

EXHIBIT A

SCOPE OF WORK

1. Grantee agrees to expend grant funds provided by the Commission only for and in accordance with project activities as described under the Scope of Work attached hereto as EXHIBIT A.
2. The Project representatives during the term of this agreement, and the person authorized to sign grant amendments and RFFs on behalf of the grantee, will be:

State Agency: California Coastal Commission	Grantee: County of Humboldt
Name: Kelsey Ducklow ("Grant Manager")	Name: John Ford, Director of Planning and Building
Address: 455 Market St. Suite 300 San Francisco, CA 94105	Address: 3015 H Street Eureka, CA 95501
Phone: (415) 904-2335	Phone: (707) 445-7541
Fax: (415) 904-5400	Fax: (707) 268-3792
Email: kelsey.ducklow@coastal.ca.gov	Email: JFord@co.humboldt.ca.us

3. Primary project contact:

State Agency: California Coastal Commission	Grantee: County of Humboldt
Section/Unit: Statewide Planning Unit	Section/Unit: Planning and Building
Name: Awbrey Yost	Name: John Ford, Director of Planning and Building
Address: 1385 8th St., Suite 130 Arcata, CA 95521	Address: 3015 H Street Eureka, CA 95501
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EXHIBIT A

SCOPE OF WORK

Name of Local Government: County of Humboldt

Name of Project: Humboldt Bay Area Plan and Zoning Code Update

Funding Source: General Fund

Specific Program: Local Coastal Program Local Assistance Grant Program

Federal Tax ID#: 94-6000513

Budget Summary:

CCC funding:	\$499,746
<u>Other funding:</u>	<u>\$0</u>
Total project cost:	\$499,746

Term of Project: *July 30, 2023 (or date of agreement execution) – December 15, 2025*

A. PROJECT DESCRIPTION

The County of Humboldt (County) will complete an update to the Humboldt Bay Area Plan (HBAP) and the Implementation Plan (IP, Zoning Code), components of the Humboldt County Local Coastal Program (LCP). The HBAP was originally certified in 1982, and establishes policies that govern the use of approximately 21,500 acres of land in the unincorporated area around Humboldt Bay and over 20 miles of Pacific coastline. The LCP has not been comprehensively updated to reflect the significant changes that have occurred locally and regionally over the last 32 years and therefore, portions of the HBAP are no longer reflective of the current conditions or priorities of Humboldt Bay. While an updated HBAP was certified by the California Coastal Commission (CCC) in March 2022, the recent updates were focused on HBAP text changes related to the Samoa Peninsula Wastewater Project. Additional changes are necessary to reflect current conditions, priorities, and guidance. This project will include the planning, policy development, and public outreach necessary to achieve LCP certification.

This project will advance coastal resiliency planning efforts initiated with support of grant funding from the CCC and the Ocean Protection Council (OPC) through grant No. LCP 14-01 A/2 and will utilize information from the Strategic Sea Level Rise (SLR) Adaptation Planning Project that was completed with support of grant funding from the CCC through grant No. LCP 17-02. This grant project will develop new policies for coastal dependent uses informed by the CDI inventory and market analysis work completed under grant No. LCP 14-01 A/2. A particular focus of this project will be adding to/modifying policies and implementation measures to support the anticipated

EXHIBIT A

wind turbine manufacturing facilities needed to support future offshore wind energy development in the coming decade. County staff is currently working with the Humboldt Bay Harbor District to understand its needs; through this project, policies will be developed to support those needs. At a minimum these policies and implementation measures will need to address structure height, lighting and protection of Environmentally Sensitive Habitat Area (ESHA) that occurs intermittently around the proposed manufacturing sites.

This grant will also update and refine the Humboldt Bay-wide tsunami safety planning policies developed under grant No. LCP 14-01 A/2. The policies and implementation measures will be updated to reflect the most recent tsunami run-up predictions of the California Geological Survey (CGS) and best practices from other communities.

Coordinated regional sea level rise planning around Humboldt Bay has progressed significantly since the grant No. LCP 14-01 A/2 term ended in 2019, and the work to develop new policies and implementation measures to move that regional effort forward will not be funded by this grant – it will be done under a Round 8 LCP Grant awarded by the Commission in November 2022. Instead, the work contemplated under this grant will focus on SLR planning policy work to incorporate into the existing HBAP framework best practices for adapting to SLR informed by the best science available and most recent CCC guidance. This policy work was drafted with funding under grant No. LCP 14-01 A/2 and it will be updated and refined based on all the new information that has been learned since then.

