

CALIFORNIA COASTAL COMMISSION

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W 10



October 19, 1999

TO: Commissioners and Interested Persons

FROM: Tami Grove, Deputy Director
 Elizabeth Fuchs, AICP, Manager, Land Use Unit
 Bill Van Beckum, LCP Assistance *BVB*

SUBJECT: **Recommended Funding for FY 1999-00 Local Coastal Program (LCP) Assistance Grant Program** (for Commission review and action at its meeting of November 3, 1999 in Santa Monica).

The FY 1999/00 Coastal Commission budget contains \$500,000 to disburse for LCP Assistance Grants to local governments. Eleven cities and counties applied for assistance in fifteen funding requests totaling \$954,742.

STAFF RECOMMENDATION

Staff recommends that the Commission approve nine grants, as conditioned, to fund LCP work programs for 8 cities and counties with local assistance grant money. The chart below lists the jurisdiction, the amount requested and the grant award recommended. A summary of the staff recommendation is located on pages 3-4. In addition, each grant request and the proposed conditions of each award are contained in the report as indicated by the page numbers in chart. The complete work programs proposed by each jurisdiction are also attached.

Jurisdiction	Project description (pg in staff rpt)	Grant Request	Recommended Award
CITY OF SANTA CRUZ	Riparian Mgmt. Plan (pg. 5)	\$ 62,000	\$ 62,000
S.LUIS OBISPO CO. (A)	Periodic Review (pg. 6)	\$ 80,000	\$ 80,000
S.LUIS OBISPO CO. (B)	N. Coast Update (pg. 8)	\$ 80,000	\$ 80,000
STA. BARBARA CO. (C)	Ellwood Bch. Update (pg. 10)	\$ 23,972	\$ 23,972
CITY OF S. DIEGO (A)	La Jolla LUP Update (pg. 11)	\$ 23,270	\$ 23,270
MENDOCINO CO.	LCP Update (pg. 12)	\$ 174,100	\$ 128,660
CITY OF PISMO BEACH	Bluff Hazards/Safety Update (pg. 14)	\$ 75,000	\$ 29,160
CITY OF CARPINTERIA	Creeks Preservation Prog. (pg. 15)	\$ 61,630	\$ 45,936
CITY OF IMPERIAL BEACH	Shoreline Protection Ord. (pg. 16)	\$ 44,500	\$ 26,000
SAN MATEO CO.	Mid-Coast Update (pg. 18)	\$ 39,570	\$ -
STA. BARBARA CO. (A)	Oil/Gas Amortiz. Ord. (pg. 18)	\$ 50,000	\$ -
STA. BARBARA CO. (B)	Greenhouse Assessment (pg. 18)	\$ 50,000	\$ -
CITY OF FORT BRAGG	LUP Update (Georgia-Pacific Site) (pg. 18)	\$ 80,700	\$ -
CITY OF HALF MOON BAY	Partial LUP Update (pg. 18)	\$ 55,000	\$ -
CITY OF S. DIEGO (B)	La Jolla PD Ord. Update (pg. 19)	\$ 55,000	\$ -
Total		\$ 954,742	\$ 498,998

MOTION

"I move that the Commission approve the grant requests as modified and conditioned by the staff report."

Staff recommends a **YES** vote.

PRIORITIES

At the June 1999 meeting, the Commission authorized that LCP planning activities within four categories would be eligible to apply for grant funds, and adopted criteria for review of grant applications. The categories eligible for funding are:

- **LCP Preparation.** Land Use Plan and/or Implementation Plan work to achieve certification of Local Coastal Programs resulting in transfer of coastal development permit authority to the local government.
- **LCP Preparation of Areas of Deferred Certification.** Planning and/or implementation work to resolve outstanding problems and complete Local Coastal Program certification of Areas of Deferred Certification (ADCs)
- **LCP Comprehensive Updates.** Local government-initiated Local Coastal Program comprehensive updates that involve establishing or revising policies and implementation that address changed conditions or new information related to key and emerging coastal issues.
- **LCP planning in conjunction with Coastal Commission LCP Periodic Reviews.** Local Coastal Program work to enable local government to participate in, and respond to, a Commission-initiated periodic review.

CRITERIA

In addition to prioritizing the applications, the grant work programs were evaluated based on each of the following summarized criterion:

1. The level of pre-certification permit workload or post-certification appeals generated by the jurisdiction is substantial.
2. The willingness of local government to assume local coastal development permit processing responsibility. Alternatively, in the case of certified LCPs, the willingness of local government to substantially update one or more LCP components, with special consideration given to policy components addressing: nonpoint pollution control; public access; wetland and environmentally sensitive habitat; urban-rural boundaries; coastal hazards and protection of agricultural land.
3. The opportunity to coordinate with other planning work being undertaken by the jurisdiction or the Commission, thus providing more efficient utilization of Commission staff resources, and providing the opportunity to address issues involving more than one jurisdiction.
4. An expressed willingness of local government to contribute or to obtain other matching funds at a suggested 1 to 1 ratio necessary to complete the work.
5. A history of successful performance under previous LCP grants.

6. The local jurisdiction exhibits significant conflicts, challenges or changed conditions in coastal resources and/or public access.

In addition, special consideration was given to applications that provided an opportunity to complete planning work in areas where the Commission has previously adopted priorities for completing or reviewing LCPs. After review based on the criteria, other factors entered into the staff recommendation. The staff reviewed the applications for adequacy, clarity and completeness of the work programs, and staff assessed whether the work programs provided adequate guidelines to achieve intended results and to enable the Commission to monitor compliance of the grant.

SUMMARY OF RECOMMENDATION

The Coastal Commission's 1999/2000 budget contains \$500,000 to disburse for LCP Assistance Grants to local

governments. Eleven cities and counties applied for assistance in fifteen funding requests totaling \$954,742. Staff recommends that the Commission approve nine grants, as conditioned, to fund LCP work programs for eight cities and counties with local assistance grant money.

Five of the fifteen applications are recommended for full funding: City of Santa Cruz, San Luis Obispo Co. (A – Periodic Review), San Luis Obispo Co. (B – N. Coast Update), Santa Barbara Co. (C – Ellwood Beach Update), and City of San Diego (A – La Jolla Update). Staff proposes to fund a sixth application – the first year of the Mendocino County proposal – at a nearly full-fund level. In the case of these six grant recommendations, the jurisdictions' applications met all or most of the grant evaluation criteria. In addition, one proposal (Mendocino County) would undertake a comprehensive update of the LCP; three would update significant geographic areas or components; another would facilitate San Luis Obispo County's participation in the Commission's upcoming periodic LCP review. These all reflect the Commission's priorities for programs that propose LCP comprehensive updates or LCP planning in conjunction with Commission LCP periodic reviews. All six of these applications' work programs result in the achievement of significant products relative to Commission priorities. The total funding recommended for these six applications is \$397,902.

Staff analysis of the remaining nine grant requests (totaling \$511,400) considered compliance with the adopted criteria and strength of the proposed work program, including objectives (i.e., definition and significance of proposed work products) and clarity regarding program implementation (e.g., relationships of specific costs to specific tasks, what products result from what tasks, and specificity of product milestones and delivery dates). With limited funding available it was not possible to consider full funding for all the remaining requests. The staff recommendation is to fund as many programs as possible with funds sufficient for the applicant jurisdiction to make successful headway in carrying out key work program elements.

Staff therefore is recommending that the remaining limited funds be directed to the applications of three jurisdictions – City of Pismo Beach, City of Carpinteria, and City of Imperial Beach – for grants totaling \$101,096. In reviewing the proposed work program tasks and budgets in these three cases, Commission staff tried to identify tasks for funding that would support higher priority work tasks. Two of the three address coastal hazards and shoreline protection (Pismo Beach's coastal bluff/hazards update and Imperial Beach's Shoreline Protection Ordinance); one addresses polluted runoff (Carpinteria's Creek Preservation Program). In addition, funding of these three proposals will most directly result in

revised plans or ordinance documents or will support public participation and public review efforts.

Unfortunately, there are insufficient grant funds to recommend funding for the remaining six grant applications – City of Fort Bragg, City of Half Moon Bay, San Mateo County, Santa Barbara County (two applications), and City of San Diego (second application). When considered against those applications for which grant funds are recommended, these six applications generally met fewer evaluation criteria or had less strong work programs. For example, some work programs did not clearly delineate tasks or products in a way that allowed staff to fully determine the significance of the tasks and products. Furthermore, in some cases there was not enough specificity on the relationships between tasks and costs for staff to know how exactly the requested funds would be used, to measure intended results, or to otherwise monitor work program compliance.

In summary, after identifying the grant applications recommended for full funding that met all or most of the criteria, staff then tried to allocate the remaining dollars based on the number of criteria met as well as an evaluation of the extent to which even a partial grant could substantially advance the LCP planning efforts of the jurisdictions. Should additional grant money become available in the Commission's FY 2000/01 budget, the Commission could consider possibly supplementing these grants or awarding grant funds to those jurisdictions not recommended for any funding this year.

CONDITIONS OF GRANT AWARD

Staff is recommending that the nine jurisdictions funded either wholly or partially all be subject to conditions. Given emerging and evolving coastal issues, the local assistance grant program should be considered as a tool to implement key coastal policies. Furthermore, given the Commission's staffing limitations, the more direction and specificity relative to LCP preparation that can be provided at the onset, the less modification that may need to be done by the Commission upon submittal:

Several key issues have been recent topics of interest for the Coastal Commission as areas where policy and implementation needs to be proactively considered by local jurisdictions. Two such issue areas include updating LCP access components to address outstanding offers to dedicate public access and updating LCP policies to address polluted runoff. As explained below, staff is recommending that where a jurisdiction is proposing related LCP update work and has outstanding Offers to Dedicate (OTDs) public access, where possible, the grant award include conditions to update public access policies to address OTDs.

