

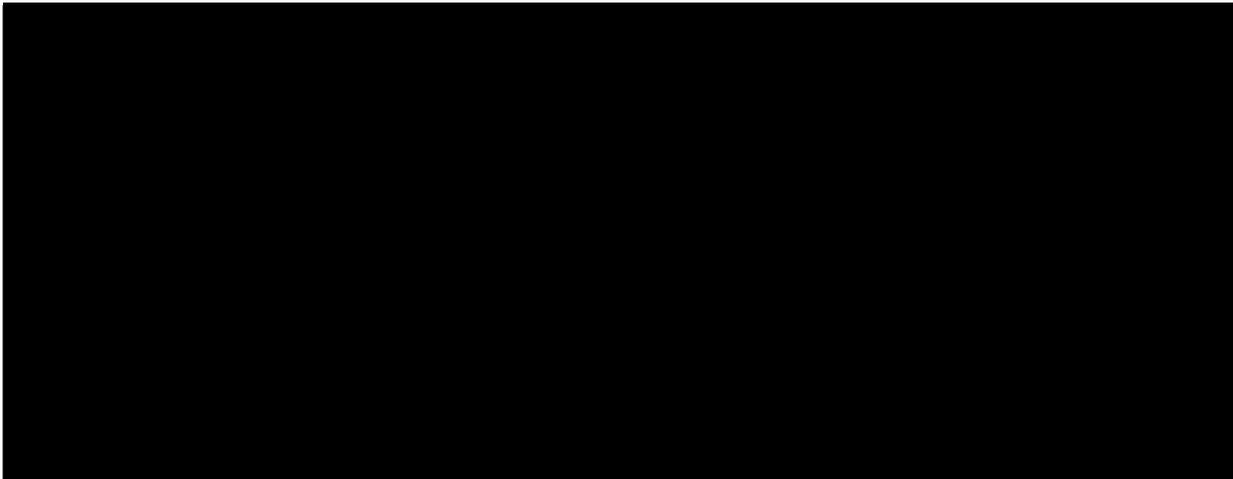
**CALIFORNIA COASTAL COMMISSION
LCP PLANNING
GRANT APPLICATION FORM
MARCH 28, 2016**

The California Coastal Commission is pleased to announce the availability of Round 3 grant funding to support local governments in developing or updating Local Coastal Programs (LCPs) pursuant to the California Coastal Act and with special emphasis on addressing impacts from climate change and sea-level rise. For Fiscal Year 2015-2016, Governor Brown approved an augmentation of \$3 million to the California Coastal Commission's budget to support local governments responsible for planning under the California Coastal Act (Coastal Act) to develop or update their Local Coastal Programs. A full description of the grant program is available here: <http://www.coastal.ca.gov/lcp/lcpgrantprogram.html>.

Coastal Commission staff is available to work with local governments and to assist during the application process. Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data.

APPLICANT INFORMATION

Applicant name (agency): City of Half Moon Bay



PROJECT INFORMATION

Project title: City of Half Moon Bay Local Coastal Program and General Plan Update

LCP/ LCP Segment: Half Moon Bay

Project location: City / Geographic area: Half Moon Bay

County: San Mateo

Project timeline: Start date: 8/1/2016

End date: 9/28/2018

PROJECT DESCRIPTION

GOALS AND OBJECTIVES

Half Moon Bay is located along the Pacific Coast of San Mateo County, and is home to some of the most beautiful coastline that California has to offer. It is one of only two California cities—and the only one in the San Francisco Bay Area—that is contained completely within the California Coastal Zone. The city's existing Local Coastal Program (LCP) dates largely to 1980, with minor amendments made in 1993, and is woefully inadequate to guide land use development and resource protection as they are taking place in the city today. It no longer reflects the community's current conditions or priorities, and is unable to address key emerging issues, recent Coastal Commission decisions and guidance (such as that developed to address sea level rise), or contemporary policy and procedural concerns that are imperative to the protection of coastal resources and public enjoyment of the coast. Maps and graphics are very limited, and out of date. Additionally, the city's LCP and General Plan, which share identical boundaries, are not cohesively integrated. The General Plan, also outdated, even lacks the state-mandated Open Space and Conservation elements necessary to successfully interface with the LCP's resource management goals.

