

CALIFORNIA COASTAL COMMISSION

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original report](#)

F5

DATE: August 11, 2016

TO: Commissioners and Interested Parties

FROM: John Ainsworth, Acting Executive Director
Susan Hansch, Chief Deputy Director
Madeline Cavalieri, Coastal Program Manager
Carey Batha, Coastal Program Analyst
Kelsey Ducklow, Coastal Program Analyst
Daniel Nathan, Coastal Program Analyst

SUBJECT: **Addendum to Item F5: Round 3 Local Coastal Program Local Assistance Grant Awards**

This Addendum is submitted to provide additional Letters of Support relative to this matter and to fix typos in the staff report, as well as to provide additional information on state-awarded grants to local governments that support sea level rise planning.

1. Letters of Support:

- Theresa Lubin, Ventura County Parks Department, dated April 27, 2016
- Lily Verdone, The Nature Conservancy, dated May 11, 2016
- Katchik H. Achadjian, 35th Assembly District, California Legislature, dated May 13, 2016
- Dwayne Oberhoff, Morro Bay Community Quota Fund, dated May 17, 2016
- Lexie Bell, Morro Bay National Estuary Program, dated May 18, 2016
- Bruce Gibson, Supervisor, District 2, San Luis Obispo County, dated May 18, 2016
- Brian Brennan, Beach Erosion Authority for Clean Ocean and Nourishment, dated May 18, 2016
- Hany Fangary, Mayor, City of Hermosa Beach, dated August 9, 2016

2. The following changes fix typos and clarify a minor inconsistency in the staff report (deleted language indicated by ~~strike through~~ and added language by underline):

- Page 11, in the opening paragraph under Section V. Review Process, modify the text as follows:

Commission staff reviewed the 15 grant applications with input from District Managers and other Coastal Commission staff, including staff with technical expertise (e.g. Environmental Scientists, the Mapping Unit, and the Senior Coastal Engineer).

- Page 42, in the award recommendation for Dana Point, modify the text as follows:

Staff recommends the Commission authorize a grant of \$135,000 to fund identification and assessment of coastal resources, a Sea Level Rise Vulnerability Assessment, adaptation planning, community outreach, and development and submittal of an ~~draft~~ LCP Amendment.

- Page 48, in the second paragraph, modify the text as follows:

This reduction is consistent with other funding recommendations made by Commission staff...

3. A matrix summarizing recent state-awarded grants (CCC, OPC, SCC) supporting sea level rise planning efforts has been provided. The matrix was originally posted on August 8th and has since been updated to make minor clarifications.



GENERAL SERVICES AGENCY
Parks Department
11201 Riverbank Drive, Suite A1
Ventura, CA 93004
(805) 654-3945

April 27, 2016

Daniel Nathan
California Coastal Commission
45 Freemont, Suite 2000
San Francisco, CA 94105-2219

SUBJECT: VENTURA COUNTY'S APPLICATION for LCP ROUND 3 GRANT PROGRAM FUNDS

Dear Mr. Nathan:

The County of Ventura Parks Department supports the award of a California Coastal Commission LCP Planning Grant to the County of Ventura Resource Management Agency for their application to update the existing LCP. The proposed update will increase the County's effectiveness in preserving and protecting coastal resources by considering policies to address issues associated with long-term climate changes.

Since certification of the existing LCP, new information has become available providing insight on the effects of climate change such as sea-level rise and the related significant impacts to a variety of areas including habitat loss, land use and public access and recreation. The Parks Department is currently working with Resource Management Agency staff to review the recreation policy in the LCP and believe this grant would contribute to the success of that process.

We encourage the California Coastal Commission to support the efforts of the County of Ventura to update policy that will protect and conserve coastal resources.

Sincerely,

A handwritten signature in cursive script that reads "Theresa Lubin".

Theresa Lubin
Parks Manager

May 11, 2016

California Coastal Commission
C/O Daniel Nathan, LCP Grants Assistant
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Mr. Nathan,

The Nature Conservancy is writing to support Ventura County's application for the Local Coastal Program Local Assistance Grant Program. We look forward to our coordination with the County on this project, and urge the California Coastal Commission to approve the grant request for the project included in this application.

The Nature Conservancy and its partners have previously worked with Ventura County in the development of our Coastal Resilience Ventura project. We have invested over \$300,000 throughout the county to investigate the scientific, economic, and political impacts of sea-level rise scenarios, in an effort to aid planners at the County and local level in their adaptation-related decision making. This investment provides the County with a uniquely strong foundation for developing adaptation policies with strong prospects for implementation in a responsible timeframe.

This project is particularly compelling because of Ventura County's mixed-use landscape. In particular, response strategies developed through the vulnerability assessment process will need to target urban, open space, and agricultural land uses- among many others- making this landscape a model setting for replicating this type of planning along the full length of California's coast. Ventura County's scenic coastline contains many significant biological resources and is also an essential part of its economy. But existing measures to protect it against sea level rise are inadequate. Of particular concern is the degree to which coastal resources are protected by seawalls and other engineered structures. Over time, the shoreline behind these structures migrates landward, resulting in the loss of beach and habitat areas. If coastal recreational areas are closed because they are no longer accessible, users may place excessive pressure on other coastal areas. In addition, species that inhabit these coastal areas are likely to suffer from a loss of habitat. As an organization committed to environmental stewardship, these are issues The Nature Conservancy takes seriously.

TNC is pleased to support this proposal. Please feel free to contact me at lverdone@tnc.org or 805-258-7202 if you have further questions.

Sincerely,



Lily Verdone
Coastal Project Director
The Nature Conservancy

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P.O. BOX 942849
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Assembly
California Legislature



KATCHO ACHADJIAN
ASSEMBLYMEMBER, THIRTY-FIFTH DISTRICT

COMMITTEES
CHAIR: LOCAL GOVERNMENT
VICE CHAIR: ACCOUNTABILITY
AND ADMINISTRATIVE REVIEW
BANKING AND FINANCE
GOVERNMENTAL ORGANIZATION
TRANSPORTATION

JOINT COMMITTEES
LEGISLATIVE AUDIT

May 13, 2016

California Coastal Commission
1121 L Street #503
Sacramento, CA 95814

Dear Honored Members of the California Coastal Commission,

As the State Assemblymember for California's 35th District I write in strong support of the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs.

Morro Bay's commitment to developing a vision for the community and its coastal resources is critical and necessary work. Smaller coastal cities such as Morro Bay are subject to all the effects of climate change but have limited funding to support adaptation projects intended to protect the community and its natural resources.

The City of Morro Bay is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

This work is to include updating a comprehensive map of environmentally sensitive habitat areas in the Coastal Zone, modeling and evaluating the effects of strategies to reduce the risks from sea level rise, devising a strategic plan to improve lateral access to the bayside of the Embarcadero, reviewing and creating strategies to ensure affordable accommodations are considered in new overnight accommodations, updating the seal level rise model to reflect the current best science, and revising hazard maps and vulnerability assessments for consistency.

I respectfully ask that every consideration be given to the City of Morro Bay's application for the Local Coastal Program Planning Grant.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katcho Achadjian".

Khatchik H. "Katcho" Achadjian
35th Assembly District

ATTACHMENT D

May 17, 2016

California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219



Dear Honored Members of the California Coastal Commission,

The Morro Bay Community Quota Fund (MBCQF) is a public benefit, non-profit that is working to develop and enhance a financially and environmentally sustainable Morro Bay fishery that is built upon local stewardship of groundfish resources and secured fishing rights anchored in the community. The MBCQF is pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). We understand that the City is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

We are encouraged that the City is seeking this funding to update the LCP, which will effectively maximize public benefit of the coast, coastal-dependent development, and recreation. Of utmost importance to the MBCQF are the potential impacts of sea level rise on the commercial fishing related infrastructure in Morro Bay. The likelihood of success and effectiveness is great, as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and ultimately implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many of the effects of climate change, but have limited funding to support adaptation projects that are intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, and the many priority coastal issues that occur within the City, indicate that Morro Bay is in great need of additional funding to support these efforts.

The Morro Bay Community Quota Fund is in full support of the City's commitment to developing a vision for the community and the coastal resources of Morro Bay. We believe in this important work in our region and look forward to seeing this work accomplished.

Thank you for this opportunity to express our support for the City of Morro Bay's grant application.

Sincerely,

A handwritten signature in black ink that reads "Dwayne Oberhoff". The signature is written in a cursive style.

Dwayne Oberhoff
Executive Director



ATTACHMENT D

May 18, 2016

California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

Letter of Support: Morro Bay LCP Updates Grant Application

Dear Honored Members of the California Coastal Commission,

I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant, which furthers local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). The City is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts.

I am encouraged that the City is seeking this funding to update the LCP, which will incorporate crucial information about current environmental conditions and sea level rise impacts. In addition, the activities covered by this grant application will have great benefit to the work of the Morro Bay National Estuary Program. Our conservation and restoration efforts will be informed by an updated map of environmentally sensitive habitat areas in the Coastal Zone, as well as an updated sea level rise model. These products can inform project planning, restoration priorities, and help us better understand significant local issues, such as the loss of eelgrass in the bay.

Small coastal cities such as Morro Bay are vulnerable to many of the effects of climate change, but have limited funding to support adaptation projects that are intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, and the many priority coastal issues that occur within the City, indicate that Morro Bay is in great need of additional funding to support these efforts.

I look forward to seeing this important work accomplished in our region.

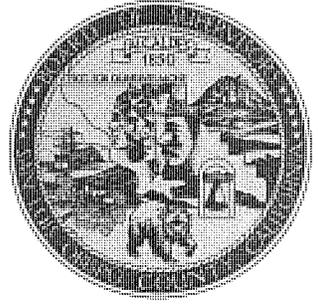
Sincerely,

A handwritten signature in blue ink, appearing to read "Lexie Bell", followed by a horizontal line.

Lexie Bell
Executive Director

BOARD OF SUPERVISORS

1055 MONTEREY, ROOM D430 • SAN LUIS OBISPO, CALIFORNIA 93408-1003 • 805.781.5450



May 18, 2016

BRUCE GIBSON
SUPERVISOR DISTRICT TWO

California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

Re: Letter of Support for the City of Morro Bay Local Coastal Program Planning Grant:

Dear Honored Members of the California Coastal Commission,

I write in support of the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand that the City is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP, which will effectively maximize public benefit of the coast, coastal-dependent development, and recreation. The likelihood of success and effectiveness is great, as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and ultimately implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many of the effects of climate change, but have limited funding to support adaptation projects that are intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, and the many priority coastal issues that occur within the City, indicate that Morro Bay is in great need of additional funding to support these efforts.

As the Supervisor of District 2, which includes the City of Morro Bay, I am in full support of the City's commitment to developing a vision for the community and the coastal resources of Morro Bay. I believe in this important work and look forward to seeing this work accomplished.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

BRUCE GIBSON
Supervisor, District 2
San Luis Obispo County

May 18th 2016

Mr. Nathan
45 Fremont St. # 1900
San Francisco, CA 94105

On behalf of my Board and in my capacity as Executive Director of BEACON, we strongly support the application of the Ventura County Planning Department for a Coastal Commission LCP Update Planning Grant.

BEACON is a Joint Powers Authority composed of Santa Barbara and Ventura Counties and the six coastal cities of Goleta, Santa Barbara, Carpinteria, Ventura, Oxnard, and Port Hueneme with the purview of sediment management and coastline adaptation in the nearshore environment.

BEACON has completed a significant amount of research and data gathering over the years that provides a better understanding of the variability of sand and sediment delivery along the Ventura County coastline.

For Ventura County to be successful in our coastal resiliency related decision making, adaptive strategies will be dependent upon best-available science that identifies baseline conditions and relevant physical processes, information that BEACON has archived for the last few decades.

We will continue to work with the County so they can garner the benefits of BEACON's work on coastal sediment processes. We will also assist the County Planning Division develop policies and practices that facilitate sediment management decisions to preserve and enhance Ventura County beaches through the use of the living shoreline model.

As a former Coastal Commissioner and locally elected official I know how much staff and Commission time can be saved by having a current LCP to work from and how sorely needed the grant funding is for local governments to accomplish this task. I sincerely hope you and your granting body can support this request.

Sincerely,



Brian Brennan
BEACON Executive Director



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City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, California 90254-3885



Hany S. Fangary, Mayor

hfangary@hermosabch.org

424.235.0857

August 9, 2016

Mr. Steve Kinsey
Chair, California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Via Email: Steve.Kinsey@coastal.ca.gov

Subject: Item F5 (LCP Planning Grants)

Dear Chairman Kinsey:

On behalf of the City of Hermosa Beach, I want to thank you for your consideration of our request for Local Coastal Program Planning Grant funds and encourage Commission support of staff's recommendation to fully fund our grant request. Hermosa Beach is honored to have the opportunity to continue working collaboratively with the Coastal Commission and staff to refine and adopt our LCP so that it may be presented to the Coastal Commission for certification in the near future.

During the Round 1 LCP Grant Funding Cycle, Hermosa Beach was able to study and develop a sea level rise vulnerability assessment, and develop both a draft LUP and draft IP. Our LUP has been integrated with our General Plan update, PLAN Hermosa, which remains a top priority of the City Council, and is slated for adoption this fall.

Despite this body of work, there are still several studies related to sea level rise, that are in still progress or have just recently been completed. Additionally, after developing the Draft LUP and IP, Hermosa Beach has identified additional areas in need of further study and community dialogue related to parking management and overnight accommodations. We hope to incorporate the results from the additional modeling, study, and community engagement into our LCP to refine policies and procedures within the IP, and if needed the LUP, in a manner that meets the intent of the Coastal Act and simultaneously adds to the economic vitality and character of Hermosa Beach.

This is important and much needed work to ensure that our Local Coastal Program accounts for the latest study and research related to sea level rise along the Santa Monica Bay coastline and provides our small beach town community with the tools necessary to balance resources in a manner that enhances access to the coast.

Sincerely,

Hany Fangary
Mayor, City of Hermosa Beach



Local Coastal Program and Sea-Level Rise Planning Efforts in Progress

Sea-Level Rise (SLR) Planning Grants

- **LCP Planning Grant** – Grants for LCP updates or certifications, with emphasis on climate change; administered by the California Coastal Commission (CCC).
 - \$1 million was awarded January 2014 for FY 2013/2014
 - \$1 million was awarded November 2014 for FY 2014/2015
 - \$2.5 million is being recommended for Coastal Commission action August 2016
- **LCP SLR Grant** - \$2.5 million in funding for LCP updates to address SLR; administered by the Ocean Protection Council (OPC) in partnership with Coastal Commission and California State Coastal Conservancy (SCC). \$1.3 million awarded November 2013, and \$1.2 million awarded in December 2014.
- **Climate Ready** - Funding for climate change-related projects administered by California State Coastal Conservancy. Grants awarded since 2009; Total awarded for sea-level rise projects in the coastal zone includes \$3 million awarded in January 2014 and \$220,000 in January 2015. Future grant rounds expected.

Sea-Level Rise Planning Grant Recipients

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
North Coast						
Humboldt County	1986		\$35,000 (2014)	\$29,000 (2013) + \$90,000 (2014)		Received funds from CCC in 2013 to certify 3 ADCs, including a managed retreat plan for Big Lagoon. Has started to address SLR as part of regional Humboldt Bay SLR Adaptation Working Group. Received CCC and OPC funds in 2014 to complete a LCP SLR amendment for Humboldt Bay. Progress to date includes work on synthesizing information on SLR vulnerability.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
Humboldt Bay (multiple jurisdictions)	N/A	\$295,000 (2012)				Detailed shoreline conditions map completed. Sea-level rise inundation mapping and adaptation strategies are currently under development.
City of Trinidad	1980			\$80,000 (2014)		Received funds from CCC to certify ADC and update LCP. LCP will include policies and programs that reflect the changed conditions, effects of climate change, and any new scientific knowledge since the LCP was certified. Progress to date includes near completion of a SLR and climate change vulnerability assessment
City of Arcata	1989	\$86,000 (2013)		\$54,000 (2013)		Received 2013 Climate Ready funds to assess living shorelines, and 2013 CCC funds to complete LCP certification. Coordinating with regional efforts. Work completed during the 1 st CCC grant round included a vulnerability assessment and draft LCP update.
City of Eureka	1984		\$250,000 (2013)			In process of comprehensive LCP update, including update to address SLR. Received 2013 OPC LCP SLR Grant to conduct vulnerability analysis and develop SLR policies. Coordinating with regional effort.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
North Central Coast						
Sonoma County	1982		\$150,000 (2013)			In process of comprehensive LCP update, including to address SLR. Received OPC LCP SLR funds in 2013 to address SLR. LCP update is underway.
Marin County	South Unit I 1981; North Unit II 1982		\$200,000 (2013)	\$54,000 (2013)		Comprehensive LCP update underway. Received 2013 OPC LCP SLR funds to address SLR vulnerability and 2013 CCC funds to develop SLR policies, engage public, and update LCP. Work completed during the 1 st CCC grant round included a vulnerability assessment, adaptation plan, and submittal of an LCP amendment to address coastal hazards.
City and County of San Francisco	1986; SF Olympic Club not yet certified	\$700,000 (2012)	\$160,750 (2014)	\$13,000 (2014)		Received SCC funding to complete the "Ocean Beach Master Plan" which addresses climate change, SLR, erosion, and public access at Ocean Beach (Completed by SPUR). Received 2014 OPC and CCC funds to implement the OBMP and to complete an LCP amendment to address SLR. Progress to date includes completion of a SLR vulnerability assessment synthesis, and draft LUP amendment language to address sea level rise.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
San Mateo County	1980	\$220,000 (2014)				Received 2014 SCC funds to complete a SLR vulnerability assessment within San Mateo County for the San Francisco Bay shoreline and Pacific Ocean coastline from Half Moon Bay north.
City of Pacifica					\$188,000	Recommend Round 3 grant would support a SLR vulnerability assessment, adaptation plan, and submittal and certification of an LCP update.
City of Half Moon Bay	1996		\$70,000 (2013)	\$75,000 (2013)	\$85,000	LCP update underway in conjunction with General Plan update. Received 2013 CCC LCP planning grant funds to complete update. Received 2013 OPC LCP SLR funds to assess vulnerability to SLR and develop SLR policies. Work completed during the 1 st CCC grant round included a public review draft LUP update. Recommended Round 3 grant would support completion of several technical studies as well as local adoption of the LCP.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
Central Coast						
Monterey Bay Regional SLR Assessment	N/A	\$100,000 (2013)	\$150,000 (2013)			Monterey Bay Region (Santa Cruz County, Monterey County, City of Capitola) received SCC and OPC LCP SLR funds to conduct SLR modeling, assess vulnerability, evaluate adaptation responses, support updates to LCPs, or other plans. Downscaled model used to assess future impacts from SLR, including coastal erosion and flooding from wave action and storm surges.
Monterey County	1988					2013 OPC Funding for Monterey Bay Regional effort (above) awarded to Monterey County. Recently updated its General Plan, and is in the process of updating the LCP. Will incorporate results of regional efforts into LCP.
City of Monterey	Not yet certified			\$200,000 (2014)	\$35,000 (2014)	Received 2014 OPC and CCC funding to develop and certify LCP; plans to address SLR, and will benefit from regional efforts. Progress to date includes completion of a SLR vulnerability assessment, public outreach, and initial adaptation planning and policy development.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
City of Pacific Grove	Not yet certified	\$100,000 (Monterey Bay Regional, cont.)	\$150,000 (Monterey Bay Regional, cont.)	\$130,000 (2013)		Received 2013 CCC funds to develop and certify LCP. LCP will include consideration of SLR. Will benefit from regional efforts. Work completed during the 1 st CCC grant round included an SLR vulnerability assessment and draft LCP update.
Santa Cruz County	1983					County is in process of updating Safety Element, and will use results of Monterey Bay Regional effort to develop flood hazard, coastal bluff, and beach hazard policies that include SLR.
City of Capitola	1990					Currently working on a comprehensive update of the General Plan, which includes revisions to the LCP and Local Hazard Mitigation Plan. Will incorporate results of regional effort into LCP.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
City of Morro Bay	1984		\$250,000 (2013)	\$147,000 (2014)	\$200,000	Received 2013 OPC LCP SLR grant funds to update the LCP to address SLR. Includes SLR modeling, analysis of SLR vulnerability, development of adaptation strategies and a SLR Action Plan. Received 2014 CCC funds to complete a comprehensive LCP update. Progress to date includes completion of a draft SLR vulnerability assessment. Recommended Round 3 grant would support additional technical studies and policy development related to ESHA, lateral access, lower-cost visitor accommodations, and SLR adaptation strategies.
South Central Coast						
Goleta Slough Vulnerability Assessment (multiple jurisdictions)	N/A	\$50,000 (2013)				Received 2013 Climate Ready funds to develop a SLR impact assessment and adaptive management strategies to inform an update to the Goleta Slough Management Plan and a regional approach to management of shoreline erosion and sediment. Awarded to City of Santa Barbara.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
County of Santa Barbara	1982	\$200,000 (2013)	\$175,000 (2014)	\$8,000 (2014)		Received 2013 Climate Ready funds to model SLR vulnerability the southern portion of the County in collaboration with Cities of Goleta, Santa Barbara, and Carpinteria. Received 2014 OPC and CCC funds to complete SLR modeling for the northern section of the County, along with a LCP amendment to address SLR. Progress to date includes completion of the additional SLR modeling and a vulnerability assessment for the North County. Future grant work will include policy development and an LCP Amendment.
City of Goleta	Not yet certified			\$120,000 (2013)		Received 2013 CCC LCP grant funds to draft the LCP. Includes SLR analysis and coordination with regional efforts. Products of this grant included a Coastal Hazards and Fiscal Impact Report, and a Draft LUP, and Draft IP.
City of Santa Barbara	City segment-1986; Airport segment-1991				\$123,000 (2013)	\$285,252