Public access easements to and along the coast and trail easements that have been secured by the Commission in the form of offers to dedicate are a topic of concern because: 1) the offers must be accepted by a public agency or other acceptable entity or they will expire and 2) the easements are not opened and available for public use. The Coastal Commission recently adopted a Public Access Action Plan. The initial work that has been done by staff on this Action Plan indicates that many existing LCPs either do not address existing OTDs or the implementing actions relative to public access are outdated and inadequate to implement this mechanism to provide access to and along the shoreline.

Three of the jurisdictions that are recommended to receive grant awards are proposing LCP updates that involve public access issues and have outstanding OTDs (Mendocino County, City of Pismo Beach and City of San Diego). As specified in the conditions recommended for these three awards, the local government will be required to develop, in conjunction with the

LCP update work funded by the grant, new or updated Access Component policies that outline a strategic plan for accepting, constructing and operating these access easements, in order to insure the easements are accepted and managed by an appropriate and willing entity. The access components will include a strategy to achieve acceptance of OTDs within two-three years following certification.

Polluted runoff is a topic of national, state and regional concern. The Coastal Commission and the State Water Quality Control Board are presently working on a strategy and management plan for the State of California that will include management measures to prevent and control nonpoint source pollution. In order to insure that LCPs contain land use development mitigation measures that prevent and control polluted runoff six of the nine grant awards have been conditioned to require, as part of the LCP update work being funded by the grant, new or updated policies to address polluted runoff. The awards to the Cities of Santa Cruz and Carpinteria were not conditioned because the applications already include tasks to address polluted runoff. The County of San Luis Obispo Periodic Review grant was not conditioned because it does not involve any LCP update work. To assist local government to address this condition, as much as possible staff will provide technical assistance to aid in LCP development including suggested policies and implementing ordinances.

Where a condition modifies a work program's budget, or where there are other inconsistencies between the grant amount requested and the grant award amount, the grant is conditioned for the submittal of a revised work program to reflect the actual grant funding level. In addition, some grant awards are conditioned to require certain other work program clarifications.

Conditions placed on any grant award become part of the contract prepared for the grant. Acceptance of any conditions on a grant award is therefore official when the local government accepting the award signs the specific contracts. However, in the previous grant year, the Commission faced a situation where the local government declined to accept the grant conditions only two days before the deadline for execution of contracts. With a condition placed on all grant awards to require the local government to indicate within 30 days whether they accept the grant conditions, the Commission will be alerted to any possible contract problems in a timely manner.

***Comments on these recommendations may be mailed or faxed
(415 904-5400) to Bill Van Beckum at the Commission's San Francisco office.***

PROPOSED LOCAL COASTAL PROGRAM GRANT ALLOCATIONS

1. City of Santa Cruz	Recommended \$62,000
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Proposal:	Category:	LCP Update (Riparian Management Plan)
Total Project Cost:	\$150,000	Amount Requested: \$62,000
Project Timeline:	12 months	

Conditions of Approval: 1) Revised Work Program, 2) Acceptance of Conditions.

Condition 1. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program budget and revised budget allocation summary to reflect funding for the specific tasks and products approved in this \$62,000 grant.

Condition 2. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the City shall indicate in writing whether it accepts the conditions placed on the award.

Discussion.

The City of Santa Cruz initially assumed coastal permitting authority in June 1985, for all areas within the City's coastal zone except for two areas of deferred certification (ADCs). In 1992, one of these ADCs were effectively certified, so the City now has coastal permit authority throughout its coastal zone except in the remaining Westside Agricultural Lands ADC.

The City's request for a \$62,000 grant is to provide partial funding for preparation of a management plan for all creeks and wetlands within the City, as an amendment to the City's LCP. The work program's proposed tasks include the preparation of a classification system for the various types of creeks and drainage features in the City, the identification of common impacts to riparian corridors and surface waters resulting from residential, commercial and industrial development, the development of management plan strategies and mitigation measures for each creek type, the identification of techniques to protect creeks during construction and possible techniques to minimize urban pollutants and sediments running into creek systems, the development of revegetation requirements, and the establishment of maintenance programs. The work program also includes tasks necessary for the preparation of a public review draft of the proposed LCP amendment, preparation of a complete LCP amendment submittal package, and incorporation of any changes from Coastal Commission hearings into a final Resource Management Plan component of the LCP. This project will reflect the Commission's priorities to address polluted runoff in LCP planning update efforts.

The City of Santa Cruz application was originally for a \$100,000 grant, but was revised on October 12, 1999, to no longer request \$23,000 for costs associated with environmental review procedures and to only request the \$62,000 consultant costs associated with the project's total \$150,000 budget. Condition 1 is attached to this recommendation to ensure that the grant contract reflects the revised grant request.

The \$62,000 grant award recommended by staff would fund all tasks now proposed.

****Staff recommends full grant award to Santa Cruz - \$62,000**

2. San Luis Obispo County (A)

Recommended \$80,000

Proposal:	Category:	Planning in Conjunction with Coastal Commission LCP Periodic Review
Total Project Cost	\$80,000	Amount Requested \$80,000
Project Timeline:	12 months	

Conditions of Approval: 1) – 4) Work Program Revisions, 5) Acceptance of Conditions.

Condition 1. Delete Requirement for M.O.U. Revise work program to delete all references in the work program to MOU and replace with "coordinated work programs".

Condition 2. Revised Work Program. Revise work program to combine **Tasks 2.3** and **2.5** into one task and modify to provide that the County will respond to Coastal Commission analysis of data and alternatives on all coastal issues identified in the review, not just access and seawalls.

Condition 3. Revised Work Program. Revise work program to transfer **Task 3.3** and incorporate it into **Task 5.0**.

Condition 4) Revised Work Program. Prior to execution of the contract, the County shall submit a revised work program to reflect the LCP grant funding for the specific tasks and products approved in this \$80,000 grant.

Condition 5) Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the County shall indicate in writing whether it accepts the conditions placed on the award.

Discussion:

The County's' proposed work program for participating in the Commission's Periodic LCP Review is based in part on the process outlined in the Commission's *Procedural Guidance Manual for Conducting Regional Periodic Reviews*. That process includes 5 major steps: 1) issue identification and scoping; 2) data collection and assessment of resource impacts; 3) evaluation of LCP implementation and development of recommendations; 4) organization and implementation of an action plan to carry out the recommendations and 5) ongoing monitoring of baseline data. To date, the Commission and county staff have had productive discussions to develop effective means to share information (esp. Geographical Information System -GIS - data layers) and to coordinate work plans and timelines.

Based on the steps outlined in the Commission's manual, the County's work program contains major tasks to enable the county to participate in the Commission's review and to work with the Commission to take advantage of ongoing County Area plan updates to increase efficiency. The major tasks proposed in the County's work program are:

Task 1 to participate in collecting and exchanging resource data;

Task 2 to provide input to and respond to the Commission issue identification and preliminary resource analysis;

Task 3 to help provide public participation in the Periodic Review process by coordinating public and agency outreach among the existing county Advisory Councils;

Task 4 to provide input to the Commission staff's preliminary evaluation of LCP implementation; and,

Task 5 to respond to the Commission 's adopted Periodic Review findings, including a suggested action plan.

As this is the first time the Commission is considering funding to help local governments participate in the Commission's Periodic Review of a certified LCP, there is no previous

model for work programs or budgets designed to facilitate local involvement. In this respect, the County's work program is unique and will provide the Commission with valuable knowledge for considering future funding proposals. However, some of the components of the County's work program raise issues regarding the Commission's periodic review process and staff is recommending some conditions on the award of the grant.

First, the County proposes as a major product the development of a formal Memorandum of Understanding (MOU) between the County and Commission to form the basis of the periodic review process, responsibilities, and timelines. Staff is recommending a condition to the grant that would delete this requirement for an MOU for several reasons. First, the amount of time it could take to execute a formal MOU would divert resources from undertaking the actual review. Second, Commission staff believes that given previous experience with reviews in the Monterey Bay Area and in the Malibu Santa Monica Mountains Area that flexibility must be maintained to continually adapt the process to changing circumstances and information, and an MOU may decrease such flexibility by unduly restricting parties. Third, since the Commission is required by the Coastal Act to undertake the periodic review, staff believes the Commission retains responsibility for conducting the review and an MOU should not be considered which might alter those responsibilities. As a result, staff is recommending in Condition 1 that in lieu of an MOU that the Commission staff and County staff would work as much as possible to achieve coordinated work programs and schedules.

In addition, Condition 2 modifies the grant work program to reflect that the Commission's periodic review may address issues in addition to just coastal access and seawalls. The condition combines **Tasks 2.3** (Issues regarding coastal access and seawalls.) and **2.5** (Issues regarding LCP amendments and updates.) to provide for the County to respond to the Commission's issue identification and resource assessment regardless of the issues.

Condition 3 transfers **Task 3.3** to **Task 5.0** because it appears to be intended to be a response to Commission staff recommendations and Commission final action and should be covered by **Task 5.0**.