B. TASKS

Task 1: Project Management and Grant Administration

The County will coordinate essential project management tasks, including project team check in meetings, milestone reporting, and grant administration. This will be an ongoing task throughout the project.

- A. Project Initiation and Kickoff Meeting
- B. Staff Coordination
- C. Invoicing and Quarterly Reporting

Outcomes/Deliverables:

- Quarterly progress reports
- Reimbursement requests

Task 2: Consultant Procurement and Contracting

The County will solicit and procure necessary consultant expertise through the County's standard procurement process, compliant with relevant local, state, and federal regulations.

EXHIBIT A

- A. Solicit and contract with Lead Consultant
- B. Solicit and contract with biologist or botanist

Outcomes/Deliverables:

- Executed contract(s) with selected consultant(s)

Task 3: Humboldt Bay Area Plan and Coastal Zoning Regulations Updates

Task 3 will consist of partially updating the HBAP and Coastal Zoning Regulations (IP), including addressing land use mapping changes; considering possible changes to the location of CDI lands; preparing an updated inventory of CDI lands; revising policies and descriptions that are out of date or inconsistent; and drafting new policies to incorporate findings from recent planning efforts, and reflect recent guidance from the CCC and CGS pertaining to tsunami hazards. County staff, consultant(s), and CCC staff will work together to develop the updated HBAP and will schedule regular meetings that will include progress updates and address issues to ensure progress towards the completion of the project.

Task 3.1: HBAP Policy Updates

Drafting new policy and revising existing policies will require additional analysis of current data and best practices related to each of the relevant topic areas in the HBAP to receive updates. Technical approaches will include data review and policy discussions with local CCC staff, as needed, to ensure consistency with the Coastal Act. CCC staff will be consulted during ongoing coordination meetings and will provide review of draft policy language, as needed, either as whole sections or individual policies or programs, as described in each subtask below.

i. Sea level rise policies and background information

This subtask will build on past efforts and will focus on SLR planning policy work to incorporate best practices for adapting to SLR, informed by the best science available and most recent CCC guidance, into the existing HBAP framework. This will include reviewing policy work drafted with funding under grant No. LCP-17-02 A/1, including the December 2021 Draft SLR Adaptation Policies and SLR Revised Policy Background Study. These policies will be updated and refined based on new information and policy guidance. The draft policies will be refined, as needed, and the updated background information and policies will be incorporated into the HBAP update. The County anticipates the need for a mix of protection, accommodation, and retreat strategies and measures in order to provide both short-term and long-term protection from SLR impacts, while also providing the flexibility necessary to

EXHIBIT A

address a variety of static and changing circumstances in the most feasible and least environmentally damaging manner possible. New policies will additionally support enhancement and restoration projects that encourage SLR adaptation to protect coastal resources. Draft policies will be sent to CCC staff for review.

These efforts will be focused on building resiliency to SLR impacts to roads, communities, agricultural land, and ESHAs in the unincorporated areas, and is distinct and separate from the regional sea level rise planning funded under grant No. LCP-19-01 and the 2022 Round 8 award.

ii. Tsunami policies and background information

The HBAP contains background information and policies related to tsunami hazards based on the Tsunami Predictions for the West Coast of the Continental United States (Technical Report H-78-26) prepared by the U.S. Army Corps of Engineers in 1978 and other studies prepared over 15 years ago. This subtask will include updating the background information and policies related to tsunami hazards based on the Tsunami Policy Background Study (May 2019); 2022 Draft CGS Guidelines for Evaluating and Mitigating Tsunami Hazards in California (Guidelines), or final version, once available; 2021 Humboldt County Tsunami Hazard Area Maps (including Humboldt County WebGIS); draft Humboldt Bay Area Plan – TsunamiReady report (April 2019); GPU (2017); and the 2021 California Building Code, and any other relevant best available science. None of these recent documents were available at the time the tsunami hazard policy work was completed under grant No. LCP 14-01 A/2, so that policy work needs to be updated with this new information. Draft policies will be sent to CCC staff for review. If the final updates to the draft documents listed above are not available by the time the draft HBAP updates are submitted to the CCC for certification (see Task 5 of this scope), the draft updated HBAP will include options for tsunami hazard policies, to be refined in a future LCP update.

