



# City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1356 Fax: (619) 424-4093

**NOTICE OF INTENT TO ADOPT AND NOTICE OF AVAILABILITY FOR  
PUBLIC REVIEW AND COMMENT OF A DRAFT NEGATIVE DECLARATION (ND) AND  
INITIAL STUDY (IS)/ENVIRONMENTAL CHECKLIST AND  
A DRAFT GENERAL PLAN/LOCAL COASTAL PROGRAM (LCP) UPDATE AND  
CLIMATE ACTION PLAN (CAP) FOR  
THE 2019 RESILIENT IMPERIAL BEACH (RIB) PROJECT. MF 1234**

**Draft ND/LCP/CAP Public Review and Comment Period: March 25, 2019 to May 15, 2019**

The City of Imperial Beach (the City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared and intends to adopt a Negative Declaration (ND) for the General Plan/Local Coastal Program (LCP) Update and Climate Action Plan (CAP) that will also be considered for approval. The City is hereby notifying agencies and members of the public that may be interested in the project as to the availability of the draft ND, draft LCP, the draft CAP, and the procedures for public review and comment on the documents.

**Project Location:** The project is located within the entire jurisdiction of the City of Imperial Beach.

**Project Description:** The Imperial Beach General Plan/ Local Coastal Program (LCP) and Climate Action Plan (CAP) Project provides updated policy direction to improve the City's resiliency to sea level rise and climate change while also advancing the City's environmental, economic, and community goals. Further, the City's longstanding vision to maintain the City's "small town, quiet, casual atmosphere" while enhancing economic development and improving environmental quality is a major focus of the General Plan/LCP, and CAP. A City's General Plan guides near-term and long-term growth and development in the community, and because 87 percent of Imperial Beach is within the Coastal Zone, the General Plan also includes the LCP. An 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 (CCC). 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 through the provisions of the City's Zoning Ordinance (Title 19 of the Municipal Code). The LUP includes updates to: the Land Use Element, Mobility Element (including a Complete Streets Policy), Conservation and Ecotourism Element, Parks, Recreation and Coastal Access Element, Safety Element, and Design Element. The CAP establishes a roadmap for the City to meet the 2020 and 2030 Greenhouse Gas (GHG) reduction targets that was established by the State with the passage of AB 32 (the 2006 Global Warming Solutions Act) and become a more sustainable, adaptable, and resilient community. The Project emphasizes long-term collaboration at all levels of government, the private and non-profit sectors, and Imperial Beach residents for successful long-term General Plan/LCP and CAP implementation. The CAP has been developed concurrently with the City of Imperial Beach General Plan/Local Coastal Program (LCP) Update. The LCP Update will need to be certified by the CCC in order for it to be effective. Additionally, the Project includes the redesignation and the rezoning of salt marsh Pond 10A located in the northern part of the City from Urban Reserve to Open Space.

**Environmental Effects:** The ND identified no significant impacts that would result from the implementation of the project.

**DOCUMENT AVAILABILITY, REVIEW AND COMMENT:** The City has established a 45-day public review and comment period of the LCP documents from **March 25, 2012 to May 15, 2019** pursuant to California Code of Regulations Code §13515 (14 CCR 13515) and California Government Code §65352. Included within this review period is the required 30-day review of the draft ND pursuant to CEQA Guidelines §15073. During this period, the draft documents (including supporting documents) will be posted on the City's website at <https://www.imperialbeachca.gov> with a link to the 2018/2019 RIB CAP/LCP/GP Update project:

[https://www.imperialbeachca.gov/index.asp?Type=B\\_BASIC&SEC={AC3E429E-6322-4D24-B035-8B55F9CFC448}](https://www.imperialbeachca.gov/index.asp?Type=B_BASIC&SEC={AC3E429E-6322-4D24-B035-8B55F9CFC448})

Hard copies of the draft documents will also be available for review, or for purchase at the cost of reproduction, at the following locations and during the following days/times:

City of Imperial Beach Community Development Department 825 Imperial Beach Boulevard Imperial Beach, California 91932	Monday through Friday (except during office closures) 7:30 a.m. to 5:00 p.m.
Imperial Beach Public Library 810 Imperial Beach Boulevard Imperial Beach, California 91932	Monday and Wednesday: 9:30am to 8:00pm Tuesday and Thursday: 9:30 a.m. to 6:00 p.m. Friday and Saturday: 9:30 a.m. to 5:00 p.m.
City of Imperial Beach, City Clerk's Office 825 Imperial Beach Boulevard Imperial Beach, California 91932	Monday through Friday (except during office closures) 7:30 a.m. to 5:00 p.m.

Comments must be made on the project documents in writing before the end of the public review and comment period. All written comments on the Draft ND should focus on the sufficiency of the document in identifying and analyzing the potential impacts on the environment that may result from the proposed project, and the ways in which the significant effects, if any, are avoided or mitigated. Written comments must be submitted so as to arrive no later than 5:00 p.m. on May 15, 2019, to the following:

Jim Nakagawa, AICP, City Planner  
 Community Development Department  
 City of Imperial Beach  
 825 Imperial Beach Boulevard  
 Imperial Beach, California 91932

Comments will also be accepted by email to [jnakagawa@imperialbeachca.gov](mailto:jnakagawa@imperialbeachca.gov). **Please include "MF 1234 RIB ND/GP/LCP and CAP" in the email subject line.**

Following the close of the public comment period, the City will consider the project documents and comments thereto in determining whether to approve the proposed project. The City will prepare a Final ND for consideration and certification by the City Council. Notice of the City Council hearing and meetings of the advisory boards that will consider the project will be published at a later date. If you challenge the City's action on this environmental document in court, you may be limited to raising only those issues that you or someone else raised in written correspondence to the City during the public comment period.

**Project Funding:** This project is funded by a \$225,000 grant from the Coastal Commission and \$150,000 from the City's general fund. Additionally, the San Diego Association of Governments (SANDAG) provided support for the CAP through the services of the Environmental Policy Initiatives Center (EPIC) of the University of San Diego Law School. With these funds, the City hired AECOM Consultants to assist with this project.



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For further information, please contact Jim Nakagawa at the City of Imperial Beach at 619.628.1355 or at [jnakagawa@imperialbeachca.gov](mailto:jnakagawa@imperialbeachca.gov).

File: MF 1234  
State Clearinghouse/Office of Planning and Research, P.O. Box 3044, 1400 Tenth Street,  
Room 222, Sacramento, CA 95812-3044 (15 CDs & Summary Form & NOC)  
San Diego County Clerk; 1600 Pacific Highway, Rm. 260, P.O. Box 1750, MS A-33, San  
Diego CA 92101

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