****Staff recommends full grant award to San Luis Obispo Co. - \$80,000**

3. San Luis Obispo County (B)	Recommended	\$80,000
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Proposal:	Category:	LCP Update (North Coast Area Plan)
Total Project Cost:	\$160,000	Amount Requested: \$80,000
Project Timeline:	12 months	

**Conditions of Approval: 1) and 3) Revised Work Program,
2) Polluted Runoff, 4) Acceptance of Conditions.**

Condition 1. Revised Work Program. Revise **Task 4**, and **Task 3** if necessary, to include subtasks that provide for completion of an LCP Amendment for submittal to the Coastal Commission.

Condition 2. Polluted Runoff. Within **Task 4**, new or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the County's North Coast Area LCP update.

Condition 3. Revised Work Program. Revise **Task 3.1** to specify that program coordination will consist of a maximum of three meetings with Coastal Commission staff.

Condition 4. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the County shall indicate in writing whether it accepts the conditions placed on the award.

Discussion:

San Luis Obispo County assumed coastal permitting authority in March 1998 for all areas within the County's Coastal Zone except for two areas of deferred certification (ADCs), the Sweet Springs Marsh ADC and the Otto Property/South Bay ADC.

This request by the County for a second \$80,000 grant (**B**) is to provide partial funding for an LCP update of the North Coast Area Plan. The proposed work program's emphasis is on responding to changed conditions and new information since an initial plan update, for the same geographic area, that the Coastal Commission reviewed in 1998 (San Luis Obispo Co. LCP Amendment Request No. 1-97). In January 1998 the Commission approved (with suggested modifications) Amendment No. 1-97.

The Coastal Commission has identified San Luis Obispo County as one of five priority areas for a periodic LCP review. Completion of a comprehensive update for the North Coast Area Plan would reflect the Commission's priorities, and would coordinate with the Commission's periodic review effort. The grant work program proposes to: 1) respond to the Commission's findings adopted for the previous review of the North Coast Area Plan Update in 1998 regarding project scope, accuracy of information and issue areas, and, 2) where appropriate, to provide for and encourage public participation at each step in the update process. The work is intended to be sufficient to produce a Public Review Draft Plan. Some of the work program products will be mapped in Geographical Information System (GIS) format that will be shared with the Commission and others. Other products will be in the form of special reports (such as reports on population and land use, services and circulation, and stakeholder issues), and the Public Review Draft Plan.

The \$80,000 grant award recommended by staff would fund the full amount requested. However, the work program raises some concerns. First, as submitted the work program does not result in an updated LCP component for submittal to the Commission for review as an LCP Amendment. Rather, the work program ends with the development of plan alternatives. Staff believes that where possible and where full funding is being recommended, that the work program should result in LCP amendment products for submittal to the Commission. Therefore, the grant is conditioned (Condition 1) to revise the work program to assure completion of an LCP Amendment submittal.

Additionally, because the County is preparing an LCP update, the grant award is subject to Condition 2 requiring the preparation of new or updated policies addressing polluted runoff.

Condition 3 requires that **Task 3.1** (Program Coordination) specifies that program coordination will consist of a maximum of three meetings with Coastal Commission staff. This condition is required to clarify the task as proposed, which now only states that a series of meetings (with no number indicated) will be held with Commission staff.

Staff also notes that **Task 3.4** (Conflict Resolution) provides funds for the County to use a professional facilitator to conduct up to 6 meetings to aid in issue identification, development

of alternatives and conflict resolution during the planning process for the North Coast Area. The Commission staff believes funding this process could provide the County with another method of expanding public participation. However, as has been the case in previous instances when facilitated negotiations have been part of a regulatory action that would later come before the Commission for action, Commission staff can monitor these activities but cannot be expected to be a formal stakeholder in such negotiations nor to make any commitments that might relate to a future Commission decision.

****Staff recommends full grant award to San Luis Obispo Co. - \$80,000**

4. Santa Barbara County (C)

Recommended \$23,972

Proposal:	Category:	LCP Update (Ellwood Bch.-S. Barb.Shores)
Total Project Cost:	\$200,000	Amount Requested: \$23,972
Project Timeline:	12 months	

Conditions of Approval: 1) Polluted Runoff / Revised Work Program, 2) Acceptance of Conditions.

Condition 1. Polluted Runoff / Revised Work Program. New or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the Ellwood Beach – Santa Barbara Shores LCP update by including tasks in the work program's **Phase I**. Prior to execution of the contract, the County shall submit a revised work program, a revised budget, and revised budget allocation summary to reflect the LCP grant funding for the specific tasks and products approved in this \$23,972 grant.

Condition 2. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the County shall indicate in writing whether it accepts the conditions placed on the award.

Discussion.

Santa Barbara initially assumed coastal permitting authority in September 1982, for all areas within the County's coastal zone except for four areas of deferred certification (ADCs). In 1989 and 1993, two of these ADCs were effectively certified, so the County now has coastal permit authority throughout its coastal zone except in the remaining two ADC areas, the Haskell's Beach ADC and the Channel Islands ADC.

The County's request for a \$23,972 grant is to provide partial funding for an LCP update of the Ellwood Beach – Santa Barbara Shores LCP Specific Plan, that, while not comprehensive for the entire County, would address a geographic area that raises significant coastal resource issues. The Coastal Commission has identified Santa Barbara County as one of five priority areas for a periodic LCP review. Completion of a comprehensive update of the Specific Plan would reflect the Commission's priorities

The proposed work program's emphasis is on responding to changed conditions and new information and undertaking an updated specific plan for the Ellwood Beach Santa Barbara Shores area. This area was the subject of an LCP amendment reviewed by the Coastal Commission in 1998 (Santa Barbara Co. LCP Amendment Request No. 2-97C). In April 1998 the Commission approved (with suggested modifications) Amendment No. 2-97C.

The total work program proposes to respond to the Commission's 1998 findings and suggested modifications (regarding issues, for instance, such as the question of limiting certain trails in environmentally sensitive habitat to pedestrian-use only versus multi-use), and to address additional issues regarding the land use element, natural resource preservation element, and site specific development standards. The grant work program requests \$23,972 in funding specifically for drafting the revised specific plan/LCP amendments for Planning Commission and Board of Supervisors review and approval (**Phase I** tasks), and submittal of the approved amendments to the Coastal Commission (**Phase II** tasks). The County's application was originally for a \$35,000 grant, but was revised on October 12, 1999 to no longer request \$11,028 for costs associated with environmental review procedures.

The \$23,972 grant award recommended by staff would fund all tasks now proposed. However, as explained in the summary of the recommendation, the grant award is subject to a condition requiring that the LCP update tasks include the development of new or updated policies to address polluted runoff as part of the Specific Plan.

****Staff recommends full grant award to Santa Barbara Co. - \$23,972**

5. City of San Diego (A)	Recommended	\$23,270
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Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$46,540	Amount Requested: \$23,270
Project Timeline:	12 months	

Conditions of Approval: 1) Offers to Dedicate Public Access, 2) Polluted Runoff 3) Acceptance of Conditions.

Condition 1. Offers to Dedicate Public Access. Task 3 shall include new or updated access policies and/or standards to identify a strategy for acceptance of the fifteen (15) outstanding offers to dedicate by either the City or other acceptable entity within two years from the date of certification of the City's LCP Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. Polluted Runoff. Within Task 3, new or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP update.

Condition 3. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the City shall indicate in writing whether it accepts the conditions placed on the award.

Discussion.

The City of San Diego assumed coastal permitting authority for the La Jolla/La Jolla Shores Planned District in November 1989. The grant request is for funds to complete an LUP update, by addressing public views and visual access issues, for the La Jolla community. The work program effort is directed toward making the policies in the La Jolla Community Plan consistent with the citywide Land Development Code expected to become effective in

January 2000. The Land Development Code contains several new and specific regulations addressing public views and visual access approved by the Coastal Commission but not yet incorporated into the Community Plan update effort. The work program proposes, for example, an evaluation of existing view corridors in the La Jolla community and the consideration of additional view corridors and appropriate policy revisions to ensure consistency with New Land Development Code regulations concerning view corridors. The proposed project responds to Commission priorities for LCP updates that involve the revision of policies addressing changed conditions, especially for priority issues such as public access.

The grant work program requests \$23,270 in funding specifically for drafting plan/LCP amendments for Planning Commission and City Council review and approval, and submittal of the approved amendment to the Coastal Commission.

The \$23,972 grant award recommended by staff would fund all tasks now proposed. However, because the City is updating its LCP, the staff is recommending the grant award subject to Condition 1 requiring the update of LCP policies to outline a strategy for dealing with outstanding offers to dedicate public access as part of the LCP Access Component. Furthermore, as explained in the summary of the recommendation, the grant award is subject to Condition 2 requiring that the LCP update tasks include the development of new or updated policies to address polluted runoff as part of the LCP. Condition 3 is attached to ensure that the grant contract reflects the approved work program and budget.

*****Staff recommends full grant award to San Diego - \$23,270***

6. Mendocino County

Recommended \$128,660

<i>Proposal:</i>	<i>Category:</i>	<i>LCP Comprehensive Update</i>
<i>Total Project Cost:</i>	<i>\$230,900</i>	<i>Amount Requested: \$174,700</i>
<i>Project Timeline:</i>	<i>18 months</i>	

Conditions of Approval: 1) Offers to Dedicate Public Access, 2) Polluted Runoff, 3) – 4) Task and Budget Deletions, 5) Revised Work Program, 6) Acceptance of Conditions.

Condition 1. Offers to Dedicate Public Access. Task 3.4 shall include new or updated policies to identify a strategy for acceptance of the one hundred ten (110) outstanding offers to dedicate by either the County or other acceptable entity within three years from the date of certification of the County's LCP Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. Polluted Runoff. Within Task 3.4, new or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the County's LCP.