The City initiated an update of its LCP in conjunction with an update of its General Plan in 2013. The City's substantial investment into this planning effort was generously augmented by an LCP Planning Grant (Round 1) administered by the California Coastal Commission. Over the first two and one half years of this update effort, the City has provided for sustained community engagement and has been working with a multi-disciplined consultant team with expertise in urban planning, coastal planning, environmental resources, transportation, civil engineering, and economics. A substantial portion of the originally scoped work plan is complete. The City's primary goal at this time is to fully develop the final key components associated with this planning endeavor for approval by the California Coastal Commission. The project remains on track to achieve the following objectives:

1. **Draft a fully updated Local Coastal Land Use Plan (LUP) comprehensively addressing land use, coastal access and recreation, coastal resources, and coastal hazards pursuant to the California Coastal Act.** The first public draft LUP was presented to the community on April 28, 2016 and is currently being considered by the City's General Plan Advisory Committee. The draft LUP was prepared concurrently with General Plan element updates, which will be ready for community consideration in August 2016. The draft LUP includes updated and relevant narratives, maps, and policies which will be wholly consistent with the forthcoming policy in the draft General Plan elements. In fact, the LUP serves as the City's General Plan Land Use Element and was formatted as both a stand-alone document as well as the lead chapter incorporated into the City's General Plan. The intention for this merged LUP and General Plan format is to provide one planning policy book for Half Moon Bay that fully complies with both the California Coastal Act and State General Plan requirements. Coordination of narratives, definitions, and policies will establish a comprehensive, fully integrated planning platform for the City.
2. **Draft amendments to the Zoning Ordinance to serve as the Implementation Program (IP) component of the updated LCP.** The planning team will identify

amendments to bring the IP into conformance with the updated LUP and General Plan, and ensure that implementation is carried through.

3. **Prepare a program Environmental Impact Report to assess the future performance and impacts of the LCP and General Plan.** One intent of the LCP and General Plan update effort is to develop polices and implementation requirements that are substantially “self-mitigating.” Self-mitigating plans and regulations are those that, when implemented, avoid environmental impacts. The program environmental impact report (EIR) will assess the performance of the LCP and General Plan updates, including those related to coastal resources, coastal access, and coastal hazards – primary and fundamental planning matters in Half Moon Bay - in the cumulative condition. The program EIR will determine appropriate mitigation measures for impacts that are not adequately controlled by LCP or General Plan policies and regulations. The mitigation monitoring and reporting program developed for the program EIR will serve as an additional implementation tool in conjunction with the LCP and General Plan.
4. **Successfully take the LCP and General Plan updates through the public hearing and adoption processes.** The updated documents will be adopted by the City Council and are subject to Coastal Commission certification.

PROJECT DETAILS

i. Public Benefit/Significance

Its coastal setting impacts all aspects of Half Moon Bay’s long-term development—from land use and the economy to infrastructure planning, environmental resources and habitat protection, water quality, hazard mitigation, and agricultural practice. Thus, by completing the major components of LCP planning — land use, coastal access and recreation, coastal resources, and coastal hazards — Half Moon Bay will be addressing issues of public significance, locally and regionally.

Preserving and Enhancing Coastal Habitat

Half Moon Bay’s natural and scenic resources are among the City’s greatest assets, and are important factors in the way that the public experiences the coast. In particular, the area’s biodiversity acts as a recreational draw, providing opportunities for bird watching and hiking or cycling among distinctive vegetative communities. The LCP and General Plan updates will be based on a thorough and current inventory and mapping of biological resources, significant viewsheds and viewpoints, hydrological features, and geologic hazards. This evaluation will then be linked to land use decision-making and the project approval process in a consistent and well-defined way, and allow the LCP to respond to the Coastal Commission’s detailed policy direction regarding environmentally sensitive habitat areas, shoreline treatment, and marine resources.

Protecting, Providing, and Enhancing Coastal Access

The shoreline along Half Moon Bay is a six-mile stretch of sandy beach popular with surfers, hikers, cyclists, and visitors seeking access to the shore. Parallel to the shore is the paved Half Moon Bay Coastside Trail, a segment of the California Coastal Trail that offers six miles of continuous lateral access for pedestrians and cyclists from downtown Half Moon Bay to Miramar, with connections to trails and bike routes at the north and south. Half Moon Bay’s LCP update process will enable the city to protect access where it exists, provide additional access

where it is needed and appropriate, and enhance the usability and long-term viability of existing accessways and points.

Promoting Sustainable Development and Protecting Priority Land Uses

The LCP update process to date has provided current data and projections regarding population, local and regional market trends, existing land uses, and infrastructure capacity. Along with other studies cataloging the area's natural resources, circulation patterns, soils and agricultural uses, and potential hazards, the draft LUP policies promote controlled and balanced urban growth in sustainable patterns – especially in the City's downtown core area - that support Coastal Act priority uses..