iii. Specific Policy Changes

This subtask will include incorporation of new policies based on the GPU (2017) and ALUCP (2021), direction from the BOS, the Freshwater Community Plan (FCP), and other guidance. Specific policy changes that the County will consider include, but not are not limited to, prohibiting uses in CDI that support oil drilling off the Humboldt County coast, making the College of the Redwoods a conforming use and incorporating policies from the FCP that support continuance of existing neighborhood markets. Additional policies will be focused on the impacts of sea level rise and tsunami hazards on existing and future residential

EXHIBIT A

development, and identifying potential areas for housing opportunity locations. Draft policies will be sent to CCC staff for review.

Task 3.2: Changes to Service Areas, Urban Limit Lines, Land Uses and Zoning

This subtask will include updates to the HBAP and the Zoning Code to correct inconsistencies and accurately describe and depict existing conditions. These revisions will seek to address conflicts and inconsistencies in service areas, Urban Limit Lines (ULLs), and land uses and zoning. Various inconsistencies between zoning, land use, existing conditions, land use jurisdiction, and/or mapping have been noted. Additionally, the GPU (2017) included land use changes to the HBAP planning area and land use changes in the HBAP planning area that were previously approved by the BOS and submitted to the CCC in 2007 were never finalized.

This subtask will include review and analysis of the existing ULLs based on factors including: land use/zoning, proximity to existing development, transportation connectivity, coastal resources and will seek to address conflicts in water service areas (WSAs) and service extension requirements in consideration of the on-the-ground conditions for water service, while minimizing significant policy changes.

This subtask will include incorporation of previously approved land use changes in the HBAP planning area and any additional land use and zoning changes proposed to reconcile inconsistencies, and where needed for consistency with State land use law. This subtask will additionally include revisions to land use definitions, as needed, to change existing non-conforming uses, such as colleges and neighborhood markets, to conforming uses and distinguish urban and rural land use designations, relative to the ULL.

These efforts will require analysis of existing mapping, preparation of maps depicting proposed changes, and updates to mapping in the HBAP and the Zoning Code. Once all proposed changes/updates have been made, a draft will be submitted to CCC staff for review.

Task 3.3: Modifications to Coastal-Dependent Industrial Lands

The CDI lands within the HBAP planning area are critical to the current and future coastal-based economy of Humboldt County. Future development and use of these lands is dependent on various factors, including but not limited to historical uses, infrastructure, and environmental resources. These factors offer both opportunities and constraints for future development. Under this task, and subsequent subtasks, policies and implementation measures will be added or modified to support the anticipated wind turbine manufacturing

EXHIBIT A

facilities needed to support future offshore wind energy development in the coming decade. County staff is currently working with the Humboldt Bay Harbor District to understand its needs for this anticipated future development and policies will be developed to support those needs. At a minimum the County anticipates that these policies and implementation measures will need to address structure height, lighting, and protection of ESHA that occurs intermittently around the proposed manufacturing sites. This work will also involve updating the existing CDI inventory, reconsidering changes to the land use and zoning of specific CDI lands within the HBAP planning area, and preparing a Wetland and ESHA Mitigation Plan for use by the County and future project proponents when future development is considered on these lands. Upon completion of this subtask, draft documents will be submitted to CCC staff for review.

i. Coastal-Dependent Industrial Inventory Update

Various inventories of CDI properties were completed within the last ten (10) years, including a BST Associates Humboldt Bay Maritime Industrial Use Market Study (2018), Analysis of Parcels Zoned CDI (2016), and the LACO Technical Memorandum: CDI Site Inventory Review (2015). Since that time, conditions of and existing and proposed uses of these properties have changed based on current ownership, anticipated future projects, completed studies, and market conditions. The County will establish an accurate and up-to-date inventory of CDI lands. This subtask will include mapping and analysis of current CDI lands around Humboldt Bay. This may include recommendations for changes to land use maps and policies, as necessary.