Condition 3. Year 2000 Task and Budget Deletions. Revise work program and budget to delete year 2000 Tasks 3.2 (\$9,600) and 3.3 (\$7,800).

Condition 4. Year 2001 Task and Budget Deletions. Revise work program and budget to delete tasks scheduled later than the 12-month period January 2000 through December 2000. The tasks to be deleted pursuant to this condition include two tasks scheduled entirely after December 2000, i.e., Tasks 4.3 (\$24,700) and 4.4 (\$31,500), and the last six months

(January 2000 through June 2000) of **Tasks 3.1, 3.4, and 4.2**. The budgets for **Tasks 3.1, 3.4, and 4.2** shall be reduced by the following pro-rated amounts: reduce **Task 3.1** by \$12,870, **Task 3.4** by \$11,330 (including "environmental review" costs), and **Task 4.2** by \$4,440.

Condition 5. Revised Work Program. Prior to execution of the contract, the County shall submit a revised work program and schedule, budget, and budget allocation summary to reflect the LCP grant funding for the specific tasks and products approved in this \$128,660 grant.

Condition 6. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the County shall indicate in writing whether it accepts the conditions placed on the award.

Discussion:

Mendocino County assumed coastal permitting authority in October 1992 for all areas within the County's Coastal Zone except for the Town of Mendocino, and areas with pygmy soils and vegetation. The County assumed permitting authority in the Town of Mendocino in December 1996.

The County's request for a \$174,100 grant is to provide partial funding for an LCP comprehensive update that includes evaluation of the effectiveness of the LCP, and preparation of updated policies and ordinances. The proposed work program includes tasks to prepare a database of permit actions, conduct a Highway 1 Capacity Study, evaluate coastal priority uses, analyze various resource protection issues, update administrative procedures, prepare an LCP policies and regulations amendment, amend a categorical exclusion order, and amend pygmy vegetation policies for an area of deferred certification (ADC).

In December 1998 the Coastal Commission identified Mendocino County as one of five priority jurisdictions for LCP periodic review. Completion of a comprehensive update would reflect the Commission's priorities. However, due to limited funds, the staff recommendation proposes funding for \$128,600 for only tasks undertaken in the initial 12 months of the County's planning effort. This will fund the major tasks proposed for the first year of the 18-month LCP update program, including the first nine months (April – December 2000) of proposed community planning workshops (**Task 4.2**). It will also result in completed reports for the Highway 1 Study and the LCP Evaluation but only partial completion of final LCP Amendments and regulations. Funding for completion of the remaining tasks should be covered by local matching funds or if funds are available, could be considered for future LCP grant funds.

Recommended fund reductions for tasks that continue beyond the program's first twelve months were calculated on a pro-rated basis, i.e., whatever percentage of a task's time schedule extended beyond December 2000 (as shown in the work program's schedule) was applied to the task's total budget and the resulting amount deducted from the task's budget. Such reductions were calculated not only for **Task 4.2**, but also for **Task 3.1** (Update Administrative Procedures) and **Task 3.4** (Prepare Administrative Draft Amendment of LCP Policies and Regulations). The work program indicates that **Task 3.4** "also includes preparation of environmental documentation which is necessary to perform the environmental review of the proposed amendments." In the Commission's grant program, grant funds are available only for certain work related to Coastal Act requirements, and not for requirements

of other state mandates such as the California Environmental Quality Act (CEQA). In the case of this grant application, the recommended reduction of \$11,330 in pro-rated **Task 3.4** costs will include all costs associated with environmental document processing (estimated at only a few thousand dollars by the County Planning Director). Therefore staff is not recommending any further reductions in funding for **Task 3.4**.

First-year tasks for which no funding is recommended are **Tasks 3.2** (Amend Categorical Exclusion Order) and **3.3** (Amend Pygmy Forest Policies). **Task 3.2** relates to categorical exclusions that are not mandated as part of the LCP. Although the **Task 3.3** policy amendments could result in LCP certification of the Pygmy Forest Area of Deferred Certification (ADC), limited grant funds preclude funding of this task at this time; rather, grant funds that are available are directed in this award to the comprehensive update of the already certified LCP.

Because the County is preparing a comprehensive LCP update, such update should consider new information and emerging issues, including information on best management practices to control polluted runoff and information on public access needs. Therefore, the staff is recommending the grant award subject to conditions requiring update of LCP policies to outline a strategy for dealing with offers to dedicate public access as part of the LCP Access Component and policies that address polluted runoff.

****Staff recommends partial grant award to Mendocino County - \$128,660**

7. Pismo Beach		Recommended	\$29,160
Proposal:	Category:	Partial LCP Update	
Total Project Cost:	\$162,000	Amount Requested:	\$75,000
Project Timeline:	24 months		

**Conditions of Approval: 1) Offers to Dedicate Public Access, 2) Polluted Runoff
3) Revised Work Program 4) Acceptance of Conditions.**

Condition 1. Offers to Dedicate Public Access. Task 3 shall include new or updated policies to identify a strategy for acceptance of the nineteen (19) outstanding offers to dedicate by either the City or other acceptable entity within two years from the date of certification of the City's LCP Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. Polluted Runoff. Within Task 3, new or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP update.

Condition 3. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program, budget and budget allocation summary to reflect funding for the specific tasks and products approved in this \$29,160 grant.

Condition 4. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the city shall indicate in writing whether it accepts the conditions placed on the award.

Discussion.

The City of Pismo Beach assumed coastal permitting authority in April 1984. The City's request for a \$75,000 grant is to provide partial funding for updating portions of its LCP. The total \$162,000 project cost shown above, for a 2-year project, includes \$16,200 in costs associated with a General Plan update and \$145,800 in costs associated with the LCP update. The \$75,000 grant request is for funding 51 % of the \$145,800 LCP update costs.

The staff is recommending a grant of \$29,160 as partial funding of the City's \$75,000 request. According to the work program the requested \$75,000 would partially fund updates of four LCP elements: Conservation and Open Space element, Land Use element (for those areas adjacent to coastal bluffs and beaches), the Parks, Recreation and Access element, and the Safety element. Although the work program does not include any details as to specific tasks associated with the update of each element, the application indicates that the focus of new and revised policies within each element will be on "the protection of City bluff and beach areas and identify strategies to maximize beach access in the downtown area." The City has recently completed geotechnical evaluations for three sites where erosion of coastal bluffs is occurring and bluff top retreat is threatening coastal parks and access facilities. The intent of the work program is to expand LCP policies in the four elements noted above to ensure protection and enhancement of public access and recreational opportunities at these sites and other sites with similar needs. This project reflects the Commission's priorities to address public access and coastal hazards in LCP planning update efforts.

The recommended funding is intended to cover the costs of four of the six tasks that make up the first year's work of the LCP update, specifically **Task 1** (Project Initiation), **Task 2** (Interviews and Community Forums), **Task 3** (Background Materials and Technical reports), and **Task 6** (Final Plan, including preparation of LCP amendment submittal). Due to limited funds, staff is not recommending funds for the other two tasks within the first year (**Tasks 4 and 5**, associated with preparation of the administrative review draft and with public hearing draft preparation and public hearing draft review) or for the second year task (**Task 7**, Coastal Commission interaction and final plan adoption).

Because the City is updating its LCP, the staff is recommending the grant award subject to Condition 1 requiring the update of LCP policies to outline a strategy for dealing with offers to dedicate public access as part of the LCP Access Component. Furthermore, as explained in the summary of the recommendation, the grant award is subject to Condition 2 requiring that the LCP update tasks include the development of new or updated policies to address polluted runoff as part of the LCP. Condition 3 is attached to ensure that the grant contract reflects the approved work program and budget.

*****Staff recommends partial grant award to Pismo Beach - \$29,160 of \$75,000 Request***

8. Carpinteria		Recommended	\$45,936
Proposal:	Category:	Partial LCP Update	
Total Project Cost:	\$61,630	Amount Requested: \$61,630	
Project Timeline:	24 months		

Conditions of Approval: 1) Revised Work Program 2) Acceptance of Conditions.

Condition 1. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program budget and revised budget allocation summary to reflect funding for the specific tasks and products approved in this \$45,936 grant.

Condition 2. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the city shall indicate in writing whether it accepts the conditions placed on the award.

Discussion.

The City of Carpinteria assumed coastal permitting authority in January 1982. The City's request for a \$61,630 grant is to provide funding for preparation of an LCP amendment to create a Creeks Preservation Program as an implementation plan that comprehensively addresses the preservation of local creeks and related environmentally sensitive habitat areas. The Creeks Preservation Program will include the development of an implementation plan for the improvement of surface run-off water quality, as response to "the effect that polluted nuisance and storm water run-off is having on creeks, wetlands, coastal waters, and environmentally sensitive habitat such as the riparian habitat of the Carpinteria Creek."

This project will reflect the Commission's priorities to address polluted runoff in LCP planning efforts. The staff is recommending a grant of \$45,936 as partial funding of the City's \$61,630 request. The recommended funding is intended to cover the costs of all elements of the work program except for the costs of two tasks, **Tasks 1 and 4A**. Staff is not recommending the \$7,588 in costs associated with **Task 1** (Codes and Policies Review) because of limited grant funds. Staff is not recommending any funding for completion of CEQA documentation (**Task 4A**) because EIRs are not required for LCP Amendments.

Condition 1 is attached to ensure that the grant contract reflects the approved work program and budget.

