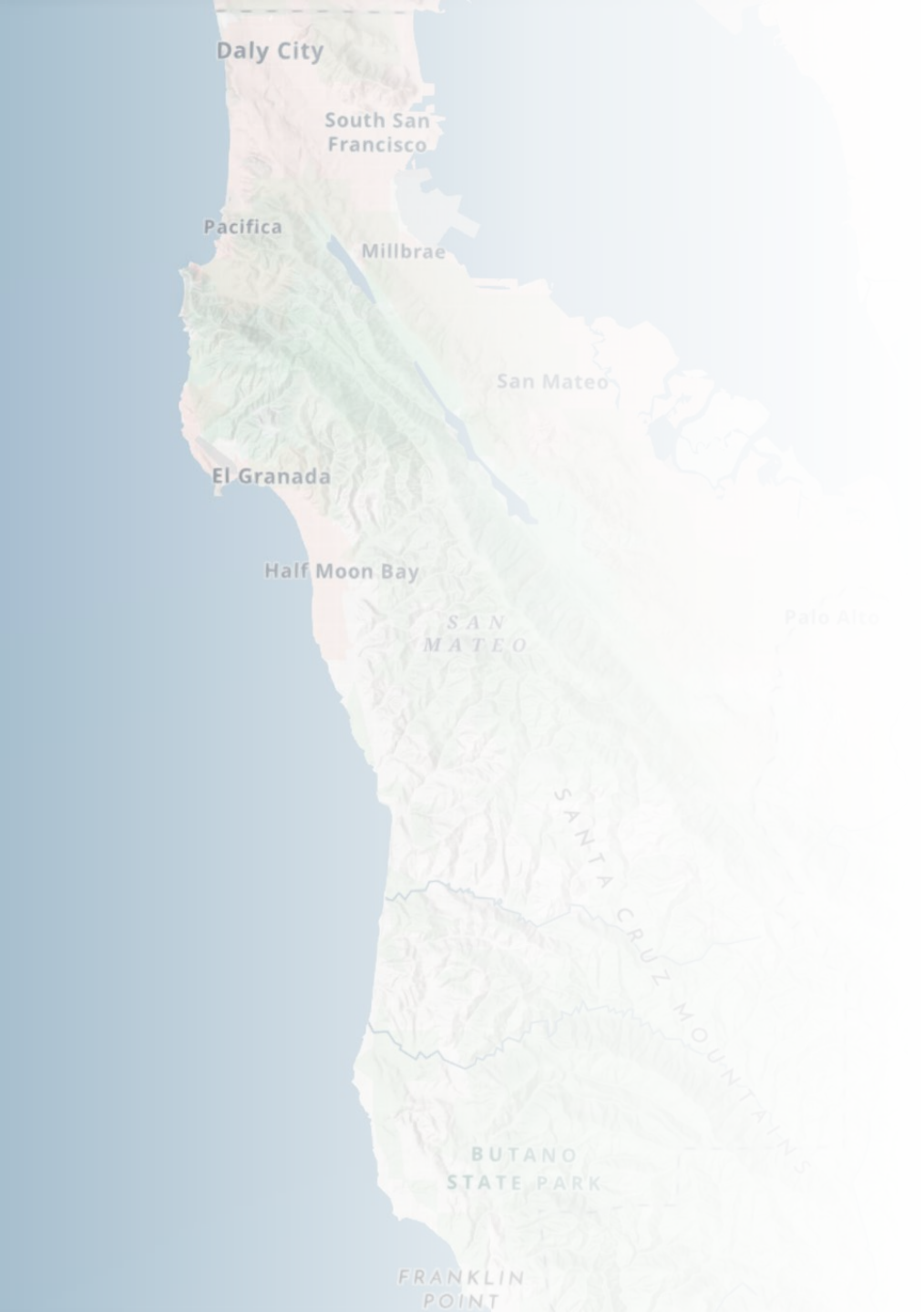


PLAN PRINCETON

SEA LEVEL RISE DEVELOPMENT STANDARDS

SEPTEMBER 30, 2025

AGENDA

1. Introduction
2. Recap: Proposed Landuse Plan
3. Recap: Sea Level Rise Projections & Challenges
4. Sea Level Rise Overlay Zones
5. **BREAK**
6. Development Standards
7. Group Exercise – Top Five concerns
8. Transfer of Development Rights (TDR)
9. Q & A

PlanPrinceton

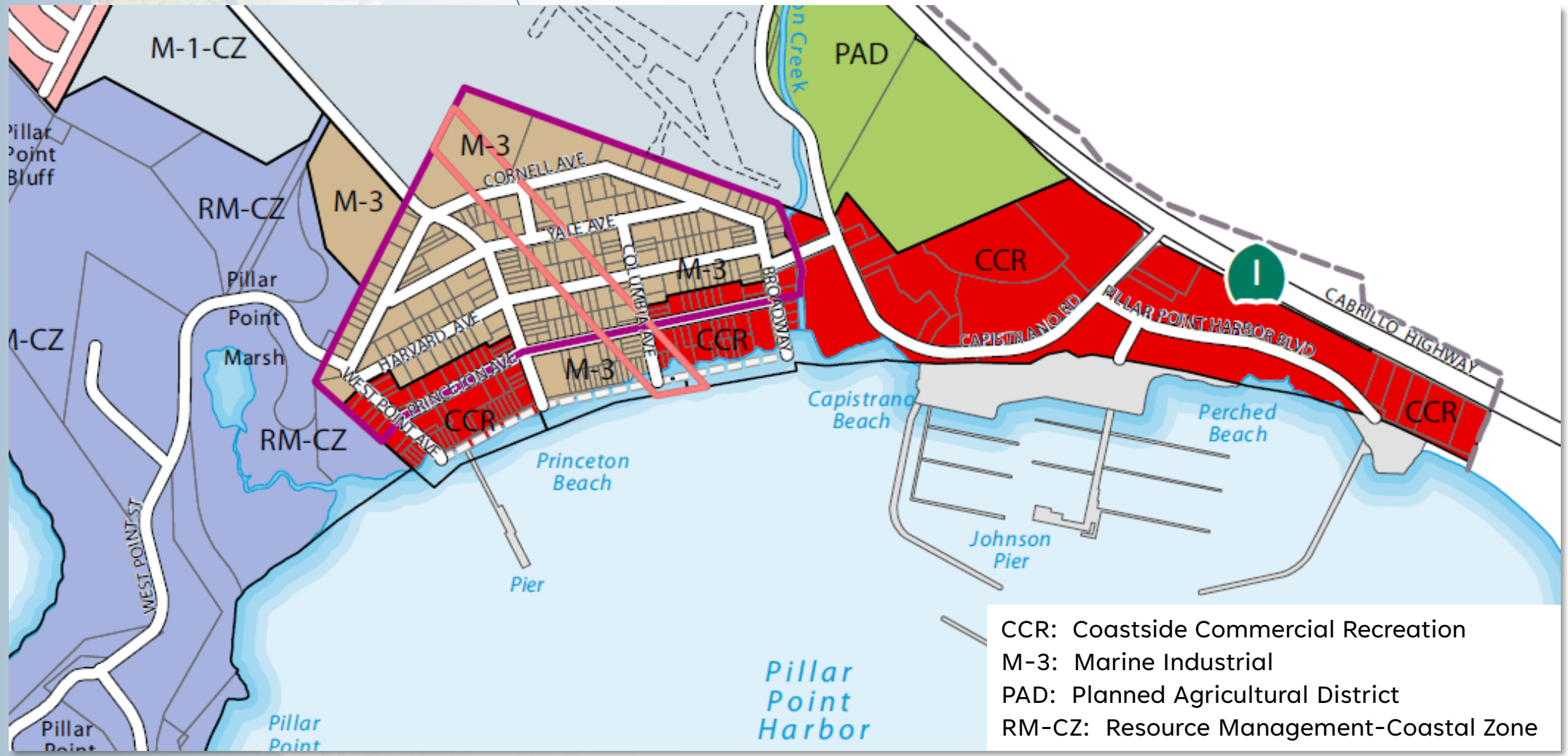
PLAN PRINCETON

County initiative to develop comprehensive policy, plan, and zoning amendments that will help realize the community's vision for the future of Princeton.

Planning Area

Includes Half Moon Bay Airport, Pillar Ridge residential community, and community of Princeton.