ii. Coastal-Dependent Industrial Land Use and Zoning Changes

Based on the updated inventory of CDI lands, the County will reconsider land use changes contemplated under grant No. LCP 14-01 A/2 that will facilitate consistency with existing and planned uses of these lands. This subtask will include updating the spreadsheet that identifies the various conditions to be considered in determining whether a change in land use and zoning should be proposed. These efforts will include a justification of any proposed changes or lack thereof. In addition to or instead of land use and zoning changes, the County will also consider language that will broaden the uses allowed on CDI lands. Specific, currently known, CDI lands that may trigger changes are the City of Eureka airport on the Samoa Peninsula and a parcel owned by the Fairhaven Fire Protection District.

EXHIBIT A

iii. Wetland and ESHA Mitigation Plan

Federal and state laws allow filling of wetlands for CDI uses but require adequate compensation to mitigate unavoidable impacts to environmental resources. In addition, Coastal Act section 30260 allows for the permitting of new or expanded CDI facilities that raise Coastal Act consistency issues only if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible. The County's HBAP update will provide background (in part derived from updated presumed ESHA map, see subtask 3.4, below) to demonstrate that there are no alternative locations for siting CDI facilities in the HBAP area that would be less environmentally damaging than the existing locations that are presumed to have residual wetlands and ESHA on some CDI sites. The process for determining what constitutes adequate mitigation can vary widely across federal, state and local agencies and can be onerous on the project proponent, possibly discouraging development. The County seeks to develop a Wetland and ESHA Mitigation Plan that will help to streamline the mitigation process and encourage development of CDI lands. The County will consider CCC guidance documents and recent CCC actions, understanding that each jurisdiction can tailor the recommended mitigation ratios based upon local conservation goals and available implementation programs. To generate a general understanding of existing conditions, the County will utilize the 2019 LiDAR imagery of the study area and focused site visits, as necessary, as described in subtask 3.4, below. The Wetland and ESHA Mitigation Plan will consider the wetlands and potential ESHA (including dune mat ESHA and rare plant ESHA) present on CDI lands and propose mitigation parameters that will give property owners/developers tools to utilize when proposing development that may impact existing wetlands and ESHA on CDI lands. Recognizing the mitigation requirements of Coastal Act sections 30233 and 30260, this subtask may also include the addition of a policy to require mitigation per the developed Wetland and ESHA Mitigation Plan for development that would impact such areas on CDI lands.

Task 3.4: ESHA map and policy updates

The County will update ESHA maps to add "Presumed ESHA Map" and add a related policy to require that if development is in the mapped Presumed ESHA area, supporting biological studies may be needed to determine if there would be ESHA impacts. To generate a general understanding of existing conditions, the County will utilize the 2019 LiDAR imagery of the study area and focused site visits, as necessary. This subtask will additionally include updates to the ESHA list in HBAP section 3.30 to clarify what types of sandy habitats are and are not ESHA (e.g., highly altered dunes intermixed with nonnative substrate material such as dredge

EXHIBIT A

spoils and gravels), thereby addressing the highly degraded dunes of the North Spit CDI lands. Currently "Vegetated dunes on the North Spit" is listed as a type of ESHA. This subtask will evaluate under what circumstances, if any, areas with patchy native vegetation, including rare annual plants, may not be considered ESHA, and add an exception to the ESHA list, if appropriate.

Task 3.5: Background Information and General Text Edits

Using the well-developed work from the 2014 Coastal Commission grant, this subtask will include updating background and setting information in the HBAP with new material from relevant recent Humboldt Bay planning projects such as the Strategic SLR Adaptation Planning process, Draft Humboldt Regional CAP (2022), GPU (2017) and ALUCP (2021), and others. This subtask will include updating demographic, economic, geographic information, hazard, safety, and natural resource related reports and studies and correcting out-of-date references in the HBAP that that have since been superseded. Additionally, any remaining general text edits to the HBAP not covered in other tasks will be completed.