****Staff recommends partial grant award to Carpinteria - \$45,936 of \$61,630 Request**

9. Imperial Beach	Recommended	\$26,000
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Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$58,000	Amount Requested: \$44,500
Project Timeline:	11 months	

Conditions of Approval: 1) Revised Work Program, 2) Acceptance of Conditions.

Condition 1. Revised Work Program. LCP funding will fund Tasks 2.1 through 5.1 as described more specifically as Phases 2 through 6 Tasks 2.2 through 5.1 on pages 2-5 of the work program and Task B as described in the Budget Chart on page 6 of the City's proposal. Prior to execution of the contract, The City shall submit a revised work program and schedule revised budget and revised Budget Allocation Summary to reflect LCP funding for the specific tasks and products.

Condition 2. Acceptance of Conditions. Within 30 days from Commission approval of the grant award, the city shall indicate in writing whether it accepts the conditions placed on the award.

Discussion.

The City of Imperial Beach assumed coastal permitting authority in February 1985. The City's request for a \$44,500 grant is to provide partial funding for developing a Shoreline Protection Ordinance. The staff is recommending partial funding, \$26,000, of the City's request for \$44,500. Because the work program budget presented in the chart on page 6 of the City's proposal does not track consistently with the described work program tasks outlined on pages 2 -5 of the submitted work program, in developing the recommendation staff relied generally upon the specific task descriptions on pages 2-5 combined with the budget figures presented in the work program's page 6 chart. The budget for tasks recommended for funding consist of the estimated costs listed as Tasks B, D and E on the budget chart on page 6. Task D and E appear to be comprised of the following specific tasks and products:

- Phase 2 tasks 2.1-2.4: Consultant Memorandum of Services; City and Commission review; and Public Participation;
- Phase 3 tasks 3.1-3.4; preparation of Administrative Draft Shoreline Protection Device Ordinance, Administrative review, Development of Public Review Draft, conduct of Public workshops;
- Phase 4 tasks 4.1-4.2 Public Review, City Council meetings, and revisions to the ordinance and text as needed;
- Phase 5 task 5.1 Coastal Commission review;
- Phase 6 Final Ordinance and Amendment.

Task B consists of technical background work, resulting in some locally specific technical information on wave climate and responses to various protection types specific to shore conditions in the city, which would provide useful background information.

As recommended, staff would fund the major steps in preparation of the shoreline protective device ordinance but would not be able to fund the remainder of Phase I of the project which consist primarily of additional background research and meetings.

Because of the inconsistency in the descriptions of tasks and the incomplete budget summary, staff is recommending Condition 1 to require that prior to execution of the contract; the City is required to prepare a revised work program, budget chart and budget summary sheet for the specific tasks and products funded under the LCP grant. This is necessary to clarify the work tasks and product being funded and facilitate contract monitoring and performance.

*****Staff recommends partial grant award to Imperial Beach - \$17,000 of \$44,500 Request***

The following applications are not recommended for funding at this time but could be considered for funding if additional funds become available.

10. San Mateo County – Mid-Coast Update **\$0**

Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$147,000	Amount Requested: \$39,570
Project Timeline:	12 months	

Proposal to partially offset County program to update LCP for Mid-Coast area.

11. Santa Barbara County (A) –Oil/Gas Amortization Ordinance **\$0**

Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$100,000	Amount Requested: \$50,000
Project Timeline:	12 months	

Development of an ordinance to remove non-consolidated, non-conforming oil and gas processing and transportation facilities from the coastal zone.

12. Santa Barbara County (B) – Greenhouse Assessment **\$0**

Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$150,000	Amount Requested: \$50,000
Project Timeline:	9 months	

Proposal to respond to Commission suggested action to undertake a cumulative impact analysis and policy recommendations for greenhouse development in the Carpinteria Valley.

13. Fort Bragg – LUP Update (Georgia-Pacific Site) **\$0**

Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$168,200	Amount Requested: \$80,700
Project Timeline:	12 months	

Proposal to update LCP for 450 acre Georgia-Pacific Corp. property.

14. Half Moon Bay – Partial LUP Update **\$0**

Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$447,155	Amount Requested: \$55,000
Project Timeline:	12 months	

Proposal to update LUP as part of General Plan revision.

15. City of San Diego (B) – La Jolla PD Ordinance Update

\$0

Proposal:	Category:	Partial LCP Update
Total Project Cost:	\$110,000	Amount Requested: \$55,000
Project Timeline:	12 months	

Proposal to update the La Jolla/La Jolla Shores Planned District ordinance to incorporate new citywide and coastal overlay zone development regulations.

These six applications all involving partial updates to LCPs are not being recommended for funding. The primary reason for the staff recommendation to not fund these requests is the limited amount of local assistance money. Although the objectives of these six work programs generally are compatible with Commission priorities to fund LCP update work, the work programs were evaluated competitively with all other grant applications. As discussed earlier in the Summary of Recommendation section, these six applications generally met fewer evaluation criteria or had less strong work programs than the nine applications that are recommended for funding. If additional grant funds become available in the Commission's FY 2000/01 budget, these applications could resubmit, if still eligible under the Commission's application eligibility criteria, for subsequent grant funding consideration.

EXHIBITS

A. GRANT APPLICATIONS

1. City of Santa Cruz
2. San Luis Obispo Co. (A)
3. San Luis Obispo Co. (B)
4. Santa Barbara Co. (C)
5. City of San Diego (A)
6. Mendocino Co.
7. City of Pismo Beach
8. City of Carpinteria
9. City of Imperial Beach
10. San Mateo Co.
11. Santa Barbara Co. (A)
12. Santa Barbara Co. (B)
13. City of Fort Bragg
14. City of Half Moon Bay
15. City of San Diego (B)

B. CORRESPONDENCE (Four letters concerning Santa Barbara County "A" Application)

A. Grant Applications

CITY OF SANTA CRUZ**Clarification of Budget**

The City of Santa Cruz has committed staff resources in the Department's Work Program and funds in the City Council Budget toward a work program for preparation of the Wetland and Riparian Resource Management Plan described in this grant request. Accordingly, the City is committed to funding the \$65,000 of staff time and the \$23,000 cost of the EIR consultants. As we recognize that the Coastal Commission may not be able to fund the full amount the City requested, we respectfully request \$62,000 to be used for the work of consultants, as described in the budget and work program. This modified budget follows:

	Consultants	Staff
Task 1 - Prepare a Classification System		
1.1 Classification of Wetlands and Riparian Resources	\$ 15,000	\$ 9,000*
Task 2 - Preparation of Resource Management Plan Elements		
2.1 Background Information/Setting	2,000	2,500*
2.2 Potential Impacts to Riparian Areas and Surface Waters	15,000	5,000*
2.3 Mitigation Measures	4,000	3,000*
2.4 Conditioning Projects and Construction Phase	18,000	9,000*
Task 3 - Environmental Review		
3.1 Conduct CEQA Review	20,000*	11,000*
3.2 Prepare CEQA Findings	3,000*	3,500*
Task 4 - Public Review and Public Hearings		
4.1 Conduct Public Review and Hearings	6,000	15,000*
Task 5 - LCP Amendment Package		
5.1 Prepare LCP Amendment Submittal Package	1,500	5,500*
Task 6 - Final Plan		
6.1 Prepare a Final Adopted Plan	500	1,500*
TOTAL WORK PROGRAM	\$ 85,000	\$ 65,000
TOTAL CITY FUNDING	\$ 23,000*	\$ 65,000*
TOTAL GRANT REQUEST	\$ 62,000	\$ -0-

* The City of Santa Cruz will commit funding for these budget items.

EXHIBIT NO. A.1
APPLICATION NO.
City of Sta. Cruz
Pg. 1 of 12

CITY OF SANTA CRUZ

Amendment to the Local Coastal Program to Adopt a Resource Management Plan for Riparian and Wetland Areas within the Coastal Zone, and Clarify Related Policies and Implementing Ordinances

Background

The Coastal Commission staff have requested that the City of Santa Cruz begin a process to prepare a City-wide management plan for creeks and wetlands within the City. The plan would be used to review and condition any development within 100 feet of a riparian or wetland area.

Policies of the adopted Local Coastal Plan for the City of Santa Cruz require a 100 foot setback from riparian and wetland areas in the City. Any exceptions to these policies are to be considered in the context of a Resource Management Plan, approved by the Coastal Commission as an amendment to the Land Use Plan. In the City of Santa Cruz there are a wide range of watercourses with extremely different resource values. These include mapped streams and wetland areas which have been relatively undisturbed (such as sections of Moore Creek and Arana Gulch), to unmapped channelized open drainage courses which daylight and underground in different forms from lot to lot, and have little or no riparian value. There are a significant number of legal lots within the City which are affected by this riparian setback issue; for all types of projects, from simple additions to existing residences to subdivisions and industrial development.

As required by the LCP, the City has adopted Resource Management Plans for many of the specified significant wetland and riparian areas, such as Neary Lagoon, San Lorenzo River, and Moore Creek Corridor. The Jessie Street Marsh Management Plan is complete and will be considered by Council soon. Work on a few of the remaining areas specified in the LCP remains to be completed. Management Plans for the remaining unmapped wetland and riparian areas have yet to be developed. Preparing individual management plans on a lot by lot basis for the unmapped areas does not serve to treat these resources as a whole integrated system. In addition, it is inefficient and excessively burdensome to require individual property-owners to prepare such plans and process LCP amendments. Absent such a plan it is not possible to implement measures to preserve and enhance the character of riparian and wetland habitats, as is required by LCP policy.