PREFERRED PLAN ZONING



PREFERRED LAND USES

	Coastside Commercial Recreation (CCR)	Marine Industrial (M-3)
Marine-Related Trades & Services	X	X
Marine-Related Recreation		
Marine-Related Clubs, Schools and Administrative Offices	X	X
Marine-Related Commercial Recreation	X	X
Aquaculture	X	X
Mineral Extraction from Seawater		X

PREFERRED LAND USES

	Coastside Commercial Recreation (CCR)	Marine Industrial (M-3)
Low to Moderate Impact Manufacturing & Storage		X
Marine Research Facilities	X	X
Artist Studios	X	X
Motor Vehicle-Related Trades and Services	X	X
Parking Lots and Garages	X	X
Small Neighborhood Solid Waste Recycling Facilities		X

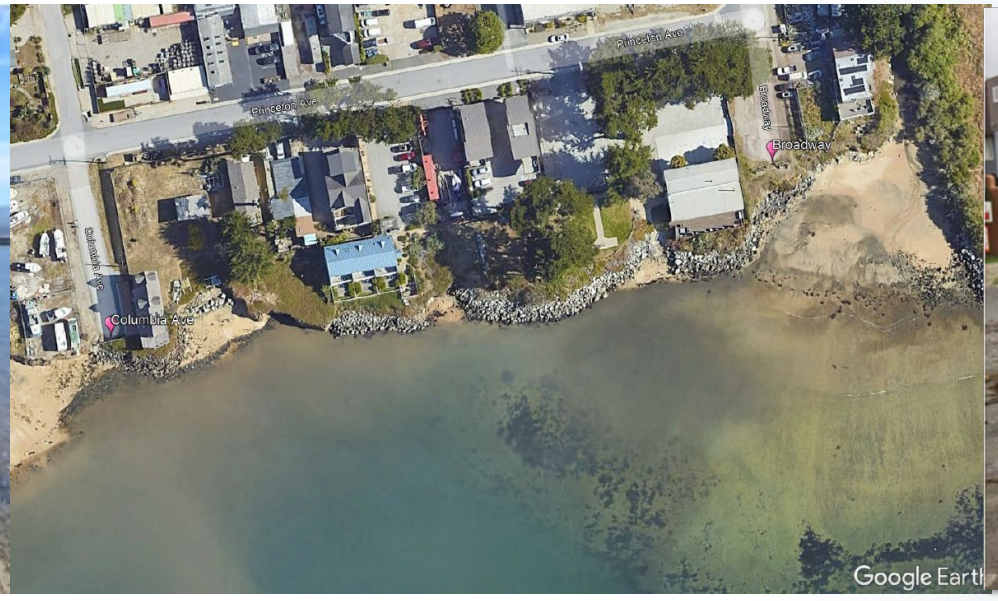
PREFERRED LAND USES

	Coastside Commercial Recreation (CCR)	Marine Industrial (M-3)
Caretaker Units	X	X
Hostelries / Vacation Rentals	X	
Food Services		
Retail Sales, Rental, and Repair Establishments	X	
Neighborhood / Cultural Facilities	X	
Parks	X	X
Other Compatible Uses	X	X

SEA LEVEL RISE & PLAN PRINCETON

Ensure community resilience to the effects of sea level rise.

Resilience *is the ability to prepare and plan for, absorb, recover from, and more successfully adapt to adverse events.*



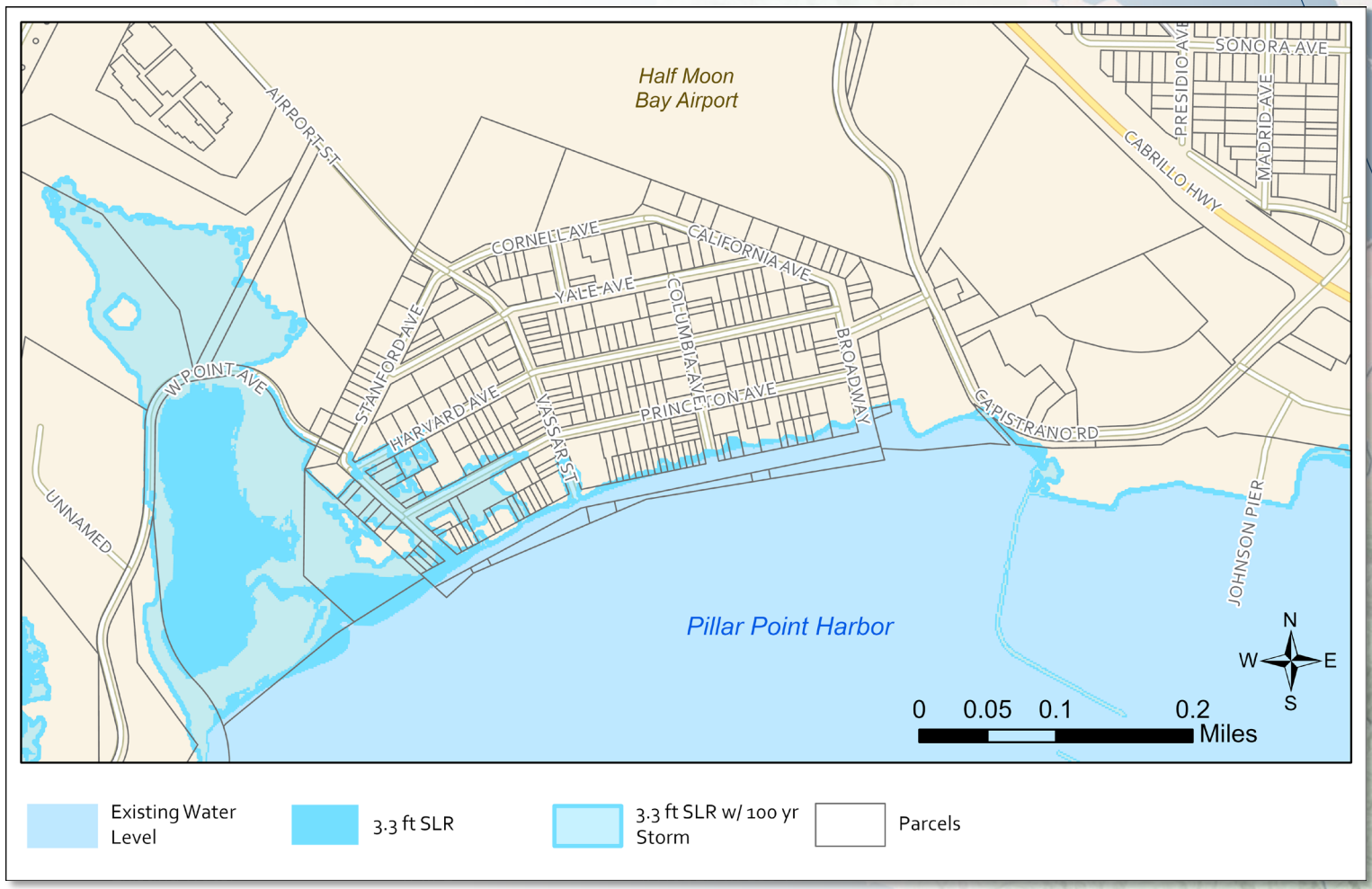
SEA LEVEL RISE PROJECTIONS

Near-term (2070)

Withing next 45 years

3.3 ft.

3.3 ft. with 100-year storm



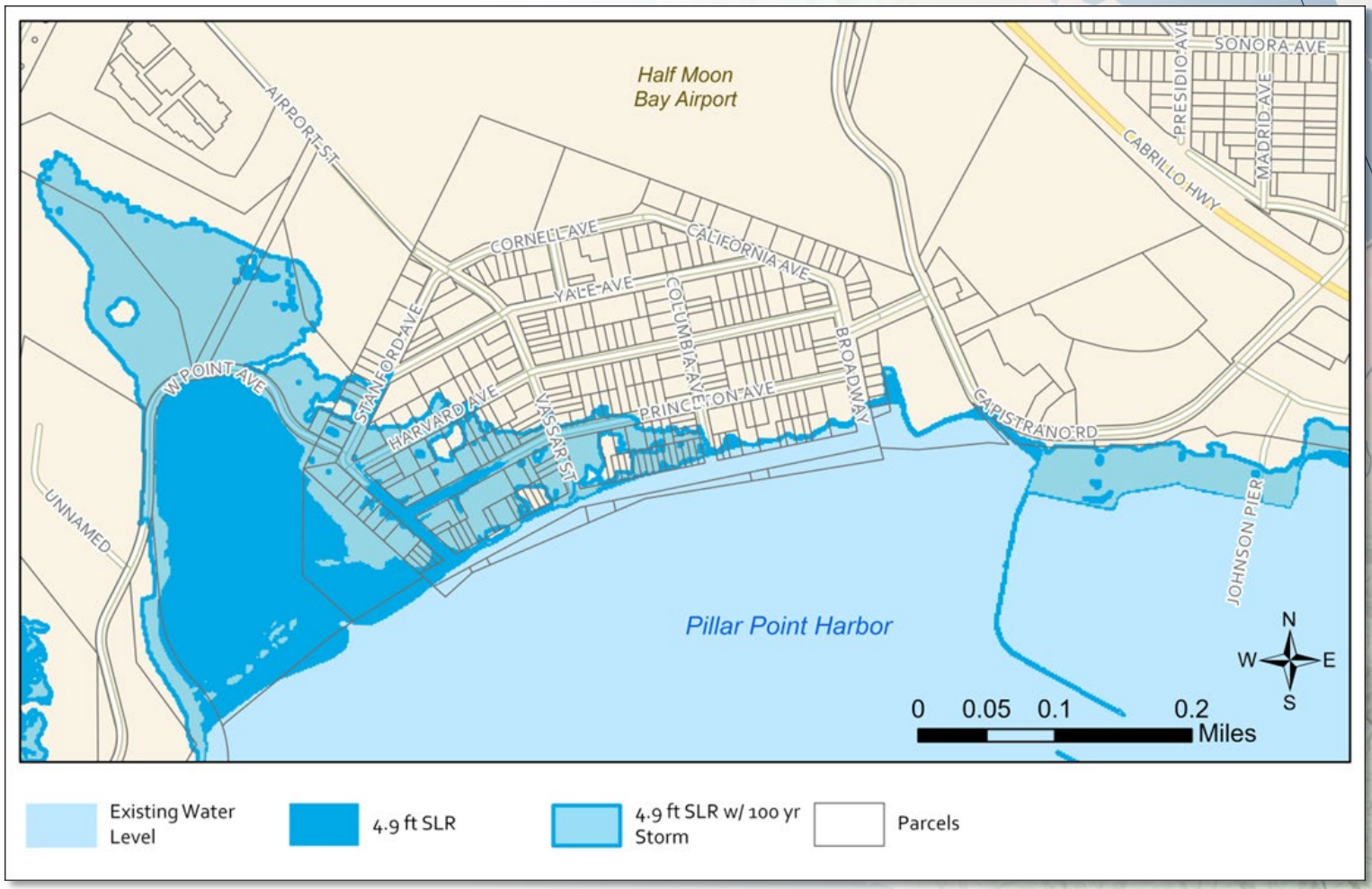
SEA LEVEL RISE PROJECTIONS

Mid-term (2090)

Withing next 65 years

4.9 ft.

4.9 ft. with 100-year storm



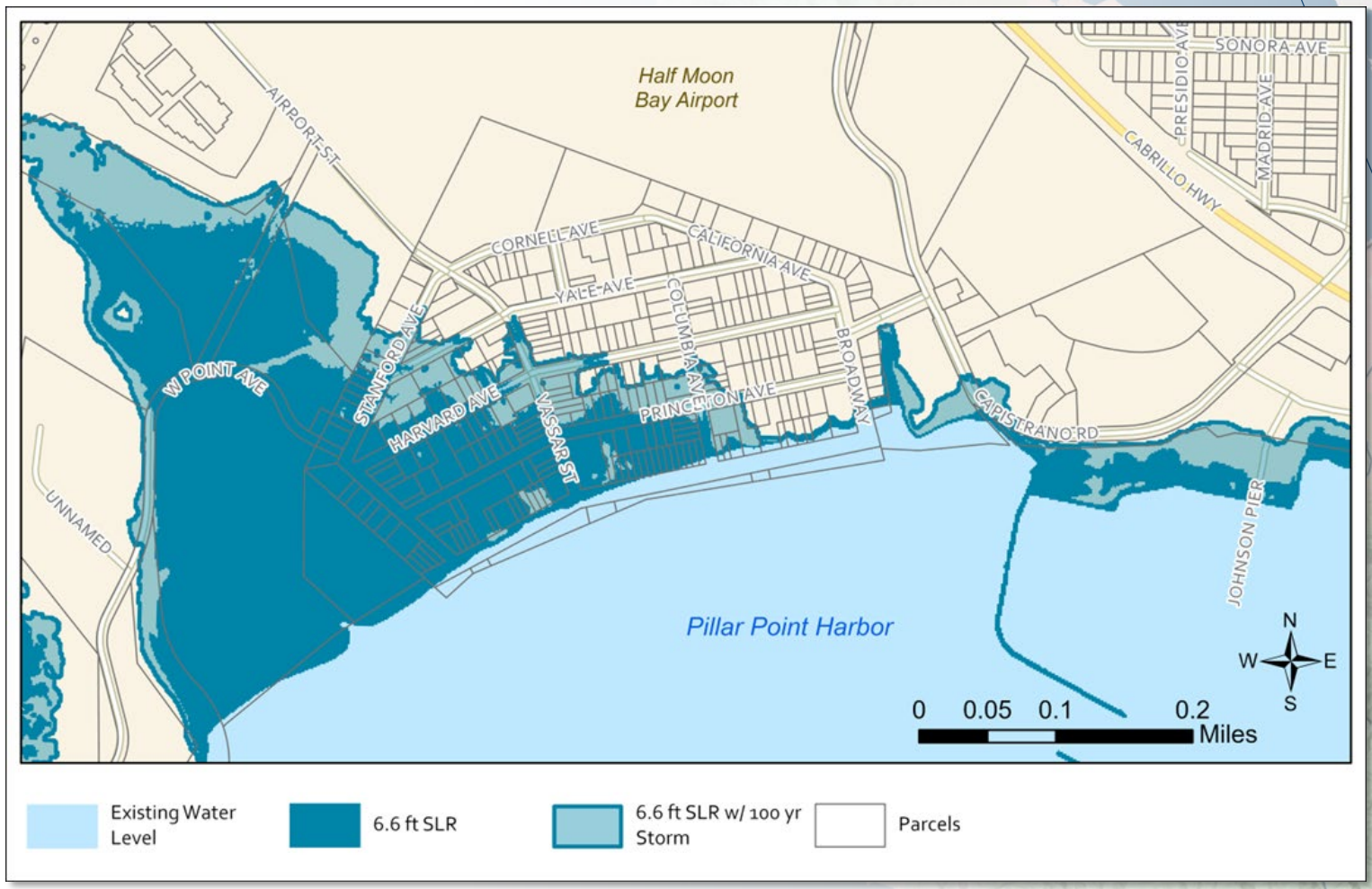
SEA LEVEL RISE PROJECTIONS

Long-term (2100)

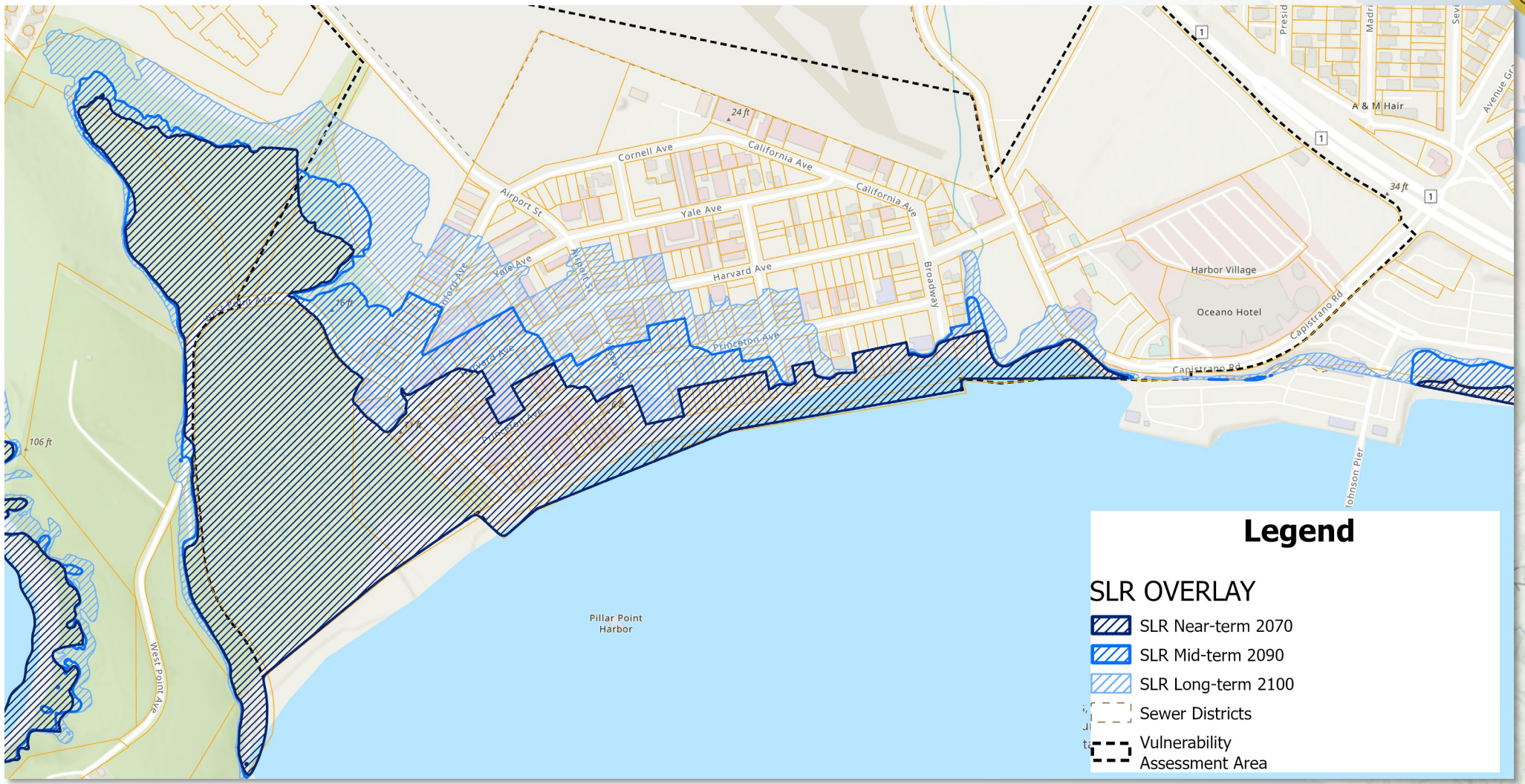
Withing next 75 years

6.6 ft.

6.6 ft. with 100-year storm



SEA LEVEL RISE OVERLAY DISTRICT



SEA LEVEL RISE OVERLAY DISTRICT

Purpose -

Protect life and property from risks associated with flooding and erosion;

Rely on best available science to incorporate sea level rise into long-term community planning;

Provide clear direction for development for design and approval of future development;

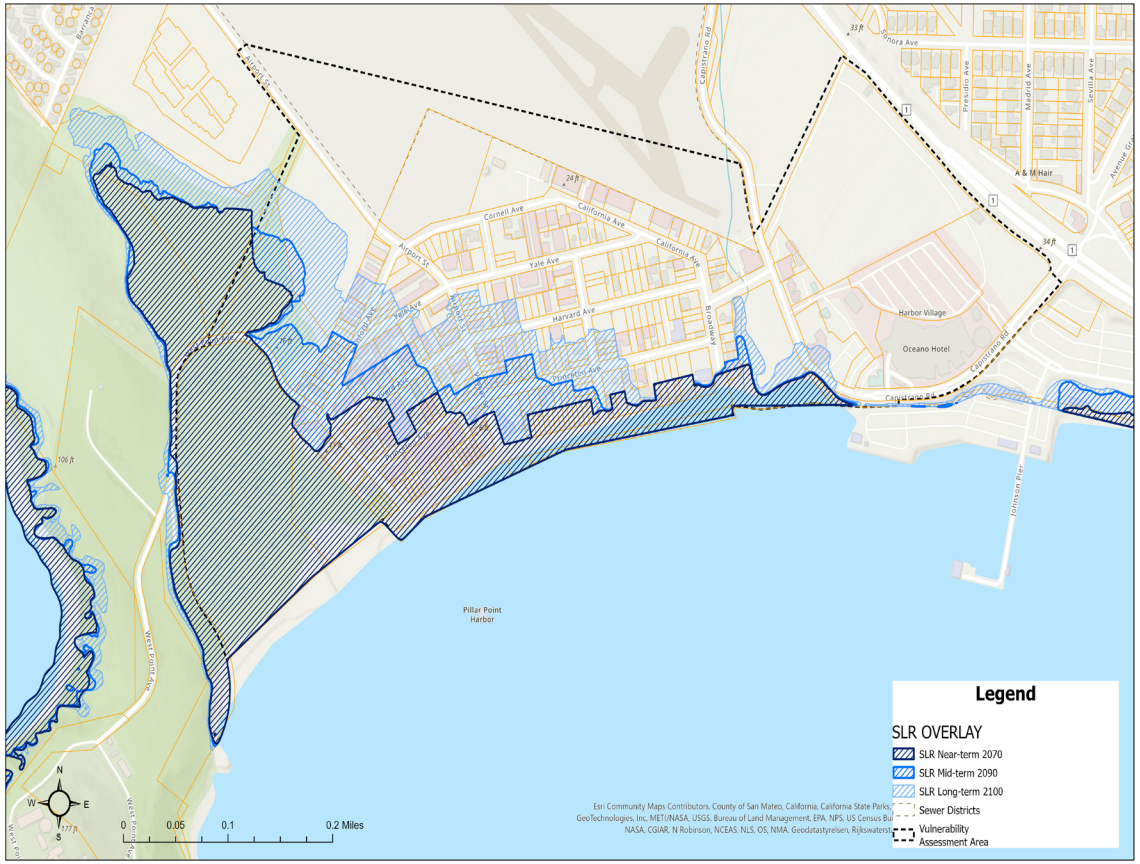
Require development to incorporate adaptation strategies and best practices to address uncertainty and allow flexibility to mitigate impacts over time and build resilience through threshold-based actions;

Preserve and/or enhance the quality of Princeton's shoreline for recreation, access, and resource conservation;

Provide reasonable protection of property, infrastructure and uplands in a manner consistent with the area's aesthetic qualities, public access needs, and other community goals and objectives.

Risk	SLR Projection	Horizon
Near-term	3.3 ft.	2070
Mid-term	4.9 ft.	2090
Long-term	6.6 ft.	2100

SEA LEVEL RISE OVERLAY ZONES



- Property risk zone and applicable standards will change over time with increased risk
- Development/use shall cease once the horizon year or the associated sea level rise water level is realized, whichever comes first
- If projected sea level rise is not realized, the County could waive relocation or removal at the designated horizon year

PlanPrinceton

5 MINUTE BREAK

SEA LEVEL RISE OVERLAY

Permitted Uses

Compatible Uses – highly adaptable, minimal flooding impact, or interim uses with limited durations.

Hazardous Materials – prohibit storage or processing.

Critical Infrastructure – prohibit unless necessary to serve existing development.

Use Restriction Disclosures – recorded deed restrictions prior to building permit issuance:

- *Sea Level Rise Disclosure*
- *Coastal Development Permit Disclosure*

SEA LEVEL RISE OVERLAY

Sea Level Rise Adaptation Plan

- Demonstrate that the development will remain functional and accessible for the duration of its lifespan,
- Incorporate adaptation measures to maintain function and access as the water level rises,
- Identify alternative design strategies that would allow incremental or complete removal or relocation,
- Include a plan for dismantling and/or relocating structures if they face increasing risks from sea level rise or erosion,
- Demonstrate that the proposed development will not have adverse impacts on sand supply in the area or contribute to coastal erosion.

SEA LEVEL RISE OVERLAY

Discontinuance of Use, Removal, and/or Relocation

Structures and uses shall be discontinued, removed, and/or relocated -

- Erosion within a specified distance of the structure, or its foundation.
- Average monthly high tides reach within 3 ft. of the occupied finished floor elevation, or the risk zone horizon year is reached, whichever is sooner.
- Prohibition of occupancy as determined by the Building Official.
- Determinations made by the Director of Planning and Building based on evidence that a safety or health hazard is imminent.

SEA LEVEL RISE OVERLAY

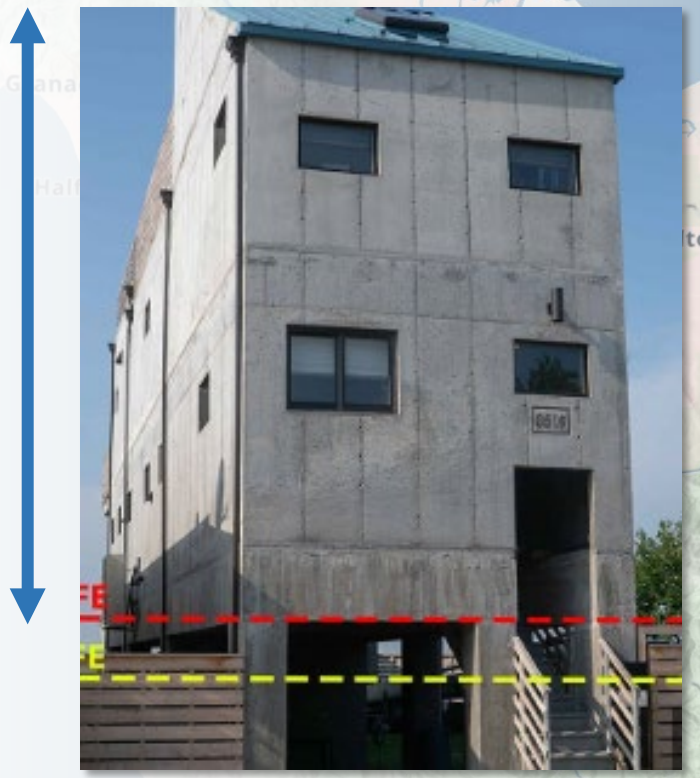
Sea Level Rise Base Flood Elevation (SLR-BFE)

- Establishment of a minimum lowest floor elevation for structures – *FEMA Base Flood Elevation + 3 ft.*
- Certification by a licensed professional engineer before final building occupancy.
- Prohibit occupancy in areas of a structure below the established SLR-BFE, except for uses such as boat storage or parking.

SEA LEVEL RISE OVERLAY

Building Height

Measure building height as the vertical distance from any point along the SLR-BFE to the topmost point of the building directly above.



SEA LEVEL RISE OVERLAY

Critical Equipment and Utilities

- Design critical equipment to withstand flooding from future storms and sea level rise.
- Elevate equipment above the SLR-BFE.
- Design new or replaced sewage and water utilities to minimize or eliminate infiltration of flood waters.

Existing Development

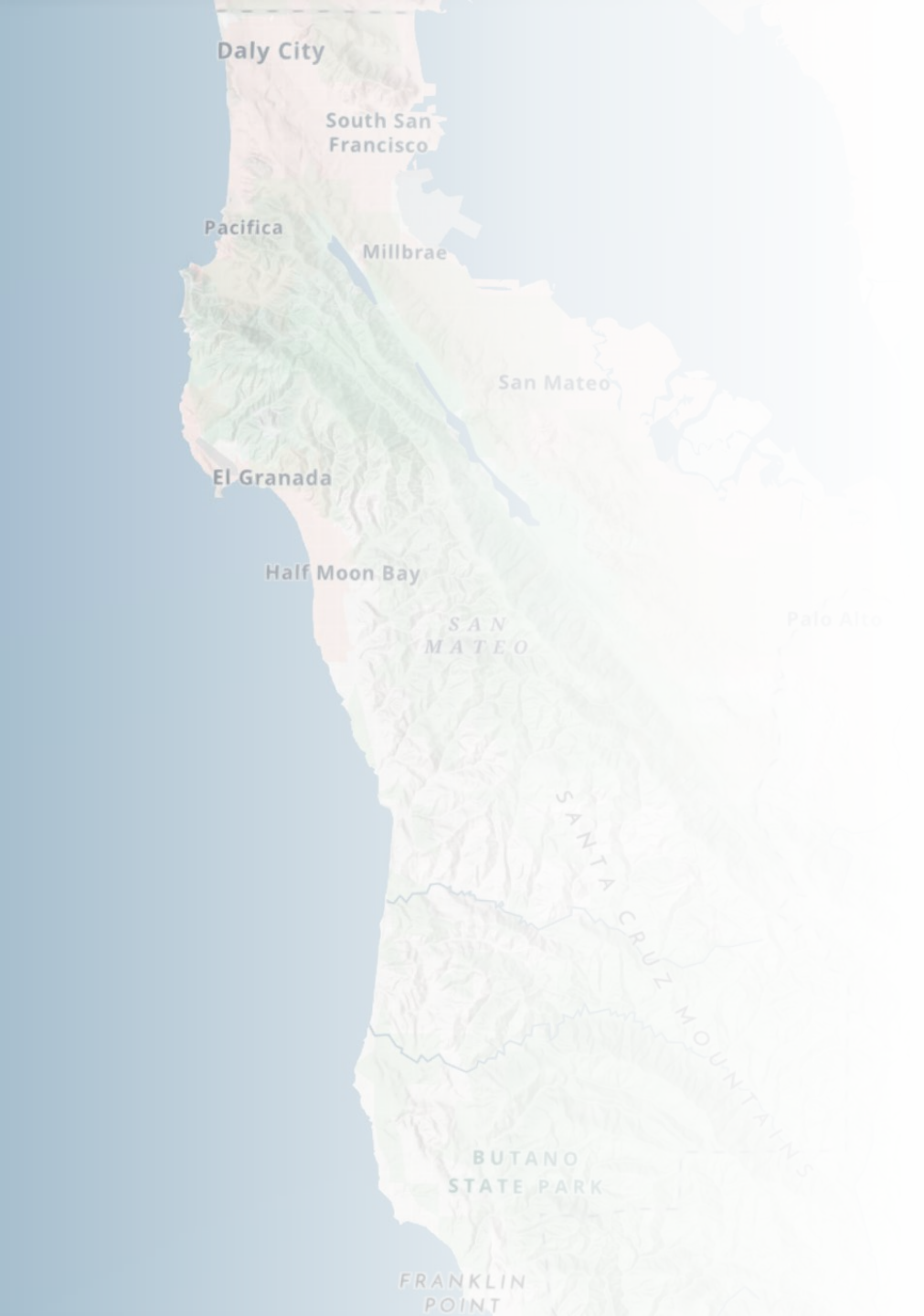
Improvements or additions, including changes of use –

Alterations or changes that would increase useful life beyond the risk zone horizon year would be prohibited.

SEA LEVEL RISE OVERLAY

Other Provisions

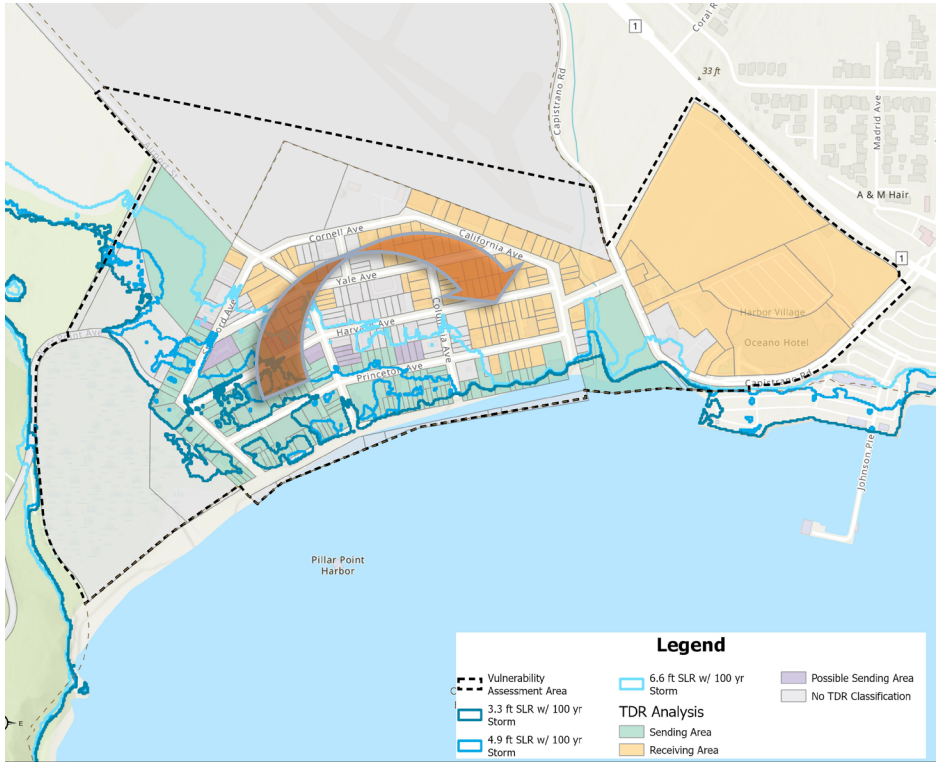
- Encourage and support water quality monitoring and prioritization for the relocation of wells upland and outside the overlay area
- Require real estate disclosures specifying the risks associated with properties within the Sea Level Rise Overlay District and disclosure of any site-specific analyses concerning sea level rise
- Require property owner waiver to any claims of damage or liability against the County for permitted development in the overlay, and
- Property owner agreement for participation and fair share contribution towards any future area-wide shoreline infrastructure and access plan sponsored by a public agency for the Princeton shoreline..



SMALL GROUP EXERCISE

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

TRANSFER OF DEVELOPMENT RIGHTS (TDR) PROGRAM



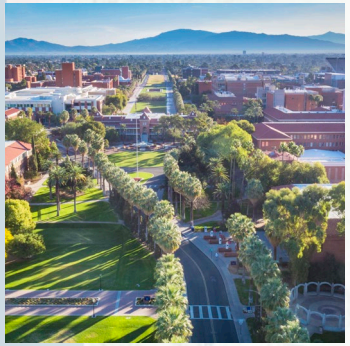
What is Transfer of Development Rights

TDR allows property owners to sell development rights (as defined by land use policy) from designated sending areas to developers in receiving areas.

Purpose of TDR Programs

The main goal is to protect vulnerable lands while guiding growth to suitable urban locations.

PlanPrinceton



TYPICAL PURPOSE OF TDR PROGRAMS

Preservation of Open Space

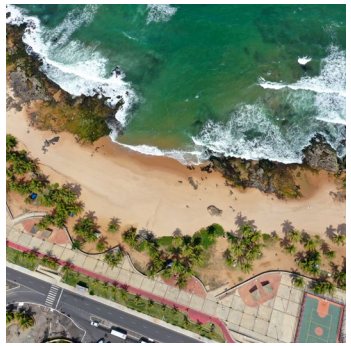
TDR programs help in preserving open spaces and agricultural lands, ensuring they remain available for future generations.

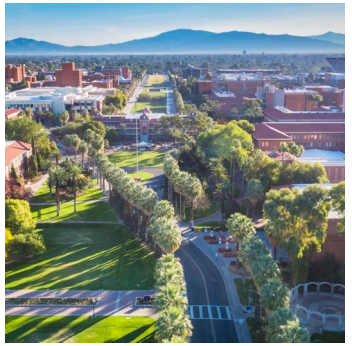
Sustainable Development

These programs guide development towards areas that can sustainably accommodate growth, reducing urban sprawl and environmental impact.

Economic Value Retention

TDR programs allow landowners to keep the economic value of their land while managing development effectively.





UTILIZING A TDR PROGRAM FOR SEA LEVEL RISE

Preserve property's value/Creation of Open Space/Shore access

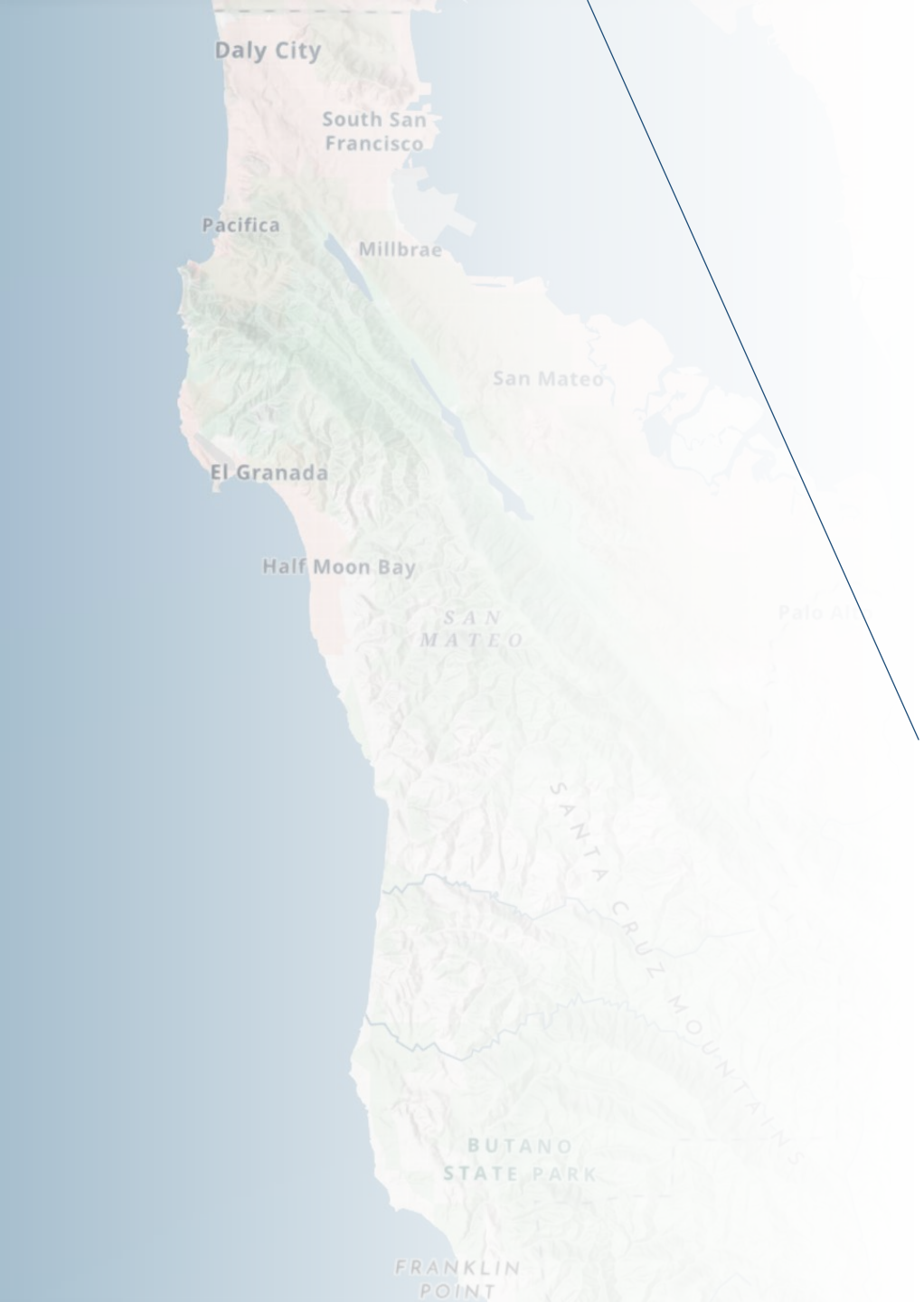
Ensure a viable mechanism to preserve property value. Commit threatened properties to open space to address sea level rise, and; reduce protection costs against rising water and storm surges.