Protecting and Providing Lower Cost Visitor and Recreational Opportunities

Early in the process, the LCP update project included preparation of an economic assessment focused on enhancing visitation; the results of this have been incorporated into a draft land use plan that reserves adequate areas and infrastructure capacity to meet current and projected facility needs, identifies appropriate sites for visitor-serving or recreational development, and ensures a mix of accommodation types and values over time. The IP will include zoning updates to ensure protection of these existing uses; as well as standards ensuring the quality and sustainable design of future lower cost visitor and recreational opportunities.

Addressing Climate Change and Sea Level Rise

The topic is discussed in section B. iii. Addressing Effects of Climate Change, below.

Citizen Participation

The topic is discussed in section B. iv. Likelihood of Success/Effectiveness, below.

ii. Relative Need for LCP Update/Extent of Update

This update of the LCP and General Plan represents the City's first major effort at comprehensive long-range planning in three decades. The City has identified the update as a priority, as it emerges from a period of financial uncertainty and the region as a whole emerges from the economic downturn.

The update process will continue to build on momentum from extensive community engagement conducted on this project throughout 2015. Additional recent and active planning efforts in the Half Moon Bay and Midcoast area further community interest in long range planning. The City's own Sea Level Rise Vulnerability Assessment, which is part of this project, completed April 2016, has been well received as a foundation component to the LCP and General Plan updates. Other recent projects and studies include preparation of an Economic Development Action Plan by the Half Moon Bay Coastside Chamber of Commerce and San Mateo County's Connect the Coastside transportation assessment which is following the County's recently certified LCP update for the unincorporated Midcoast. The Army Corps of Engineers' study of the Pillar Point Harbor breakwater and erosion at Surfer's Beach was recently completed. Plan development is also currently underway on the Princeton LCP.

Half Moon Bay's long-term planning effort will result in a complete update of the LUP in parallel with the General Plan, resulting in fully integrated and consistent documents. It will also produce zoning amendments to carry out the updated land use policies and act as the IP

component of the LCP. These updates will incorporate current information and data regarding biological and scenic resources, coastal access, shoreline processes, market trends, land use trends, traffic patterns, geology and seismicity, and public input to be collected as part of the update project.

The new LCP will lay the groundwork for understanding and responding to coastal conditions for years to come. Half Moon Bay's coastal setting impacts all aspects of its long-term development—from land use and the economy to infrastructure planning, environmental resources and habitat protection, water quality and sourcing, hazard mitigation, and agricultural practice. Updated, accurate information about coastal processes, habitats, land uses, and recreational opportunities will allow the City to identify potential threats and adaptation responses. Policies designed to conserve sensitive areas will help preserve important landforms and habitats while minimizing residents' and visitors' exposure to coastal hazards. With an updated LCP, Half Moon Bay will be better positioned to act as a steward of its coastal resources.

iii. Addressing Effects of Climate Change

For effective long-range planning, Half Moon Bay needs to understand the effects of climate change, including sea-level rise and other coastal hazards, as well as its vulnerability to these hazards and its adaptive capacity to respond to a changing environment. This understanding can then inform planning policies, as embodied in the LCP and the General Plan, to promote safe and sustainable coastal development in the face of climate change.

Sea Level Rise and Coastal Hazards

A Sea Level Rise Vulnerability Assessment was prepared in 2015 and 2016 as part of the update project. The effort was partially funded by a grant administered through the Ocean Protection Council. Coastal Commission staff assisted the City in selecting appropriate sea level rise scenarios for evaluation, and further provided additional support to ensure that the assessment was fully informed by the California Coastal Commission's recently adopted Sea Level Rise Policy Guidance (August 2015).

The assessment includes mapping, based upon best available information, of flood hazards (including sea level rise), tsunamis, erosion, and combined impacts. Consideration of natural resource and manmade assets threatened by the effects of sea level rise are identified. An extensive and detailed presentation of policy options relevant to the City of Half Moon Bay concludes the report.

In addition to this focus on sea level rise and its related effects, other components of climate change are also part of the scope for these planning updates. Habitat protection, fire hazards, emergency management, and greenhouse gas reduction will all be addressed through policy.

iv. Likelihood of Success/Effectiveness

The overall scope of work for this project consists of 10 systematic tasks designed to gather information on existing conditions, opportunities, and threats; encourage community involvement and build public support for the updates; facilitate input from decision makers such as the Planning Commission, City Council, and Coastal Commission; and guarantee compliance

with state regulations including the California Environmental Quality Act and the California Coastal Act. The City has retained, through a competitive process, a team of highly specialized firms with expertise in each of these areas, in the issues relevant to each LCP component, and in the issues that affect this unique geographic setting.

At this time, Tasks 1-5 (e.g. initiation, visioning, existing conditions, alternatives, and preferred plan) and Task 7 (Housing Element) are complete. Task 6, which includes the draft LUP and draft General Plan elements is underway with the significant milestone of completion of the public review draft LUP in April 2016.

To ensure that the final LCP genuinely reflects the community's vision, the update process relies on a robust public participation component to inform and review the work in each task. Engagement will continue to be achieved through a multi-pronged program that encourages participation of a wide range of community members (residents, business owners, property owners) and interested groups and agencies.

An effective public participation program creates confidence in the planning process, is meaningful and outcome-driven rather than just process-oriented, and rallies the community behind the proposed amendments. The approach has emphasized engaging participants in positive and productive dialogue in a wide range of forums and settings. Initially, the dialogue sought the community's concerns, information and goals. On this foundation, participants have developed a shared vision collaboratively and in the community's own voice. This vision is reflected in a set of six guiding principles (City Council approved summer 2014), which remain relevant to all of the next steps in the process. By maintaining engagement through a variety of means and media throughout the project, we have heard from the community up front, but also by continually checking back, we are seeking to ensure plan outcomes that reflect the direction given.

Components of the community engagement program include the following:

- Stakeholder interviews with representatives of public agencies, community leaders, property and business owners, environmental advocates, and others (complete);
- Online engagement that provides a forum for community dialogue and gives the public access to information and materials related to the project (on-going);
- Community conversations with members of the community in individual and small group settings with targeted outreach to underrepresented groups (complete);
- Neighborhood Listening Sessions (14 conducted from May through September 2015) offered as informal "pop-up block party" forums to enliven grassroots interest and attract new participants (complete);
- Communitywide Open Houses in advance of workshops to ensure community members are well informed, prepared and excited about participating further (complete);
- Communitywide Workshops (six have been held, with one or two more planned during the forthcoming review process) facilitating visioning discussions, consideration of issues and choices, and synthesis of draft policies (on-going);
- General Plan Advisory Committee (ten meetings from January 2014 to April 2016), providing input on key issues, reviewing products and draft policies, and serving as ambassadors to the larger community (on-going);

- Planning Commission and City Council updates and study sessions at milestones (on-going); and
- Coastal Commission consultations at regular intervals, including though submission of progress reports for the City's Round 1 LCP Planning Grant (on-going).

The City is in full support of the LCP and General Plan updates project, as evidenced by the attached draft resolution proposed for adoption by the Half Moon Bay City Council (Attachment A). The City's adopted resolution associated with the Round 1 LCP Planning Grant application is also provided (Attachment B). The City is under contract with a consultant and has hired a part time project manager as described further below. Of the ten work program, Tasks 1 through 5 and 7 are complete. Task 6 is in progress. The City is prepared to move forward with Tasks 8 through 10 as described in the Work Program.

v. Workload and Permit Streamlining

Because of the lack of cohesive, integrated long-range planning instruments, and outdated zoning rules, processing of development permits can often take a long time. This planning effort will produce integrated LUP and General Plan policy documents, an updated IP with performance measures, and a mitigation monitoring and reporting program to further ensure environmental protection. In combination, these tools will provide consistency and clarity for project review. Through improved formatting and mapping, the documents will be more accessible to community members. Applicants and the public will have a better understanding of requirements and expectations for development proposals. City staff will be able to effectively and steadfastly evaluate proposals and make recommendations grounded in current best practices and the California Coastal Act. And finally, the decision makers, including the City's Planning Commission and City Council, will be able to confidently fulfill their responsibilities with the support of a strong and well integrated planning and implementation platform. The intention is for a clear and concise development review process, resulting in reasonably foreseeable outcomes grounded in consistent application of LCP and General Plan policies and requirements.

vi. Project Integration/Leverage/Matching Funds

The LCP and General Plan will be closely coordinated through shared outreach, analysis, and land use planning, and will be developed concurrently along with integrated zoning amendments. The result will be stronger connections between coastal land use policies and long-range planning as a whole. By approaching both updates together, the City will be able to leverage resources and focus momentum and public awareness toward a single comprehensive process. The resulting documents, as previously described, will also be presented in an integrated and consistent whole.

The City received a generous grant as part of the California Coastal Commission's Round 1 LCP Planning Grant program. The \$75,000 awarded through the Round 1 grant has been utilized by the project through the production of the first public draft LUP. The Round 1 grant period expired April 28, 2016. The City was also awarded \$70,000 through the Local Coastal Program Sea-level Rise Grant Program administered by the Ocean Protection Council (OPC), California Coastal Commission, and State Coastal Conservancy to cover activities such as beach erosion

analysis, habitat conservation, transportation/parking and public coastal access, and land use planning. Tasks associated with the OPC grant are on-going.

The City is prepared to fund all remaining project costs not covered by grant funding.

It should be noted that subsequent to the initiation of this project, as presented in the City's application for the Round 1 LCP Planning Grant, the project scope and City's approach to accomplishing these plan updates has expanded and increased in cost. The consultant costs increased from the original \$796,910 contract to \$967,770, for an additional \$170,860. The contract amendment included increased scope most significantly for alternatives and development of the preferred plan (Tasks 4 and 5), as well as additional community engagement forums and grant administration. Because Half Moon Bay is a small city with limited staff resources, the City determined that additional staff support was needed to usher this update process forward. The City added a half time position to its 2015-2016 budget for project management of the LCP and General Plan updates. The position is estimated to be needed for a total of three years at an additional City General Fund expense of \$210,000. In total, the consultant contract scope increase and the City half time project manager position added \$380,860 to the project budget.

WORK PROGRAM AND SCHEDULE

SCHEDULE

Proposed starting date: 8/1/2016

Estimated completion: 9/28/2018

WORK PROGRAM

Task 1. Project Initiation and Community Involvement Strategy	
LCP funding has not been applied to this task, and it is not a part of this application.	Complete
Task 2. Visioning and Issue Identification	
LCP funding has not been applied to this task, and it is not a part of this application.	Complete
Task 3. Existing Conditions, Trends, and Opportunities Assessment	
LCP funding has not been applied to this task, and it is not a part of this application.	Complete
Task 4. Alternatives	
LCP funding has not been applied to this task, and it is not a part of this application.	Complete
Task 5. Preferred Plan, Key Goals, and General Plan/LCP Outline	
Round 1 LCP Planning Grant funding was applied to this task, however it is not a part of this application.	Complete
Task 6. Draft General Plan and LCP Update	
Round 1 LCP Planning Grant funding was applied to this task, however it is not a part of this application.	August 2016
Task 7. Housing Element	
LCP Planning Grant funding has not been applied to this task, and it is not a part of this application. Note: the Half Moon Bay Housing Element was certified by HCD October 2015.	Complete
Task 8. Local Coastal Implementation Plan (LCIP)	
8.1 Administrative Draft LCIP: <ul style="list-style-type: none"> - Review community input on the first public draft Local Coastal Land Use Plan and General Plan Elements. - Prepare summary for zoning amendments coordinated with LUP and General Plan Elements. - Confer with Coastal Commission staff. - Prepare administrative draft LCIP. 	August – September 2016

<p>8.2 Public Draft LCIP</p> <ul style="list-style-type: none"> - Confer with Coastal Commission staff - Prepare public draft LCIP - Community Engagement – Notify the public about the availability of the draft LCIP, post LCIP on project webpage, conduct community input session on LCIP as a workshop or before the Planning Commission - Planning Commission Direction – Present public draft LCIP to Planning Commission, receive public comment, and receive Planning Commission direction. 	<p>October - December 2016</p>
<p>Outcome/Deliverables:</p> <ul style="list-style-type: none"> • Administrative Draft LCIP • Public Draft LCIP 	<p>August – December 2016</p>
<p>Task 9. Environmental Impact Report (EIR)</p>	
<p>9.1 Notice of Preparation (NOP)</p> <ul style="list-style-type: none"> - Prepare NOP for the EIR - Notice and circulate NOP - Conduct EIR scoping session during NOP 45-day circulation period - Consolidate NOP comments and finalize scope for EIR 	<p>September – November 2016</p>
<p>9.2 Administrative Draft EIR</p> <ul style="list-style-type: none"> - Complete environmental analysis of Draft LCP and General Plan Elements - Evaluate project alternatives - Prepare administrative draft EIR 	<p>February 2017</p>
<p>9.3 Draft Environmental Impact Report</p> <ul style="list-style-type: none"> - Prepare public Draft EIR - Notice and circulate Draft EIR (minimum 30 days, although extended circulation period may be deemed most appropriate) - Planning Commission hearing on Draft EIR during circulation period - Catalogue comments on Draft EIR 	<p>April – May 31, 2017</p>

9.4 Final Environmental Impact Report: - Review comments on Draft EIR - Prepare Response to Comments (RTC) - Prepare Mitigation Monitoring and Reporting Program (MMRP) - Notice and circulate the Final EIR (consists of the Draft EIR, RTC, and MMRP)	June – September 2017
Outcome/Deliverables: • NOP • Administrative Draft EIR • Draft EIR • Final EIR with RTC and MMRP	September 2016 – September 2017
Task 10. Hearings and Adoption	
10.1 Planning Commission Hearings - Notification - Staff reports	September – November 2017
10.2 City Council Hearings - Notification - Staff reports - Associated legal documents (e.g. resolutions, findings, etc.)	January – April 2018
10.3 Coastal Commission Application	May – September 2018
Outcome/Deliverables: • Planning Commission Hearings • City Council Hearings • Coastal Commission Application	September 2017 – September 2018

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
8.2 Public Draft LCIP	12/31/2016
9.1 Notice of Preparation for EIR	11/30/2016
9.3 Draft EIR	5/31/2017
9.4 Final EIR	9/30/2017
10.1 Planning Commission Hearings	11/30/2017
10.2 City Council Hearings	4/31/2018
10.3 Coastal Commission Application	9/28/2018

BUDGET

APPLICATION BUDGET INFORMATION

Funding Request: \$85,000

Total Project Cost: \$967,770 consultants, and \$210,000 City staff project manager (3 years)

PROJECT FUNDING SOURCES

Task Number	Task Name	Total Cost	Allocation of total cost among all funding sources			
			Applicant's Funding	LCP Grant Funding	Other Funds: LCP Planning Grant, Round 1	OPC Grant
#1 - #7	<i>See Work Program</i>	\$766,516	\$654,516	\$0	\$75,000	\$37,000
8	<i>LCIP</i>	\$99,947	\$46,947	\$20,000	0	33,000
9	<i>EIR</i>	\$218,063	\$163,063	\$55,000	0	0
10	<i>Hearings and Adoption</i>	\$51,840	\$41,840	\$10,000	0	0
TOTAL		\$1,136,366	\$906,366	\$85,000	\$75,000	\$70,000

OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

Source of funds	\$ Amount	Status (Committed, Applied, etc)
LCP Planning Grant	75000	Utilized
OPC Grant	70000	Committed
TOTAL	\$ 145,000	

IN-KIND SERVICES

The City has and will continue to provide in-kind services. With the exception of the project manager as described below, costs for other staff members (including the City Manager, City Attorney, Community Development Director, City Clerk, City Engineer, Planning Manager, staff planners, and administrative personnel), as well as materials, advertising, etc. are not quantified. City-funded professional facilitators have supported five of the community workshops. Trained volunteer facilitators also supported discussion groups at these forums. Overall, these expenses, although substantial, are not part of this grant application.

The City's project manager, who was specifically hired to manage the LCP and General Plan updates, works 20 hours per week in the Half Moon Bay Senior Management Analyst job classification. Annually, for 0.5 of a FTE in this position, salary is \$50,000, benefits are \$20,000, and total cost is \$70,000. Estimated duration for this position is three years, and initiation was August 2015. For this grant, the second and third years of this position are associated with Tasks 8, 9, and 10.

BUDGET SUMMARY

	Applicant's Funding	CCC Grant Funding	OPC Grant Funding	LCP Planning Grant, Round 1
Personnel				
Salaries and wages ¹	\$ 150,000.00			
Benefits ²	\$ 60,000.00			
<i>Total Personnel</i>	\$ 210,000.00	\$ -	\$ -	\$ -
Consultants³				
Subcontractor A	\$ 566,910.00	\$ 85,000.00	\$ 70,000.00	\$ 75,000.00
Subcontractor B (etc.)				
Total Consultants	\$ 566,910.00	\$ 85,000.00	\$ 70,000.00	\$ 75,000.00
Operating Expenses				
Postage/Shipping	N/A	N/A	N/A	N/A
Supplies/Materials ⁴	N/A	N/A	N/A	N/A
Travel ⁵	N/A	N/A	N/A	N/A
Indirect Costs ⁶	N/A	N/A	N/A	N/A
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -
Total Budget	\$ 776,910.00	\$ 85,000.00	\$ 70,000.00	\$ 75,000.00

Consultant rate summary by task provided in Attachment C.

DRAFT RESOLUTION
SCHEDULED FOR HALF MOON BAY CITY COUNCIL MEETING OF JUNE 21, 2016

WHEREAS, the Budget Act of 2015 provides \$3 million for Coastal Commission grants in FY 15-16 to local governments to support Local Coastal Program (LCP) planning, and

WHEREAS, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise;

WHEREAS, City of Half Moon Bay, has an effectively certified LCP; and

WHEREAS, the City of Half Moon Bay, desires to continue to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the LCP;

WHEREAS, the City of Half Moon Bay, commenced an effort to comprehensively update its LCP in 2013 and has continued to provide City funding and staff support to this endeavor;

WHEREAS, the City of Half Moon Bay commits to and agrees to continue to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Half Moon Bay, hereby:

1. Directs the Community Development Director to submit the grant application package attached hereto as Attachment 1 to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$85,000 to fund the project more particularly described in the grant application package.