The City is currently beginning a process to identify and classify the different kinds of riparian and wetland areas which occur in the City, and develop a management plan for each classification. The management plan would describe under which circumstances development could occur within 100 feet of a wetland or riparian area, and identify measures to be taken to mitigate any potential impacts. Where deemed appropriate, the management plan requirements would include such measures, as erosion control methods, elimination of non-native species, replanting appropriate native vegetation, controlling

potential non-point source pollutants in project site run-off, dedication of conservation easements, etc.

The resulting management plan would be submitted to the Coastal Commission, as an amendment to the City's certified Local Coastal Program, as is required by policy. The proposed resource management plan will complement the other specific adopted management plans which are already certified for significant riparian areas in the City. If it is determined through this process, that the policies or ordinances of the LCP require clarification, the appropriate elements of the Land Use Plan and Implementing Zoning Ordinance may also be proposed for amendment.

WORK PROGRAM

Note that City staff and their consultants will meet with Coastal Commission staff throughout the implementation of this work program to obtain preliminary comments and identify possible issues, so they may be addressed throughout development of the plan.

Task 1 - Prepare a Classification System for the Wetland and Riparian Areas

Objectives -

- Identify the types of wetland and riparian resources within the Coastal Zone.
- Develop a classification system for the various types of the identified riparian resources.
- Provide a clear illustrated guide for distinguishing the different classifications.

Work Organization -

- 1.1 Classification of Wetlands and Riparian Resources A qualified consultant or group of consultants will be retained to provide the following:

The consultant is not expected to prepare an inventory of all creeks and waterways within the City limits. Rather, the consultant is expected to prepare a classification system for the various types of creeks and drainage features found within the City. A management program would then be prepared for each creek classification type. The consultant may utilize General Plan Map EQ-11 and an informal creek and drainage map being maintained by Planning Department staff as a guide in locating the various types of creeks and drainages throughout the City.

The consultant is expected to provide photographs and/or diagrams which illustrate each creek classification type along with a description of characteristics that are associated with each creek type. This documentation material would be utilized by staff when reviewing specific development proposals to determine which type of management plan and mitigation measures should be applied to the project.

The classification of creeks and drainages may be based upon the size of the creek or drainage channel, the steepness of channel slopes, the presence or absence of riparian vegetation and/or water, or other identifiers determined by the consultant.

The creek classification system should identify public drainage easements and facilities which may have special maintenance issues and minimum stream capacity issues relating to flood control.

Task 2 - Preparation of a Resource Management Plan for the Wetland and Riparian Area Classification Types

Objectives -

- Develop a Management Program for Implementing the Wetland and Riparian Resource Protection Policies of the LCP.
- Provide specific criteria, guidelines, mitigations, and procedures to evaluate and condition proposed development within 100 feet of riparian and wetland areas.

Work Organization -

It is anticipated that the Resource Management Plan for the Wetland and Riparian Areas will include discussions on the following:

2.1 Background Information/Setting

- A description of the purpose and intended uses of the Management Plan.
- A brief overview of the type of creeks and wetlands found within the Santa Cruz City limits and existing development patterns found in proximity to such creeks and wetlands.
- An overview of the community benefits derived from riparian areas and water quality and issues surrounding proposed development in proximity to such waterways.
- An overview of the City's existing regulations for development in proximity to creeks and wetlands.

2.2 Potential Impacts to Riparian Areas and Surface Waters

The consultant will identify common impacts to riparian corridors and surface waters resulting from typical residential, commercial and industrial development. The discussion of impacts should include, but not be limited to, the following:

Loss of Vegetation and Habitat -

- Identify impacts (direct and indirect) of vegetation disturbance or removal upon animal species and/or amphibians.
- Identify impacts of vegetation removal upon erosion and water quality (discussed in greater detail below).

Impacts upon Water Quality -

- Address the potential for increased sedimentation and erosion on the site as a result of development activities.
- Address the potential for urban pollutants (e.g. oils, greases) on nearby surface waters as a result of development activities.
- Factors to consider in determining the level of impact from sedimentation and urban pollutants may include: the development's distance from the edge of stream, quality of habitat, the type of development proposed, type of soil and vegetation, slope of land, and the type of vegetation present between the development site and the edge of the watercourse.

Other Impacts -

- Identify in which situations it may be appropriate to address potential impacts from lighting, increased human activities, and an increase in domestic pets upon nearby wetland and riparian habitat systems.

2.3 Mitigation Measures

Management plan strategies should be developed for each creek type. The discussion of possible mitigation measures for each type of creek should include mitigation measures to be implemented prior to construction on a site as well as on-going mitigation measures once the project has been completed.

2.4 Conditioning Projects and Construction Phase

- Identify techniques to protect creeks during construction (i.e. use of construction fencing to delineate construction areas; silt fences, straw hay bales for erosion control; phasing of construction; minimize loss of vegetation).
- Provide guidance for retaining natural vegetation and natural land forms where possible.

Drainage -

- Address the potential for development projects to increase or decrease existing flows from a project site into nearby creeks or wetland areas. Identify mitigation measures which will help to maintain existing flows from the into nearby creek and wetlands areas, or identify under what circumstances changes to runoff patterns may be allowed.
- Identify possible techniques to minimize urban pollutants and sediments running into a creek system (e.g. vegetated drainage swales, vegetative filter strips, energy dissipaters, detention ponds, oil/grease traps, etc.).
- Identify erosion protection measures when it is found necessary to place stormwater outfalls in proximity to creeks or within creek banks.
- The creek classification system and management strategies should address public drainage easements and facilities which may have special maintenance issues and minimum stream capacity issues relating to flood control.

Revegetation Requirements -

- Many of the City's urban watercourses can be better categorized as surface storm-drains rather than naturally occurring streams. The management plan should address where it would or would not be appropriate to require replanting of riparian vegetation upon completion of a project.
- Identify common types of trees, shrubs/vines and understory for replanting. Discuss what site-specific biotic reports should address (e.g. description of project impacts, mitigation calculations, revegetation techniques, maintenance measures, long-term monitoring program, and contingency measures).
- Emphasize the preparation of landscape plans utilizing native plant species and programs which involve removal of non-native species where feasible and appropriate.
- Identify under what circumstances other permits may be required for encroachment into creek areas, such as a Fish & Game Streambed Alteration Agreement or Nationwide Permit from the Army Corp of Engineers.

Maintenance/Monitoring -

- Establish a maintenance program for private property owners to carry out which will protect the creek and/or drainages from development (parking lot sweeping programs, monitoring of revegetation efforts, maintenance of storm drainage systems, etc.)

Task 3 - Environmental Review

Objectives -

- Conduct the appropriate environmental review for the LCP Amendment consistent with the requirements of CEQA.
- Prepare appropriate CEQA findings for the City to certify the environmental document and approve the Plan Amendment.

Work Organization -

3.1 Conduct CEQA Review

It is not known at this time exactly what type of CEQA document will be appropriate for review of the potential environmental impacts of this project. A consultant will be hired to work with the City to prepare the document. Agency and public review of the CEQA document will be conducted, as required. The final document will address any comments received and it will be modified if necessary. This CEQA document will be used to guide the City decisionmakers in part, in considering adoption of the management plan.

3.2 Prepare CEQA Findings

With the assistance of legal consultants, staff will prepare findings as appropriate to certify the environmental document prepared for the project and to approve the Plan Amendment.

Task 4 - Public Review and Public Hearings

Objectives -

- To provide a public review draft of the proposed LCP Amendment
- To conduct the public hearing process for consideration of a General Plan, LCP, and Implementation Plan Amendment for approval of the Resource Management Plan.

Work Organization -

4.1 Conduct Public Review and Hearings

Staff will prepare materials for the public and the appropriate hearing bodies to review, evaluate, and consider the Amendment. The Plan will be considered by the

Planning Commission for recommendation to City Council. Then by City Council for direction to staff to submit to the Coastal Commission. Any modifications will be incorporated as appropriate.

Task 5 - LCP Amendment Package

Objectives-

- To prepare a complete LCP amendment package for the Resource Management Plan for submittal to the Coastal Commission.

Work Organization -

5.1 Prepare LCP Amendment Submittal Package

City staff, and consultants as appropriate, will prepare the entire LCP amendment package for submittal to the Coastal Commission for consideration and adoption.

Staff and the City's consultants will attend the Coastal Commission meetings to present the amendment and answer any Commission questions, as warranted.

Task 6 - Final Plan

Objective -

- To produce a final, adopted Local Coastal Plan including the Resource Management Plan.

Work Organization -

6.1 Prepare a Final Adopted Plan

City staff and consultants will incorporate changes from the Coastal Commission hearings and produce a amended Local Coastal Plan incorporating the Resource Management Plan. The Final Plan will be submittal to City Council for their acceptance.