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
City of Carpinteria		\$200,000 (cont.) (2013)			\$150,000	Recommended Round 3 grant would fund a SLR analysis, LCP policy development, and extensive stakeholder engagement and public outreach. Efforts beyond the grant term would complete a full LCP/General Plan Update.
County of Ventura					\$225,000	Recommended Round 3 grant would support a vulnerability assessment, adaptation plan, and a draft LUP amendment to incorporate SLR policies.
City of Oxnard	1982		\$110,000 (2014)	\$40,000 (2014)		Received OPC and CCC funds to analyze SLR hazards and update the LCP. Progress to date includes SLR analyses, risk assessments, and outreach. Future grant work will include policy development and certification of an LCP Update.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
South Coast						
CoSMoS 3.0 (Point Conception to Mexican Border)	N/A	\$1,000,000 (2013)				USGS received Climate Ready grant funds to develop a numerical model that projects coastal flooding and erosion driven by climate change, SLR, and future storms—called CoSMoS 3.0—that will support coastal hazard assessments and LCP updates in the entire Southern California Bight (from Point Conception to Mexico Border).
Los Angeles Regional (Greater LA Metropolitan Region)	N/A		\$235,000 (2013)			LA region received OPC LCP SLR funds to conduct a SLR and coastal storms study. Funding awarded to City of Santa Monica to serve as lead City.
Los Angeles County	1990	\$69,000 (2013)				Received 2013 funds from Climate Ready to assess vulnerability of beaches. Will benefit from completion of regional SLR and coastal storms study (see above).
City of Santa Monica	Not yet certified			\$225,000 (2014)	\$175,000	Received 2014 CCC funds to develop and certify LCP. Progress to date includes an LUP outline, analysis of key issues areas, coordination with Los Angeles Regional study (see above), and LUP policy development. Future grant work will include an Updated LUP and Draft IP. Recommended Round 3 grant would support a full IP Update, leading to LCP certification.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
City of Los Angeles	Not yet certified		\$235,000, (LA Regional Grant, cont.) (2013)	\$100,000 (2013) + \$250,000 (2014)	<i>Not recommended</i>	Received 2013 and 2014 CCC LCP grant funds for Venice segment. Progress to date includes completion of an LCP Framework Study, public outreach, and a project website. Future grant work will include an LUP Update and Draft IP, and public outreach. Will benefit from regional SLR study (see above), as well as a SLR 2013 vulnerability assessment prepared by USC Sea Grant.
City of Hermosa Beach	Not yet certified	\$100,000 (2013)		\$100,000 (2013)	\$135,899	Received Strategic Growth Council funding, Climate Ready, and CCC LCP grant funds to assess vulnerability to SLR and saltwater intrusion, and draft the LCP. Recommended Round 3 funding would support additional technical studies and completion of the LCP certification effort.
City of Newport Beach	Not yet certified			\$67,000 (2014)		Received 2014 CCC funds to complete certification of the Program (LCP) Implementation Plan. Includes implementation of SLR policies in Land Use Plan. Progress to date includes submittal of the IP to the Coastal Commission, and Coastal Commission hearing is expected in fall 2016.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
City of Seal Beach					\$200,000	Recommended Round 3 grant would support an SLR vulnerability assessment and adaptation plan as well as development and certification of a new LCP.
City of Dana Point					\$135,000	Recommended Round 3 grant would support an SLR vulnerability assessment and adaptation plan as well as submittal of an LCP amendment.
City of San Clemente	Not yet certified			\$90,000 (2013)	\$135,000	In process of developing LCP. Received 2013 CCC LCP grant funds to draft the LCP. Recommended Round 3 funding would support additional SLR analysis and completion of the LCP certification effort.
San Diego						
San Diego County	Not yet certified			\$52,000 (2014)		Received 2014 CCC funds to develop and certify a new LCP. Includes analysis of inland flooding from SLR. Progress to date includes completion of an SLR technical analysis, outreach, and LUP policy development. Future grant work will include completion of the LCP certification effort.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
City of Oceanside					\$200,000	Recommended Round 3 grant would support additional SLR vulnerability synthesis, adaptation planning, and submittal of an LUP update.
City of Carlsbad	1996		\$180,000 (2014)	\$48,000 (2014)		Received 2014 CCC and OPC funds to complete a comprehensive LCP update, including a SLR vulnerability assessment, development of adaptation measures, and certification of a new LCP for the Agua Hedionita Lagoon Segment. Progress to date includes completion of a Draft SLR analysis and initial work on the LUP. Future grant work will include completion of the LCP certification effort.
City of Solana Beach	Not yet certified			\$120,000 (2013)		Received 2013 CCC LCP Planning funds to complete Land Lease/Recreation Impact Mitigation Fee Study, which was incorporated into an LCP Amendment. The study was developed with an awareness of and sensitivity to the potential effects of SLR and climate change.

LCP Jurisdiction	Year Effectively Certified	Climate Ready (SCC)	LCP SLR (OPC)	LCP Planning (CCC) Rounds 1, 2 (2013, 2014)	LCP Planning (CCC) Recommended August 2016	Summary of Grant Awards & Current Efforts
City of Del Mar	2001		\$100,000 (2014)		\$211,220	Received 2014 OPC funds to complete a LCP amendment to address SLR. Progress to date includes completion of a Draft SLR analysis and outreach. Future grant work will include adaptation planning and an LCP Amendment. Recommended Round 3 grant funds would support additional technical studies on SLR, sediment management, and wetlands to support the pending, previously funded LCP Amendment.
City of Imperial Beach	1984	\$300,000 (2013)			\$225,000	Received 2013 funds from Climate Ready to conduct SLR modeling and a SLR vulnerability assessment. Recommended round 3 grant funds would support incorporation of separately funded vulnerability assessment and adaptation planning into an LCP update.

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F5

DATE: July 29, 2016

TO: Commissioners and Interested Parties

FROM: John Ainsworth, Acting Executive Director
Susan Hansch, Chief Deputy Director
Madeline Cavalieri, Coastal Program Manager
Carey Batha, Coastal Program Analyst
Kelsey Ducklow, Coastal Program Analyst
Daniel Nathan, Coastal Program Analyst

SUBJECT: **Recommended Round 3 Local Coastal Program Local Assistance Grant Awards**

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission award approximately \$2.5 million in grant funds to 14 local jurisdictions for LCP updates and sea level rise planning.

As approved in the Enacted Budget for Fiscal Year 2015/2016, \$3 million from Prop 40 bond funds will be transferred from the State Coastal Conservancy to the Coastal Commission through an Interagency Agreement to support local governments in developing or updating Local Coastal Programs (LCP) pursuant to the [California Coastal Act](#), with special emphasis on addressing impacts from climate change and sea level rise (SLR). This is the third round of Commission LCP Local Assistance grant funds available since Fiscal Year 2013/2014 (Round 1), with a second round currently underway from Fiscal Year 2014/2015 (Round 2). Round 1 grant work was completed in April 2016, with \$22,696 in remaining funds. Therefore, the total amount of funds available currently is \$3,022,696, and any funds not awarded in Round 3 will be distributed through a future grant round.

On August 14, 2013 the Commission adopted the priorities and selection criteria for reviewing and recommending awards for the LCP Local Assistance Grant Program and authorized staff to solicit and evaluate proposals subject to the requirement that the Commission approve final selection of any grants awarded under this program.¹ The application period for Round 3 grants

¹ <http://documents.coastal.ca.gov/reports/2013/8/W31b-8-2013.pdf>

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

opened on March 28, 2016 and closed on May 20, 2016. Work programs for the Round 3 grants are expected to begin in fall of 2016 and end in fall of 2018.

The Coastal Commission received 15 grant applications for LCP grants with funding requests totaling \$4,083,514 (see [Table 1](#)). The grant requests range from a low of \$85,000 to a high of \$1,014,725 and comprise a variety of technical studies and planning work including 7 new sea level rise vulnerability assessments; 10 studies related to assessing coastal habitats, sediment management, lower-cost accommodations, public access, parking, or other coastal resources; 7 sea level rise adaptation plans; and extensive LCP planning work. The proposed grant projects recommended for awards will result in 1 new LCP, 3 new IPs, 5 comprehensive LCP updates, 3 LCP amendments, 1 comprehensive LUP update, and 1 LUP amendment. Of these, 4 are anticipated to be certified within the grant term and 7 would be locally adopted and submitted to the Commission. Those grantees not anticipating certification within the grant term have committed to finalizing and certifying the LCP work, and will provide an anticipated timetable for that process as required by condition 9 ([Section II](#)).

GRANT REVIEW PROCESS

Coastal Commission staff reviewed and ranked the applications according to the adopted selection criteria, with input from Commission District staff and staff with technical expertise (i.e. Environmental Scientists, the Mapping Unit, and the Senior Coastal Engineer), Ocean Protection Council staff, and State Coastal Conservancy staff (See [Attachment A](#) for the adopted criteria, and [Attachment B](#) for the rankings).

RECOMMENDED GRANT AWARDS

Commission staff recommends the Commission award 14 grants for a total of \$2,476,011. [Table 1](#) and [Section VI](#) summarize the 14 grant projects recommended for funding.

The proposals for the 14 projects recommended for grant funding are hyperlinked in Table 1 below and are also available on the Coastal Commission's website at: <http://www.coastal.ca.gov/lcp/lcpgrantprogram.html>. Due to the length of the application packets (the 15 proposals total over 300 pages), Commission staff opted to provide the proposals in an electronic format via the links below, and to provide detailed descriptions of the grant proposals recommended for award in [Section VI](#). Paper copies of the grant proposals are available upon request.

This recommendation would also reserve more than \$500,000 for a fourth grant round, a full request for proposals for which would be announced in late 2016 or early 2017. This future grant round could fund projects or portions of projects in the Round 3 application pool that were not recommended for funding, as well as projects proposed by other jurisdictions that expressed interest in applying for Round 3 but were unable to do so because of timing and sequencing issues with other ongoing planning work.

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

Table 1: Round 3 Grant Applications and Recommended Awards

	Jurisdiction	Grant Project²	Amount Requested	Recommended Grant Award
North Central Coast	City of Pacifica	Vulnerability Assessment, Adaptation Plan, LCP Update	\$ 188,000	\$ 188,000
	City of Half Moon Bay	Technical Studies, LCP Update Submittal	\$ 85,000	\$ 85,000
Central Coast	City of Morro Bay	Technical Studies, LCP Policy Development (Round 2 LCP Update Submittal)	\$ 250,000	\$ 200,000
South Central Coast	City of Santa Barbara	Adaptation Plan, Technical Studies, Draft LCP Amendments	\$ 298,252	\$ 285,892
	City of Carpinteria	Vulnerability Assessment, Adaptation Plan, Draft LCP Update	\$ 150,000	\$ 150,000
	County of Ventura	Vulnerability Assessment, Adaptation Plan, Draft LUP Amendment	\$ 505,418	\$ 225,000
South Coast	City of Santa Monica	Implementation Plan Submittal	\$ 175,000	\$ 100,000
	City of Los Angeles	Implementation Plan (Local Adoption)	\$1,014,725	\$0
	City of Hermosa Beach	Technical Studies, LUP Amendment if needed, Implementation Plan	\$ 135,899	\$ 135,899
	City of Seal Beach	Vulnerability Assessment, Adaptation Plan, New LCP	\$ 200,000	\$200,000
	City of Dana Point	Vulnerability Assessment, Adaptation Plan, Technical Studies, LCP Amendment Submittal	\$ 135,000	\$ 135,000
	City of San Clemente	Vulnerability Assessment, LUP Amendment if needed, Implementation Plan	\$ 135,000	\$ 135,000
San Diego District	City of Oceanside	Vulnerability Assessment, Adaptation Plan, LUP Update Submittal	\$ 300,000	\$ 200,000
	City of Del Mar	Technical Studies to Support Round 2 Grant Work (LCP Amendment Submittal)	\$ 211,220	\$ 211,220
	City of Imperial Beach	LCP Update Submittal	\$ 300,000	\$ 225,000
Total			\$4,083,514	\$ 2,476,011

² For applications that are recommended for an award, the grant project is listed as modified by the award conditions

The grant applications recommended for awards are consistent with the purpose of the LCP grant program and the Commission's adopted priorities and criteria. They all are supported by adopted resolutions of the local governing bodies, indicating support for completion of the LCP planning work. All grant projects recommended for awards either contain tasks for public participation and early coordination with Commission staff or are conditioned to contain these tasks. In general, reductions in the recommended awards were based on Commission staff estimates of the costs of similar tasks, or when existing resources could be leveraged to provide data and information for proposed tasks.

No Round 3 award recommendation has been made for the [City of Los Angeles](#) due to issues concerning the scope and timing of the proposed project. As described further on page 30, the City is currently working on a Round 2 grant that will result in a completed LUP and preliminary IP work. The proposed Round 3 work includes completing the IP and submitting it to the Commission for certification. Therefore, the Round 3 tasks must necessarily occur after the Round 2 work is completed. However, the Round 2 work is significantly behind schedule; although work began in October 2015 with development of a project website, less than 15% of the \$250,000 award has been spent towards the grant work. The tasks already included in the Round 2 work program are numerous, significant, and critical to a successful LCP planning process, and they represent at least two years of work; thus, it is premature to grant additional funding at this time because it is too early to begin the proposed project. However, after significant progress is made on the Round 2 work, it is possible that the proposed work could be funded by a future Commission grant award.

Commission staff recommends that the Commission award \$2,476,011 in grant funding, leaving a total of \$546,685 for a fourth round of LCP grants. If awarded as such, staff would likely announce the Round 4 grant application period in late 2016 or early 2017.

GRANT CONDITIONS

All of the recommended awards include grant administration requirements (see [Section VII](#)) as well as general conditions related to the grant work programs (see [Section II](#)).

To assist the Commission in carrying out Strategic Plan Action Item 4.3.1, all grants are conditioned to require grant recipients to submit LCP documents and maps in both paper and editable digital format (see condition #1 in [Section II](#)). In addition, as required by the State Coastal Conservancy, all grants must acknowledge Conservancy funding in the materials produced as part of the grant project (see condition #8 in [Section II](#)). Grant recipients must ensure their respective work programs exclude any and all work that has been funded through previously awarded grants such as Round 1 and 2 Coastal Commission LCP Grants and grants awarded by the Ocean Protection Council and the State Coastal Conservancy (see condition #7 in [Section II](#)). To facilitate coordination and review of grant deliverables, grant recipients must also revise their work programs to allow for sufficient time to review and revise grant deliverables (see condition #6 in [Section II](#)). Further, work programs that do not include certification of proposed LCP planning work must be revised to include a description of the future steps that will be taken to achieve certification after the grant work is completed (see condition #9 in [Section II](#)).

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

Grants with tasks related to sea level rise planning are also required to use the Commission's Sea Level Rise Policy Guidance document (see condition #2 in [Section II](#)) and to coordinate sea level rise preparedness work with other local jurisdictions and state agencies, where appropriate (see condition #4 in [Section II](#)). Further, grant projects that include preparation of Vulnerability Assessments are also conditioned to assess sea level rise vulnerability through scenario-based analysis (see condition #3 in [Section II](#)), while grantees must also conduct planning work in accordance with the State of California's climate change principles, as outlined in the [Safeguarding California Plan](#)³ (2014) and as directed by the Ocean Protection Council's [Resolution on Implementation of the Safeguarding California Plan](#) (2014) (see condition #5 in [Section II](#)).

Lastly, the recommended awards include grant-specific conditions related to the work programs; please refer to [Section VI](#) for these specific conditions.

³ California Natural Resources Agency 2014. Available. http://resources.ca.gov/docs/climate/Final_Safeguarding_CA_Plan_July_31_2014.pdf. Accessed 17 June 2016.

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EXHIBIT 1 – Letters of Support for Grant Applications

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the fourteen grant awards identified in the Commission Staff Recommendation column of Table 1 of this staff recommendation and authorize the Acting Executive Director or his designee to enter into grant agreements with the grantees for allocation of these funds and to make any amendments thereto, subject to the requirements and conditions set forth in the staff recommendation.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the fourteen grant awards identified in Table 1 and the Commission authorizing the Acting Executive Director or his designee to enter into grant agreements with the grantees for distribution of the grant funds. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves the fourteen grant awards identified in the Commission Staff Recommendation column of Table 1 of this staff recommendation and authorizes the Acting Executive Director or his designee to enter into grant agreements with the grantees for allocation of these funds and to make any amendments thereto, subject to the requirements and conditions set forth in the staff recommendation.

II. REQUIREMENTS AND CONDITIONS FOR ALL GRANTS

All grant agreements will contain provisions to ensure successful implementation of the work program. Specifically, grant agreements will include requirements and conditions regarding the project schedule, progress reporting, reimbursement procedures, and stipulations and grant withholdings for projects not completed within the grant time period. The general grant requirements and conditions are explained in detail in [Section VII](#), Grant Administration. In addition to the general grant requirements, all grant projects will include the following conditions:

1. Prior to the Executive Director's determination and reporting of certification pursuant to Section 13544 of the California Code of Regulations of a grant-funded LCP project, grantees shall submit LCP documents and maps in both paper and editable digital format to the Coastal Commission.
2. Grantees shall use the Coastal Commission's [Sea Level Rise Policy Guidance document](#) to inform the development of Sea Level Rise impact assessments, vulnerability assessments, and LCP Land Use Plan and Implementation Plan completion or updates.
3. In addition to the general recommendations contained within the Coastal Commission's Sea Level Rise Policy Guidance, Vulnerability Assessments shall include: (1) storm and non-storm scenarios, including maximum daily and annual tidal inundation, (2)

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

assessment of sea level rise vulnerability with and without key development that is currently vulnerable and/or protected by a revetment, such as Highway 1, railroad tracks, and/or a row of residences, (3) anticipated changes in beach width under future sea level rise scenarios, (4) evaluation of the feasibility and effectiveness of sediment management and beach nourishment, and (5) evaluation of sea level rise vulnerability of existing and planned segments of the California Coastal Trail. These scenarios and topics should be modelled or quantitatively analyzed where feasible and applicable, or at a minimum thoroughly discussed in a qualitative manner.

4. Sea Level Rise work completed under the grant program shall be coordinated regionally to the extent feasible with other jurisdictions and entities working on sea level rise projects within the same county or broader regional area relevant for sea level rise adaptation, such as the watershed, littoral cell, or area with similar geologic characteristics. Entities working on sea level rise projects include the State Coastal Conservancy, the Ocean Protection Council, The Nature Conservancy, NOAA, and USGS. Coordination includes early coordination meetings among the different entities, sharing of technical analyses and lessons learned, and consideration of regional adaptation policies.
5. Grant-funded work shall be guided by the [Safeguarding California Plan for Reducing Climate Risk](#)'s recommended climate change preparedness actions and principles,⁴ as listed below and as described in the adopted [2014 Ocean Protection Council Resolution](#) to support implementation of the *Safeguarding Plan*⁵. The *Plan* states that projects or programs implemented with state funds should:
 - Encourage innovative design of new structures and infrastructure in areas vulnerable to sea level rise, storms, and erosion and priority should be given to green or nature-based solutions that use natural processes and habitats to reduce risk from flooding and erosion;
 - Reduce risk from climate impacts to the coast and ocean, by implementing the *Safeguarding Plan*'s recommendation to incorporate climate risk considerations into all relevant decision-making, including related to infrastructure, in such a way that it:
 - Encourages iterative approaches;
 - Protects California's most vulnerable populations;
 - Achieves multiple benefits from efforts to reduce climate risks and prioritizes green infrastructure solutions;
 - Integrates climate risk reduction with emissions reductions to the fullest extent possible; and

⁴ California Natural Resources Agency 2014. Available. http://resources.ca.gov/docs/climate/Final_Safeguarding_CA_Plan_July_31_2014.pdf. Accessed 19 September 2014.

⁵ Ocean Protection Council 2014. Available: http://www.opc.ca.gov/webmaster/ftp/pdf/agenda_items/20140827/Item5_OPC_Aug2014_Exhibit_1_Safeguarding_Resolution_ADOPTED.pdf. Accessed 19 September 2014.

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

- Develops metrics and indicators to track progress on efforts to reduce climate risk.
- Adhere to the *Safeguarding Plan* principles:
 - Use the best available science to identify risks and adaptation strategies;
 - Understand that an effective strategy for preparing for climate risks should evolve as new information is available;
 - Involve all relevant stakeholders;
 - Establish and maintain strong partnerships across all levels of government, tribes, businesses, landowners, and non-governmental organizations;
 - Give priority to strategies that also achieve benefits other than climate risk reduction benefits, including additional benefits to public health, the economy, environmental justice, and conservation of natural resources; and
 - Ensure that strategies to reduce climate risk are coordinated, to the extent possible, with the state's efforts to reduce GHG emissions and other local, national and international efforts.
- 6. Work programs shall be revised to ensure there is sufficient time for coordination with Commission staff on each deliverable, including time for review and comment by Commission staff, and time for grantees to revise deliverables where necessary. For major deliverables, there shall be sufficient time for multiple rounds of review and revision. Such coordination shall take place prior to public release of the deliverable.
- 7. Work programs shall be revised to exclude any and all work that has been funded through previously awarded grants or the matching funds identified through previously awarded grants. Such grants include, but are not limited to, Coastal Commission LCP Grants awarded through Round 1 or Round 2, grants awarded by the Ocean Protection Council, and grants awarded by the State Coastal Conservancy.
- 8. State Coastal Conservancy funding shall be acknowledged in all written or published materials related to the grant program, in a manner approved by the Executive Director.
- 9. For grant projects that do not include certification of proposed LCP planning work, work programs shall be revised to include a description of the future steps that will be taken to achieve certification after grant work is complete.

III. INTRODUCTION

As approved in the Enacted Budget for Fiscal Year 2015-2016, \$3 million from Prop 40 bond funds will be transferred from the State Coastal Conservancy to the Coastal Commission through an Interagency Agreement to support local governments in developing or updating Local Coastal Programs (LCP) pursuant to the [California Coastal Act](#), with special emphasis on addressing impacts from climate change and sea level rise. This is the third round of Commission LCP Local Assistance grant funds available since Fiscal Year 2013/2014 (Round 1, General Fund), with a second round currently underway from Fiscal Year 2014/2015 (Round 2, General Fund). Round 1 grant work was completed in April 2016, with \$22,696 remaining funds. Because of the re-appropriation included in the FY2016/2017 Enacted Budget, these remaining funds can be reallocated to a future grant round.

On August 14, 2013 the Commission adopted the priorities and criteria for reviewing and recommending awards for the LCP Local Assistance Grant Program and authorized staff to solicit and evaluate proposals subject to the requirement that the Commission approve final selection of any grants awarded under this program.⁶ The application period for Round 3 grants opened on March 28, 2016 and closed on May 20, 2016. Work programs for the Round 3 grants are expected to begin in fall of 2016 and end in fall of 2018.

IV. PROGRAM DESCRIPTION

The goal of the Coastal Commission LCP Grant Program is to support local government efforts to complete certification of a new LCP or to update an existing LCP to reflect new information, changed conditions, and emerging issues, with an emphasis on addressing climate change and sea level rise, consistent with the Coastal Act. Round 3 of the LCP Grant Program is supported by bond funds from the State Coastal Conservancy appropriated by the Legislature, which have been disbursed to support local governments in completing or updating LCPs to take into account the effects of climate change.

This funding helps support the Coastal Commission's adopted Strategic Plan goal to strengthen the LCP Program (Goal 4). Goal 4 places high priority on updating and certifying LCPs, and states that the LCP Program is "the core implementation mechanism of the Coastal Act and the area most in need of increased investment to assure long run success in program implementation."⁷ The grants provide much-needed funds to local governments to complete this critical planning work. While most of the coastal zone (approximately 87% of the geographic area) is governed by a certified LCP, the average age of certified LCP segments is almost 25 years and there are some remaining uncertified areas. When these areas become certified, the local government will assume responsibility for issuing most coastal development permits in these areas.