Outcomes/ Deliverables:

- Administrative Draft updated HBAP
- Revised/Public Draft updated HBAP
- Draft Wetland and ESHA Mitigation Plan
- Final Wetland and ESHA Mitigation Plan
- Draft land use and zoning changes
- Updated CDI Inventory
- Updated ESHA map

Task 4: Stakeholder Engagement

The quality, value, and acceptance of any planning document ultimately depends upon the involvement and buy-in of the public agencies, private businesses, and communities that would be affected by the plan. Residents and businesses from the affected coastal communities and other stakeholders will be engaged in the development of the final drafts of the updated LCP and educated on adaptation strategies. In addition, the County will engage other entities and agencies with ownership or jurisdictions over certain lands and infrastructure that are independent of the County.

EXHIBIT A

Task 4.1: Stakeholder Identification and Materials Development

County staff will identify stakeholders in the planning process, including but not limited to Native American Tribes such as Blue Lake Rancheria, Wiyot Tribe, and Bear River Band of Rohnerville Rancheria; local agencies such as City of Eureka, City of Arcata, Humboldt Bay Harbor, Recreation, and Conservation District; State agencies such as California Department of Fish and Wildlife, California Department of Transportation, North Coast Regional Water Quality Control Board, and California State Lands Commission; and Federal agencies such as U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers; and property owners who may be impacted by the planning efforts. The County will compile an initial stakeholder/interested party contact list based on these stakeholder identification efforts and will update this list, as needed, throughout the stakeholder engagement process to add/remove contacts. This subtask will include outreach to identified stakeholders to confirm participation in the project, establish lines of communication between stakeholders and the County and consultant team, and solicit any relevant information and/or concerns for the HBAP update from each stakeholder.

County staff will develop regular email updates, press releases, notices and fact sheets needed to alert the public to the locations of the document, public workshops, and comment opportunities. The email updates will be sent to the stakeholder/interested party contact list to be compiled, as noted above. All information, including fact sheets, will also be available on the County website to ensure that they are accessible to the community and provide the opportunity for the public to request additional accommodation be available at the public workshops. The County will also develop an electronic methodology for receiving comments via webform or similar platform, to allow for input in a variety of formats, and an email list of interested parties. The electronic communications platform will also include an update to the County's Local Coastal Plan webpage to serve as a document repository and avenue for receiving comments.

Task 4.2: Tribal Outreach

Following identification of relevant Native American Tribes with interest in the HBAP planning area, the County will engage with the Tribes throughout the project. This will include initial meeting(s) before the draft updates have been completed to scope issues/concerns within the planning area, if requested. This will include engagement with Tribes on Tribal cultural and ethnobotanical resources, with particular interest on resources that may be at risk of SLR impacts. Draft documents will be provided to the Tribes for review and comment throughout

EXHIBIT A

the project. Additional meetings throughout the project may be scheduled. This coordination will be completed before compiling the draft LCP amendment for consideration of the PC.

Task 4.3: Public Meetings

The County will hold one (1) public workshop in the coastal zone to help to educate the public on the HBAP Update. The County seeks to share all updates to be completed under Task 3 in one (1) public workshop; however, the County will hold up to one (1) additional public workshop, if needed. The County intends to increase the accessibility of the workshop(s) to those of low income or disadvantaged communities by providing an online workshop forum and comment opportunity. To help educate the public of the Coastal Act requirements the County will be working in partnership with the local CCC staff to schedule the workshop(s) such that CCC staff can attend.

Deliverables/Outcome:

- Public workshop
- Stakeholder and tribal coordination meetings

Task 5: Coastal Findings and LCP Amendment Submittal

Following completion of Tasks 1 through 4, the County, will integrate the background information, policies, and land use/zoning changes developed under Task 3 into a comprehensive update to the HBAP and IP and will complete a Coastal Act consistency analysis and prepare findings (LCP Amendment). Upon completion of all changes, the draft LCP Amendment will be considered by the Humboldt County Planning Commission (PC) for recommendation to the Humboldt County Board of Supervisors (BOS). The BOS will review and consider the draft LCP Amendment and adopt the draft LCP Amendment, contingent upon CCC approval. Subsequently, the locally-adopted draft LCP Amendment will be submitted to the CCC for certification. This will be completed in the following steps:

Task 5.1 Coastal Consistency and Findings

This subtask will consist of completing a Coastal Act consistency analysis and preparing findings to support the policy, narrative, and zoning changes proposed under Task 3, which will consist of the LCP Amendment. Comprehensive fact-based findings are critical to future certification. Findings prepared for recent projects such as the (Samoa Peninsula Wastewater Project and Nordic Aquafarms) will be utilized to the extent feasible.

EXHIBIT A

Task 5.2: CCC Staff Review of Draft LCP Amendment

As noted throughout Task 3, CCC staff will be consulted throughout this process and will be provided draft policies and other deliverables as they are complete. In addition to correspondence with CCC staff regarding draft documents, the County anticipates scheduling up to three (3) meetings with CCC staff to discuss proposed changes. These meetings are anticipated to occur in the beginning of the process to discuss concepts and broad ideas for updates; following completion of all proposed updates to review the drafts as a complete package; and following the PC hearings discussed below, in preparation for the hearing before the BOS for adoption of the draft LCP Amendment.

Task 5.3: Planning Commission Public Hearings

The draft LCP Amendment package, including a staff report, draft updated HBAP, draft IP changes, and Coastal Act consistency analysis and findings, will be presented before the PC for its recommendation on the draft LCP Amendment to the BOS. The recommendation will include providing the BOS with authority to make changes to the draft LCP Amendment based on feedback from the CCC. This subtask assumes up to three (3) hearings may be required. Following the PC hearings, the draft LCP Amendment package will be reviewed with CCC staff, as detailed in Task 5b.

Task 5.4: Board of Supervisor Public Hearings

The draft LCP Amendment package and PC recommendations will be presented before the Board of Supervisors for consideration of local approval of the draft LCP Amendment. This assumes the BOS will approve the draft LCP Amendment, with County adoption contingent on approval of the CCC. This subtask assumes two (2) hearings may be required.

Task 5.5: Submit for CCC Certification

The County will prepare and submit the locally adopted draft LCP Amendment package to the CCC for certification. This task is complete when CCC staff verify all the materials required for a complete LCP amendment application were provided.

The PC and BOS review of the proposed HBAP edits will not conflict with the work being done as part of the Regional Sea Level Rise Adaptation Planning 2022 Round 8 award. That regional planning work will span a three year period and begins with the core entities (City of Eureka, City of Arcata, Humboldt Bay Harbor District, County and CCC) agreeing on how to make decisions in a regional context. Most if not all of the proposed HBAP work in this grant will be completed before the new regional authority is created.

EXHIBIT A

Deliverable/Outcome:

- Coastal Act consistency analysis
- Locally adopted LCP Amendment
- Submittal of LCP Amendment for CCC certification

Task 6: Post-County Adoption Public Hearings and Implementation

This Task will include the necessary County staff participation in the certification process, which includes coordination with CCC staff, attendance at the CCC LCP Amendment certification hearing, and a subsequent Board of Supervisors hearing to consider any CCC suggested modifications to the LCP amendment.

Task 6.1: Coastal Commission Hearing:

After discussing the LCP Amendment with CCC staff, County staff will attend the CCC hearing where the Commission will formally review and act on the proposed Amendment.

Task 6.2: Board of Supervisors Hearing

Assuming conditional certification is granted in subtask 6.1, County staff will return to the BOS to adopt the LCP modifications that were proposed by the CCC. If successful, the resolution accepting the changes will be sent to the CCC staff for final certification.

Task 6.3: LCP Implementation

After final certification, County staff will transmit the BOS resolution to the CCC staff for final Executive Director Determination. After the determination, County staff will update the coastal development permit application materials, the project webpage, and other informational materials provided to the public to reflect the revised LCP. Training of County permitting staff will also be provided. However, since many of these activities would extend beyond the grant term, the Board of Supervisors resolution is the final grant deliverable. The County will notify CCC staff when the updated and certified LCP is effective and available to the public.

Deliverable/Outcome:

- Updated County implementation materials

EXHIBIT A

C. SCHEDULE

Proposed Start/End Dates: July 30, 2023 (or date of agreement execution) – December 15, 2025

Task 1. Project Management and Grant Administration	July 30, 2023 – December 15, 2025
Subtask 1.1 Project initiation and Kickoff Meeting	July 30, 2023 - August 15, 2023
Subtask 1.2 Staff coordination	July 30, 2023 - December 15, 2025
Subtask 1.3 Invoicing and Quarterly Reporting	July 30, 2023 - December 15, 2025
Task 1 Outcome/Deliverables a. Quarterly progress reports b. Reimbursement requests	a. July 30, 2023 – December 15, 2025 b. July 30, 2023 – December 15, 2025
Task 2. Consultant Procurement and Contracting	July 30, 2023 – August 1, 2023
Subtask 2.1 Solicit and contract with Lead Consultant	July 30, 2023 – September 1, 2023
Subtask 2.2 Solicit and contract with biologist or botanist	July 30, 2023 – September 1, 2023
Task 2 Outcome/Deliverables. a. Executed contract(s) with selected consultant(s)	a. September 1, 2023
Task 3. Humboldt Bay Area Plan and Coastal Zoning Updates	September 1, 2023 – December 30, 2023
Subtask 3.1 HBAP Policy Updates	September 1, 2023 – December 30, 2023
Subtask 3.2 Changes to Service Areas, Urban Limit Lines, Land Uses and Zoning	September 1, 2023 – November 31, 2023
Subtask 3.3 Modifications to Coastal-Dependent Industrial Lands	September 1, 2023 – November 31, 2023
Subtask 3.4 ESHA Map and Policy Updates	September 1, 2023 – December 30, 2023
Subtask 3.5 Background Information and General Tax Edits	November 15, 2023 – December 30, 2023
Task 3 Outcome/Deliverables a. Administrative Draft updated HBAP b. Revised/Public Draft updated HBAP	a. October 1, 2023 b. December 30, 2023 c. October 1, 2023 d. December 30, 2023 e. October 1, 2023 f. December 30, 2023

EXHIBIT A

<ul style="list-style-type: none"> c. Draft Wetland and ESHA Mitigation Plan d. Final Wetland and ESHA Mitigation Plan e. Draft land use and zoning changes f. Updated CDI Inventory g. Updated ESHA map 	<ul style="list-style-type: none"> g. December 30, 2023
Task 4. Stakeholder Engagement	October 1, 2023 – June 30, 2025
Subtask 4.1 Stakeholder Identification and Materials Development	October 1, 2023 – October 30, 2023
Subtask 4.2 Tribal Outreach	October 15, 2023 – June 31, 2024
Subtask 4.3 Public Meetings	November 1, 2023 – November 31, 2023
Task 4 Outcome/Deliverables	
<ul style="list-style-type: none"> a. Public workshop b. Tribal coordination meetings 	<ul style="list-style-type: none"> a. November 1 – 31, 2023 b. October 15, 2023 – June 31, 2024
Task 5. Coastal Findings and LCP Amendment Submittal	December 1, 2023 – December 15, 2024
Subtask 5.1 Coastal Consistency and Findings.	December 1, 2023 – February 28, 2024
Subtask 5.2 CCC Staff Review of Draft LCP Amendment	March 1, 2024 – May 30, 2024
Subtask 5.3 Planning Commission Public Hearings	June 1, 2024 – July 15, 2024
Subtask 5.4 Board of Supervisor Public Hearings	July 15, 2024 – August 30, 2024
Subtask 5.5 Submit for CCC Certification	September 1, 2024 – October 15, 2024
Task 5 Outcome/Deliverables	
<ul style="list-style-type: none"> a. Coastal Act consistency analysis b. Locally adopted LCP Amendment c. Submittal of LCP Amendment for CCC certification 	<ul style="list-style-type: none"> a. February 28, 2024 b. August 30, 2024 c. October 15, 2024
Task 6. Post-County Adoption Public Hearings and Implementation	October 16, 2024 – April 30, 2025
Subtask 6.1 Coastal Commission Hearing	October 16, 2024 – January 30, 2025
Subtask 6.2 Board of Supervisors Hearing	February 1, 2025 – February 28, 2025
Subtask 6.3 LCP Implementation	March 1, 2025 – April 30, 2025

EXHIBIT A

<p>Task 6 Outcome/Deliverables a. Updated County implementation materials</p>	<p>a. April 30, 2025</p>
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D. BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Executed contract(s) with selected consultant(s)	September 1, 2023
Revised/Public Draft updated HBAP, Final Wetland and ESHA Mitigation Plan, Draft land use and zoning changes, Updated CDI Inventory, Updated ESHA map	December 30, 2023
Locally adopted LCP Amendment	August 30, 2024
Submittal of LCP Amendment for CCC certification	October 15, 2024

EXHIBIT A1

DEFINITIONS

1. The term “Agreement”; this Grant Agreement.
2. The term “Budget Act”; the annual enacted version of the Budget Bill which makes appropriations for the support of the government of the State of California.
3. The term “Chief Deputy Director”; the Chief Deputy Director of the Commission.
4. The terms “Commission” or “Coastal Commission” and the acronym “CCC” all refer to the California Coastal Commission.
5. The term “Executive Director”; the Executive Director of the Commission.
6. The term “Grant” or “Grant Funds”; in the case of LCP grants, the money provided by the California Climate Investments program or, in the case of Public Education grants, sales and renewals of the WHALE TAIL[®] Specialty License Plate, or California’s Voluntary Tax Check-Off Program, or General Fund/Local Assistance, and administered by the Coastal Commission to the Grantee pursuant to this Agreement.
7. The term “Grant Manager”; the representative of the Commission with authorization per the Executive Director to administer and provide oversight of the Grant.
8. The term "Grantee"; an applicant who has a signed agreement for Grant Funds.
9. The term "Project"; the activity described under the Scope of Work, attached as EXHIBIT A, to be accomplished with Grant Funds.
10. The term “Project Budget”; the Commission approved cost estimate submitted to the Commission’s Grant Manager for the Project. The Project Budget shall describe all labor and material costs of completing each component of the Project. The Project Budget shall contain itemized amounts permissible for each item or task described in the Scope of Work. The Project Budget must include the set administrative and indirect costs agreed upon by the Parties if applicable.
11. The term “Public Agency”; any State of California department or agency, a county, city, public district or public agency formed under California law.
12. The term “Scope of Work” refers to EXHIBIT A, including the approved Project Description, Tasks, and Schedules.
13. The term “Termination Date”; the date by which all activity for the project must be concluded, as specified in the signature page of this Agreement. Work performed after this date cannot be reimbursed.

EXHIBIT B**BUDGET**

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
LABOR COSTS¹			
County/City Staff Labor			
Task 1 – Project Management & Grant Administration	\$14,408	\$0	\$14,408
Task 2 – Consultant Procurement & Contracting	\$10,290	\$0	\$10,290
Task 3 – Humboldt Bay Area Plan and Coastal Zoning Regulations Updates	\$34,987	\$0	\$34,987
Task 4 – Stakeholder Engagement	\$29,499	\$0	\$29,499
Task 5 – Coastal Findings and Draft LCP Amendment Adoption	\$31,214	\$0	\$31,214
Task 6 – Post-County Adoption Public Hearings	\$12,348	\$0	\$12,348
Total Labor Costs	\$132,746	\$0	\$132,746
DIRECT COSTS			
County/City Staff Project Supplies			
Total	\$0	\$0	\$0
County/City Staff Travel In State²			
Total	\$0	\$0	\$0
Consultants³/Partners			
Consultant A			
Task 1 – Project Management & Grant Administration	\$36,000	\$0	\$36,000
Task 2 – Consultant Procurement & Contracting	\$0	\$0	\$0
Task 3 – Humboldt Bay Area Plan and Coastal Zoning Regulations Updates	\$138,000	\$0	\$138,000

¹ Amount requested should include total for salary and benefits.

² Travel reimbursement rates are the same as similarly situated state employees.

³ All consultants must be selected pursuant to a bidding and procurement process that complies with all applicable laws.

EXHIBIT B

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
<i>Task 4 – Stakeholder Engagement</i>	\$55,000	\$0	\$55,000
<i>Task 5 – Coastal Findings and Draft LCP Amendment</i>	\$114,000	\$0	\$114,000
<i>Task 6 – Post-County Adoption Public Hearings</i>	\$24,000	\$0	\$24,000
Consultants Total	\$367,000	\$0	\$367,000
Total Direct Costs	\$367,000	\$0	\$367,000
OVERHEAD/INDIRECT COSTS⁴			
Total County/City Staff Overhead/Indirect Costs	\$0	\$0	\$0
TOTAL PROJECT COST	\$499,746	\$0	\$499,746

⁴ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for "Total Labor."