CITY OF SANTA CRUZ

Amendment to the Local Coastal Program to Adopt a Resource Management Plan for Riparian and Wetland Areas within the Coastal Zone, and Clarify Related Policies and Implementing Ordinances

QUARTERLY MEETINGS AND PRODUCTS

First Quarter (beginning of project to March 30, 2000)

Complete Task 1 and begin Task 2, as outlined

Second Quarter (April 1, 2000 to June 30, 2000)

Complete Task 2, as outlined

Third Quarter (July 1, 2000 to September 31, 2000)

Complete Task 3 and begin Task 4, as outlined

Fourth Quarter (October 1, 2000 to December 31, 2000)

Complete Tasks 4,5, and 6

CITY OF SANTA CRUZ

Amendment to the Local Coastal Program to Adopt a Resource Management Plan for Riparian and Wetland Areas within the Coastal Zone, and Clarify Related Policies and Implementing Ordinances

Budget

	Consultants	Staff
Task 1 - Prepare a Classification System		
1.1 Classification of Wetlands and Riparian Resources	\$ 15,000	\$ 9,000
Task 2 - Preparation of Resource Management Plan Elements		
2.1 Background Information/Setting	2,000	2,500
2.2 Potential Impacts to Riparian Areas and Surface Waters	15,000	5,000
2.3 Mitigation Measures	4,000	3,000
2.4 Conditioning Projects and Construction Phase	18,000	9,000
Task 3 - Environmental Review		
3.1 Conduct CEQA Review	20,000	11,000
3.2 Prepare CEQA Findings	3,000	3,500
Task 4 - Public Review and Public Hearings		
4.1 Conduct Public Review and Hearings	6,000	15,000
Task 5 - LCP Amendment Package		
5.1 Prepare LCP Amendment Submittal Package	1,500	5,500
Task 6 - Final Plan		
6.1 Prepare a Final Adopted Plan	500	1,500
TOTAL	\$ 85,000	\$ 65,000

August 2, 1999

LCP Grant Application FY 1999/2000 Submittal Summary

Name of Applicant: City of Santa Cruz

Project Director: Eileen P. Fogarty Title: Director of Planning

Address: 809 Center Street, Room 206
Santa Cruz, CA 95060

Phone: (831) 420-5103 Fax: (831) 420-5101 Email: _____

Fiscal Officer: David Culver Title: Finance Director

Address: 809 Center Street, Room 107
Santa Cruz, CA 95060

Phone: (831) 420-5055 Fax: (831) 420-5051 Email: _____

Title of Proposed LCP Work: Amendment to the City's Local Coastal Program to
Adopt a Resource Management Plan for the Riparian and Wetland Areas within the
Coastal Zone.

Total Cost of Proposed Program: \$ 150,000

Months Required to Complete Work Program:

For Period Beginning on 12 / 01 / 99 and ending on 12 / 31 / 00

Grant amount requested: \$100,000 (66 % of Proposed Program)

Authorized Official: Eileen P. Fogarty

Title: Director of Planning Signature:  Date: 9/13/99

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: City of Santa Cruz

Address: 809 Center St., Room 206

Santa Cruz, CA 95060

Project Title: Amendment to the City's Local Coastal Program to Adopt a
Resource Management Plan for the Riparian and Wetland Areas
within the Coastal Zone.

Grant Amount Requested: \$100,000 Grant Period: 12/1/99-12/31/00

Current Grant Request:*

Personal Services

Classifications and Rates	<u>790</u>	<u>\$81.50/hr.</u>	% <u> </u>
(itemize, use separate sheets if needed)		\$ <u> </u>	% <u> </u>

Salary and Wages	<u>65,000</u>
Benefits	<u> </u>

Total Personal Services \$ 85,000

Operating Expenses

Travel	<u> </u>
Professional and Consulting Services	<u> </u>
Overhead Costs	<u> </u>
Other (itemize, use separate sheet if needed)	<u> </u>
Office supplies	<u> </u>
Postage	<u> </u>
Printing	<u> </u>

Total Operating Expenses \$

Total Budget \$ 150,000

* Please round off all budget amounts to nearest dollar

PART A. PERIODIC REVIEW - COUNTY PARTICIPATION

WORK PROGRAM

Purpose: Participate in the Coastal Commission initiated Periodic Review and coordinate work plans throughout the process. Provide baseline information on permit, enforcement and plan amendment activity. Respond to the findings of the Coastal Commission in terms of issue areas, scope, and accuracy of information. County participation in Periodic Review provides for and encourages public participation at each step in the process. Emphasis is on avoiding duplication of efforts, agency coordination, and public participation. Where appropriate, some results will be mapped in Geographical Information System (GIS) format that will be shared with the Coastal Commission and others. Products will also be in the form of data bases, statistical analysis, issues papers and special reports, including drafts for public review.

Task 1 - Agency coordination and baseline technical updates

Objective: The initial phase has two important parts:

First, establish a mutually agreeable workscope and timetable with Coastal Commission and County staff to coordinate work and public outreach, while avoiding duplication of efforts. The result will be in the form of a memo of understanding (MOU) to provide organization and agreement on responsibilities, and flexibility to respond to new information or issues.

Second, to provide Coastal Commission staff with existing data on coastal development permit activity, appeals, enforcement, plan amendments, special information on coastal access and seawalls. Provide resource and public service data from the county Resource Management System (RMS). Emphasis is on changed conditions during the 10 years since the LCP was certified, and new information for demographics, buildout, and public service and resource availability from the RMS.

1.1 Agency Coordination. Coastal Commission and County coordination of work plans, time line and memo of understanding (MOU) between the County Director of Planning and Building and the Executive Director of the California Coastal Commission.

1.2 Program Start-Up. Advise the Coastal Commission, Board of Supervisors and (5) County community advisory councils and public of the start-up of periodic review process and seek input on work scope.

1.3 Information Exchange. Based on the Memo of Understanding in Task 1:1, the County will provide to the Coastal Commission the following from existing information:

A. Permit Activity. Provide baseline data for coastal development permit activity, enforcement cases, appeals, plan amendments, coastal access dedications, emergency permits, seawalls and other relevant information.

B. Changed Conditions - Land Use & Population. Provide technical updates of land use, demographic data and buildout analysis.

C. Changed Conditions - Resources. Provide technical updates of circulation, public service and resource availability from the County Resource Management System.

1.4 Products: Memo of understanding (MOU), report of Advisory Council workscope issues, summary reports for above tasks, and mapping in GIS format where appropriate.

Task 2 - Data Analysis and Issue Identification

Objective: *The County will respond to Coastal Commission analysis of data provided in Task 1, including conclusions from the data collection, trend analysis, and preliminary issues identification. This task will identify apparent data gaps and possible actions to fill them, provide analysis of development and resource availability trends, and identify relationships to coastal resources. According to the MOU, the results may be expressed in reports, issues papers and GIS mapping.*

2.1 Filling data gaps. Review data to verify accuracy needed to adequately address issues, including how to best fill any data gaps (including consideration of needed funding).

2.2 Issues regarding permits, appeals and enforcement. Respond to Coastal Commission analysis of data, discuss alternatives, and participate in defining conclusions.

2.3 Issues regarding coastal access and seawalls. Respond to Coastal Commission analysis of data, discuss alternatives, and participate in defining conclusions.

2.4 Issues regarding LCP amendments and updates. Respond to Coastal Commission analysis of data, discuss alternatives, and participate in defining conclusions.

2.5 Issues regarding resource management, and status of coastal resources. Respond to Coastal Commission analysis of data, discuss alternatives, and participate in defining conclusions.

2.6 Products: County to respond to preliminary analysis and conclusions in a summary report, including GIS format where appropriate.

Task 3 - Agency and Public Participation (This task may be reversed with task 4)

Objective: *To present preliminary data analysis and conclusions relating to development trends and coastal resource protection. Provide periodic updates to affected agencies and public.*

3.1 Advisory Council program coordination. Conduct a series of (5) meetings, to present data, findings and conclusions to community advisory councils. Provide sufficient time for groups to review prior to meetings.

3.2 Progress reports. County staff to provide a progress report to the Board of Supervisors and Advisory Councils on status of the Periodic Review Program, including responses to Coastal Commission.

3.3 Response to Coastal Commission recommendations. The Board of Supervisors will review Coastal Commission recommendations and prepare a response for transmittal back to the Commission.

Task 4 - Evaluating Resource Impacts

Objective: After the baseline data is collected, analyzed, and preliminary conclusions reached by the Coastal Commission, the County and community will participate with the Coastal Commission in identifying key questions needed to clarify the nature of problems, evaluate possible causes of impacts, and possible corrective actions.

4.1 Review LCP and Coastal Act issues. The County will respond to Coastal Commission preliminary analysis and conclusions in a summary report.

4.2 Review key question analysis. The County will respond to Coastal Commission preliminary analysis of key questions and conclusions in a summary report.

4.3 Review causes of impacts. The County will respond to Coastal Commission preliminary analysis of causes of problems and conclusions in a summary report.

4.4 Procedural analysis of how LCP policies are being implemented. The County will respond to Coastal Commission preliminary analysis of causes of problems and conclusions in a summary report.

4.5 Developing policy, procedural and other recommendations to address effectiveness of LCP. The County will participate with the Coastal Commission in the preliminary analysis of issues and conclusions, including County proposed alternatives, in a summary report.

4.6 Other products: Attend and facilitate the meetings according to memo of understanding, publish and distribute documents for public review.

Task 5 - Implementation

Objective: *Develop final recommendations for review by the public, County and the Coastal Commission according to the memo of understanding.*

5.1 Develop response to final recommendations. The County will publish it's response to Coastal Commission recommendations for public review.

5.2 Public participation. The County will provide copies of the County response to Advisory Councils for comments.

5.3 Final recommendations. The County will participate with the Coastal Commission in presenting recommendations, community comments, and County response to the Board of Supervisors.

5.4 Action plan. The County will participate with the Coastal Commission in developing an action plan to implement agreed-upon changes to procedures, policies, or amendments to the LCP.