⁶ <http://documents.coastal.ca.gov/reports/2013/8/W31b-8-2013.pdf>

⁷ California Coastal Commission, Strategic Plan 2013-2018, Approved April 2013, pg 15. Accessed on 6/8/2016 at <http://documents.coastal.ca.gov/reports/2013/4/F9a-4-2013.pdf>.

Many of the LCPs that were certified in the 1980s and 1990s are out of date and would benefit from updates to reflect changed conditions, new information and knowledge, and new programs and policies, especially those related to climate change and sea level rise. Updated LCPs provide more certainty for economic development and enable stronger coastal resource protection in light of current environmental conditions and other factors. Also, many important public access, coastal resource protection, and priority coastal development issues will be impacted by climate change and sea level rise. Such impacts include narrowing beaches and wetland areas, saltwater intrusion of freshwater aquifers, and increased flooding of priority coastal development. To ensure coastal resources are protected as required by the Coastal Act, LCPs must be updated to address future climate change impacts.

On August 14, 2013, the Commission adopted priorities and evaluation criteria for implementing the LCP Local Assistance Grant Program to reflect this goal (see <http://documents.coastal.ca.gov/reports/2013/8/W31b-8-2013.pdf> and [Attachment A](#) for a description of the criteria as provided in the LCP Local Assistance Grant Program application announcement). In brief, the evaluation criteria include: Public Benefit/Significance, Need and Extent, Addressing the Effects of Climate Change, Likelihood of Success/Effectiveness, Workload, and Project Integration/Leverage/Matching Funds.

V. REVIEW PROCESS

Commission staff reviewed the 1 grant applications with input from District Managers and other Coastal Commission staff, including staff with technical expertise (e.g. Environmental Scientists, the Mapping Unit, and the Senior Coastal Engineer). Commission staff also factored in District staff input regarding local planning processes underway that would indicate where likelihood of success and project results could be achieved within the specified grant period. In addition, Commission staff consulted with staff representatives from the Ocean Protection Council (OPC) and the State Coastal Conservancy (SCC) to ensure coordination with their grant programs.

Staff considered the Commission-approved [selection criteria](#) carefully when reviewing applications. As part of the review process, staff assigned a low, medium, or high value (low=1, medium=2, and high=3) to each proposal for each of the criteria. Staff added the assigned values for a total overall score for each application. The applications were then ranked according to the total score, and sorted into high, medium, and low priority for funding. For the application rankings, see [Table 2](#) (Attachment B) and for the full review sheets, see [Table 3](#) (Attachment B). A summary of the recommended awards can be found in [Table 1](#).

Lessons Learned from Rounds 1 and 2

Commission staff also considered some of the lessons learned from the first two rounds of grants when evaluating the proposed work programs and budgets. Overall, two important trends to consider in moving forward with this third round of grants are the time it takes to complete these sorts of work programs, as well as the costs associated with various vulnerability assessments and related technical studies. In general, Commission staff found that the process of completing a vulnerability assessment, developing an adaptation plan, integrating this work into LCP policies, and then completing the local adoption and submittal process often takes longer than the allotted

two-year grant term, particularly if there is a high degree of public engagement and coordination with Coastal Commission staff, as is recommended. Thus, we are supportive of those applications that include a pared down work program to focus on, for example, completing a targeted sea level rise amendment, or on reaching a final deliverable of a draft document as an interim step before completing the local adoption and Commission certification steps outside of the grant term. However, staff remains committed to supporting the efforts of those communities seeking to develop more comprehensive updates and/or certification within the grant period and recognizes the importance of setting ambitious timetables to complete this crucial work.

Commission staff has also found that the costs associated with completing vulnerability assessments and other technical studies tend to be quite high. This is true both in cases in which there are existing data, modelling, or other sea level rise resources, as well as in cases where new technical studies need to be completed, because these types of studies require technical expertise, which often necessitates hiring a consultant. Although the Commission continues to encourage building on regional work and using existing resources (e.g., Pacific Institute, NOAA Sea Level Rise Viewer, and CoSMoS) when and where available, it is understood that in many cases additional synthesis of existing information and/or a higher degree of technical analysis will be desired to develop more proactive and robust sea level rise adaptation policies. Overall, the grant award recommendations, when combined with the grant-specific conditions, incorporate these timing and cost considerations to ensure grant programs are designed to succeed.

Best Available Science for Sea Level Rise

To assess proposed technical work on sea level rise vulnerability, it is important to note the changing nature of the best available science used to inform some of the technical studies supporting LCP updates. Many of the Round 1 and Round 2 LCP Grants utilized sea level rise information that was the best available at the time the work programs were scoped and initiated.

Since then, new models and information have been produced, often by third parties. For example, in Southern California specifically, the USGS released preliminary results of its CoSMoS 3.0 model depicting hazards associated with sea level rise at such a time that it was available to support Round 1 and 2 technical studies. However, those preliminary results only included projected sea level rise hazards for the year 2100 (no other interim years), and it had other limitations related to the representation of the data on maps. In September 2016, USGS plans to release the final CoSMoS 3.0 data, which will address interim time steps (e.g., the years 2030, 2050, and 2070), include more storm scenarios (including more frequent storms), and improve the detail in the mapping of erosion, flooding, and inundation hazards. These changes will provide planners with more tools to understand the full suite of hazards associated with both storm and non-storm conditions, along with critical information on the timing of those impacts. With that detail, planners will be better equipped to develop comprehensive, effective sea level rise adaptation measures that can be formalized and implemented through the LCP.

Therefore, some of the Round 3 applications include tasks to update or refine their technical studies using this new data. These tasks do not represent duplication of prior efforts, but rather the inclusion of important advancements in sea level rise modeling that will significantly improve the information available to develop LCPs with adaptation strategies that more fully respond to sea level rise.

VI. ROUND 3 AWARD RECOMMENDATIONS⁸

Commission staff recommends the Commission award 14 grants for a total of \$2,476,011. [Table 1](#) on page 3 and the following section provide a summary of the Coastal Commission staff recommendations.

The grant applications recommended for awards are consistent with the purpose of the LCP grant program and the Commission’s adopted priorities and criteria. They all are supported by adopted resolutions of the local governing bodies, indicating support for completion of the LCP planning work. All grant projects recommended for awards either contain tasks for public participation and early coordination with Commission staff or are conditioned to contain these tasks.

This section provides detailed summaries and discussions of each grant proposal as described in the application, with further detail and clarification from Commission staff. For each application, this section includes summaries of grant proposals, conditions of approval, and discussion regarding the fulfillment of the selection criteria. Grant projects are listed geographically, starting from the northern-most proposal. Complete applications are available through the hyperlink in the Project Title.

1) CITY OF PACIFICA

Project Title: [City of Pacifica LCP Update to Address Sea Level Rise](#)
Project Location: City of Pacifica, San Mateo County
Proposed Timeline: 9/1/2016 – 6/29/2018

	Amount Requested	Recommended Award
Total	\$188,000	\$188,000

Grantee’s Leveraged Funds: \$59,370

Leveraged funds include \$59,370 in-kind services.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Pacifica’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$188,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. The Task 2 Vulnerability Assessment work shall ensure that efforts are not duplicative of work performed as part of the Sea Change San Mateo County effort, but rather build on this effort by providing additional analysis for those assets that are identified on the “Vulnerable Asset Inventory” but not included

⁸ In all grant applications, leveraged funds includes: grantee funding, grantee in-kind contributions, and other grant sources.

in the “Asset Vulnerability Profiles (AVPs)”, and by providing additional analysis of sea level rise vulnerability scenarios that account for non-storm daily and yearly tide conditions (as described in General Condition #3), as necessary and feasible. Task 3 (Adaptation Plan Development) shall include a public workshop in addition to the stakeholder group meetings. Additionally, the grantee shall coordinate with Coastal Commission staff to resolve remaining conflicts and policy concerns from the earlier, uncertified, LCP update efforts, including but not limited to addressing issues surrounding areas of deferred certification such as the Quarry site at Rockaway and the Shell Dance Nursery site.

Grant Proposal Summary

The City of Pacifica is requesting a Local Assistance grant to complete an update to its LCP, which was last updated in 1980. The grant would support the completion of technical studies and community engagement related to sea level rise (SLR) modeling and adaptation strategy development. Specific tasks include preparation of a vulnerability and risk assessment, a stand-alone adaptation plan, incorporation of the vulnerability assessment findings and adaptation plan into the LCP (including changes to existing LUP and IP policies and an anticipated new chapter to the IP), local adoption, and submittal of the LCP update to the Coastal Commission for review and certification.

The proposal includes the following key components:

- Coordination with Commission Staff
- Preparation of Vulnerability Assessment
- Sea Level Rise Adaptation Plan Development
- Public Outreach and Workshops
- LCP Update
 - Incorporation of Vulnerability Assessment and Adaptation Plan findings into LCP
- Local Adoption
- Coastal Commission Review and Certification

Discussion

The City of Pacifica is a coastal community of approximately 40,000 residents with 6 miles of coastline and numerous coastal resources, including Pacifica Pier, Highway 1, Pacifica State Beach, Rockaway Beach District, and Pedro Point Headlands. The City has various community businesses and services, wastewater treatment and pump station facilities, a mobile home park, and many public access and recreation opportunities. Many of its coastal residents reside in blufftop homes that are part of the oldest housing stock within the City and that, in recent years, have been subject to increased coastal erosion, high tides, and flooding. In several instances, the City has had to require evacuations of bluff top homes to protect the health, safety, and wellness of its residences.

The City’s LCP was last updated in 1980, and the existing coastal zone land use maps are not representative of the current condition of the City’s coastline. Moreover, in light of the significant coastal hazards that impact the City’s urban area coupled with an outdated LCP that

does not address major erosion and shoreline protection issues to the extent needed, updating the City's LCP is imperative. Considering the high amount of emergency permits that were issued last winter, and the subsequent work for Commission staff to follow up on these permits, an LCP update will reduce Commission staff workload in the future. Commission staff also recognizes that the City's new planning staff is motivated to address coastal hazards.

Since 2009, the City has worked towards updating its General Plan and LCP; however, the LCP update was never submitted to the Commission for certification in part because of the City's desire to incorporate the recommended sea level rise planning and adaptation policies of the Commission's Sea Level Rise Policy Guidance document. As such, the City will build upon the existing draft LCP update to incorporate a sea level rise assessment and adaptation strategies before it formally submits the LCP update to the Commission. The vulnerability assessment will leverage work done through the Sea Change San Mateo County effort and expand upon this work to gather more locally specific data using the Our Coast Our Future and Pacific Institute work. The adaptation plan will also evaluate strategies for various sub-areas and include an in-depth assessment of costs and benefits of implementing different strategies.

The award recommendation includes a specific condition for the development of the City's Vulnerability Assessment and Risk Assessment (Task 2) that ensures work will not be duplicative with work performed as part of the regional Sea Change San Mateo County vulnerability assessment. This regional vulnerability assessment utilized the Our Coast Our Future/CoSMoS 2.0 and Pacific Institute modeling and mapping information to identify a list of assets throughout the County, including within the City of Pacifica, that are vulnerable to several different sea level rise and storm scenarios.

The Sea Change San Mateo County assessment then identified a number of representative assets on which to provide additional analysis, including, for example, considerations of sensitivity to changes, adaptive capacity, and potential consequences from loss or damage to these assets. Three of these Asset Vulnerability Profiles (AVPs) were done for assets in the City of Pacifica (Beach Boulevard Seawall, Pacifica State Beach, and The Pacifica Nursing and Rehab Center) and it has been the vision of the Sea Change San Mateo County work that individual cities would provide additional analysis for those assets identified on the "Vulnerable Asset Inventory" but not yet included as an AVP. Therefore, this condition would ensure continued coordination with the Sea Change San Mateo County project, and it would ensure that work already completed as part of the regional effort would be integrated into the future work.

The award recommendation also requires compliance with General Condition #3 (see [Section II](#)). In particular, this condition will require the City to assess SLR vulnerability scenarios that account for non-storm, daily and yearly tide conditions. This work would be integrated with the additional analysis for those assets already identified as vulnerable to sea level rise plus storm scenarios within the Sea Change San Mateo County vulnerability assessment, but would focus on better understanding what hazards and impacts those assets could face on a day-to-day or annual basis rather than only under an extreme storm scenario.

This is critical because although it is important to understand the worst-case scenarios, especially to address future impacts to development, having a thorough understanding of how assets will be

impacted on a more regular basis allows for an evaluation of the impacts to other coastal resources, such as narrowing of beaches and wetlands, so that the City can prioritize adaptation strategies to ensure the continued protection of coastal resources.

Further, General Condition #3 effectively requires the use of scenario-based analysis to examine a range of possible shoreline changes and impacts when analyzing sea level rise risks and reinforces Guiding Principle #3 of the Commission's Sea Level Policy Guidance document, which calls for addressing uncertainty in sea level rise science by utilizing scenario based planning and adaptive management techniques. This will help ensure that the City evaluates the full range of possible impacts from SLR, including daily impacts as well as potential storm scenarios or worst-case impacts.

The grant project also includes a condition to add a public workshop during the development of an Adaptation Plan (Task 3) to allow for increased public input during the City's development of adaptation strategies, which will inform the LCP policy update later in the grant project. The condition also enforces Guiding Principle #20 of the Commission's Sea Level Policy Guidance document, which calls for maximum public participation in planning and regulatory processes.

Lastly, the condition requires the grantee to coordinate with Coastal Commission staff to address outstanding policy concerns related to earlier efforts to update the LCP. Given that the focus of this grant funded work is to incorporate sea level rise adaptation strategies into an existing but uncertified LCP update, addressing any outstanding concerns, even if unrelated to sea level rise, will be essential to ensuring that the entire LCP update effort is successful. Commission staff is committed to coordinating with City staff throughout this process, as required by the general conditions of this grant, to collaboratively address broader LCP planning issues.

Award Recommendation

Commission staff recommends fully funding the City of Pacifica's grant project. **Staff recommends the Commission authorize a grant of \$188,000 to fund a Sea Level Rise Vulnerability Assessment, Adaptation Plan, public outreach, and LCP policy development and certification.**

The outcome of this grant is expected to be incorporation of sea level rise adaptation options into a pre-existing, uncertified LCP Update that will be submitted to the Commission and certified within the grant term.

2) CITY OF HALF MOON BAY

Project Title: [City of Half Moon Bay LCP and General Plan Update](#)
Project Location: City of Half Moon Bay, San Mateo County
Proposed Timeline: 8/1/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$85,000	\$85,000

Grantee’s Leveraged Funds: \$1,092,770

Leveraged funds include \$251,850 in proposed matching funds for the Round 3 grant project, as well as \$145,000 in previous grant funds (\$75,000 and \$37,000 in prior Coastal Commission and OPC grant funds, and \$33,000 in current OPC grant funds for work on the City’s Implementation Plan), and \$695,920 in previous matching funds.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Half Moon Bay’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$85,000 and includes the necessary revisions and detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. The budget shall be revised to eliminate Commission funding from EIR preparation (Task 9) and completion of the IP draft (Task 8). Instead, Commission funds shall be used for technical studies that will aid in development and review of the City’s LCP, including the proposed Build-Out Analysis, Transportation Study, Coastal Resource Impact Study, and Infrastructure Capacity Study, as well as the hearings and adoption process (Task 10).

Grant Proposal Summary

The City of Half Moon Bay is requesting an LCP Planning grant to build off of work completed under the Commission’s Round 1 LCP grant (and work completed from the Ocean Protection Council’s grant to support its sea level rise (SLR) vulnerability assessment and policy development), which resulted in the completion of a vulnerability assessment and Public Review Draft Land Use Plan.

This grant application proposes development of a draft Implementation Plan, as well as completion of several technical studies that would support an Environmental Impact Report for the LCP and General Plan update. These studies include a Build-Out Analysis, Transportation Study, Coastal Resource Impact Study, and an Infrastructure Capacity Study. The grant would also support finalizing the LCP, local adoption, and submittal to the Commission for certification, as well as the continuation of an extensive community engagement program and coordination with Commission staff.

The proposal includes the following key components:

- Coordination with Commission Staff
- Technical Studies and Plans
 - Build-Out Analysis
 - Transportation System Performance
 - Coastal Resources Impacts
 - Infrastructure Capacity
- Public Outreach
- Local Adoption
- Coastal Commission Review

Discussion

The City of Half Moon Bay is located along the Pacific Coast of San Mateo County and is contained entirely within the coastal zone. The City has significant coastal resources of statewide significance, including agricultural lands, public access areas, wetlands and other environmentally sensitive habitat areas, and a significant stretch of the California Coastal Trail, much of which is along the blufftop with unobstructed views of the shoreline. The 6.5-square mile city has nearly six miles of shoreline, including four miles at Half Moon Bay State Beach, as well as Surfers', Dunes, and Poplar beaches.

The City's LCP was certified in 1980, with minor amendments made in 1993, and is no longer reflective of the community's current conditions or priorities. In recognition of these insufficiencies, the City initiated an update of its LCP in 2013 to coincide with an update of its General Plan. This effort has been aided by a Round 1 OPC grant to perform a sea level rise vulnerability assessment, and complete some LCP planning work as well as a Round 1 LCP grant that resulted in an administrative draft and public review draft of the City's Land Use Plan. The OPC grant funding is currently scoped to include completion of a public review draft of an updated IP. The current grant project proposes to complete the LCP certification process through an update to the City's implementation plan, completion of technical studies in support of an EIR, and submittal of the updated LCP to the Commission for certification.

By undertaking both updates to the General Plan and the LCP together, the City has been able to leverage resources and focus momentum and public awareness toward a single comprehensive update process. The City is also addressing the effects of climate change by leveraging its work on developing a Sea Level Rise Vulnerability Assessment funded by the OPC grant, which has been incorporated into the Draft LUP and will be incorporated into the Implementation Plan update to address coastal hazards such as floods, tsunamis, and coastal erosion. An Economic Development Action Plan and a regional transportation plan prepared through the San Mateo County's Connect the Coast project will also be integrated into the LCP update. Given the City's high capability to integrate other projects and leverage multiple sources of funding, in addition to the City's significant coastal resources and a fairly outdated LCP, the need for an update is high, as are the benefits the public will secure following certification.

The award recommendation includes a specific condition to eliminate the requested grant funding for the completion of the draft IP (Task 8) as well as the City's Environmental Impact

Report (Task 9) and to redistribute those funds towards the City's preparation of technical studies that will aid in development of the City's LCP – including the proposed Build-Out Analysis, Transportation Study, Coastal Resource Impact Study, and Infrastructure Capacity Study – as well as the completion of the local adoption process and submittal to the Coastal Commission (Task 10). The specific condition eliminates funding for completion of the draft IP as this work is already being supported by funds from the Ocean Protection Council.

Additionally, the condition to eliminate funding for EIR preparation has been included because Public Resources Code section 21080.9 exempts local governments from preparing CEQA documentation for LCPs or LCP Amendments. CEQA is satisfied in these cases because the Commission's program involving the preparation, approval and certification of LCPs has been found by the Secretary for Resources to meet the requirements of Public Resources Code section 21080.5. Thus, staff believes that funding preparation of EIRs, when they are not required for LCP submittals, is not the most effective allocation of grant funds, and this approach is consistent with the funding determinations made in the first two grant rounds. In lieu of funding the completion of the EIR, the grant funds would be used for completion of several technical studies, including a Buildout Analysis, Transportation System Performance Analysis, a Coastal Resources Impacts Analysis, and an Infrastructure Capacity study. Each of these studies will provide critical information necessary for ensuring that proposed LCP policies will adequately and effectively ensure protection of coastal resources, including in particular maximizing access to beaches and protection of coastal habitats.

Despite eliminating some tasks from the proposed work program, staff recommends allocating the full \$85,000 the City has requested. This is in recognition of the significant costs associated with the technical studies proposed, as well as the anticipated City staff time that will be required for finalizing the LCP, taking it through the local adoption process, making any necessary revisions, and submitting to the Coastal Commission, as well as continuing both public engagement and coordination with Coastal Commission staff.

Award Recommendation

Commission staff recommends full funding of the City of Half Moon Bay's grant project. **Staff recommends the Commission authorize a grant of \$85,000 to fund technical studies as well as local adoption and submittal of the City's LCP update.**

The outcome of this grant is expected to be completion of technical studies in support of the LCP Update, as well as finalization and local adoption of an LCP Update that will be submitted to the Commission. Commission certification would fall outside of the grant term.

3) CITY OF MORRO BAY

Project Title: [Plan Morro Bay: Local Coastal Program Enhancements](#)
Project Location: City of Morro Bay, San Luis Obispo County
Proposed Timeline: 9/1/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$250,000	\$200,000

Grantee’s Leveraged Funds: \$1,056,138

Leveraged funds include \$50,000 in applicant funding for staff time (in-kind services), \$409,138 in General Fund contributions committed to contractor work in support of Plan Morro Bay, \$100,000 in General Fund contributions committed to contractor work for the City’s forthcoming Downtown Waterfront Strategic Plan, \$100,000 in General Fund contributions budgeted for contractor work in support of a comprehensive Zoning Code update, \$147,000 in prior LCP Grant funding (Round 2), and \$250,000 in OPC grant funding for Plan Morro Bay.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Morro Bay’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$200,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Tasks 4 and 5 (Bayside Lateral Access Plan and Low-Cost Visitor Accommodations Inventory and Implementation Strategy) shall incorporate considerations of sea level rise and a discussion of possible adaptation options, as applicable.

Grant Proposal Summary

The City of Morro Bay is requesting an LCP grant to support several additional studies and work efforts to be incorporated into the overall LCP update funded by the Commission’s Round 2 LCP grant (which includes completion and submittal of an updated LUP and IP in December 2017 and incorporates the OPC-funded vulnerability assessment). Additional studies supported by this grant include updates to the ESHA map and IP policies, including a comprehensive GIS layer of existing ESHA as well as a forward-thinking ESHA layer that considers the effects of climate change on the estuary and other habitat and migration corridors; modeling and evaluation of specific adaptation strategies, leading to prioritization of proposed solutions; development of an urban design solution to identify preferred alignment and design for continuous lateral coastal access along the bayside of the Embarcadero; a detailed inventory and assessment of existing accommodations and analysis of potential short-term rentals, classification of and potential for “low-cost” accommodations, and a defensible basis for a mitigation fee if warranted; and additional model policy language, as well as modeling work, to provide for policy changes based on anticipated updates to SLR projections.

The proposal includes the following key components:

- Coordination with Commission Staff
- Technical Studies and Plans
 - Environmentally Sensitive Habitat Area (ESHA) Map Update
 - Sea Level Rise Mitigation Strategy Modeling and Evaluation
 - Bayside Lateral Coastal Access Plan
 - Low-Cost Visitor Accommodations Inventory and Implementation Strategy
 - Updated SLR Model with anticipated new projections

Discussion

The City of Morro Bay is located in central San Luis Obispo County, with the majority of the City's jurisdiction within the coastal zone. The City has extensive coastal resources along its 10.5 miles of shoreline, including an active harbor and thriving commercial fishing industry, public access and visitor-serving amenities, biological resources and sensitive habitat, including the Morro Bay Estuary.

The City's LCP was certified in 1984. Many of the policies of the LCP are overly general, particularly with respect to allowed uses in wetlands and lateral access along wharf lease sites, which have increased Commission workload with permit appeals. An LCP update would address a range of Coastal Act concerns, and could reduce permit workload for the Commission.

The grant project would coincide with the City's ongoing *Plan Morro Bay* project, which consists of updating and integrating the City's General Plan, LCP, Zoning Code, and Downtown Waterfront Strategic Plan. The City is able to leverage an extensive amount of funding, including a grant from the OPC for *Plan Morro Bay* and will integrate the proposed Round 3 grant work into its Round 2 LCP grant project. The Round 3 work would comprehensively address the effects of climate change by carrying out additional studies related to habitat changes caused by sea level rise (SLR), as well as modeling various adaptation strategies to address SLR vulnerabilities identified through the OPC-funded SLR Vulnerability Assessment, all to support development of an effective resiliency strategy. Additional components of this grant would support studies related to lateral access and lower-cost visitor serving accommodations, along with related LCP policy work to ensure the City's LCP will be able to adequately ensure protection and maximization of these important coastal resources.

The City's likelihood of success is high as the LCP update is integrated with the *Plan Morro Bay* project, which is a high priority for the City as evidenced by it being listed as a top City Council goal for FY2016/2017.

The award recommendation includes a specific condition to reduce funding by \$50,000, as the cost of the proposed technical studies is high compared to the approximate cost of similar technical studies in prior rounds. The condition also requires the City to incorporate considerations of sea level rise and a discussion of possible adaptation options into the City's proposed development of a Bayside Lateral Access Plan (Task 4) and Low-Cost Visitor Accommodations Inventory and Implementation Strategy (Task 5). This will ensure that the City develops a forward thinking access plan that will continue to provide access opportunities even

as sea level rises, that the City considers the direct impacts and consequences of SLR on the distribution of environmental benefits along the coast, and that the City minimizes potential secondary coastal resource impacts through its efforts to maximize public access.

Award Recommendation

Commission staff recommends reduced funding for the City of Morro Bay’s grant project. **Staff recommends the Commission authorize a grant of \$200,000 to fund supplemental technical studies and policy development to be integrated into the City’s Round 2 LCP grant project. An overall reduction of \$50,000 from the grant budget is proposed.**

The outcome of this grant is expected to be several technical studies and related LCP policy language to be incorporated into the overall LCP update funded by the Commission’s Round 2 LCP grant, which will be submitted to the Commission. Commission certification would fall outside the grant term.

4) CITY OF SANTA BARBARA

Project Title: [Local Coastal Program Update Project](#)
Project Location: City of Santa Barbara, Santa Barbara County
Proposed Timeline: 1/1/2017 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$298,252	\$285,892

Grantee’s Leveraged Funds: \$362,739

Leveraged funds include \$239,739 in applicant funding (in-kind services) and \$123,000 from the City’ Round 1 LCP Grant.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Santa Barbara’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$285,892 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Task 4 (LCP Technical Assistance) and associated funds shall be removed from the work program. Task 2 (SLR Adaptation Plan) shall include coordination with Coastal Commission staff on the scoping phases of both the “economic model of recreational value as a function of beach width” and the “dynamic model of beach ecosystem value.” The Executive Director shall review and approve the proposed methodology for developing the recreational and ecosystem valuation prior to commencement of the Task 2 grant work.

Grant Proposal Summary

The City of Santa Barbara is requesting a LCP Planning grant to continue its LCP update. This process was initially funded through a Coastal Commission Round 1 LCP grant, which resulted in a draft Land Use Plan Amendment. The proposed grant project would continue the LCP update process with a number of proposed tasks, including an extensive outreach program that includes stakeholder meetings, online surveys, educational workshops, and open houses; development of a comprehensive adaptation plan informed by additional vulnerability modeling that fills important remaining data gaps, an analysis of economic and fiscal impacts of various adaptation strategies, and draft policies and development standards addressing SLR; and research, data collection, economic analysis, and policy development for lower-cost visitor serving accommodation. The proposed work would result in two Draft LCP amendments, one each for sea level rise (SLR) and lower-cost visitor-serving accommodations, as well as a SLR Adaptation Plan that will inform future work on the IP.

The proposal includes the following key components:

- Public Outreach
- Coordination with Commission Staff
- Update of a Sea Level Rise Vulnerability Assessment
- Sea Level Rise Adaptation Plan Development
- LCP Policy Development, including:
 - Visitor-Serving Accommodation Policies
 - Sea Level Rise Policies
- Draft LCP Amendments for Sea Level Rise and Lower Cost Visitor Serving Resources

Discussion

The City of Santa Barbara has three miles of public beaches along its six-mile shoreline and supports major public access, visitor-serving, and recreational resources including scenic Cabrillo Boulevard, a coastal bike path, Stearn's Wharf, the Santa Barbara Harbor, and significant waterfront visitor and commercial facilities. Coastal resources also include environmentally sensitive habitat areas and coastal bluffs with bluff-top residential development.

The City of Santa Barbara's LCP was certified in 1986, with its Land Use Plan component certified in 1981. The City has numerous public amenities and public infrastructure at significant risk of damage or loss from SLR. There are many visitor serving commercial developments located just inland of the first public road which are also at risk of damage. Other areas of the City's coastline are bluff-backed beaches with an established pattern of bluff-top residential development at risk from SLR.

With the support of a Round 1 LCP Grant, the City completed significant steps toward an LCP Update, including the development of an LUP Baseline Study, a Sea Level Rise Report, and a Draft LUP Update, all of which entailed extensive coordination between the City and Coastal Commission staffs. The staffs have committed to continuing this process outside of LCP-grant-funded work programs, and the City expects to finalize a public review draft of the LUP by the end of 2016 and continue the process to LUP certification using funding outside their current grant request.

However, there remains a significant need to supplement the ongoing work with targeted efforts to fill remaining data gaps and refine certain outstanding components of the LCP. Therefore, the City proposes to undertake a concurrent work program that would result in two subsequent LCP Amendments – one on sea level rise and one on lower-cost visitor serving accommodations.

Specifically, the City’s Round 1 grant work revealed a need to refine the Sea Level Rise Vulnerability Assessment to examine the influence of certain critical infrastructure, such as the Laguna Channel and Andree Clark Bird Refuge tide gates, on the City’s vulnerabilities. It also revealed a need to fully understand the implications and tradeoffs associated with various adaptation strategy options. Therefore, the City proposes to update its Sea Level Rise Vulnerability Assessment with the needed information, using the current best available science (which was not available during the Round 1 grant term), and to develop economic models of the recreational and ecological values of their beaches. This information will be used to develop a comprehensive SLR Adaptation Strategy with detailed information on the funding, timing, and actions needed to adapt to and mitigate the impacts of sea level rise, all of which will be formalized in a targeted LUP and IP Amendment.

The award recommendation includes a specific condition to include coordination with Coastal Commission staff on the scoping phases of both the “economic model of recreational value as a function of beach width” and the “dynamic model of beach ecosystem value” as part of the City’s preparation of an SLR Adaptation Plan (Task 2). This will allow the Commission to share lessons learned from prior Adaptation Plans and related technical studies, while also ensuring that the effort can serve as an example for other local governments. This will be implemented through the Commission’s review and approval of the proposed methodology for developing the recreational and ecosystem valuation prior to commencement of the SLR Adaptation Plan (Task 2), as outlined in the specific condition. Finally, the award recommendation includes a condition to remove Task 4 (LCP Technical Assistance) and the associated \$12,360 in proposed grant funds because this task was scoped to fund additional research questions that might arise unexpectedly during course of the LCP Amendment process. Since this task may not be necessary, and the technical work supported by this grant proposal is already substantial, funding for Task 4 is not recommended.

Award Recommendation

Commission staff recommends slightly reduced funding for the City of Santa Barbara’s grant project. **Staff recommends the Commission authorize a grant of \$285,892 to fund the City’s development of an updated SLR Vulnerability Assessment, an Sea Level Rise Adaptation Plan, and targeted Draft LCP amendments on sea level rise and lower-cost visitor-serving accommodations.**

The outcome of this grant is expected to be the development of draft LCP Amendments related to sea level rise and lower cost overnight accommodations as well as a Sea Level Rise Adaptation Plan.

5) CITY OF CARPINTERIA

Project Title: [City of Carpinteria General Plan/Coastal Land Use Plan Update](#)
Project Location: City of Carpinteria, Santa Barbara County
Proposed Timeline: 4/25/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$150,000	\$150,000

Grantee’s Leveraged Funds: \$148,000

Leveraged funds include \$148,000 in applicant funding (in-kind services).

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Carpinteria’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$150,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. The work program shall clarify that Task 10 (Draft GP/LCP Document Preparation) is included in the grant term as indicated in the benchmark schedule in the grant application. Rather than budgeting all \$150,000 to Task 8 Committee Review/Research (the SLR Vulnerability Assessment), as shown in the budget table, funds shall be redistributed among the following tasks: Task 4 (Identify Stakeholders), Task 8 (Committee Review/Research), Task 9 (Planning Review Process), and Task 10 (Draft GP/LCP Document Preparation). The work program shall also include coordination with Caltrans and the appropriate railroad authority, as well as applicable landowners, as necessary. Finally, the City shall coordinate with the Southern California Wetlands Recovery Project as appropriate, including in Task 2 (Identify Active Participants) and Task 4 (Identify Stakeholders), and shall utilize the Wetland Recovery Project’s case study of the Carpinteria Salt Marsh to inform the Sea Level Rise Technical Study in Task 8 (Committee Review/Research).

Grant Proposal Summary

The City of Carpinteria is requesting a LCP Planning grant to supplement the City’s development of a General Plan and Local Coastal Land Use Plan Update (GP/LCP) with an overall vision for the year 2040. The grant application describes two phases of the project, the first of which falls within the grant term. The first phase includes extensive public outreach and engagement, both to educate and involve the public and to inform the update process; formation of a General Plan / Local Coastal Land Use Plan Committee to guide the update process; and development of technical studies, including a sea level rise (SLR) vulnerability assessment and adaptation strategies. More specifically, these technical studies will examine policies that protect public access to beaches, parks and other recreational facilities, climate adaptation strategies along the coast and creeks to ensure resiliency, the promotion of a healthy quality of life for residents and visitors to the community, and sustainable economic planning to ensure long-term

success of all strategies and goals. The second phase, which falls outside the scope of the grant but was included in the application for informational purposes, entails the drafting of the GP/LCP update, preparation of an Environmental Impact Report, local adoption of the GP/LCP update, and a zoning code update.

The proposal includes the following key components:

- Public Outreach (as required through a condition of approval)
- Coordination with Coastal Commission staff
- Preparation of Vulnerability Assessment
- Sea Level Rise Adaptation Plan Development
- Draft LCP Update (as required through a condition of approval)

Discussion

The City of Carpinteria is located entirely within the coastal zone and has an array of coastal resources along its 2.5 mile shoreline, including Carpinteria State Beach, which has day use and camping amenities, Carpinteria City Beach, Coastal Highway 1, an oil production facility, and a pier and railroad. Additionally, there are numerous creeks and environmentally sensitive habitat areas, such as the Carpinteria Bluffs, which are home to coastal sage scrub and other important native species, as well as the Carpinteria Salt Marsh.

The City's Local Coastal Program was certified in 1982 and since then has undergone numerous amendments to both the Land Use Plan (LUP) and Implementation Plan (IP), including recent amendments to both the LUP and IP to modify the land use and zoning maps and to modify the text of the implementation plan relating to density bonus, transitional and supportive housing, single room occupancy, agricultural employee housing, emergency shelters, and housing for persons with disabilities. Although the Land Use Plan was comprehensively updated in 2003, it does not address climate change or sea level rise, and the IP has not been updated.

A large area of the City of Carpinteria coastline is available for public access and recreation, including the City and State beaches and blufftop parks, which are all at risk of damage or loss from SLR. There are existing vulnerable beachfront residences behind the City Beach Park. Habitat areas, including Carpinteria Salt Marsh and a seal rookery, are at risk, as are the oil production facility, pier, railroad, and other infrastructure. As such, there is a moderate to high need to update the Carpinteria LCP to address SLR hazards.

The City has a high likelihood of success as it has provided for an extensive public engagement and outreach process that includes coordination with Commission staff. Moreover, the City has moderate matching funds to leverage towards the grant project, and the grant project will utilize current research that is under development in the County of Santa Barbara and through partnership with California Sea Grant's Santa Barbara Area Coastal Ecosystem Vulnerability Assessment project.

The application seeks funding for the Sea Level Rise Vulnerability Assessment and proposes that City funds be used to support the other tasks. In order to ensure that LCP Grant funds are used to support the LCP planning component of the proposed work program in addition to critical sea

level rise technical work, the award recommendation includes a specific condition that requires a minor revision to the work program to clarify that the drafting of the LCP Document (Task 10) is included in the grant term (and not outside the grant term) and to redistribute the grant funds towards Identifying Stakeholders (Task 4), Committee Review and Research (Task 8), Planning Review Process (Task 9), and Draft LCP Document Preparation (Task 10), as opposed to funding one task. The condition also requires coordination with Caltrans, the railroad authority, and applicable landowners for the development of LCP policies related to railroads and highways. This will ensure that key stakeholders are engaged early in the process, reducing conflicts and allowing for collaboration among agencies with jurisdiction over the vulnerable areas. Finally, the award recommendation includes a specific condition that requires coordination with the Southern California Wetlands Recovery Project both during the stakeholder engagement process and in the development of the Sea Level Rise technical study in order to ensure efficient use of existing research and resources on the vulnerability of Carpinteria Salt Marsh.

Award Recommendation

Commission staff recommends full funding of the City of Carpinteria’s grant request. **Staff recommends the Commission authorize a grant of \$150,000 to fund the City’s Sea Level Rise Vulnerability Assessment and Adaptation Plan, and Draft GP/LCP Update.**

The outcome of this grant is expected to be a Sea Level Rise Vulnerability Assessment and Adaptation Plan that will inform work on a Draft GP/LCP update.

6) COUNTY OF VENTURA

Project Title: [Ventura County Local Coastal Plan Amendment – Sea Level Rise LCP/LCP Segment: Coastal Area Plan \(Land Use Plan\)](#)

Project Location: **Unincorporated Coastal Zone of Ventura County**

Proposed Timeline: **9/13/2016 – 9/28/2016**

	Amount Requested	Recommended Award
Total	\$505,418	\$225,000

Grantee’s Leveraged Funds: \$753,372

Leveraged funds include \$270,482 in applicant funding (in-kind services), \$336,140 in grant funding from the Nature Conservancy’s Coastal Resilience Ventura Project, and \$146,750 in grant funding from the Coastal Impact Assistance Program (CIAP).

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the County of Ventura’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$225,000 and includes the necessary detail to complete execution of the grant agreement consistent

with the terms and conditions of the approval. Task 1 (Coastal Hazard Vulnerability and Risk Assessment) shall be revised to include consideration of CoSMoS data in addition to the other referenced data and tools. Task 5 (Public Outreach) shall include public meetings for each major step of the grant (Coastal Hazard Vulnerability and Risk Assessment, Adaptive Strategies and Options, and Coastal Area Plan Amendments) and shall include coordination with Caltrans and the appropriate railroad authority as well as applicable landowners, as necessary.

Grant Proposal Summary

The County of Ventura is requesting an LCP grant to continue on-going efforts to update the County's LCP. The grant would support incorporating sea level rise (SLR) analysis and adaptation strategies to build on other planning efforts (funded through a CIAP grant) to comprehensively update the LCP. Grant-funded work would include a Coastal Hazard Vulnerability and Risk Assessment that would use the Nature Conservancy's sea level rise modeling tool, the FEMA web mapper, and other data sources as necessary and applicable; development of adaptation strategies based on the findings of the vulnerability assessment as well as stakeholder outreach and coordination with Commission staff; and development of an amendment to the Coastal Area Plan to address SLR. Work that would commence beyond the scope of the grant would include local adoption and Commission certification of the LCP update.

The proposal includes the following key components:

- Coordination with Commission Staff
- Preparation of Vulnerability Assessment
- Sea Level Rise Adaptation Plan Development
- Drafting of Land Use Plan Amendment
- Public Outreach

Discussion

The County of Ventura covers a long area of coastline with narrow marine terraces backed by mountains in the northern and southern areas of the County, and the broad Oxnard Plain in the center. In the north county area, Highway 101, old Pacific Coast Highway, and railroad lines are located on the terrace and in many areas are at high risk from SLR. There are enclaves of residential development which are also at high risk. The Santa Monica Mountains are found in the southern portion of the county, in an area where Highway 1 is already nearly completely armored with revetments and is at very high risk of damage from SLR. The Oxnard Plain area of the County is low-lying, subject to future flooding, and contains significant biological and agricultural resources that will be at risk. Throughout Ventura County's 42 miles of shoreline (excluding Anacapa and San Nicolas Islands), there are many County and State Park Beaches that provide public access and recreational opportunities. Many of these parks are already at risk of damage or loss from hazards.

Ventura County's Coastal Area Plan (CAP) and Coastal Zoning Ordinance (CZO) together constitute the LCP for the unincorporated portions of Ventura County's coastal zone. Ventura County's CAP was certified in June 1982, and the CZO was certified in October 1983. In recent

years, the County has been working on substantive updates to the Ventura County CAP and CZO to ensure the LCP is effective.

Nonetheless, there is a significant need to further update the County of Ventura LCP. Many policies are out of date or lacking and in recent years there have been many Commission appeals of beachfront development due to a lack of clear SLR policies and application filing requirements for such development. An updated LCP with policies that more clearly address sea level rise will lead to development that promotes public safety, protects public and private property, and preserves ecological and scenic resources, while also greatly reducing Commission workload associated with coastal development permit appeals.

An LCP Grant also provides a unique opportunity for the County to incorporate policies addressing sea level rise while complementing the County's ongoing efforts to update its LCP funded through the federal CIAP grant. In February 2013, the Commission certified the first phase of the County's LCP amendments (Phase 1), a set of text amendments to the CZO that updated coastal regulations for consistency with current law and that made the document more user-friendly. Phase 2 of the County's LCP update includes an improved format for the CAP as well as updated policies and development standards that support alternative forms of transportation, conserve coastal resources, establish a coastal trail, and assist local economic growth.

The County is leveraging a significant amount of funds for the grant and overall LCP Update project, including the Nature Conservancy's Resilience Ventura project which will assist the County in shaping SLR policies; a CIAP Coastal Biology project that will guide the development of ESHA policies in hazardous coastal areas; and a CIAP LCP Amendment project that provides substantial policy and regulatory modifications to the CAP and CZO and will allow for SLR to be exclusively addressed by this effort. Further, the County's successful track record for administering the CIAP grants and the targeted efforts towards SLR policy development with public hearings and certification to occur outside the grant term, demonstrates the County's high likelihood of success in completing the proposed grant project.

The award recommendation includes a specific condition to reduce funding by \$280,418 to bring the grant project in line with the approximate costs of carrying out similar LCP work and technical studies. In particular, the proposed budget for the sea level rise vulnerability assessment work was considerably higher than other similar tasks from past grant rounds. This is especially true considering that the County has access to an array of modeling resources (including the TNC Coastal Resilience tool and the CoSMoS 3.0 work), which should allow for reduced costs for assessing sea level rise vulnerability. To that end, the condition also requires that the development of a Coastal Hazard Vulnerability and Risk Assessment (Task 1) include consideration of CoSMoS 3.0 data in addition to the other referenced data and tools. This will ensure a more robust assessment of SLR vulnerabilities as CoSMoS is being developed specifically for Southern California to account for shoreline change from long-term, storm-driven erosion.

Public Outreach (Task 5) is also conditioned to include public meetings for each major step of the work program, including development of the Coastal Hazard Vulnerability and Risk

Assessment (Task 1), Adaptive Strategies and Options (Task 2), and Coastal Area Plan Amendments (Task 3). Increased public input during the City’s technical analysis and policy development stages is a critical component of SLR planning and will thus allow for a more informed LCP policy update. Likewise, the condition also requires coordination with Caltrans, the appropriate railroad authority, and relevant landowners for the development of LCP policies related to addressing the impacts of sea level rise on important transportation infrastructure, including railroads and highways. This will ensure that key stakeholders are engaged early in the process, reducing conflicts and allowing for collaboration among agencies with jurisdiction over the vulnerable areas.

Award Recommendation

Commission staff recommends partial funding of the County of Ventura’s grant request. **Staff recommends the Commission authorize a grant of \$225,000 to fund the Coastal Hazard Vulnerability and Risk Assessment, development of adaptation strategies, public outreach, and the development of amendments to the Coastal Area Plan to address SLR. An overall reduction of \$280,418 is proposed from the grant project.**

The outcome of this grant is expected to be a draft LUP Amendment that incorporates sea level rise adaptation measures. This amendment will be incorporated with other comprehensive LCP update work, which will be locally adopted and submitted to the Commission for certification outside of the grant term.

7) CITY OF LOS ANGELES

Project Title: [Venice Local Coastal Program](#)
Project Location: City of Los Angeles, Los Angeles County
Proposed Timeline: 5/1/2017 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$1,014,725	\$0.00

Grantee’s Leveraged Funds: \$770,400

Leveraged funds include \$230,400 in-kind services; \$40,000 in matching funds; \$150,000 from Council District 11; and \$350,000 in prior LCP Grants (\$100,000 from Round 1 and \$250,000 from Round 2).

Conditions of Approval

None: The City of Los Angeles is not recommended for Round 3 Grant funding. Staff recommends the City consider applying for Round 4 grant funding in late 2016 or early 2017.

Grant Proposal Summary

The City of Los Angeles is requesting an LCP grant to continue on-going efforts to develop an LCP for the geographic segment of Venice Beach. The City received a Round 1 LCP Grant

(\$100,000) that resulted in a Draft LCP Framework Study; and a Round 2 (\$250,000) grant that is currently underway to develop a climate change study, a Land Use Plan for submittal and certification, and a draft Implementation Plan. The proposed tasks for the Round 3 grant include: public outreach and community workshops; technical advisory meetings; briefings for City Council Districts, the City Council's Planning and Land Use Management Committee, and the Mayor's office; development of a draft Implementation Plan, including project integration with re:Code LA and collaboration with Commission Staff; and local adoption of the Implementation Plan.

The proposal includes the following key components:

- Public Outreach
- Coordination with Coastal Commission staff
- Implementation Plan Development
- Local Adoption

Discussion

The Venice area of the City of Los Angeles is a significant coastal access and tourist destination, with important lower-cost visitor serving facilities. The approximately three miles of shoreline within this LCP segment contain some of the City's most heavily used beach recreation areas and visitor-serving amenities. Further, there is significant public concern regarding the cumulative impact of new development and redevelopment on the character of Venice neighborhoods, parking availability, and public access to the shoreline.

The City of Los Angeles does not have a certified LCP. The Venice segment Land Use Plan was effectively certified in June 2001, but no Implementation Plan was ever completed. Under the Round 2 LCP grant term, the City will develop, adopt, and submit to the Commission for review and certification an updated Land Use Plan that addresses public access to the shoreline, including through public transportation options; the provision of lower-cost visitor serving amenities; the evaluation of flooding and inundation from sea-level rise; and the preservation of community character, which is rapidly changing due to redevelopment.

Developing an Implementation Plan is thus significant to the City's efforts to complete and adopt a LCP for the Venice Beach area. Further, due to the City's dual permit jurisdiction, the Venice segment generates a significant permit workload for Commission staff, underscoring the critical need to certify a LCP. The City would leverage a significant amount of funds for the proposed grant project, including over a quarter million in matching funds, \$150,000 from Council District 11, and \$350,000 from its Round 1 and 2 Coastal Commission LCP grants. Likewise, the City would also integrate its work efforts with regional sea-level rise studies and climate adaptation efforts, including AdaptLA and the LA Regional Sea-Level Rise study.

Award Recommendation

Commission staff does not recommend funding the City of Los Angeles' grant request due to issues concerning the scope and timing of the proposed project.

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

The Coastal Commission recognizes that certification of the Venice Beach LCP segment is a high priority. Certification would help resolve current issues stemming from the high volume of appeals heard in front of the Commission, and it would address important planning issues at the local level. The Commission has strongly supported this planning work through two past LCP grants.

The City of Los Angeles received a Round 1 LCP Grant for \$100,000. The Round 1 work program, which included both public outreach and the development of an LCP Framework Study, was completed on April 30, 2016 and 94% of the grant funds were spent. The City was also awarded a Round 2 LCP Grant for \$250,000 with a work program scheduled for August 1, 2015 through April 30, 2017. This work program includes a number of critical tasks, including public outreach events, an environmental and climate change analysis, development of Venice Community Plan Amendment recommendations, development of the Draft LUP, public review and local adoption of the Land Use Plan, submittal of the Land Use Plan to the Coastal Commission, development of Venice Specific Plan Amendment recommendations, and development of the Draft Implementation Plan. These tasks were scheduled to begin in August of 2015; however, the work did not begin until recently due to a number of constraints, including staffing issues at the City. To date, the City has only completed Task 1.1, Develop and Launch Project Website, and has yet to begin the main portion of the work. As a result, the City currently has over 85% of its LCP Grant funds available.

Due to these delays, the City and Coastal Commission staff have been working together on a new schedule to extend the timeline of the Round 2 LCP Grant. The extended timeline will increase the likelihood of success of the work program and will ensure that an adequate timetable is provided for effective public outreach, stakeholder engagement, and staff coordination. City staff are also working on a plan to adequately staff the project throughout the work program timeline. However, due to the previous delays, Staff expects that the new timetable will extend beyond the original April 2017 deadline well into the year 2018 or beyond. This timeframe creates a challenge for the timing of the proposed Round 3 work.

The City's application for Round 3 funds includes a work program that builds upon the tasks in the Round 2 work program, including continued development of the Draft Implementation Plan, additional public outreach, and submittal and certification of the Implementation Plan. These tasks can only be completed after the successful completion of the tasks in the Round 2 grant.

Because the Round 3 LCP Grants will fund work programs beginning in September 2016 and concluding in September 2018, and because the City's Round 2 grant will likely not be completed until well into 2018 or beyond, the Round 3 grant cycle is commencing too soon for the City of Los Angeles to ensure success of the proposed work program. The City of Los Angeles's Round 3 application therefore has a lower likelihood of success and need, and it does not favorably integrate with work previously funded by the Commission. Furthermore, after significant progress is made on the Round 2 work, it is possible that the proposed work could be funded by a future Commission grant award.

8) CITY OF SANTA MONICA

Project Title: [City of Santa Monica Local Coastal Program Implementation Plan](#)
Project Location: City of Santa Monica, Los Angeles County
Proposed Timeline: 10/3/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$175,000	\$100,000

Grantee’s Leveraged Funds: \$348,320

Leveraged funds include \$123,320 in applicant funding (in-kind services). Previous grant funds include a FY 2013/2014 OPC Grant that funded the development of a shoreline change model for the Los Angeles region, as part of the *AdaptLA: Coastal Impacts Planning for the Los Angeles Region*; and a Round 2 Coastal Commission LCP Grant of \$225,000.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Santa Monica’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$100,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Task 2 (Draft Implementation Plan) shall be expanded to include a subtask for the development of IP language needed to carry out the LUP policies on sea level rise developed under the City of Santa Monica’s Round 2 LCP Grant (LCP-14-08) and the FY 2013/2014 OPC Grant. The issue of narrowing beach widths shall be addressed in this subtask.

Grant Proposal Summary

The City of Santa Monica is requesting an LCP grant to extend its LCP update project currently under way in the Round 2 grant term. In Round 2, the City received an LCP Grant (\$225,000) that funded work on analysis of key issues (including climate change), development of an LUP Framework that addresses key issues, LUP development, IP development, and full LCP certification. To date, the City has used 50% of its Round 2 Grant funds and made significant progress on these tasks. However, the City and Commission staffs recognize that Round 2 scope of work was ambitious, and more time and resources are needed to ensure success of the effort. The City requested that the Round 2 grant be amended to focus primarily on LUP development, with the subsequent Round 3 LCP grant to focus on finalizing and certifying the Implementation Plan. Round 3 would also allow for increased community outreach through public meetings, local government study sessions, and public comment periods to inform the IP update process, and finalizing the IP for local adoption and Commission certification. In summary, the proposed Round 3 scope of work is contingent upon Commission Staff’s approval of the proposed amendment to the Round 2 grant, and Coastal Commission and City staff have expressed support for the proposed amendment. However, because the City already has the support of a Round 2 LCP Grant, this recommendation includes a reduction to \$100,000 to reflect the relative need and extent of the proposed project.

The proposal includes the following key components:

- Public Outreach
- Coordination with Commission Staff
- Development of Implementation Plan
- Local Adoption
- Submittal of IP to Coastal Commission

Discussion

The City of Santa Monica has many significant coastal resources along its 3 miles of shoreline, including public access resources that are utilized by millions of City and County residents and tourists. The Santa Monica Pier, promenade, and beaches provide affordable, lower-cost visitor serving amenities to all visitors. The City has also taken steps to make the coastal zone walkable, bicycle-friendly, and accessible by public transit, with a new Exposition Light Rail nearing completion. These measures have the benefit of reducing vehicle miles traveled and overall greenhouse gas emissions generated by the City.

The City of Santa Monica does not have a certified LCP. The City has a Land Use Plan that was certified in 1992, but does not have an Implementation Plan. The Land Use Plan is currently being updated under the Round 2 grant to address sea level rise (SLR) and climate change, the City's recent transportation upgrades and sustainability measures, as well as other changed conditions. Santa Monica also adopted a Sustainable City Plan in 1996 (along with subsequent updates) and continually develops metrics to measure seven major areas of sustainability. Given the upcoming completion of the Exposition Light Rail line and other transportation projects, as well as the ability to implement adaptation policies through a certified IP that manages risks associated with potential SLR impacts, completing the grant project will help the City address climate change and prepare for potential sea level rise.

The project also integrates and builds on work completed through the LA Regional Sea Level Rise Study funded through a FY2013/2014 OPC grant. Findings from this study will also enable the City to incorporate appropriate SLR policies into the LUP and IP to guide property owners and public entities that are considering development along the coastline. Lastly, the significant transportation and sustainability planning aspects of the LCP could also be a model for other urban jurisdictions.

The likelihood of completing the project is high. City staff has started work to reformat the LUP and to draft the Downtown Specific Plan amendment. The City is committed to completing the certification work and the update and IP development are on the City's work plan, pending adequate funding; grant funding would support staff focused on the LCP project as well as a consultant team with coastal planning expertise. Certification of the LCP will also reduce Commission workload and provide for a more efficient and streamlined permitting process.

The grant award is specifically conditioned to include a subtask for the development of IP language, including addressing issues of narrowing beach widths that is needed to carry out the LUP policies on sea level rise developed under the City of Santa Monica's Round 2 LCP Grant

(LCP-14-08). This condition will ensure that the proposed Round 3 grant project builds off of the deliverables of the Round 2 grant. The grant award is also conditioned to reflect a reduced award of \$100,000, as the cost of the City’s proposed IP work is high compared to the cost of similar tasks in prior grant rounds and to reflect the fact that the City has a number of other grants and resources to leverage.

Award Recommendation

Commission staff recommends reduced funding for the City of Santa Monica’s grant project. **Staff recommends the Commission authorize a grant of \$100,000 to fund the City’s development of an Implementation Plan, including public outreach.**

The outcome of this grant is expected to be the submittal of an Implementation Plan to the Commission, which would lead to the City’s first LCP.

9) CITY OF HERMOSA BEACH

Project Title: [Hermosa Beach: Education, Implementation, and Certification of the LCP](#)

Project Location: City of Hermosa Beach, Los Angeles County

Proposed Timeline: 9/15/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$135,899	\$135,899

Grantee’s Leveraged Funds: \$310,748

Leveraged funds include \$25,318 in applicant funding (in-kind services), \$46,430 in grant funds from the California Strategic Growth Council, \$39,000 in grant funds from the Ocean Protection Council, \$100,000 in prior grant funding from the Coastal Conservancy as a Climate Ready Grant, and \$100,000 in prior grant funding from the Coastal Commission for the City’s Round 1 LCP Grant project. A FY 2013/2014 OPC Grant also funded the development of a shoreline change model for the Los Angeles region, as part of the *AdaptLA: Coastal Impacts Planning for the Los Angeles Region*.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Hermosa Beach’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$135,899 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Task 3.1 (Issue Specific Technical Analyses) shall be scheduled early enough in the grant schedule to provide sufficient lead time for the results to inform the development of code changes and policy approaches as described in Task 3.2. Task 3.1 shall include coordination with Coastal Commission staff during the scoping phase and review phase, and shall address data gaps related to the

vulnerability of the sandy beach and efficacy of sediment management options. Finally, a task shall be added to the work program to update the LUP with a targeted amendment to address SLR if warranted by the findings of Task 3.1 or by other technical analyses available to the City, including the *Assessment of Infrastructure Vulnerability to Sea Level Rise*. Finally, Task 6 (Prepare Post-Certification Materials) shall be modified to include the development of data that supports post-certification map development, but exclude development of the maps themselves.

Grant Proposal Summary

The City of Hermosa Beach is requesting a Round 3 LCP grant to build off of its Round 1 LCP work, which resulted in the drafting of an updated Land Use Plan in conjunction with the City's ongoing work to update its General Plan (together, *PLAN Hermosa*) and preliminary work on the Implementation Plan. The City intends to continue work on the Draft LUP in coordination with Coastal Commission staff outside the proposed Round 3 project. The proposed Round 3 grant project would encompass significant work on the IP informed by additional technical analyses on three topic areas: sea level rise (SLR), affordable accommodations, and parking. These additional analyses would refine the data initially generated with support of the Round 1 LCP Grant and fill data gaps needed for successful IP development. In addition, the City would implement a public outreach program to support the proposed tasks. Lastly, iterative drafts of the IP would lead to local adoption and Commission certification, shifting CDP authority to the City.

The proposal includes the following key components:

- Public Outreach
- Coordination with Commission Staff
- Technical Studies and Plans
 - Sea Level Rise
 - Visitor Accommodations
 - Efficient Parking Management
- Targeted LUP Amendment, if necessary (as required through a condition of approval)
- Development of Implementation Plan
- Local Adoption
- Submittal of the LCP to Coastal Commission
- Coastal Commission Review and Certification

Discussion

The City of Hermosa Beach is a coastal city of approximately 20,000 residents, with roughly half of the City's land area within the coastal zone. There are significant public access and visitor-serving resources within the City, including two miles of sandy public beaches, a pier that supports fishing and visitor serving facilities, and a pedestrian walkway and regional bicycle trail—the Strand, which runs the length of Hermosa Beach.

The City does not have a certified LCP, but is nearing completion of PLAN Hermosa, the City's integrated General Plan and Coastal Land Use Plan update project. Funding the City's efforts to achieve LCP certification will allow the City to develop and implement policies that will

effectively manage SLR impacts to the City's public access and visitor-serving amenities. Moreover, because the LCP is not certified, the area generates a relatively high volume of permit workload for the Coastal Commission, which would be reduced upon certification.

The likelihood of success is moderately high as the City has produced drafts of both the LUP and IP through its Round 1 efforts and has maintained active coordination with Commission staff for the iterative review process. The City is also leveraging a considerable amount of additional grant-funding that supported separate but related work. A 2013 grant from the California Strategic Growth Council supported a basic assessment of sea level rise-related threats to the City's coastal areas and a social vulnerability assessment of populations, properties, and coastal erosion and flood inundation. The City is also benefiting from an Ocean Protection Council grant that funded the development of the shoreline change and coastal erosion model for the LA region. A 2013 Climate Ready grant from the State Coastal Conservancy funded a March 2016 study that examined City-specific infrastructure vulnerabilities to sea level rise.

Finally, the Coastal Commission awarded a Round 1 LCP Grant to the City to support technical studies and initial development of the LUP and IP. Despite this body of work, certain questions remain to be answered that require additional technical analysis, including an examination of the potential rate of sandy beach loss, the associated impacts to coastal resources, and the efficacy of sediment management options to maintain beach widths. The proposed work program would fill these data gaps and continue the development and certification of the IP, leading to full LCP certification.

The award recommendation includes a specific condition to carry out the technical studies on affordable accommodations, sea level rise, and parking standards (Task 3.1) with sufficient lead time for the results to inform the development of implementation code changes and policy approaches in later tasks. This will be implemented with early coordination with Coastal Commission staff during the scoping phase and review phase of the technical analysis (Task 3.1) and a targeted LUP amendment to address SLR if warranted by the findings of the technical studies in Task 3.1. Task 3.1 is also conditioned to require the integration of other data and studies available to the City in order to ensure that all available resources are used efficiently and incorporated into the LCP planning process where possible. Lastly, the condition requires Task 6 (Prepare Post-Certification Materials) to include the development and submittal of post-certification mapping data rather than development of the maps themselves, which ensures Task 6 reflects the appropriate roles of the Commission Mapping/GIS Program staff and City staff.

Award Recommendation

Commission staff recommends full funding of the City of Hermosa Beach's grant project. **Staff recommends the Commission authorize a grant of \$135,899 to fund the City's development of technical studies as well as an Implementation Plan for certification.**

The outcome of this grant is expected to be the submittal of an Implementation Plan for Commission certification, which will result in a certified LCP.

10) CITY OF SEAL BEACH

Project Title: [Seal Beach Local Coastal Program](#)
Project Location: City of Seal Beach, Orange County
Proposed Timeline: 1/1/2017 – 1/1/2019

	Amount Requested	Recommended Award
Total	\$200,000	\$200,000

Grantee’s Leveraged Funds: \$60,000-\$80,000

Leveraged funds include \$60,000-\$80,000 in applicant funding (in-kind services).

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Seal Beach’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$200,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Prior to releasing an RFP for consultants, the grantee shall coordinate with Coastal Commission staff to provide additional detail on the scope of Task 4 (Sea Level Rise Assessment), including identifying the scenarios to be assessed, consistent with General Condition #3, and the use of CoSMoS and/or other supplementary modeling or data sources.

Grant Proposal Summary

The City of Seal Beach is requesting an LCP grant to support its development of a Local Coastal Program. Grant funding would allow the hiring of a consultant to lead the LCP development process. Grant work would include a community outreach program, a sea level rise (SLR) vulnerability assessment and adaptation plan that would rely on the Adaptation Planning Guide, Cal-Adapt, and Pacific Institute data, as well as other relevant resources; preparation of LCP drafts and maps (including a programmatic inventory of biological and wetland resources); local adoption of the LCP, and submittal for Commission certification. The project would also include CEQA preparation and review, though this task would not be funded by the grant.

The proposal includes the following key components:

- Public Outreach
- Coordination with Commission Staff
- Preparation of Vulnerability Assessment and Adaptation Plan
- Development of new LCP
- Local Adoption
- Coastal Commission Review and Certification

Discussion

The City of Seal Beach is located in Orange County and has approximately 1.5 miles of beach, with commercial and residential development directly abutting most of the City's sandy beach area. The City has significant public access and environmental resources. Coastal Highway 1 runs through the City, while a bicycle trail runs along part of the shoreline, and a pier extends from the City's central beach, with parking facilities and parks located on the coast at the City's main coastal access point. The 965 acre Seal Beach National Wildlife Refuge is also found southwards from the city center. The refuge is home to wetlands that provide habitat for the endangered California least tern and light-footed clapper rail, and for migrant waterfowl and other shorebirds.

The City of Seal Beach does not have a certified Local Coastal Program. The City attempted to develop and adopt an LCP in the past, but was unable to complete the process due to limited resources. Although permit workload is low, the Commission retains permitting jurisdiction for all of the City's coastal zone area because the City is uncertified. A certified LCP will thus reduce Commission Staff workload while also fulfilling the Commission's goal⁹ of identifying priority areas for LCP certification. The ability to issue coastal development permits for development within the Coastal Zone will streamline the permitting process for residents and local businesses in the community.

The likelihood of success is moderately high as the City intends to hire an experienced consultant to facilitate the LCP development process, while early and ongoing coordination with Commission staff has been incorporated into the proposed work plan and schedule. A strong public involvement process will also allow for the public to shape policy development.

The grant project will also focus a large amount of time and resources into the assessment of climate change vulnerability in the City's Coastal Zone, with preparation of a Sea Level Rise Vulnerability Assessment that relies on the State's Adaptation Planning Guide, Cal-Adapt, and Pacific Institute data, as well as other relevant data, including CoSMoS.

The grant award recommendation includes a specific condition that requires coordination with Coastal Commission staff to provide additional detail on the scope of the Sea Level Rise Assessment (Task 4), including identifying the scenarios to be assessed, following the requirements of General Condition #3 ([Section II](#)), and utilizing CoSMoS and/or other supplementary modeling or data sources. This will ensure that the City evaluates the full range of possible impacts from SLR through an analysis of multiple SLR scenarios that examine a range of possible shoreline changes (Guiding Principle #3 of the Commission's Sea Level Policy Guidance document), and using the best available science, tools, and methodologies, given that the City's application lacked these details.

⁹ California Coastal Commission, Strategic Plan 2013-2018, Approved April 2013, available at: <http://documents.coastal.ca.gov/reports/2013/4/F9a-4-2013.pdf>

Award Recommendation

Commission staff recommends full funding for the City of Seal Beach’s grant request. **Staff recommends the Commission authorize a grant of \$200,000 to fund a Sea Level Rise Vulnerability Assessment and Adaptation Plan, community outreach, and preparation, submittal, and certification of a new LCP.**

The outcome of this grant is expected to be the submittal and certification of a new LCP.

11) CITY OF DANA POINT

Project Title: [City of Dana Point Local Coastal Program Planning and Sea Level Rise Update](#)

Project Location: City of Dana Point, Orange County

Proposed Timeline: 6/15/2016 – 9/15/2018

	Amount Requested	Recommended Award
Total	\$135,000	\$135,000

Grantee’s Leveraged Funds: \$532,260

Leveraged funds include \$407,260 in applicant funding (\$167,260 for City Staff and \$240,000 for consultant work), and \$125,000 from a Sustainability Program Grant administered by the Southern California Association of Governments for implementing the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Dana Point’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$135,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Task 2 (Public and Stakeholder Outreach Meetings) shall include a minimum of one public meeting for each major step of the grant (Sea Level Rise Vulnerability and Risk Assessment and Draft LCP Amendment). The work program shall also include coordination with Caltrans and the appropriate railroad authority as well as applicable landowners, as necessary. Prior to beginning work on the portions of Task 3 (Coastal Resource Database) related to coastal armoring data, the grantee shall coordinate with Commission staff to ensure consistency with related ongoing efforts. Sub-task 4.1 shall be re-scoped or eliminated to ensure that data that is already available or incorporated into relevant SLR modelling tools is not re-collected in a duplicative manner.

Grant Proposal Summary

The City of Dana Point is requesting an LCP planning grant to support development of an LCP amendment to address sea level rise (SLR). Grant work would include stakeholder outreach; development of a Coastal Resource Database including information on infrastructure and assets, habitats, and coastal armoring; SLR modeling (combined with use of CoSMoS 3.0); a Risk Assessment for infrastructure, economic, and ecological conditions including development of possible adaptation measures and a qualitative evaluation of the costs and benefits of various strategies; and development of a draft LCP amendment. The project will also include environmental review, coordination and review with Commission staff, local adoption, and submittal to the Commission, though these tasks will not be funded by the grant.

The proposal includes the following key components:

- Public Outreach
- Coordination with Commission Staff
- Technical Studies and Plans
 - Coastal Resource Database
 - Model and Map Coastal Resources for Climate Scenarios
- Preparation of Vulnerability Assessment
- Sea Level Rise Adaptation Plan Development
- Development and submittal of LCP Amendment

Discussion

The City of Dana Point is located along the Pacific shoreline in southern Orange County and has a population of approximately 35,000 residents. Numerous coastal resources extend over the seven miles of coastal bluffs and rolling hills, which are easily accessible from the Pacific Coast Highway. The City is home to popular sport fishing and whale watching vessels, as the Dana Point Harbor houses more than 2,500 boats within two marinas, inside a one-and-a-half mile jetty. The Salt Creek Beach Park is also found on the coast and is a popular destination for local surfers and beach-goers in search of recreational facilities. A three mile public trail system links all the parks and open space areas of the Dana Point Headlands and includes pedestrian trails, scenic overlooks, and coastal and beach access points. The City is also home to a 62-acre State Park called Doheny State Beach, which offers sandy beach areas, camping, swimming and surfing activities. In the waters adjacent to Doheny State Beach, the Dana Point State Marine Conservation Area can be found. This Marine Protected Area, along with Doheny State Beach, provides habitat and nesting grounds for migratory birds and is frequently visited by whales and dolphins.

The City of Dana Point's LCP was certified in 1989 and is comprised of a variety of planning documents, including the Dana Point Specific Plan and the certified Headlands Development Conservation Plan. The City's LCP does not currently address sea level rise. The grant project will integrate a variety of data sources into its overall SLR assessment and subsequent development of SLR policies. The City will prepare a detailed sea level rise vulnerability assessment and adaptation analysis by using CoSMoS 3.0 and other relevant data sources, as necessary, to identify potential risks, to create strategies and adaptation measures to deal with SLR impacts, and to evaluate the costs and benefits of potential adaptation strategies.

The City will also leverage a significant amount of matching funds towards the grant project as well as a Sustainability Program Grant administered by the Southern California Association of Governments as another step in implementing the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

The grant includes a specific task (Task 2) devoted to Public and Stakeholder Outreach Meetings. However, the task does not specify the number of outreach meetings that are intended, or what topics these meetings will address. Public outreach is important throughout this process to ensure that citizens and stakeholder groups have a thorough understanding of the climate change and sea level rise risks the community faces, as well ensuring their involvement in discussions surrounding how they would like to see the community address vulnerabilities and adapt to changes. Thus the award recommendation includes a specific condition to include a minimum of one public meeting for each major step of the grant (Sea Level Rise Vulnerability and Risk Assessment and Draft LCP Amendment). This will allow for increased public input during the City's development of technical studies that will inform the LCP policy update later in the grant project.