Sustainable Development

These programs guide development towards areas that can sustainably accommodate growth, reducing urban sprawl and environmental impact.

Economic Value Retention

TDR programs allow landowners to keep the economic value of their land while managing development effectively.



KEY COMPONENTS OF A TDR PROGRAM

- Sending & Receiving Areas
- Development Rights/Credits
- Transaction Mechanisms
- Administration

SENDING AREAS

Definition of Sending Areas

Sending areas are regions where development rights can be transferred from, focusing on preservation. ***In Princeton, it would be parcels under risk of inundation by sea-level rise and related flood risk.***

Types of Sending Areas

These areas often comprise valuable agricultural land and environmentally sensitive regions that communities want to protect. ***In Princeton, it would be areas predicted to be inundated by 6.6 feet slr. + 100-year storm, or loss of access due to sea level rise.***

Community Goals

Communities designate sending areas to safeguard their natural resources and promote sustainable development. ***In Princeton, designating sending areas to safeguard the value of existing and potential development for property owners from sea-level rise.***

RECEIVING AREAS

Designated Locations

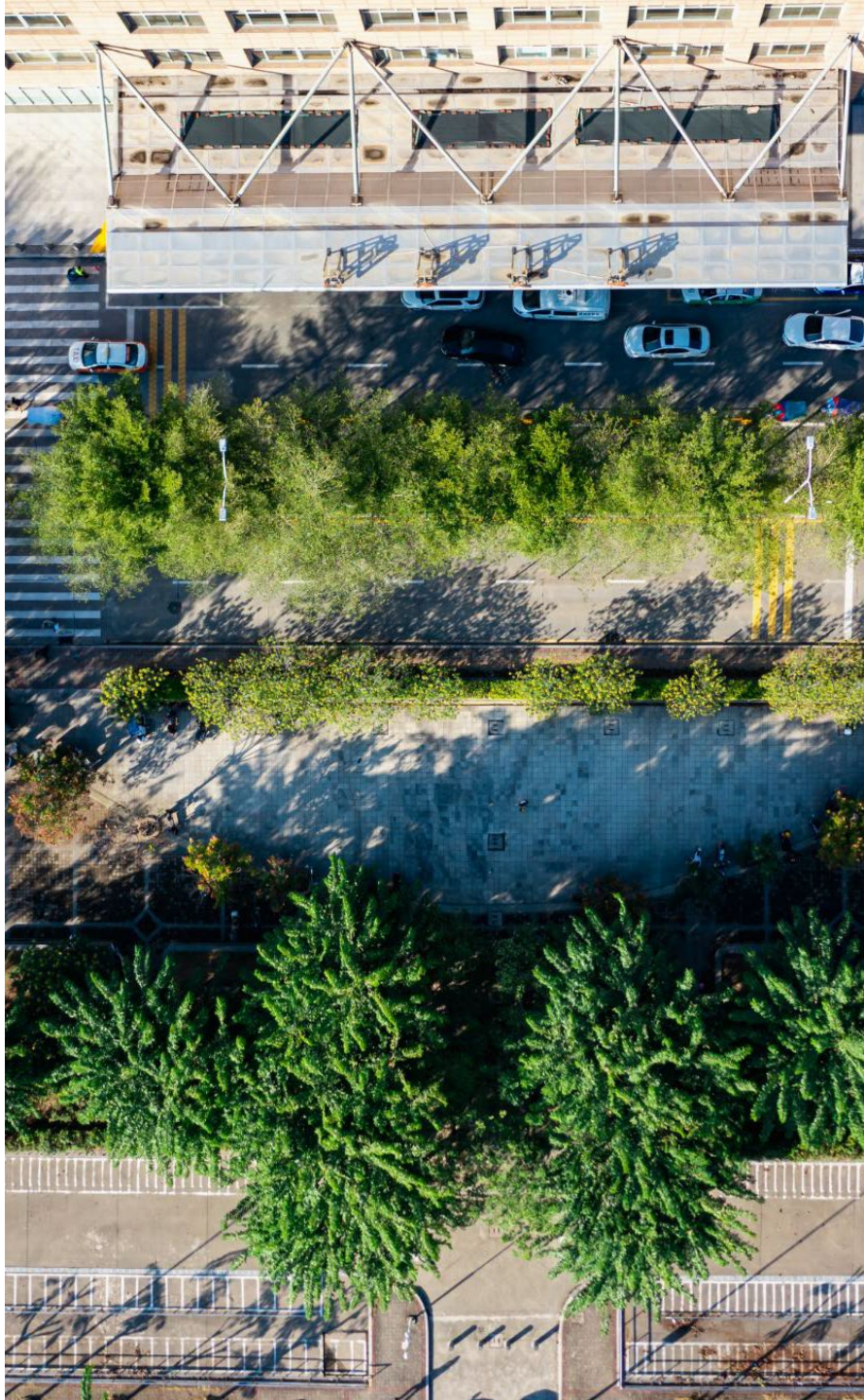
Receiving areas are specific locations selected for transferring development rights, ensuring organized urban growth. ***In Princeton, the receiving areas would be the areas safe from inundation from sea-level rise to 6.6 feet and 100-year storm (projected by year 2070-2100)***

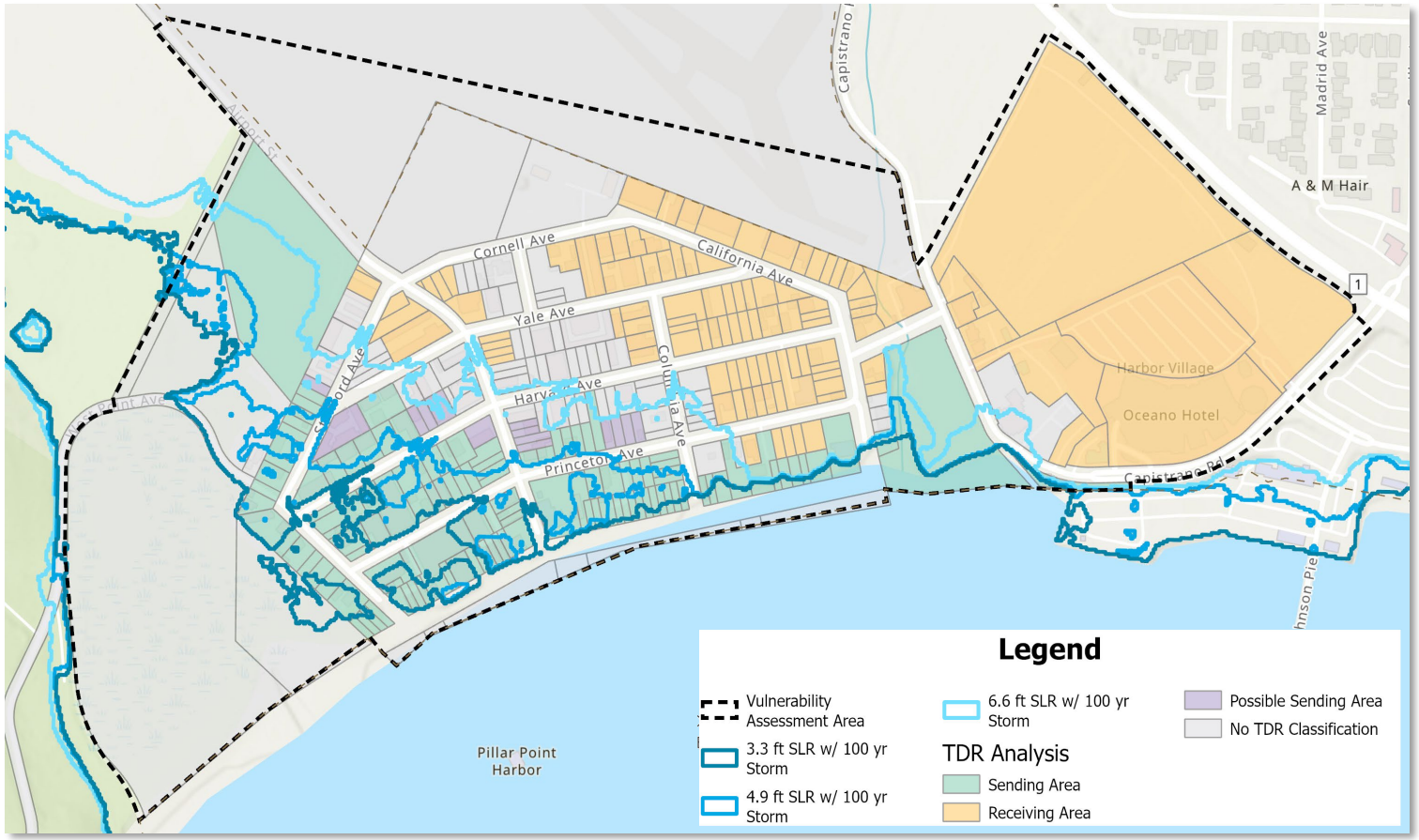
Infrastructure Capacity

These areas possess the necessary infrastructure to support increased development, including roads, utilities, and public services. ***In Princeton, the receiving areas need to be within the same services districts to ensure the overall capacity being served remains the same.***

Sustainable Growth

The goal of these receiving areas is to promote sustainable growth while accommodating new development effectively. ***In Princeton, the receiving areas would need to be assessed to ensure they can intensify without significantly changing the community's vision for Princeton.***





DEVELOPMENT RIGHTS/CREDITS

Definition of Development Rights

Development rights or credits indicate the amount of development allowable to be transferred between designated areas. ***In Princeton, it would be the maximum allowed development proposed in Plan Princeton Draft***

Valuation of Rights

The accurate valuation of development rights is essential to ensure equitable transactions between landowners and stakeholders. ***The mechanism of valuation would be determined during the establishment of a TDR program for Princeton.***

TRANSACTION MECHANISMS AND ADMINISTRATION

Design of Facilitation Process

The transfer process is facilitated through legal agreements that outline the rights and responsibilities of all parties involved. ***The process needs to be determined for Princeton. Examples-***

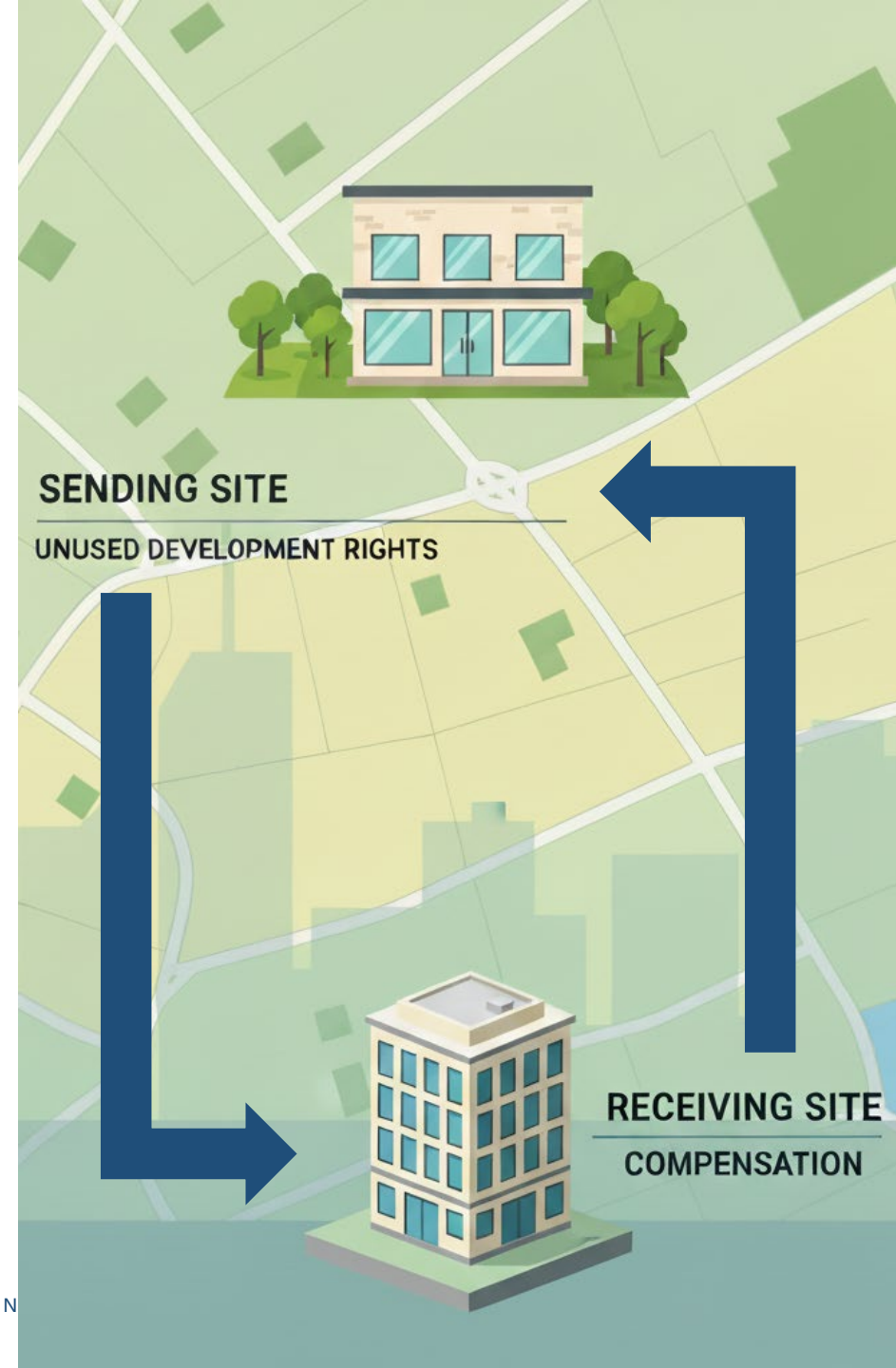
- ***Establish New TDR Commission to approve transfers/compensations***
- ***Establish a marketplace for transactions***
- ***Establish a TDR Bank***

Incentives to Participate

- Compensation for Rights
- Tax Breaks
- Density Bonuses

Government Oversight

Local government oversight and monitoring ensures that TDR transactions are recorded and comply with zoning laws and community planning objectives.



TDR PROGRAM IMPACT ON PRINCETON

- **Additional Capacity on Receiving Areas**
- **Changes in lot coverage**
- **Changes in building heights**

TDR CAPACITY WITHIN PLAN PRINCETON

Plan Princeton Proposed Standards:

- Lot Coverage: 60 -70% (based on lot size)
- Building Heights: 2-3 Stories (base on use)

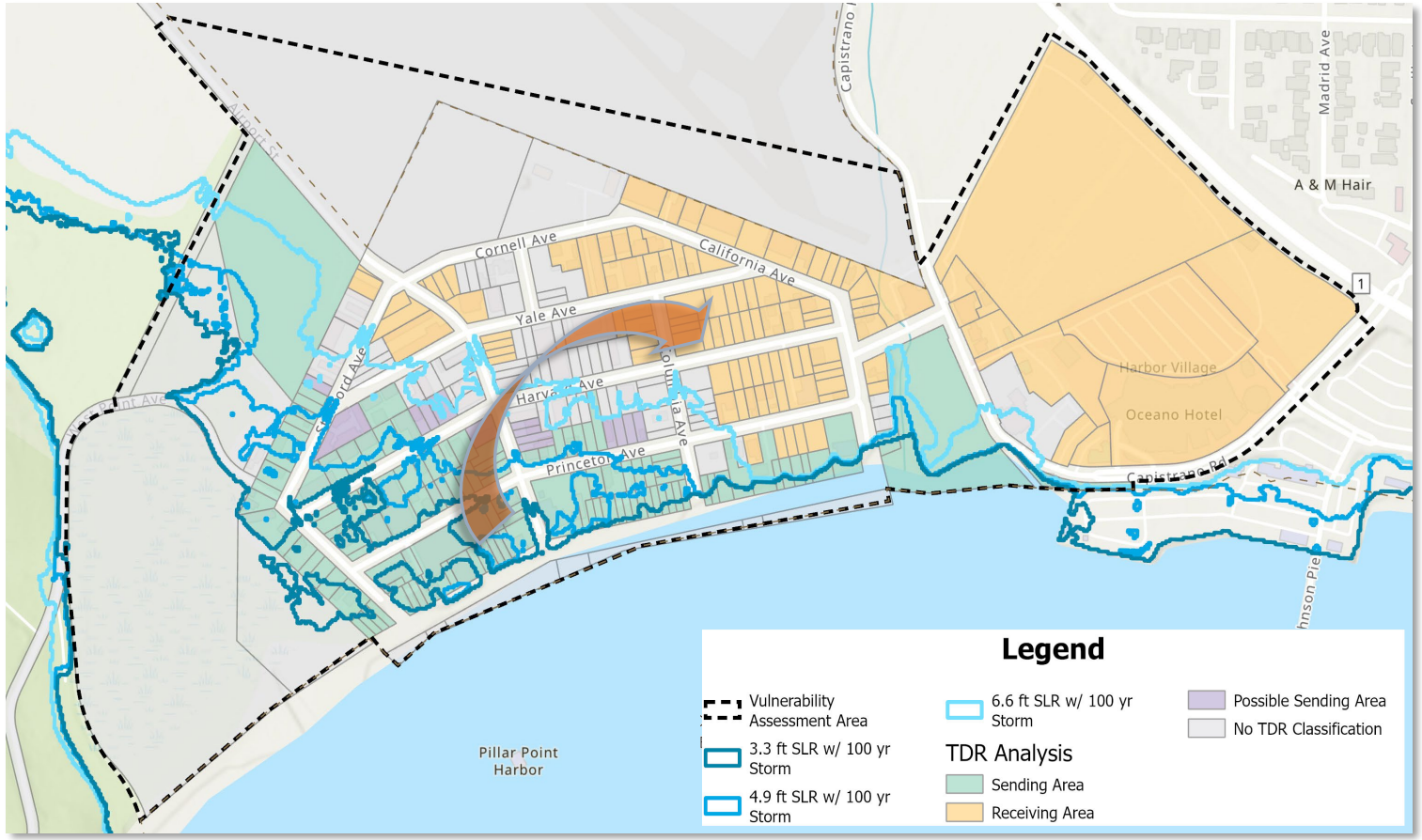
Sending Area Development Capacity

Number of Lots	123
Sq. ft. Lots	1,005,575.80
sq. ft. of sum of lot coverage	678,595.80
Sum of Sq. ft. of floor area	2,115,929.27

Receiving Area Development Capacity

Number of Receiving Area Lots	105
Receiving Area Total sq. ft.	1,639,299.70
Sq. ft. of sum of lot coverage	1,130,685.48
Sum of Sq. ft. of floor area	2,543,728.61

The Development Capacity of the receiving area will have to be nearly doubled (83% increase) to absorb the Sending area capacity.