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PART A. PERIODIC REVIEW - COUNTY PARTICIPATION

QUARTERLY WORK PRODUCTS & MEETINGS

WORK PRODUCTS & MEETINGS - PERIODIC REVIEW			
	TASK & PHASE	PRODUCTS	MEETINGS & (NUMBER)
FIRST QUARTER (JAN to MAR 2000)			
	1.1	Agency coordination & MOU	Grant/Program Coordination with Coastal Commission staff (5)
	1.2	Program Start-Up	(BOS - 1) (Advisory Council - 5)
	1.3	Information exchange	(CCC staff - 4)
	1.4	Products	(CCC staff - 2)
	3.1	Advisory Councils 3-month status	(Advisory Council -5)
	3.2	Board of Supervisors 3-month status	(BOS -1)
			Quarterly Expenditure \$20,000
SECOND QUARTER (APR to JUNE 2000)			
	2.1	Fill data gaps	(CCC staff - 1)
	2.2	Issues: Permits, appeals, enf	(CCC staff - 3)
	2.3	Issues: coastal access & seawalls	(CCC staff - 3)
	2.4	Issues: LCP amendments	(CCC staff - 1)
	2.5	Issues: Resource Management	(CCC staff - 3)
	2.6	Products	(CCC staff - 2)
	3.1	Advisory Councils 6-month status & Discussion of issues	(Advisory Council -5)
	3.2	Board of Supervisors 6-month status & Discussion of issues	(BOS - 2)
			Quarterly Expenditure \$20,000

WORK PRODUCTS & MEETINGS - PERIODIC REVIEW			
TASK & PHASE	PRODUCTS	MEETINGS & (NUMBER)	
THIRD QUARTER (JULY to SEPT 2000)			
4.1	LCP & Coastal Act Issues	(CCC staff - 2)	-
4.2	Review key questions	(CCC staff - 2)	
4.3	Causes of Impacts	(CCC staff - 2)	
4.4	Review Policy Implementation	(CCC staff - 3)	
4.5	Developing procedural recommendations	(CCC staff - 3)	
4.6	Products	(CCC staff - 1)	
3.1	Advisory Councils 9-month status & discussion of CCC findings	(Advisory Council -5)	
3.2	Board of Supervisors 9-month status & discussion of CCC findings	(BOS -2)	
		Quarterly Expenditure \$20,000	
FOURTH QUARTER (OCT to DEC 2000)			
5.1	Response to CCC final recommendation	(CCC staff - 3)	
5.2	Public participation (copies, notice)		
5.3	Final recommendations	(CCC staff - 3)	
5.4	Action Plan	(CCC staff - 3)(Advisory Council -5)(BOS -2)	
3.1	Advisory Councils final report & action plan	(Advisory Council -5)	
3.2	Board of Supervisors final report & action plan	(BOS -2)	
		Quarterly Expenditure \$20,000	
Result	Final Report & Action Plan		

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PART A. PERIODIC REVIEW - COUNTY PARTICIPATION

BUDGET

BUDGET - PERIODIC REVIEW -COUNTY PARTICIPATION					
Task	Description	Consultant	County	County GIS mapping	
Task 1 - Agency Coordination & Technical Updates					
1.1	Coordination & (MOU)		\$1,500		
1.2	Program start up		\$750		
1.3	Information exchange		\$3,500		
1.3.A	Permit activity		\$2,500		
1.3.B	Changes: land use, pop		\$2,500		
1.3.C	Changes: resources		\$3,500		
1.4	Products & GIS Mapping			\$1,500	
				Subtotal	\$15,750
Task 2 - Assessing Resource Impacts & Analysis					
2.1	Filling data gaps		\$1,500	\$1,500	
2.2	Issues: permits, appeals, enf		\$2,500		
2.3	Issues: coastal access & sea walls		\$3,500	\$1,250	
2.4	Issues: LCP amendments		\$1,500		
2.5	Issues: resources		\$3,500		
2.6	Products (inc GIS data sharing)			\$2,500	
				Subtotal	\$17,750

BUDGET - PERIODIC REVIEW -COUNTY PARTICIPATION					
Task	Description	Consultant	County	County GIS mapping	
Task 3 - Agency & Public Participation (may be reversed with Task 4)					-
3.1	Community Adv Council		\$3,500		
3.2	Progress Reporting		\$2,500		
3.3	Review of CCC Recommendations		\$2,500		
				Subtotal	\$8,500
Task 4 - Assessing Resource Impacts					
4-1	Rev LCP & Coastal Act Issues		\$2,500		
4-2	Review key questions		\$2,500		
4-3	Review causes of impacts		\$2,500		
4-4	Review of evaluation of policy implementation		\$3,000		
4-5	Alternatives development		\$3,500		
4.6	Other Products			\$1,500	
				Subtotal	\$15,500
Task 5 - Organizing & Implementing Recommendations					
5.1	Response to CCC final recommendations		\$6,500		
5.2	Public Participation		\$3,500		
5.3	Final recommendations		\$5,000		
5.4	Action plan		\$5,500	\$2,000	
				Subtotal	\$22,500
				Grand Total	\$80,000
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California Coastal Commission
 45 Fremont Street, Suite 200
 San Francisco, CA 94105
 (415) 905-5200
 fax (415) 905-5400

August 2, 1999

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: County of San Luis Obispo, Department of Planning & Building

Address: County of San Luis Obispo, Department of Planning and Building,

County Government Center, San Luis Obispo, Calif. 93408

Project Title: Periodic Review & Comprehensive Update to North Coast Area Plan

Grant Amount Requested: \$160,000.00 Grant Period: 1/1/2000 to 12/31/2000

Current Grant Request: Part 1

Periodic Review - Grant Budget Allocation Summary						
		Hours	Rate	Percent	Amount	Comment
A	Personal Services					
1	Planning Director	60	\$54.22	4%	\$3,253	
2	Assistant Director	80	\$46.95	5%	\$3,756	
3	Principal Planner	120	\$39.12	7%	\$4,694	
4	Sup Senior Planner	240	\$35.52	15%	\$8,525	
5	Assistant Planner	240	\$20.47	15%	\$4,913	
6	Mapping Technician	240	\$17.96	15%	\$4,310	
7	Enforcement Officer	80	\$29.24	5%	\$2,339	
	Total Hours	1060				
	Total Salary & Wages				\$31,791	
	Benefits				\$10,332	
	TOTAL PERSONAL SERVICES				\$42,123	
B	Operating Expenses					
1	Travel				\$5,250	
2	Consulting Services				\$0	
3	Indirect Overhead Cost				\$24,314	
4	Office Supplies				\$1,550	
5	Printing				\$3,500	
6	Postage				\$3,250	
	TOTAL OPERATING EXPENSES				\$37,864	
C	TOTAL BUDGET for Periodic Review				\$79,986	

* Please round off all budget amounts to nearest dollar

PART B. COMPREHENSIVE UPDATE OF THE NORTH COAST AREA PLAN

WORK PROGRAM

Purpose: Update the North Coast Area Plan consistent with the policies of the California Coastal Act, utilizing the work done as part of the previous proposed North Coast Area Plan Update reviewed by the California Coastal Commission in 1998, and for which findings and recommended modifications were adopted by the Commission, with an emphasis on changed conditions and new information. Respond to the findings of the Coastal Commission regarding, project scope, accuracy of information and issue areas. The program provides for and encourages public participation at each step in the process where appropriate. Some results will be mapped in Geographical Information System (GIS) format that will be shared with the Coastal Commission and others. Other products will be in the form of new special reports, and the Public Review Draft Plan. The work is intended to be sufficient to produce a Public Hearing Draft Plan. According to grant requirements, the County match will be at a minimum 1:1 ratio.

Task 1 - Technical Updates

Objective: To update the area plan to reflect changed conditions and new information for demographics, buildout, and public service and resource availability.

- 1.1 Technical updates of land use, demographic data and buildout analysis.
- 1.2 Update of circulation, public service and resource availability.
- 1.3 Products: Develop new buildout estimates, revise chapters on population, resources, and circulation.

Task 2 - Response to prior Coastal Commission Findings

Objective: To respond to the findings adopted by the Coastal Commission on January 15, 1998 relating to changed conditions and new information. This task will fill data gaps and improve the scope and accuracy of coastal resource identification. The results will be expressed in reports and GIS mapping where appropriate, including the following topic areas:

- 2.1 Environmentally Sensitive Habitats. Review existing types and location of ESH's, and map in a GIS format.
- 2.2 Archaeology. Identify significant resources, develop generalized 'sensitive areas', and map in GIS format.
- 2.3 Critical Viewsheds. Conduct a visual analysis to identify visible areas from Highway One and Highway 46, develop policies and standards for development, map in GIS format.

2.4 Coastal Access. Update and map access inventory, develop a comprehensive plan and policy approach, including identification of potential sites for new access. Map in GIS format.

2.5 Other Issues. Respond to data gaps identified by the Coastal Commission findings (example: Cambria flooding and Highway One passing lane/widening issues) or identified as a result of the public information phase.

2.6 Products: Prepare draft plan chapters to provide programs, policies, and development standards in response to Coastal Commission findings and new information developed above. Revise land use category maps to reflect new data.

Task 3 - Agency and Public Participation (This task may reversed with task 4)

***Objective:** To provide for and facilitate public participation for agencies, community Advisory Councils, public groups and individuals, in addition to customary public review and hearing processes. It also includes the use of a professional facilitator where needed during issue identification, development of plan alternatives, and public hearing processes.*

3.1 Program coordination. County and Coastal Commission staff agree on a modified work program to incorporate tasks covered by this grant in a series of up to meetings.

3.2 Community Advisory Council review. Conduct a series of up to 12 meetings with the North Coast Advisory Council to review issues and proposed solutions, including plan alternatives, and document the results.

3.3 Issues identification and resolution. Conduct up to 6 public meetings, and document the results.

3.4 Conflict Resolution. