accept science. And we need to accept the reality that with the miles of impacted shoreline not only in California but throughout the nation that other projects will potentially outweigh what some think is necessary here in Pacifica.

Will you be the council that provides the opportunity for the City to develop a holistic plan for a sustainable and resilient future? Will you help the community work through the difficult conversations that need to be had about the climate crisis? Will you welcome the expertise and guidance of staff at the California Coastal Commission who work in this area on a daily basis? Will you support the conversation and advocate State and Federal legislators to enact innovative new protocols such as Senate Bill 83, Sea Level Rise Revolving Loan Program? Or will you only continue a single-track that places energy on protecting personal property rights of a few above responsibility to the overall community and environment?

You have an amazing opportunity tonight to vote for the long-term viability of our city by focusing on the future with a vision that emphasizes a resilient coastline for generations to come. Please vote for an alternative action that considers a project of smaller scope to address the north section of the Beach Boulevard wall while building a new toolbox of alternatives that will be necessary for a coastal community facing ongoing erosion and storm impacts exacerbated by the increasing climate crisis.

Sincerely,

Cindy Abbott

West Sharp Park

Cc:

Jeannine Manna, North Central Coast District Manager, California Coastal Commission (CCC)

Julia Kopperman Norton, Coastal Planner, North Central Coast District, CCC

Kevin Woodhouse, City Manager, Pacifica

Sarah Coffey, City Clerk, Pacifica

Via USPS Mail:

Carole Groom, San Mateo County Supervisor, California Coastal Commissioner
Jackie Speier, Congresswoman 14th District
Anna Eshoo, Congresswoman, 18th District
Josh Becker, California Senator 13th District
Kevin Mullin, California state Assembly 22nd District

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From: [Woodhouse, Kevin](#)
To: [Wright, Shelby](#)
Cc: [Wehrmeister, Tina](#); [Petersen, Lisa](#); [Marquez, Ryan](#)
Subject: FW: Pacifica City Council Special Meeting June 9th, 2021. Agenda Item 2
Date: Wednesday, June 9, 2021 2:48:35 PM

For Comments received before council meeting.

From: Summer Lee [REDACTED]
Sent: Wednesday, June 9, 2021 2:45 PM
To: Beckmeyer, Sue <beckmeyers@ci.pacifica.ca.us>; Bier, Mary <bierm@ci.pacifica.ca.us>; Bigstyck, Tygarjas <bigstyckt@ci.pacifica.ca.us>; O'Neill, Mike <o'neillm@ci.pacifica.ca.us>; O'Neill, Mike <o'neillm@ci.pacifica.ca.us>; Vaterlaus, Sue <vaterlauss@ci.pacifica.ca.us>; Woodhouse, Kevin <kwoodhouse@pacifica.gov>; Coffey, Sarah <scoffey@pacifica.gov>; [REDACTED]
Subject: Pacifica City Council Special Meeting June 9th, 2021. Agenda Item 2

[CAUTION: External Email]

Dear Mayor, Council Members, and Staff,

I am writing to ask you to consider an alternative to the sea wall project that will be proposed to you tonight.

As people vested with looking out for the welfare of citizens, please consider a solution that includes a smaller scoped project of immediate repair to the north wall, but works towards a sustainable vision that addresses the real needs of that entire area, the entire Pacifica coastline, including the relocation of important infrastructure -- with a scope that addresses realistic sea level rise impacts and that looks farther into the future than 50 years.

The LCLUP and the General Plan that guide this decision-making process are out of date and non-compliant. And even the 1980 LCP and GP had the vision to state that development must be viable for 100 years on its own. Moving forward with this armoring project of yesteryear now lessens the chances it will actually be funded and built, all while precious city resources will continue to be wasted as more viable solutions like revolving loan programs and adaptation strategies pass us by.

In the end, this proposed armoring project will not provide economic revitalization but quite the opposite, as beaches -- not walls -- attract people to our town. Insurers will stop insuring properties whose values will plummet as the floodline encroaches. And a downtown Sharp Park commercial center has never materialized, and will never materialize to cover the infrastructure burdens of the City, nonetheless the cost of this sea wall. Nor is it equitable that a small amount of private property interests are being protected while miles of other shoreline will be left without funding. An expensive, massive municipal project that with wild optimism will last 50 years is detrimental to those who live in Sharp Park and will be an economically-stifling burden on the community who will be left to pay for it, the homes, and sewage lines as they slip into the ocean.

Sincerely,
Summer Lee
Resident of Pacifica since 2000

From: [Marquez, Ryan](#)
To: [Wright, Shelby](#)
Cc: [Traver, Michelle](#)
Subject: FW: BBIRP City Council Agenda Item - 6/9/2021
Date: Wednesday, June 9, 2021 2:01:39 PM
Attachments: [REDACTED]

And just received this.

From: KoppmanNorton, Julia@Coastal [mailto:[REDACTED]]
Sent: Wednesday, June 9, 2021 1:58 PM
To: Marquez, Ryan <marquezz@ci.pacifica.ca.us>
Cc: Petersen, Lisa <petersenl@ci.pacifica.ca.us>; Bautista, Sam <bautistas@ci.pacifica.ca.us>; REXING, Stephanie@Coastal [REDACTED]
Subject: BBIRP City Council Agenda Item - 6/9/2021

[CAUTION: External Email]

Hi Ryan,

I hope you're doing well. Please pass along the following comments to the City Council regarding the BBIRP in advance of tonight's hearing on Phase I of the project, and let me know if you have any questions.

—
Commission staff met with City staff on October 8, 2020 and on April 26, 2021 to discuss the initial framework for the Beach Boulevard Infrastructure Resiliency Project. As discussed in those meetings, a robust alternatives analysis for this project will be necessary. As part of this alternatives analysis, a variety of hybrid options should be considered to account for the varying shoreline conditions along the stretch of Beach Boulevard. We will also need not only an analysis of the medium-high sea level rise (SLR) scenario from the 2018 SLR guidance, but also a range of SLR scenarios, including the H++ (extreme) scenario. This isn't to say that the final design will need to be designed based off of the H++, but given the scale of the project and how much we know relies on the seawall (residential development as well as transportation and utility infrastructure), we need to understand the implications of the worst-case scenario and ensure the design makes the most sense in terms of risks, anticipated lifetime, project purpose, etc. Further, we will want to see documentation showing when relevant infrastructure was built.

Thanks!

Best,

Julia

Julia Koppman Norton
North Central Coast District Supervisor
California Coastal Commission



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