2. Authorizes the Community Development Director, of the City of Half Moon Bay, to execute, in the name of the City of Half Moon Bay, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

PASSED AND ADOPTED by the City Council, of the City of Half Moon Bay, on this 21st day of June, 2016 on the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Attest:

Signed:

City Clerk

**RESOLUTION – ROUND 1 LCP PLANNING GRANT
HALF MOON BAY CITY COUNCIL MEETING DECEMBER 3, 2013**

Resolution No. C-2013-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALF MOON BAY DIRECTING STAFF TO SUBMIT A GRANT FOR LOCAL COASTAL PROGRAM PLANNING TO THE CALIFORNIA COASTAL COMMISSION AND AUTHORIZING THE CITY MANAGER OR HER DESIGNEE TO EXECUTE ALL NECESSARY DOCUMENTS RELATED TO GRANT APPLICATION

WHEREAS, the Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants in FY 13-14 to local governments to support Local Coastal Program (LCP) planning, and

WHEREAS, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change, and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise;

WHEREAS, the City of Half Moon Bay desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the LCP; and

WHEREAS, the City of Half Moon Bay commits to and agrees to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Half Moon Bay hereby:

1. Directs City of Half Moon Bay staff to submit the grant application package attached hereto as Attachment 1 to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$150,000 to fund the project more particularly described in the grant application package.

2. Authorizes the City Manager or her designee of the City of Half Moon Bay to execute, in the name of the City of Half Moon Bay all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package attached hereto and any project approved through approval of the grant application.

I, the undersigned, hereby certify that the forgoing Resolution was duly passed and adopted on the 3rd day of December 2013 by the City Council of Half Moon Bay by the following vote:

AYES, Councilmembers: ALIFANO, FRASER, MULLER, PATRIDGE & MAYOR KOWALCZYK

NOES, Councilmembers:

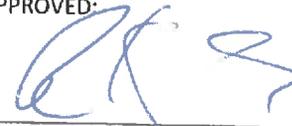
ABSENT, Councilmembers:

ABSTAIN, Councilmembers:

ATTEST:


Siobhan Smith, City Clerk

APPROVED:


Rick Kowalczyk, Mayor

City of Half Moon Bay Local Coastal Program Update
 BUDGET BY TASK

Hourly Rate	Task 1 Project Initiation & Community Involvement Strategy	Task 2 Wetland Identification & Mapping	Task 3 Ecology Corridor Tracing Opportunities Assessment	Task 4 Alternatives	Task 5 Preferred Plan, Key Goals, and Costs Estimate	Task 6 Final Plan and Local Community Plan Update	Task 7 Housing Element	Task 8 Zoning Update and Local Coastal Program Update	Task 9 General Plan and Local Community Element Update	Task 10 Hearings and Adoption	Additional Community Outreach	LCP Grants Administration	Total
Deeds & Blanks													
Principal II	\$ 200	19,200	12,000	3,000	3,000	62,000	1,400	2,000	9,200	6,000	1,200	600	135,600
Senior Associate	\$ 170	1,400	2,100	1,000	4,420	19,500	15,600	11,700	14,000	11,700	-	-	18,900
Associate/Planner	\$ 130	2,000	8,000	10,400	7,020	4,420	11,700	11,700	14,520	14,520	-	-	90,540
Planner/Urban Designer	\$ 110	3,630	6,000	12,100	1,650	6,556	3,850	2,200	9,250	1,450	-	-	57,420
Biologist	\$ 100	1,200	10,000	12,300	35,300	48,500	19,600	450	16,000	4,500	12,050	13,550	26,950
Geologist	\$ 100	2,400	1,800	7,900	1,000	3,000	55,300	3,000	5,400	1,000	1,000	-	83,500
Senior Graphic Designer	\$ 90	940	5,965	2,160	1,860	3,890	1,395	1,740	2,880	900	-	-	20,860
Direct Cost	\$ 80	3,500	1,450	1,040	1,073	353	2,275	2,950	3,900	390	-	-	19,590
Trawl Package													
Report Printing, Workshop Supplies	\$ 60	160	-	-	205	700	245	100	200	200	-	-	4,409
Newsletters/Survey Printing and Mailing	\$ 150	1,000	-	-	1,200	1,200	-	600	4,000	1,000	-	-	9,150
Mixer	\$ 3,000	-	-	-	-	-	-	-	-	-	-	-	3,000
Sub-Total		16,050	89,822	65,199	63,199	190,297	39,376	306,890	88,200	18,840	18,880	16,000	687,871
DMCA													
Project Director	\$ 166	332	-	-	-	-	-	498	830	-	-	-	1,660
Project Manager	\$ 127	635	2,667	-	-	-	-	1,905	6,604	-	-	-	11,811
Biologist	\$ 106	-	7,112	-	-	-	-	1,016	6,096	-	-	-	14,224
Geologist	\$ 106	-	4,410	-	-	-	-	840	2,656	-	-	-	5,250
GIS	\$ 105	-	3,652	-	-	-	-	832	2,656	-	-	-	6,640
Tech Editing	\$ 83	-	2,350	-	-	-	-	630	2,100	-	-	-	3,280
Planner	\$ 116	-	4,640	-	-	-	-	2,745	3,930	-	-	-	11,600
Agri Incentive Support	\$ 93	-	9,806	-	-	-	-	1,442	2,232	-	-	-	9,150
Direct Cost	\$ 61	11,724	183	-	-	-	-	244	2,428	-	-	-	14,437
Sub-Total		267	41,146	-	-	-	-	10,132	27,412	-	-	-	79,297
DMC Associates													
Principal	\$ 265	510	2,550	2,423	-	-	-	3,060	2,040	-	-	-	10,503
Project Manager	\$ 125	1,250	2,500	5,250	-	-	-	5,625	5,625	-	-	-	20,250
Project Engineer	\$ 110	-	3,300	4,620	-	-	-	4,675	7,820	-	-	-	20,515
Administrative Support	\$ 90	-	-	-	-	-	-	1,120	720	-	-	-	1,845
Direct Cost	\$ 1,760	-	5,380	12,290	-	-	-	14,488	500	-	-	-	503
Sub-Total		1,760	8,930	12,290	-	-	-	16,898	16,898	-	-	-	65,088
Neilson Neumann													
Principal V	\$ 197	1,182	3,152	-	-	-	-	-	2,364	-	-	-	6,898
Associate Project Planner	\$ 125	260	2,750	-	-	-	-	-	1,000	-	-	-	4,060
Direct Cost	\$ 72	-	100	-	-	-	-	-	150	-	-	-	325
Sub-Total		1,607	6,002	-	-	-	-	-	3,414	-	-	-	11,828
Economic and Planning Systems													
Principal, Jason Moody	\$ 250	2,000	7,600	250	-	-	-	-	-	-	-	-	9,750
Project Manager, Ben Stornen	\$ 200	1,600	6,000	200	-	-	-	-	-	-	-	-	8,600
Research Analyst	\$ 115	460	5,960	250	-	-	-	-	-	-	-	-	6,670
Production Staff	\$ 80	60	-	-	-	-	-	-	-	-	-	-	80
Direct Cost	\$ 4,140	-	20,480	888	-	-	-	-	500	-	-	-	579
Sub-Total		4,140	28,740	1,138	-	-	-	-	1,000	-	-	-	26,679
Koble Consultants													
Professional Engineer	\$ 234	-	7,272	-	-	-	-	11,282	1,972	-	-	-	20,026
Associate Engineer I	\$ 206	-	13,596	-	-	-	-	7,628	2,772	-	-	-	23,996
Project Engineer I	\$ 138	-	4,420	-	-	-	-	840	2,472	-	-	-	7,704
Direct Cost	\$ 138	-	532	-	-	-	-	35	720	-	-	-	1,484
Sub-Total		-	25,270	-	-	-	-	19,438	4,244	-	-	-	60,440
BKF Engineers													
Associate Engineer I	\$ 178	-	4,984	-	-	-	-	-	1,760	-	-	-	6,764
Engineer I	\$ 126	-	6,684	-	-	-	-	-	2,646	-	-	-	11,340
Direct Cost	\$ 352	-	-	-	-	-	-	-	362	-	-	-	724
Sub-Total		-	14,496	-	-	-	-	-	4,768	-	-	-	18,898
Public Utilities Group													
PDC Team Coordinator	\$ 120	2,400	7,620	620	-	-	-	-	-	-	-	-	10,620
PDC Assistant Coordinator	\$ 80	1,760	8,000	260	-	-	-	-	-	-	-	-	10,040
PDC Senior Project Advisors	\$ 120	480	600	600	-	-	-	-	-	-	-	-	1,680
Student Intern Coordinators	\$ 25	-	1,658	-	-	-	-	-	-	-	-	-	1,658
Other Direct Costs	\$ 25	-	650	-	-	-	-	-	-	-	-	-	650
Sub-Total		4,180	18,988	2,028	-	-	-	-	-	-	-	-	24,874
Hilltopworth & Redkin													
Senior Consultant	\$ 175	-	700	-	-	-	-	-	1,050	-	-	-	1,750
Staff Consultant	\$ 125	-	2,250	-	-	-	-	-	2,250	-	-	-	4,500
Sub-Total		-	2,950	-	-	-	-	-	3,300	-	-	-	6,250
Continuity													
TOTAL FEE		27,244	86,713	188,489	69,288	69,297	39,376	64,241	143,065	18,840	18,880	16,000	867,170