The condition also stipulates that the work program be revised to include coordination with Caltrans, the appropriate railroad authority, and applicable landowners for issues that may require the planning and regulatory authority of transportation agencies. This will ensure that key stakeholders are engaged early in the process, reducing conflicts and allowing for collaboration among agencies with jurisdiction over the vulnerable areas.

Additionally, the condition requires the grantee to coordinate with Commission staff prior to beginning work on coastal armoring data (Task 3) in order ensure consistency with related ongoing efforts. The condition also requires the grantee to re-scope or eliminate sub-task 4.1, which calls for the collection of nearshore data, as it is believed that this data is already incorporated into the available sea level rise modelling tool(s) (e.g. CoSMoS 3.0) that the grantee intends to use for the sea level rise vulnerability assessment work.

Award Recommendation

Commission staff recommends full funding of the City of Dana Point's grant request. **Staff recommends the Commission authorize a grant of \$135,000 to fund identification and assessment of coastal resources, a Sea Level Rise Vulnerability Assessment, adaptation planning, community outreach, and development and submittal of a draft LCP Amendment.**

The outcome of this grant is expected to be submittal of an LCP Amendment. Commission certification would fall outside of the grant term.

12) CITY OF SAN CLEMENTE

Project Title: [San Clemente Local Coastal Program](#)
Project Location: City of San Clemente, Orange County
Proposed Timeline: 9/1/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$135,000	\$135,000

Grantee’s Leveraged Funds: \$157,000

Leveraged funds include \$27,000 in applicant funding, \$40,000 in in-kind services, and \$90,000 in prior Round 1 LCP Grant funding.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of San Clemente’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$135,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Task 3 Sea Level Rise Study shall, among other topics, examine the impacts to coastal resources associated with two scenarios: one in which the railroad along the coast in the City is removed from service, as is considered by the Federal Railroad Administration and Caltrans in the program EIR for the LOSSAN Rail Corridor Improvements, and one in which it is not. This examination should consider all coastal resource impacts, including the implications for beach width and the associated access, recreational, habitat, and other values. The appropriate railroad authorities and applicable landowners shall be included in the processes described in Task 4 (Public Outreach). A task shall be added to the work program to perform a targeted LUP update to address SLR if warranted by the results of the Task 3 Sea Level Rise Study.

Grant Proposal Summary

The City of San Clemente is requesting a Round 3 LCP planning grant to build off of the City’s completion of administrative LUP and IP drafts during the Round 1 LCP Grant period. As a result of the Round 1 LCP Grant, the City submitted to the Coastal Commission the updated LUP in March 2016. The Round 3 grant would entail the last steps needed for local adoption and Commission certification of the LUP. The City would also develop a sea level rise (SLR) vulnerability assessment and adaptation plan to incorporate into the IP as a section on coastal hazards and adaptation policies. The grant would also include a public outreach program, in which the City would identify relevant stakeholders and consult with the public to discuss the findings of the SLR studies and the drafting of IP policies.

The proposal includes the following key components:

- Public Outreach
- Coordination with Commission Staff
- Preparation of Vulnerability Assessment and Policy Development
- Targeted LUP Amendment, if necessary (as required through a condition of approval)
- Implementation Plan Development
- Local Adoption
- Submittal of the IP to Coastal Commission
- Coastal Commission Review and Certification

Discussion

The City of San Clemente is located in southern Orange County, west of Interstate-5. The coastal zone is approximately 3 square miles and runs along the Pacific Coastal Highway and shoreline for 4.5 miles. There are significant recreational and visitor facilities at the two-mile City beach, which includes a pier, public trail, and access facilities. Canyon and bluff areas in the coastal zone also support sensitive biological resources, and the City notes that it has experienced a dramatic loss of beach sand and damage to access facilities in recent years. Commuter and freight trains pass along the City's entire shoreline, as the busy LOSSAN corridor at the base of the coastal bluffs separate the City's beaches from the developed residential and commercial districts.

The City of San Clemente has never had a certified LCP. The Commission certified the City's Land Use Plan in 1988 and certified an amendment approved in 1995. In 1998, the Commission certified with suggested modifications the Implementation Plan portion of the City's Local Coastal Program. However, the suggested modifications expired later that year and the IP was withdrawn and never updated and certified. The City's LUP was later updated and submitted through the Commission's Round 1 grant and is currently under review by Commission staff. As such, with no certified LCP, the City generates a moderate amount of permit workload for the Commission.

Development of an LCP that addresses protection of the City's public access and recreational resources, including adaptation to sea level rise, is essential. The City's beaches have significantly narrowed over the years resulting in lost recreational areas, and this trend will be exacerbated with sea level rise. Such beach loss may be attributed, in part, to the revetments that protect the LOSSAN rail corridor that runs along the entire coastline, which will need to be examined with SLR in mind. In fact, the rail segment along the City's coast has been identified by the Federal Railroad Administration and Caltrans for potential removal from service. If the rail is removed from service, then the revetment that is protecting it will likely not be repaired and expanded; therefore, the City must evaluate the impacts of SLR on the beach and other assets under two scenarios: one in which the revetment and railroad are maintained, and one in which they are removed, and consider all the coastal resource impacts, including implications for beach width and the associated assess, recreational, habitat, and other values.

The likelihood of successful completion of the grant project is high. The City has prepared a Round 3 work plan that recognizes the extent of work needed to develop and certify the LCP,

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

including project scoping, public outreach, collaboration with Commission staff, and project integration with existing technical studies and models, such as the existing Marine and Safety Building study and CoSMoS 3.0. Moreover, the City’s General Plan identifies the certification of the LCP as a top priority, while the City Council has stated that the City is prepared to handle the increased workload associated with certification.

The City is also leveraging matching funds towards the grant project despite limited budget resources. The LCP grant will thus help ensure that development of an LCP for certification can be completed in a timely manner.

The grant award recommendation includes a specific condition that requires the City to evaluate all coastal resource impacts associated with two scenarios: one in which the railroad is relocated pursuant to the preferred alternative in the programmatic EIR for the LOSSAN Corridor, and one in which it is not. The condition also requires that the grantee coordinate with Caltrans, the appropriate railroad authority, and applicable landowners for transportation-related issues. This will ensure that key stakeholders are engaged early in the process, reducing conflicts and allowing for collaboration among agencies with jurisdiction over the vulnerable areas. Lastly, the condition requires that the work program be revised to include a task devoted to preparing an LUP amendment to address SLR if warranted by the results of the Sea Level Rise Study (Task 3).

Award Recommendation

Commission staff recommends full funding of the City of San Clemente’s grant request. **Staff recommends the Commission authorize a grant of \$135,000 to fund the City’s development of a SLR Vulnerability Assessment, refinement of its LUP, an IP update, and LCP submittal and certification.**

The outcome of this grant is expected to be the submittal of a targeted LUP Amendment (if warranted, as conditioned) and a new IP for review and certification by the Commission, which would complete a full LCP.

13) CITY OF OCEANSIDE

Project Title: [City of Oceanside Local Coastal Program Update](#)
Project Location: City of Oceanside, San Diego County
Proposed Timeline: 8/1/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$300,000	\$200,000

Grantee’s Leveraged Funds: \$279,325

Leveraged funds include \$279,325 in applicant funding (in-kind services).

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Oceanside's grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$200,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Task 3 (Coastal Hazard Vulnerability Assessment and Adaptation Plan) shall include a subtask to assess the additional scenarios provided from the next phase of CoSMoS as that information becomes available and consider supplementing the findings of the ICLEI assessment if necessary and feasible. Task 4 (Community Outreach) shall include an additional public workshop on the vulnerability assessment and adaptation plan.

Grant Proposal Summary

The City of Oceanside is requesting an LCP grant to support development of a comprehensive update to the City's 30-year old LCP. Grant work would include utilization of and continued coordination with the sea level rise (SLR) assessment being prepared by ICLEI (Local Governments for Sustainability), for the San Diego Foundation, which utilizes CoSMoS 3.0 to map SLR hazards for Oceanside, Encinitas, and San Diego, as well as supplementary assessment work as necessary and feasible; development of adaptation strategies, including an Economic and Fiscal Impact Analysis of potential adaptation strategies; preparation of an LUP update; and local adoption and submittal of the LUP to the Commission for certification. Following the certification of the LUP, the City would commence with updating the IP, though this work would occur outside the grant term.

The proposal includes the following key components:

- Coordination with Commission Staff
- Preparation of Vulnerability Assessment
- Sea Level Rise Adaptation Plan Development
- Public Outreach
- Land Use Plan Update
- Local Adoption and submittal of LUP to Coastal Commission

Discussion

The City of Oceanside is located in San Diego County and is home to approximately 175,000 residents, many of whom live in beachfront single-family homes along the southern section of the City. The coastline stretches approximately 3 miles between Marine Corps Base Camp Pendleton and the City of Carlsbad, and the City is served by Interstate 5, a major north/south corridor that bisects Oceanside one mile east of the Pacific Ocean. The City is highly accessible, with a multitude of transit options available including railway (the LOSSAN corridor), bicycle trails, and boating services through a small-craft harbor. Other public uses in the coastal zone include the La Salina wastewater treatment plant, several city parks, a municipal pier and waterfront marina, and a pedestrian pathway along a portion of Loma Alta Creek. The City is

also home to three coastal watersheds that support environmentally sensitive habitats: the San Luis Rey River, Buena Vista Lagoon, and Loma Alta Creek. A 1,460-acre coastal canyon also abuts the San Luis Rey River, providing habitat for a number of protected species, including the California Gnatcatcher, the Least Bell's Vireo, and the Southwestern Willow Flycatcher.

The City of Oceanside LCP was certified in 1986, at a time when the City's coastal zone was in need of public and private investment. Since that time, neither the LUP nor the IP have been comprehensively updated, and as such, the LCP no longer reflects changed conditions, as outdated LUP policies geared towards addressing minimal public amenities, a deteriorating built environment, and limited beach access have mostly been addressed. Moreover, the City's LCP is increasingly inconsistent with the Land Use Element of its General Plan, resulting in land use designations that do not coincide with current General Plan land use designations. The current LCP also creates uncertainty for all stakeholders involved, as it necessitates a great deal of internal interpretation, frequent coordination with Commission Staff, and constant efforts at making the LCP intelligible for the public, resulting in increased workload for the Commission through appeals and litigation.

An updated LCP will allow for the City's vast coastal resources to remain accessible and accommodating to a multifaceted community. The City is largely built out, with redevelopment and a steady increase in tourism raising concerns about traffic, parking, land use compatibility, housing affordability, and coastal access. An updated LCP can address these concerns.

While the existing LCP recognizes coastal erosion, floods, and geologic hazards in the coastal zone, sea level rise and its potential to exacerbate coastal hazards is not acknowledged. Furthermore, the LCP fails to identify areas in danger from flooding except existing coastal watersheds, even though segments of the City's coastline have already experienced flooding during storm events. The City is prepared to leverage other efforts to study the impacts of SLR, including studies recently undertaken by the USGS and the San Diego Climate Collaborative. The City has also recently joined the cities of Encinitas and San Diego in a regional Sea Level Rise Vulnerability Assessment being prepared by ICLEI. This study is relying on the existing Phase 1 CoSMoS 3.0 data and scenarios, which, as explained above, depicts various coastal hazards that may result from sea level rise in the year 2100 and is expected to be completed prior to the release of the Phase 2 CoSMoS 3.0 data this fall. Although it is anticipated that this study will be a valuable resource for understanding sea level rise vulnerabilities based on the currently existing resources, it is expected that the Phase 2 CoSMoS 3.0 data will provide additional detail, including a more integrated view of erosion and flooding hazards at various time horizons through 2100, that will be useful for developing a more robust LCP to address sea level rise. Thus, the City is committing to supplementing the ICLEI study as necessary to develop an updated LUP as well as developing Adaptation Strategies that will consider options for addressing sea level rise vulnerabilities (*e.g.*, hard armoring, retreat, resilient design).

The likelihood of successful completion of the grant project is moderately high, as the City has committed a significant amount of matching funds towards the project and has created a work plan that recognizes the complexity and extensiveness of updating an LCP. This has resulted in a work plan that incorporates numerous public outreach opportunities throughout the grant project and enlists consultant partners experienced in coastal planning to aid the LCP update project.

Moreover, the City will integrate its grant project with efforts to update two new General Plan elements (Economic Development and Energy/Climate Action) and a Coast Highway Vision and Strategic Plan. These planning efforts will encourage economic growth in the coastal zone, outline broad strategies for both mitigating and adapting to the impacts of climate change, and introduce zoning overlays that include form-based development standards and a number of incentives for private development to provide public benefits, all of which will be integrated into the updated LCP.

The grant award recommendation includes a specific condition to reduce funding by \$100,000. This reduction is consistent other funding recommendations made by Commission staff for this round of grants as well as previous rounds, and reflects Commission staff's estimate of the costs associated with the components of this work program relative to similar projects from other grant rounds. In particular, the proposed work program and budget included rather high costs associated with tasks related to project initiation, as well as higher than average costs for LUP policy development and drafting.

The condition also stipulates that the Coastal Hazard Vulnerability Assessment and Adaptation Plan (Task 3) include a subtask to assess the additional scenarios provided from the next phase of CoSMoS 3.0 following its impending release and to consider supplementing the findings of the ICLEI assessment with this information if necessary and feasible. This is necessary because, as stated above, the release of the phase 2 CoSMoS 3.0 data will provide additional detail on erosion, flooding, and storm conditions, including integration of these different hazards, at various time periods through 2100. Thus, considering this additional information will allow for a more robust scenario based planning approach that looks at various hazards that could result from different amounts of sea level rise at multiple different time periods. This is in keeping with the approach recommended in the Commission's Sea Level Rise Policy Guidance, including Guiding Principle #3, and will allow the city to better prioritize different adaptation strategies. Lastly, the condition requires that Community Outreach (Task 4) entail an additional public workshop on the Vulnerability Assessment and Adaptation Plan to ensure that public input is incorporated into the development of technical studies, adaptation strategies, and subsequent LCP policies.

Award Recommendation

Commission staff recommends reduced funding of the City of Oceanside's grant request. **Staff recommends the Commission authorize a grant of \$200,000 to fund a Sea Level Rise Vulnerability Assessment and Adaptation Plan, integration of SLR work with Economic Development and Energy/Climate Action work, community outreach, and development and submittal of an LUP update. An overall reduction of \$100,000 from the grant budget is proposed.**

The outcome of this grant is expected to be submittal of a locally-adopted comprehensive update of the City's LUP, with review and certification of the LUP to occur outside the grant term, followed by updates and certification of the IP also outside the grant term.

14) CITY OF DEL MAR

Project Title: [City of Del Mar Supplemental Sea-Level Rise Analysis](#)
Project Location: City of Del Mar, San Diego County
Proposed Timeline: 9/1/2016 – 11/30/2017

	Amount Requested	Recommended Award
Total	\$211,220	\$211,220

Grantee’s Leveraged Funds: \$165,122

Leveraged funds include \$65,122 in applicant funding for in-kind services (\$28,932 for Round 3 and \$36,190 already spent for Round 2) and \$100,000 in Round 2 LCP Grant funding.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Del Mar’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$211,220 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. A task shall be added describing the public outreach events needed to accomplish Objective 5, “Effectively communicate the supplemental sea level rise analysis to the public,” as written in the application. The work program shall clarify that the deliverables from Task 1 (Application of Supplemental Hazard Analyses) and Task 3 (Lagoon Wetland Habitat Migration Assessment) will be used to inform the LCP amendment described in the City of Del Mar’s Round 2 LCP Grant, LCP-14-13. Task 2 (Sediment Management Plan) shall also inform the LCP amendment as appropriate based on the information that is generated and the content of the final deliverable. The work program shall also include coordination with the appropriate railroad authority as well as applicable landowners, as necessary. Finally, Task 3 (Lagoon Wetland Habitat Migration Assessment) shall include coordination with the Southern California Wetlands Recovery Project (SCWRP), including through participation in the SCWRP stakeholder engagement process and through the dissemination of the Task 3 results to be included as a case study in the Wetlands Recovery Project as practicable within the grant term.

Grant Proposal Summary

The City of Del Mar is requesting an LCP planning grant to supplement its Round 2 LCP grant work. The Round 2 grant included the development of a SLR Vulnerability Assessment that used the preliminary CoSMoS 3.0 data, which was the best available information at the time of the study, and included certain key assumptions about the long term sediment dynamics of the San Dieguito River Lagoon and Del Mar Beach. The SLR Vulnerability Assessment found that wetlands in the San Dieguito Lagoon will be inundated more frequently in the future and eventually drowned out entirely, and that the dry beach could be lost between 2030 and 2070. To address these concerns, the City proposes to use a Round 3 grant to conduct a supplemental study that utilizes the final CoSMoS 3.0 data and thus refines the analysis of potential beach loss

and wetland habitat evolution, fills data needs articulated in Stakeholder-Technical Advisory Committee meetings, and provides information needed to develop an Adaptation Plan and LCP Amendment.

The City also proposes to prepare a Del Mar Sediment Management Plan that examines soft solutions, integrates with the Regional Sediment Management Plan, and identifies a beach and dune nourishment plan with beneficial sediment reuse; perform a San Dieguito Wetland Habitat Migration Assessment that identifies areas where salt marsh habitat could migrate and measures to protect such areas; perform additional stakeholder outreach and education; and incorporate the findings of the supplemental SLR analyses into the LCP Amendment scheduled to be completed by the end of the Round 2 grant. These tasks represent steps needed to generate an effective, city-wide approach to SLR adaptation that can be carried out through the LCP.

The proposal includes the following key components:

- Coordination with Commission Staff
- Public Outreach (as required through a condition of approval)
- Technical Studies and Plans for Adaptation Plan and LCP Amendment
 - Supplemental Hazard Analyses
 - Sediment Management Plan
 - San Dieguito Lagoon Wetland Habitat Migration Assessment
- Local Adoption of Technical Studies

Discussion

The City of Del Mar has two miles of scenic coastline and is bordered by the Cities of Solana Beach to the north and San Diego to the east and south. Despite its small size, the City is home to an array of coastal resources, including the San Dieguito River Valley, the Los Peñasquitos Lagoon, and the Torrey Pines State Reserve. The City also holds some of San Diego County's most frequented beaches and visitor-serving attractions like the State-owned Del Mar Racetrack and Fairground, which provides a wide range of entertainment and low-cost visitor serving opportunities like county fairs and seasonal exhibitions. Del Mar is also bisected by the North County Regional Transit Corridor which is the only north-south railway in San Diego County. Primarily used for passenger service by Amtrak and the North County Transit District's Coaster trains, the railway has crossings over both the San Dieguito and Los Peñasquitos Lagoons and is aligned along a 1.5-mile stretch of sensitive coastal bluff in the City. The City has had a certified LCP since 2001, when its IP was adopted and certified.

The City's proposed Supplemental Sea Level Rise (SLR) Analysis will build on, complement, and enhance the effectiveness of the City's LCP Amendment effort currently underway through a Round 2 LCP grant. The Supplemental Analysis will provide a detailed scientific basis for the development of a Sea Level Rise Adaptation Plan and LCP Amendment, thereby providing the planning tools needed to reduce future impacts and risks. Moreover, the analysis will provide critical information needed for adaptation planning and LCP policy development, particularly for the City's North Beach and Valley Districts, which are areas that comprise the majority of the City's shoreline and vulnerabilities to coastal and river flooding.

Since the Del Mar Racetrack and Fairgrounds are sited in an area of the San Dieguito River Valley that was once part of the greater lagoon basin, addressing sea level rise and coastal flooding in the Del Mar LCP is vital to the long-term preservation of the ecologically-active portions of the San Dieguito Lagoon and bordering tidelands, and the evaluation of adaptation strategies for the Del Mar Racetrack and Fairground. Indeed, the City's Supplemental Sea Level Rise Analysis will provide a significant public benefit by providing actionable plans within the framework of the Adaptation Plan and LCP Amendment to reduce these impacts and risks and protect Del Mar's unique coastal resources.

The Sediment Management Plan will also provide an actionable plan for beach nourishment to maintain coastal public access, recreation, and San Dieguito River Lagoon channel dredging to reduce future flood risks for the City and the State-owned Del Mar Racetrack and Fairgrounds, which provide a wide range of entertainment and low-cost visitor-serving opportunities.

Similarly, the San Dieguito Lagoon Wetland Habitat Migration Assessment will identify potential migration areas and adaptation measures to reserve these areas and migration corridors, thereby enhancing the resiliency of the Lagoon's critical and regionally-significant wetland habitat. The Wetland Habitat Migration Assessment will also provide information that can serve as a model for consideration by other jurisdictions and, as conditioned, would be shared as a case study by the Southern California Wetlands Recovery Project.

All of these analyses represent steps needed to generate an effective, city-wide approach to SLR adaptation that can be carried out through the LCP and are in accordance with the Commission's Sea Level Rise Policy Guidance. Furthermore, without the proposed completion and application of the supplemental studies, the LCP Amendment would need to rely on the initial release of CoSMoS 3.0 results, which are limited to 100-year storm flooding and shoreline change in 2100 and do not address more frequent and near-term hazards, vulnerabilities, and risks. The proposed supplemental analysis will thus provide sea level rise adaptation triggers based on the increased frequency of existing Del Mar coastal and river hazards and sea level rise amounts over time.

The City will ensure the successful completion and implementation of the Supplemental Sea Level Rise Analysis by performing these analyses within the timeline for the current Round 2 grant project. Significant community involvement will inform and enhance the implementation of the City's grant project, with the work program including stakeholder meetings to review and obtain public input on the analyses and planning, development of summary documents to effectively communicate findings to the public, and public hearings. Further, the Supplemental Sea Level Rise Analysis could serve as an example for other jurisdictions in the region for how to evaluate sediment management and habitat migration issues and how to develop LCP policies that are informed by that evaluation.

The award recommendation includes a specific condition to clarify the work program to ensure seamless project integration with the City's Round 2 grant. This includes: clarifying the scope of the public outreach events for communicating SLR analysis; conditioning deliverables from the Application of Supplemental Hazard Analyses (Task 1) and Lagoon Wetland Habitat Migration Assessment (Task 3) to be used to inform the LCP amendment prepared through the City's Round 2 LCP Grant; and requiring that the Sediment Management Plan (Task 2) inform the LCP

amendment based on the information that is generated and the content of the final deliverable. Lastly, the specific condition also requires that the grantee coordinate with the appropriate railroad authority and applicable landowners for railroad-related planning issues, as well as the Southern California Wetlands Recovery Project on wetland migration topics. This will ensure that information is shared in a manner that benefits other jurisdictions and that planning for vulnerable areas with multiple jurisdictions is coordinated through a multi-agency review process that also safeguards the grantee from potential inconsistencies with approved transportation policies and/or documents enforced by the rail authorities.

Award Recommendation

Commission staff recommends full funding of the City of Del Mar’s grant request. **Staff recommends the Commission authorize a grant of \$211,220 to fund the City’s preparation of a supplemental SLR Vulnerability Assessment, a Sediment Management Plan, a Wetland Habitat Migration Assessment, and additional public outreach.**

The outcome of this grant is expected to be a supplemental sea level rise analysis, which will be incorporated into an LCP Amendment that is scheduled for submittal by the end of the Round 2 LCP grant term and certification thereafter.

15) CITY OF IMPERIAL BEACH

Project Title: [Imperial Beach LCP Climate Action Plan](#)
Project Location: City of Imperial Beach, San Diego County
Proposed Timeline: 9/1/2016 – 9/28/2018

	Amount Requested	Recommended Award
Total	\$300,000	\$225,000

Grantee’s Leveraged Funds: \$750,000

Leveraged funds include \$50,000 in applicant funding as in-kind services, \$70,000 Resilience grant from the San Diego Foundation, \$30,000 NOAA grant for SLR Resiliency, \$300,000 from NOAA committed to the CURRV Project, and a \$300,000 Climate Ready SLR grant from the Coastal Conservancy.

Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the City of Imperial Beach’s grant award:

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$225,000 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval.

Grant Proposal Summary

The City of Imperial Beach is requesting an LCP grant to support comprehensively updating its LCP, with special emphasis on climate change and sea level rise (SLR). The grant project would build on a number of local and regional efforts to understand and address sea level rise issues that are either completed or underway (i.e. the San Diego Bay Sea Level Rise Adaptation Strategy and the Climate Understanding and Resilience in the River Valley Project), including locally-relevant SLR Vulnerability Assessment and adaptation planning work. Grant work would include translation of SLR adaptation strategies (identified through a separately funded effort anticipated to be completed in January 2017) into policy language; a public outreach program consisting of workshops and regional collaboration efforts to inform the update process; LUP and IP updates to address sea level rise as well as other Coastal Act issues; and submittal of the LCP update for adoption and certification.

The proposal includes the following key components:

- Coordination with Commission Staff
- Translation of SLR adaptation planning work into LCP policy language
- Public Outreach
- Draft Land Use Plan
- Draft Implementation Plan
- Local adoption and submittal of LCP update to Coastal Commission

Discussion

The City of Imperial Beach is located in southern San Diego County in between Tijuana to the South and the City of Coronado to the North. With a coastline of approximately 4 miles, the San Diego Bay Wildlife Refuge in the north, and the Tijuana River National Estuarine Research Reserve to the south, the City has an abundance of coastal resources. Indeed, as part of a network of protected areas established for research and education, which includes Elkhorn Slough and the San Francisco Bay in California, the Tijuana National Estuarine Research Reserve encompasses beach, dune, mudflat, salt marsh, riparian, coastal sage scrub, and upland habitats, and offers numerous recreational and educational activities. Likewise, the San Diego Bay Wildlife Refuge protects a rich diversity of endangered, migratory, and native species and their habitats in the midst of an increasingly urbanized coastal environment, and also offers many recreational and educational activities like hiking and birdwatching. Along the coast, a municipal pier and two beachfront parks, Dunes Park and Pier Portwood Plaza, offer numerous recreational amenities. The City is demographically diverse, with a growing tourism industry fueled by the City's uncrowded beaches and available coastal recreational amenities.

The City of Imperial Beach's LCP was effectively certified in 1984. Initially, the Land Use Plan was submitted in 1981, but was revised to incorporate modified language related to the preservation and protection of Oneonta Slough/Tijuana River Estuary and South San Diego Bay, preservation and enhancement of coastal access and the provision for visitor-serving commercial uses in the Seacoast District. This resulted in the LUP's certification in 1983, and the approval and certification of the Implementation Plan in 1984. As of February 1985, the City has been issuing coastal development permits under a certified local coastal program. Subsequent to the

Commission's actions on the land use plan and implementation plan, there have been more than thirty amendments to the certified local coastal program, including an update to the LUP in 1994 as part of the City's update to its General Plan.

There is a significant need to update the City of Imperial Beach's LCP to address a variety of coastal resources concerns. For example, the City is surrounded on three sides by water and has experienced increased erosion to commercial and residential infrastructure in recent decades, leading to increased coastal armoring and the need for sand replenishment projects. Additionally, the City's 2005 Urban Waterfront and Ecotourism Study found that the City needs to better address its visitor-serving and recreational policies.

The likelihood of success is also high, as the City Council and the Mayor have campaigned for the LCP update as a top priority, while the City has committed and leveraged a considerable amount of funding towards the LCP update. Indeed, the grant project would build on a number of local and regional efforts to address sea level rise that were recently completed or are currently underway, including the San Diego Bay Sea Level Rise Adaptation Strategy prepared through ICLEI and the Climate Understanding and Resilience in the River Valley (CURRV) project. These studies, coupled with the City's Climate Ready grant from the State Coastal Conservancy and the Climate Resilience grant from the San Diego Foundation, together examine regional sea level rise impacts and the effectiveness of various shoreline protection devices and adaptation strategies, and update the City's shoreline protection inventory. The Round 3 grant would build off of these efforts to develop effective LCP policies that address sea level rise consistent with the recommendations in the Commission's Sea Level Rise Policy Guidance document and the Coastal Act.

A specific condition is included in the grant award recommendation which proposes a reduction of \$75,000 in grant funding. This reduction is based on the approximate cost of preparing an LUP and IP update, which is considerably lower than the City's proposed budget.

Award Recommendation

Commission staff recommends reduced funding for the City of Imperial Beach's grant project. **Staff recommends the Commission authorize a grant of \$225,000 to fund development of sea level rise adaptation LCP policy language as well as development and submittal of the LCP update. An overall reduction of \$75,000 from the grant budget is proposed.**

The outcome of this grant is expected to be the submittal of an LCP Update. Commission certification would fall outside of the grant term.

VII. GRANT AWARD ADMINISTRATION

Upon compliance with the requirements for each grantee to revise its work program and budget, the Coastal Commission staff will provide the local government with a draft grant agreement for execution by both parties. Commission staff will also review, process, and approve invoices under the grant agreements. During this process, Commission staff will work with grantees to ensure work programs and budgets are sufficiently detailed and contain the necessary benchmarks to meet the goals of the grant program.

GENERAL GRANT AGREEMENT REQUIREMENTS

1. All grantees shall work with Commission staff to finalize the work program, including progress benchmarks, and budget for Executive Director review and approval that reflects the amount of the grant award and final products that will be produced as a result of the grant funding. For programs that extend beyond the grant period, grantees shall include a schedule and benchmarks that show the plan for completing the certification process. The final work program, schedule, and budget shall be part of the grant agreement.
2. Grantees seeking subcontractors to perform grant-related tasks and services shall select all subcontractors pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders in accordance with the State Contracting Manual¹⁰.
3. All grant agreements shall require progress reports at least every 3 months, and all subject to Executive Director review and approval. Each grant agreement shall include the standards Commission staff will use to assess whether work progress reflected in such reports is adequate and procedures to address any grantee that is not meeting the final approved work program and benchmarks.
4. Grant funds will not be available in advance of expenditures. Expenses will be paid in arrears no more than once per month upon submission of an approved invoice by the grantee. That is, all funds will be provided on a reimbursement basis, and payments will be made to local governments only after work tasks are completed.
5. If a grantee fails to properly execute the grant agreement or fails to meet the performance criteria and benchmarks in the grant agreement, the Executive Director or his designee may cancel the grant agreement and re-allocate any unspent funds to one or more of the other approved grantees whose grant was not fully funded.
6. Complete reimbursement of grant funds will be dependent upon successful completion of the final deliverable of the grant agreement. Up to 20% of the grant award may not be reimbursable until all final deliverables have been completed by the grantee.
7. Should a jurisdiction not need the full amount of funds awarded by the Coastal Commission, they shall notify Commission staff as soon as possible so that any

¹⁰ http://www.documents.dgs.ca.gov/ols/SCM%202015/Chapter_5_-_Competitive_Bidding_Methods.pdf

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remaining allocated but unspent funds may be redistributed, as feasible. In addition, should a local government fail to enter into a grant agreement in a timely manner or fail to meet work program benchmarks as noted above, the Executive Director or his designee may reallocate funds to supplement an already awarded grant.

8. Travel Reimbursement shall be at the same rates as similarly situated State employees. If any conflicts exist between the Contractor's rates and those applicable to State employees, the State's reimbursement rates shall prevail. Receipts will be required. All travel costs are inclusive within the budgeted amount referenced in the grant agreement.

ATTACHMENT A. EVALUATION CRITERIA ADOPTED BY COASTAL COMMISSION ON AUGUST 14, 2013

- ◆ **Public Benefit/Significance:** The Commission will consider the extent to which the proposed LCP planning effort will address issues of statewide significance and maximize public benefits of the coast. These can include: preserving and enhancing coastal habitat, protecting, providing and enhancing public access, protecting priority land uses such as agriculture, coastal dependent development or recreation, protecting and providing lower cost visitor and recreational opportunities, and addressing climate change.

LCPs are the means to implement the policies of Chapter 3 of the Coastal Act at the local level and when submitted are reviewed by the Commission for conformance with the Coastal Act. As LCPs have become more dated, their ability to provide an up to date framework to govern coastal development in light of changed circumstances and new scientific information may be weakened. As one purpose of this grant program is to update LCPs, the Commission will must consider the extent to which priority Coastal Act resources are addressed and the public benefits maximized.

- ◆ **Relative Need for LCP/Extent of Update:** Related to the public benefits of a proposal, the Commission will consider the relative need for an LCP update, considering the length of time since an LCP or LCP segment has been updated and the significance of the issues proposed to be updated. For example, many sensitive species and habitats have been identified since the time of certification of many LCPs. A proposal to update an LCP's environmentally sensitive habitat (ESHA) policies, ordinances, resource maps, etc. may be an important update in specific jurisdictions. Other jurisdictions may benefit from updates in policy areas that will resolve known deficiencies or sources of conflict and/or appeals of local coastal development permits to the Commission. In addition, the extent or scope of an update is an important consideration, with higher priority being placed on proposed updates of greater extent/scope, such as a complete LUP/IP update, or an update that results in comprehensive updating of one or more policy areas or a geographic sub-area.
- ◆ **Addressing the Effects of Climate Change:** Climate change is one of the most significant policy areas to emerge since many of the LCPs have been certified. The Commission is seeking LCP updates that address the effects of climate change, including sea level rise and other coastal hazards, as well as other issue areas affected by climate change, such as changes in habitat, fire hazards, and transportation and land use policy to facilitate reductions in greenhouse gas emissions and vehicle miles travelled. Special consideration will be given to LCP amendment proposals to address this policy area.
- ◆ **Likelihood of Success/Effectiveness:** The Commission has had past grant programs where the investment of public funds has not resulted in completed certified LCPs or LCP Amendments. In a few cases, funding has been awarded but reverted. Overall, the success of the Commission's grant program will be measured by the progress made toward LCP certification or update.

The Commission thus will consider the likelihood of success of each proposal, including evaluating the practicality, feasibility, and effectiveness of a proposed work program that may lead to successful implementation. Proposals should address the need for coordination with the public and the Commission, and provide for practicable benchmarks for LCP amendment development and review. Other evidence in support of this criteria may include resolutions of intent and endorsement for the proposed work from the jurisdiction and other organizations, matching funds or other complementary efforts (see below), or other factors that may affect the likelihood that an LCP amendment will be successfully completed. Applicants will be asked to describe any LCP planning work that has been initiated or is already underway at the local level and how this grant program is needed to substantially further that effort. A resolution from the applicant committing to completing an LCP Amendment submittal to the Commission will be required as part of the application.

For new LCP development, the local government should demonstrate its willingness and capacity to assume local coastal development permit processing. Related, some areas of the coastal zone remain uncertified because the Commission and local government have been unable to reach agreement on the resolution of issues or the issue is particularly intractable. The Commission will consider the likelihood that such areas and specific policy questions can be successfully addressed, leading to certification of the area.

- ◆ **Workload:** The Commission will consider the level of existing permit workload generated by uncertified jurisdictions and thus the relative statewide benefits of certification of any particular jurisdiction.

While most of the geographic area of the coastal zone is under certified LCPs, there are 36 segments that are not yet certified and 44 specific Areas of Deferred Certification. The Commission is responsible for review of all coastal development permits in these uncertified areas. If LCPs were certified for these areas, then most coastal development permits would be reviewed at the local level and the Commission's staff resources could be reallocated to assist matters of more statewide significance and importance, such as early coordination with local government on LCP planning matters, as well as oversight, review, and coordination with local governments on LCP implementation.

- ◆ **Project Integration/Leverage/Matching Funds:** The Commission will consider the relationship of the LCP work program to other planning work being undertaken by the jurisdiction. Applicants will be asked to describe any other related grant awards (such as through the Ocean Protection Council, Coastal Conservancy or the Strategic Growth Council) that may support the LCP planning work and any availability and amount of local matching funds.

There are several related grant programs underway which may positively integrate with this LCP Planning Grant program. For example, the Ocean Protection Council is currently processing applications for grants to update LCPs to address sea level rise. The Coastal Conservancy is administering a Climate Ready grant program (http://scc.ca.gov/files/2013/07/Climate-Readygrant-announcement-July-18_FINAL.pdf).

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The Strategic Growth Council provides a Sustainable Communities Planning Grant and Incentives Program to fund efforts to conduct planning activities that will foster sustainable communities, lead to reduced greenhouse gas emissions, and achieve other sustainability objectives, and for which coastal jurisdictions are eligible to apply. The Commission will consider the ability to integrate and leverage any additional program funds available that could help support a comprehensive LCP certification effort or update.

ATTACHMENT B. PROPOSAL RANKINGS BASED ON CRITERIA

Table 2. LCP Grant Evaluation Scoring by Points*

Jurisdiction (Listed by points, North to South)	Public Benefit/Significance	Need/Extent	Climate Change	Likelihood of Success	Workload	Project Integration/Matching funds	Total Score**	Rating**
City of Imperial Beach	3	3	2.5	3	2.5	3	17	High
County of Ventura	2.5	2.5	3	3	2.5	3	16.5	High
City of Oceanside	3	2.5	3	2.5	2.5	3	16.5	High
City of Santa Barbara	2.5	2.5	3	3	2	3	16	High
City of Morro Bay	3	2.5	2.5	2.5	2.5	2.5	15.5	High
City of Santa Monica	3	2.5	3	3	2	2	15.5	High
City of Half Moon Bay	2.5	2.5	2.5	2	2	3	14.5	High
City of Hermosa Beach	2.5	3	2	2.5	2	2.5	14.5	High
City of San Clemente	2.5	3	2.5	2.5	2	2	14.5	High
City of Pacifica	3	3	3	2.5	2.5	2	14	Medium
City of Carpinteria	2.5	2	3	3	1.5	2	14	Medium
City of Del Mar	2.5	2	3	2.5	1	2.5	13.5	Medium
City of Los Angeles	2	2.5	1.5	1.5	3	2.5	13	Medium
City of Dana Point	2	2	3	2	2	2	13	Medium
City of Seal Beach	2	3	2	2	1	1.5	11.5	Medium

*Criteria points: Low=1, Medium=2, High=3; ** Total score: Low= 6-10, Med=11-14, High=15-18

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

Table 3. LCP Grant Evaluation Review Sheet (listed in order of points, north to south)

City of Imperial Beach – LCP Update Submittal

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
3	3	2.5	3	2.5	3		17
Significant coastal access and recreational resources, including beachfront parks and a municipal pier; ESHA, including Tijuana Estuary and San Diego Wildlife Refuge; Low-income community; significant erosion concerns to infrastructure and residential communities.	LCP certified in 1984 numerous amendments and recertification in 1994. However, there are many outdated policies. City is also surrounded on three sides by water and has experienced increased erosion to commercial and residential infrastructure in recent decades, leading to increased coastal armoring and sand replenishment projects.	Work includes LCP Update to incorporate recent completed Vulnerability and Adaptation Strategies Report completed in June 2016 under the State Coastal Conservancy Climate Ready Grant.	High likelihood of success, as the City Council and the Mayor have campaigned for the LCP update as a top priority, while the City has committed and leveraged a considerable amount of funding towards the LCP update.	Moderately high workload for District staff due to the high number of appeals resulting from outdated LCP policies.	Would build on a number of local and regional efforts to address SLR, including San Diego Bay Sea Level Rise Adaptation Strategy prepared through ICLEI and the Climate Understanding and Resilience in the River Valley (CURRV) project. These studies will be coupled with the City’s Climate Ready grant from the State Coastal Conservancy and the Climate Resilience grant from the San Diego Foundation	Leveraged funds include \$50,000 in applicant funding as in-kind services, \$70,000 Resilience grant from the San Diego Foundation, \$30,000 NOAA grant for SLR Resiliency, \$300,000 from NOAA committed to the CURRV Project, and a \$300,000 Climate Ready SLR grant from the Coastal Conservancy.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

County of Ventura – Vulnerability Assessment, Adaptation Plan, Draft LUP Amendment

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2.5	2.5	3	3	2.5	3		16.5
Railroad, Highway 101, Pacific Coast highway all vulnerable to Sea Level Rise; Oxnard Plain vulnerable to future flooding and contains significant biological and agricultural resources that will be at risk;	LCP certified in 1983, with many policies outdated or lacking; there is a need to update policy direction and application filing requirements for beachfront development.	Detailed SLR planning is the main effort; lots of existing information from past and ongoing studies.	County’s successful track record for administering the CIAP grants and the targeted efforts towards SLR policy development with public hearings and certification to occur outside the grant term, demonstrates the County’s high likelihood of success in completing the proposed grant project. Strong working relationship with Commission Staff.	Many permit appeals regarding beachfront development in recent years.	County will utilize existing resources to assist the County in shaping SLR policies; a CIAP Coastal Biology project that will guide the development of ESHA policies in hazardous coastal areas; and a CIAP LCP Amendment project that provides for policy and regulatory modifications to the CAP and CZO.	Leveraged funds include \$270,482 in applicant funding (in-kind services), \$336,140 in grant funding from the Nature Conservancy’s Coastal Resilience Ventura Project, and \$146,750 in grant funding from the Coastal Impact Assistance Program (CIAP).	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Oceanside – Vulnerability Assessment, Adaptation Plan, LUP Update Submittal

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
3	2.5	3	2.5	2.5	3		16.5
High amount of coastal access and recreational amenities; railroad and boating services; residential beachfront development along the coastline; a wastewater treatment plant, several city parks, a municipal pier, and waterfront marina. There are significant erosion concerns to infrastructure and residential communities.	LCP certified in 1986, when the City's coastal zone was blighted and in need of public and private investment; since then, neither the LUP nor the IP have been comprehensively updated, resulting in an LCP that no longer reflects changed conditions; LCP is also increasingly inconsistent with the Land Use Element of its General Plan and creates uncertainty for all stakeholders involved, requiring a high amount of coordination with Commission Staff.	Current LCP does not address Sea Level Rise; grant project includes SLR Assessment and will sync up with current development of City's Energy / Climate Action Plan, as well as incorporating SLR studies under USGS, the San Diego Collaborative, and ICLEI.	Moderately high likelihood of success with a work plan that recognizes the complexity and extensiveness of updating an LCP: incorporates numerous public outreach opportunities throughout the grant project and the enlisting of consultant partners experienced in coastal planning to aid the LCP update project. City will also integrate its grant project with efforts to update two new General Plan elements.	Moderately high permit workload for Commission staff due to LCP ambiguities, inconsistencies, and outdated policies.	The City is prepared to leverage other efforts to study the impacts of SLR, including studies recently undertaken by the USGS and the San Diego Climate Collaborative. The City has also recently joined the cities of Encinitas and San Diego in a regional Sea Level rise Vulnerability Assessment being prepared by ICLEI, while also committing to preparing its own Vulnerability Assessment and Adaptation Strategies.	Leveraged funds include \$279,325 in applicant funding (in-kind services).	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Santa Barbara – Adaptation Plan, Technical Studies, Draft LCP Amendments

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2.5	2.5	3	3	2	3		16
Significant coastal resources under threat from SLR, including beaches, public access and recreational amenities; commercial waterfront, harbor, and pier; important habitats including Arroyo Burro Creek and Bird Refuge; would address SLR adaptation and lower-cost visitor serving accommodation	Certified in 1982 and presently outdated; Round 1 LCP grant work revealed a need to perform more detailed, focused SLR studies to better inform adaptation strategies.	Work includes more specific analysis of SLR vulnerability work that addresses key gaps in existing models and information.	Substantial progress on updating the LUP was made through its Round 1 LCP grant efforts; City has a good record of maintaining close coordination with Commission staff and has outlined specific tasks that are focused in scope but inclusive of the public.	Moderate amount of Commission workload through appeals.	This grant project is responsive to Commission staff comments on the Round 1 LCP grant work; Leverages County work, CoSMoS and ESA Study. Leverages \$750,000 of in-kind funding invested over the past 2.5 years.	Leveraged funds include \$239,739 in applicant funding (in-kind services) and \$123,000 from the City' Round 1 LCP Grant.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Morro Bay – Technical Studies, LCP Policy Development (Round 2 LCP Update Submittal)

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
3	2.5	2.5	2.5	2.5	2.5		15.5
Significant coastal resources, including public access and visitor-serving amenities, ESHA, and commercial fisheries; Project addresses issues related to the Morro Bay Estuary; supports protection of and building adaptive capacity of Morro Bay estuary; Enhances coastal access; Model for other organizations- especially regarding monitoring plan, and estuary approach.	LCP last certified in 1984 and is out of date; LCP doesn't adequately protect coastal resources; existing maps are outdated and fail to identify coastal resources at the parcel level; Update is underway through the Round 2 LCP grant but additional technical studies are needed.	Major focus on SLR; Will incorporate results of vulnerability assessment funded through OPC grant last round; Examples of rezoning could be applicable to other jurisdictions.	City Planning staff is motivated and supportive of updating their LCP; Round 2 grant work is underway.	LCP very outdated, which creates a moderately high amount of work for District staff, especially with respect to shoreline lateral access along the wharf lease sites; City explains in application that it is currently difficult to efficiently and effectively approve new Coastal Development Permits due to inconsistencies and old data contained in the LCP.	Leverages work from FY13-14 OPC grant to identify Sea Level Rise vulnerability; builds off of Round 2 LCP grant.	Leveraged funds include \$50,000 in applicant funding for staff time (in-kind services), \$409,138 in City contributions committed to contractor work in support of Plan Morro Bay, \$100,000 in City contributions committed to contractor work for the City's forthcoming Downtown Waterfront Strategic Plan, \$100,000 in City contributions budgeted for contractor work in support of a comprehensive Zoning Code update, \$147,000 in prior LCP Grant funding (Round 2), and \$250,000 in OPC grant funding for Plan Morro Bay.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Santa Monica – Implementation Plan Submittal