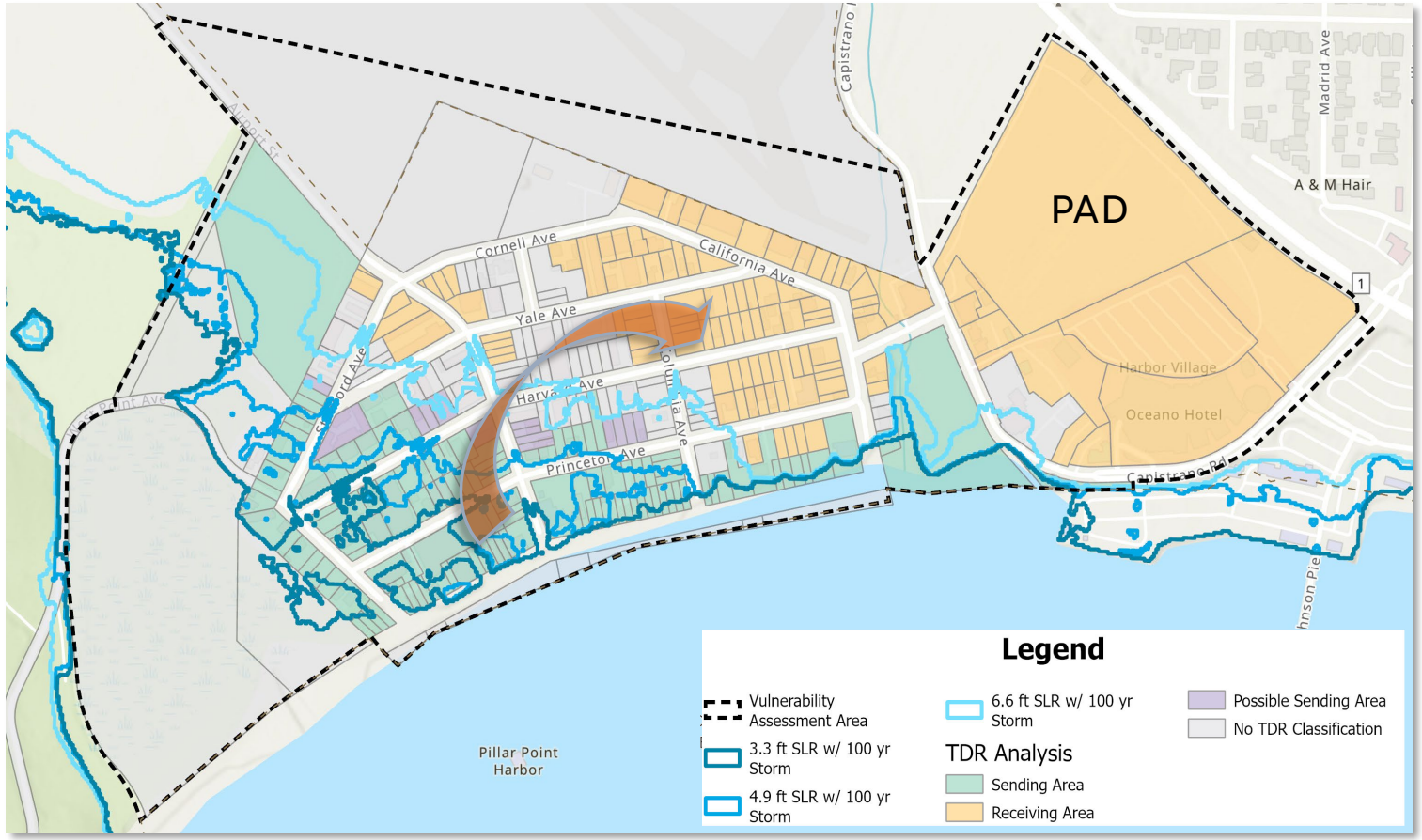
TDR EXAMPLE CAPACITY WITHIN PLAN PRINCETON

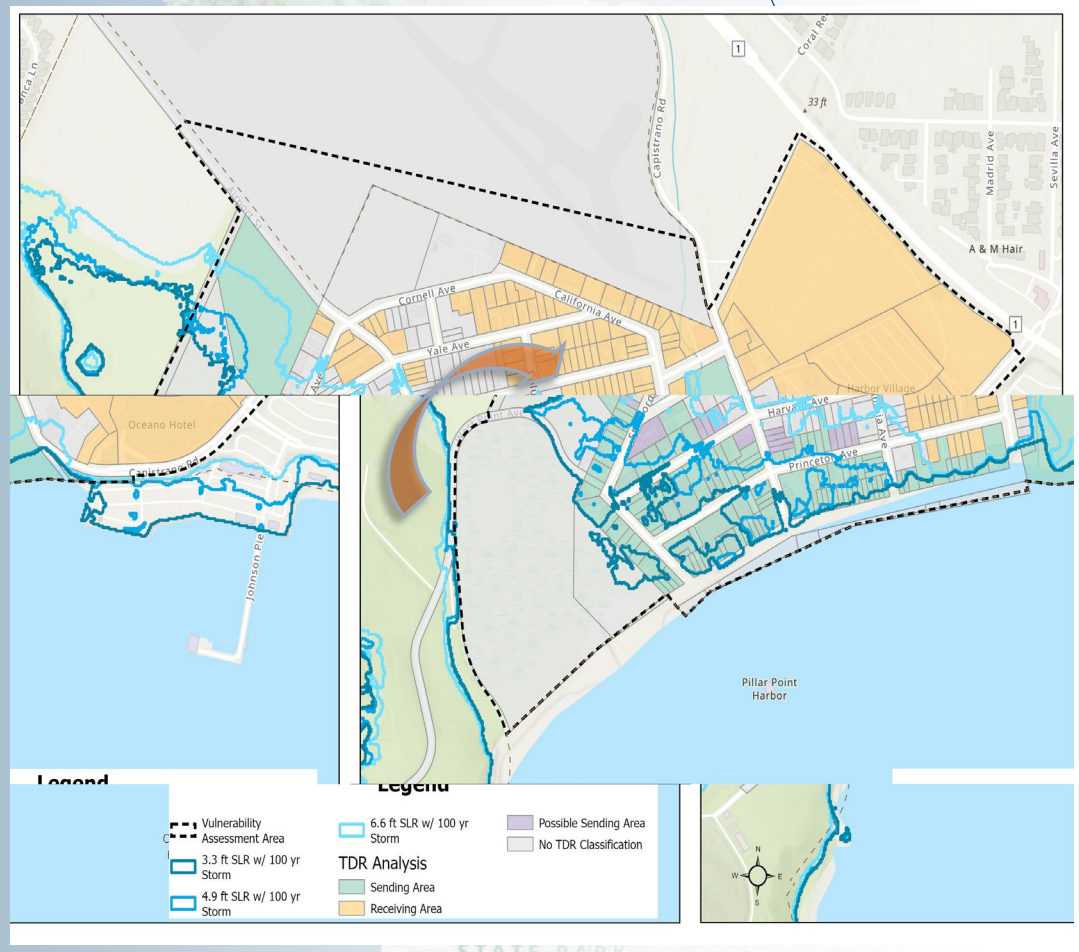
Receiving Area Development Transfer Impact

Number of stories gross with PAD				
PP	PP lc +Sending	90% lc +Sending	85% lc +Sending	80% lc +Sending
2.25	4.12	3.16	3.34	3.55
Gain	2	1	1	1
Number of stories gross w/o PAD				
PP	PP lc +Sending	90% lc +Sending	85% lc +Sending	80% lc +Sending
2.37	5.14	3.91	4.14	4.40
Gain	3	2	2	2

PP: Plan Princeton proposed Average Stories (2-3 stories);
PP lc: Plan Princeton proposed lot coverage (60 -70%);
% lc: increased percent lot coverage from proposed Plan Princeton Standard

The receiving areas could be expanded beyond Princeton to parts of El Granada to reduce increase in stories or lot coverage as per community's vision for Princeton





Setting up of a TDR program will be pursued after the adoption of Plan Princeton with support from Community.

QUESTIONS ON TDR

Resources:

Georgetown Climate Center:
https://www.georgetownclimate.org/adaptation/toolkits/managed-retreat-toolkit/transfer-of-development-rights.html

Tahoe Regional Planning Agency:
https://www.trpa.gov/development-rights/
https://marketplace.laketahoeinfo.org/

Pioneer Valley MD:
PVPC-Transfer-of-Development-Rights-for-GHG-Reduction.pdf

NEXT STEPS

Staff will refine the Plan's response to sea level rise.

Anticipate sharing a draft Princeton plan with the community in Early 2026.

THANK YOU

Staff Contacts:
Summer Burlison
sburlison@smcgov.org

Bharat Singh
bsingh@smcgov.org

Project Website:
https://www.smcgov.org/planning/plan-princeton