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
3	2.5	3	3	2	2		15.5
Major recreational and public access resources, including millions of tourists annually; focus is on transportation access, new development/ sustainability, and coordinated development of light rail with downtown area.	No certified LCP; need for certified LCP is great. Transportation projects in the works, so very important to update LCP to address the upcoming projects. LUP was certified in 1992, but does not address climate change or other changed conditions.	Significant sustainability work underway by City, including policies on multi-modal circulation to improve access to beach; grant project would build on work being completed through the OPC Regional SLR study. Could be an LCP model for transportation/ sustainability for other jurisdictions.	Likelihood of success high. Key issues of disagreement in last LCP have been resolved. Update is on City's work plan, pending adequate funding; work has started on reformatting the LUP and drafting the Downtown Specific Plan amendment.	Workload moderate; less than other South coast jurisdictions	Builds on OPC SLR study and Round 2 LCP Grant work. Would be a good urban example for other communities.	Leveraged funds include \$123,320 in applicant funding (in-kind services). Previous grant funds include a FY 2013/2014 OPC Grant that funded the development of a shoreline change model for the Los Angeles region, as part of the <i>AdaptLA: Coastal Impacts Planning for the Los Angeles Region</i> ; and a Round 2 Coastal Commission LCP Grant of \$225,000.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Half Moon Bay – Technical Studies, LCP Update Submittal

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2.5	2.5	2.5	2	2	3		14.5
Numerous public beaches, agricultural lands, wetlands, California Coastal Trail, and Coastal Highway 1. Implementation Plan policies related to land use and ESHA need to be updated.	LCP Certified in 1980, with minor amendments in 1993. LCP is no longer reflective of the community's current conditions or priorities.	Work includes incorporating the City's vulnerability assessment into the IP.	Far along in the update process due to Round 1 LCP Grant efforts; however, recent challenges with coordination lowers the likelihood of success somewhat.	Moderate workload; fair number of appeals.	Sea Change San Mateo County; Connect the Coastside; and building off of Round 1 OPC and Commission LCP grants.	Leveraged funds include \$251,850 in proposed matching funds for the Round 3 grant project, as well as \$145,000 in previous grant funds (\$75,000 and \$37,000 in prior Coastal Commission and OPC grant funds, and \$33,000 in current OPC grant funds for work on the City's Implementation Plan), and \$695,920 in previous matching funds.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Hermosa Beach – Technical Studies, LUP Amendment if needed, Implementation Plan

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2.5	3	2	2.5	2	2.5		14.5
Significant public access and visitor-serving resources within the City, including two miles of sandy public beaches, a pier that supports fishing and visitor serving facilities, and a pedestrian walkway and regional bicycle trail.	LCP is uncertified, but City is nearing completion of Plan Hermosa, its integrated General Plan and LUP update. Approximately half of the City is in the coastal zone.	Grant project will expand on SLR work from Round 1 and look specifically at SLR impacts to beach width.	Draft LUP from Round 1 needed significant work, but drafts of both the LUP and the IP have been produced through the Round 1 LCP grant; Commission staff and City staff are in active coordination, providing momentum to the process.	High volume of permit workload, but projects tend to be routine and low in complexity.	The City will build on Round 1 LCP Grant work, as well as the USC Sea Grant project and the Coastal Conservancy Climate Ready grant.	Leveraged funds include \$25,318 in applicant funding (in-kind services), \$46,430 in grant funds from the California Strategic Growth Council, \$39,000 in grant funds from the Ocean Protection Council, \$100,000 in prior grant funding from the Coastal Conservancy as a Climate Ready Grant, and \$100,000 in prior grant funding from the Coastal Commission for the City’s Round 1 LCP Grant project. A FY 2013/2014 OPC Grant that funded the development of a shoreline change model for the Los Angeles region, as part of the <i>AdaptLA: Coastal Impacts Planning for the Los Angeles Region</i> , is also leveraged towards the grant project.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of San Clemente – Vulnerability Assessment, LUP Amendment if needed, Implementation Plan

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2.5	3	2.5	2.5	2	2		14.5
Public beach and pier with recreational and visitor facilities; canyon and bluff areas in the coastal zone also support sensitive biological resources; Capistrano Shores Mobile Home Park (hot spot); significant loss of beach sand and damage to access facilities in recent years, including vulnerability to railroad.	Uncertified; grant project will continue Round 1 LCP grant efforts to achieve certification and address SLR impacts.	Grant project includes developing a SLR/ Climate Change study and incorporating regional studies and data sources like CoSMoS.	High likelihood of success, as the Round 3 work plan builds off of Round 1 LUP deliverable and recognizes the extent of the iterative review process needed for developing and certifying LCPs, including project scoping, public outreach, collaboration with Commission staff, and project integration with existing technical studies and models, including the existing Marine and Safety Building study and CoSMoS 3.0.	Moderate amount of permit workload for Commission staff.	CoSMoS; Clean Ocean Program (annual budget of \$2.3 million), sand replenishment project feasibility study (cost \$3.2 million)	Leveraged funds include \$27,000 in applicant funding; \$40,000 in in-kind services; and \$90,000 in prior Round 1 LCP Grant funding.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Pacifica – Vulnerability Assessment, Adaptation Plan, LCP Update

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
3	3	3	2.5	2.5	2		14
Significant erosion/hazards issues in urban area. Public beaches in highly populated area. Proposal addresses potential SLR impacts to critical public facilities (roads, water, sewer), shoreline protection structures.	LCP last updated in 1980; Major erosion/shoreline protection issues need to be addressed, as current LCP hazard policies are not specific enough given the extent of erosion the City is currently facing.	Project will specifically address Sea Level Rise, erosion and other coastal hazards, which are major issues in Pacifica.	New Planning Director and City Manager has improved working relationship with Commission Staff; prior, recent draft LCP Update can be used as a springboard for current update.	Moderate to High workload for Commission staff due to high amount of emergency permits issued last winter as a result of increased erosion. LCP update will reduce potential for future appeals.	Vulnerability Assessment will leverage Sea Change San Mateo County work, and build off of Our Coast Our Future and Pacific Institute work.	\$59,370 in in-kind funds.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Carpinteria – Vulnerability Assessment, Adaptation Plan, Draft LCP Update

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2.5	2	3	3	1.5	2		14
Entire City is within Coastal Zone; numerous coastal resources vulnerable to Sea Level Rise, including public beaches, parks, the Carpinteria Salt Marsh, a seal rookery, oil production facilities, a rail line, and residential development.	Certified in 1982; Land Use Plan was updated in 2003 but does not address Sea Level Rise; an update to shoreline hazards and SLR is needed. Extent of project is moderate as the grant project is focused solely on SLR.	Grant project is for a Sea Level Rise Technical Study.	Grant project provides for an extensive public engagement and outreach process that includes coordination with Commission staff	The City creates a moderate to low amount of permit workload for the Commission.	Working with CoSMoS and USC Sea Grant Vulnerability Assessment Data.	Leveraged funds include \$148,000 in applicant funding (in-kind services).	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Del Mar – Technical Studies to Support Round 2 Grant Work (LCP Amendment Submittal)

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2.5	2	3	2.5	1	2.5		13.5
Has 2 miles of coast line; resources include beaches, bluffs, public access, ecologically-sensitive lagoons, and visitor-serving attractions, including the State-owned Del Mar Racetrack and Fairground.	Limited in scope, as grant project is focused on SLR update only to be integrated into Round 2 LCP grant; LCP was also certified in 2001, but is in need of an update to address SLR. Proposal would provide additional scientific analysis to support Round 2 LCP grant which already includes Vulnerability Assessment and LCP Update.	Focus of grant project is SLR study and development of adaptation strategies. Includes preparation of habitat migration and sediment management plan.	Grant project requires amending the Round 2 LCP grant to incorporate the additional work. However, proposed Round 3 project recognizes the effectiveness of doing a supplemental SLR analysis to support the City’s development of a SLR Adaptation Plan and LCP Amendment (through its Round 2 LCP grant).	Workload fairly low; City is mostly developed so there is some redevelopment. The biggest workload revolves around the Fairgrounds, but it is an Area of Deferred Certification.	Will be integrated with efforts to prepare for SLR in Solana Beach and City of San Diego; will continue to engage with Climate Collaborative Network to complete update.	Leveraged funds include \$65,122 in applicant funding for in-kind services (\$28,932 for Round 3 and \$36,190 already spent for Round 2) and \$100,000 in Round 2 LCP Grant funding.	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Los Angeles – IP Certification (Local Adoption)

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2	2.5	1.5	1.5	3	2.5		13
Beach area and community is a significant coastal access and tourist destination; Venice Beach also has important low-cost visitor serving facilities.	No LCP, large permit workload; Dual permit jurisdiction leads to more work for Commission staff and confusion for local applicants. However, it is difficult to determine when Round 2 will be completed based on prior grant project delays, so the need is lower, as is the extent of grant project.	Beach and public access threatened by Sea Level Rise. However, there is little discussion on how climate change will be addressed through this grant project despite the City’s commitment to integrating with regional SLR efforts, including AdaptLA and CoSMoS modeling.	City is moving forward on the update through its Round 2 LCP grant, but progress is going very slowly with approximately 15% of the funds spent to date out of the \$250,000 available. It is difficult to determine when the Round 2 grant work will be completed, as the City has experienced delays during its Round 1 and Round 2 grants.	Very high work load. Dual permit jurisdiction adds extra workload to City and Commission staff	City is coordinating with USC Sea Grant/USGS and ESA/Terra Costa on their respective SLR modeling efforts; would coordinate with a city-wide zoning code update called re:CodeLA.	\$230,400 in-kind services; \$40,000 in matching funds; \$150,000 from Council District 11; and \$350,000 in prior LCP Grants	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Dana Point – Vulnerability Assessment, Adaptation Plan, Technical Studies, LCP Amendment Submittal

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2	2	3	2	2	2		13
Numerous public access and coastal resources, including: coastal bluffs and headlands, Pacific Coast Highway, Dana Point Harbor, Salt Creek Beach Park, public trail system, and Dana Point State Marine Conservation Area.	LCP certified in 1989 and does not address Sea Level Rise; Extent relatively narrow.	Focus of grant project is on incorporating Sea Level Rise planning into its LCP; detailed analysis of beach vulnerability; project will utilize modeling sources like CoSMoS.	Work program includes public outreach, incorporating available SLR studies into preparation of SLR Vulnerability Assessment, and collaboration with Commission staff.	Low to moderate: Current workload relates to several appeals filed over public access issues. There are also issues related to approval of shoreline and blufftop residences without sufficient consideration of SLR.	City will update its LCP in conjunction with ongoing efforts to update the City’s General Plan. The grant project will integrate a variety of data sources into its overall SLR assessment and subsequent development of SLR policies. Available LIDAR data and other relevant topographic data sets will be utilized for modeling and mapping coastal resources for climate scenarios through the CoSMoS 3.0 platform.	Leveraged funds include \$407,260 in applicant funding (\$167,260 for City Staff and \$240,000 for consultant work), and \$125,000 from a Sustainability Program Grant administered by the Southern California Association of Governments for implementing the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Recommended Round 3 Local Coastal Program Local Assistance Grant Awards

City of Seal Beach – Vulnerability Assessment, Adaptation Plan, New LCP

Public Benefit/ Significance	Need/Extent	Addressing Effects of Climate Change	Likelihood of Success	Workload	Project Integration	Matching Funds	Total Score
2	3	2	2	1	1.5		11.5
Significant public access and environmental resources: a pier extends from the City’s central beach, with parking facilities and parks located on the coast at the City’s main coastal access point; a 965 acre Seal Beach National Wildlife Refuge.	Uncertified	Preparation of Sea Level Rise Assessment that would rely on the Adaptation Planning Guide, Cal-Adapt, and Pacific Institute data	The likelihood of success is moderately high as the City intends to hire an experienced consultant to facilitate the LCP development process, while early and ongoing coordination with Commission staff has been incorporated into the proposed work plan and schedule.	Certified LCP will reduce Commission Staff workload and streamline the permitting process for residents and local businesses in the community; however, workload is generally low with no major projects on the horizon.	Project will utilize Adaptation Planning Guide, Cal-Adapt, and Pacific Institute data.	Leveraged funds include \$60,000-\$80,000 in applicant funding (in-kind services).	

Criteria points: Low=1, Medium=2, High=3; Total score: Low= 6-10, Med=11-14, High=15-18

The criteria point value for Project Integration and Matching Funds are combined in accordance with the adopted selection criteria

Nathan, Daniel@Coastal

From: Ducklow, Kelsey@Coastal
Sent: Wednesday, May 18, 2016 2:38 PM
To: Nathan, Daniel@Coastal
Subject: FW: City of Pacifica LCP Planning Grant Application

Categories: Blue Category

Just FYI, so that you also have a copy of this Letter of Support...

From: Noel Blincoe [<mailto:noelblincoe@msn.com>]
Sent: Wednesday, May 18, 2016 2:36 PM
To: Ducklow, Kelsey@Coastal
Subject: City of Pacifica LCP Planning Grant Application

May 18, 2016

Daniel Nathan, LCP Grants Assistant

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

Dear Mr. Nathan,

On behalf of Pacifica Shorebird Alliance, I am pleased to support the City of Pacifica's Grant Application to the California Coastal Commission for LCP Planning. The City of Pacifica has 6 miles of coast line, which includes extensive urban development, subject to the effects of sea level rise. The City of Pacifica's LCP critically needs an update to address the many problems the community faces as a result of anticipated sea level rise. If awarded, I support the City's use of grant funds to finish the update to its Local Coastal Program with sea-level.

I urge the Coastal Commission to award a grant to the City of Pacifica for this project.

Sincerely,

Noel Blincoe,

President of Pacifica Shorebird Alliance

Nathan, Daniel@Coastal

From: Stan Zeavin <margstan@sbcglobal.net>
Sent: Wednesday, May 18, 2016 2:16 PM
To: CoastalLCPGrantProgram
Subject: Pacifica LPC Grant Application

Categories: Blue Category

Daniel Nathan, LCP Grants Assistant
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

Dear Mr. Nathan,

As a retired environmental educator, I have been involved with sea level rise issues for several years, including organizing public presentations in Pacifica about coastal erosion.

After this past winter when El Nino seriously affected the Pacifica coast, it was unavoidably clear that active planning for a future with sea level rise is necessary.

I hope this grant will help the City of Pacifica put the reality of sea level rise at the core of its planning process.

Sincerely,

Margaret Goodale
1135 Palou Drive
Pacifica CA 94044

Nathan, Daniel@Coastal

From: Stan Zeavin <margstan@sbcglobal.net>
Sent: Thursday, May 19, 2016 6:34 AM
To: CoastalLCPGrantProgram; Ducklow, Kelsey@Coastal
Cc: Tinfow, Lorie@City of Pacifica; Tina Wehrmeister
Subject: Support Letter for CCC LCP Planning Grant

Categories: Blue Category

May 20, 2016

Daniel Nathan, LCP Grants Assistant
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

Dear Mr. Nathan,

We are writing as environmentalists involved with city government for many years. We would like to offer support for the City of Pacifica's grant application to the California Coastal Commission (CCC) for LCP Planning. Our city is long past due for an LCP update. Pacifica's vulnerability to sea level rise (SLR) has been exposed with the well-documented incidents at both Esplanade and Beach Blvd. this past winter. Strong planning for SLR is an absolute necessity as the city moves into the future.

Sincerely,

Stan Zeavin
Peter Loeb
Hal Bonner
Pete Shoemaker

Daniel Nathan, LCP Grants Assistant
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

May 20, 2016

Dear Mr. Nathan,

The Pacifica Climate Committee supports the City of Pacifica's grant application to the California Coastal Commission (CCC) for LCP Planning. The mission of our group is to do what we can to prevent climate change and to deal with its consequences. We hope this grant will help the City of Pacifica put the reality of sea level rise at the core of its planning process.

Sincerely,

Cynthia Kaufman
Pacifica Climate Committee

May 20, 2016

RECEIVED

MAY 23 2016

CALIFORNIA
COASTAL COMMISSION

Daniel Nathan, LCP Grants Assistant

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

Dear Mr. Nathan,

I am pleased to offer support of the City of Pacifica's grant application to the California Coastal Commission (CCC) for LCP Planning. The City of Pacifica has 6 miles of coast line subject to the effects of sea level rise. The City of Pacifica's coastal zone is particularly vulnerable as it is home to 12% of the City's total population including vulnerable populations (seniors and lower income individuals); contains more than half of the community's businesses and services; and contains important infrastructure including Highway 1, miles of local roads and utilities, and wastewater treatment and pump station facilities. In addition, Pacifica's coastal zone provides numerous public access and recreation opportunities as well as valuable resource habitat. The City of Pacifica's LCP is in need of update to address sea level rise vulnerability consistent with the CCC's adopted Sea Level Rise Guidance. If awarded, I support the City's use of grant funds to finish the update to its Local Coastal Program with sea-level rise provisions and submit to the CCC for certification.

I urge the Coastal Commission to award a grant to the City of Pacifica for this project.

Sincerely,



Daniel Estrella
114 Kent Road
Pacifica, Ca 94044

COUNTY OF SAN MATEO
DON HORSLEY
SUPERVISOR, 3RD DISTRICT

Page 6 of 10

County Government Center
400 County Center, 1st Floor
Redwood City, CA 94063
650-363-4569
dhorsley@smcgov.org

May 20, 2016

RECEIVED

MAY 23 2016

**CALIFORNIA
COASTAL COMMISSION**

Daniel Nathan, LCP Grants Assistant
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

Dear Mr. Nathan,

I am pleased to offer support of the City of Pacifica's grant application to the California Coastal Commission (CCC) for LCP Planning. I represent Pacifica as the Third District Representative on the San Mateo County Board of Supervisors.

The City of Pacifica has 6 miles of coast line subject to the effects of sea level rise. The City of Pacifica's coastal zone is particularly vulnerable as it is home to 12% of the City's total population including vulnerable populations (seniors and lower income individuals); contains more than half of the community's businesses and services; and contains important infrastructure including Highway 1, miles of local roads and utilities, and wastewater treatment and pump station facilities. In addition, Pacifica's coastal zone provides numerous public access and recreation opportunities as well as valuable resource habitat.

The City of Pacifica's LCP is in need of update to address sea level rise vulnerability consistent with the CCC's adopted Sea Level Rise Guidance. If awarded, I fully support the City's use of grant funds to finish the update to its Local Coastal Program with sea-level rise provisions and submit to the CCC for certification.

I urge the Coastal Commission to award a grant to the City of Pacifica for this project.

Sincerely,



Don Horsley, Vice President
San Mateo County Board of Supervisors - Third District



Nathan, Daniel@Coastal

From: victor carmichael <vcarmichael@comcast.net>
Sent: Friday, May 20, 2016 1:42 PM
To: CoastalLCPGrantProgram
Subject: City of Pacifica LCP Planning Grant Application

Victor Carmichael

5005 Palmetto Ave., Pacifica, California 94044

(650) 991 7349

05/20/16

Daniel Nathan, LCP Grants Assistant

California Coastal Commission

45 Fremont Street, Suite 2000

San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

Dear Mr. Nathan:

As a coastal resident most of my life and a surfer since the early 1960s, I have a special relationship to the ocean. Since the 1980s I have watched the powers that be first assiduously ignore and finally grudgingly acknowledge the overwhelming scientific evidence of climate change. Climate change is now beginning to seriously affect coastal communities. And finally (belatedly) governments have begun to officially address the problem. As a small coastal community Pacifica's city government cannot really confront in any meaningful way this larger world historical crisis. Fundamental revolutionary change must be made at the highest levels. Local communities for the most part can only react. However reacting can include planning.

As an environmental activist I have tried to resist inappropriate and unwise development adjacent to ravines and bluffs in Pacifica. In the course of such I have discovered that Pacifica's Local Coastal Plan, written before sea level rise (SLR) was formally acknowledged, is badly out of date. The City of Pacifica has 6 miles of coastline subject to the effects of SLR. With Pacifica being besieged by serious coastal erosion issues even before SLR became an issue, the threat of SLR is ever more critical here.

The City of Pacifica's LCP is in need of an update to address SLR vulnerability consistent with the California Coastal Commission's adopted **Sea Level Rise Guidance**. If awarded, I support the City's use of grant funds to

finish the update to its Local Coastal Program with sea-level rise provisions and submit to the CCC for certification.

I urge the Coastal Commission to award a grant to the City of Pacifica for this project.

Sincerely,

Victor Carmichael

June 7, 2016

Daniel Nathan, LCP Grants Assistant
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: City of Pacifica LCP Planning Grant Application

Dear Mr. Nathan,

On behalf of Pacific Point Condominium's HOA Board of Directors, we are pleased to offer support of the City of Pacifica's grant application to the California Coastal Commission for funding a Local Coastal Plan (LCP) update. As a 98 unit complex in the West Fairmont area of Pacifica we are well within the coastal zone and within 500-600 ft from the nearest eroding sandstone coastal bluffs. Therefore pending sea level rise is of grave concern to us.

The City of Pacifica's LCP needs an update to address sea level rise vulnerability consistent with the CCC's adopted Sea Level Rise Guidance. If awarded, we support the City's use of grant funds to finish the update to its Local Coastal Program with sea-level rise provisions and submit to the CCC for certification.

We urge the Coastal Commission to award a grant to the City of Pacifica for this project.

Sincerely,



William Trichon,
President, Pacific Point Home Owners Association

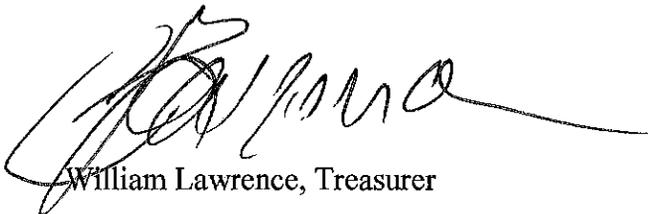
William C. Trichon
5017 Palmetto Ave. #69
Pacifica, CA 94044-1036



Richard Englehardt, Vice-President



Joan Arthur, Secretary



William Lawrence, Treasurer



Steven Rhodes, Director

Nathan, Daniel@Coastal

From: Billy Philadelphia <billyphilly@sbcglobal.net>
Sent: Wednesday, June 08, 2016 10:42 AM
To: CoastalLCPGrantProgram
Subject: grant for City of Pacifica

To California Coastal Commission:

Please help the City of Pacifica with a grant so that we may update our Local Coastal Plan, which currently does not acknowledge the threat of sea level rise. That is hard to believe in 2016. It is my understanding that our City Planning Department is applying for a grant from the State through the CCC for the funds.

My condominium complex is in the coastal zone so we are especially concerned about sea rise.

Thank you for your time and consideration.

William Trichon
5017 Palmetto Ave. #69
Pacifica, CA 94044-1036
650-731-4030 (home)
415-680-8707 (cell)
www.billyphiladelphia.com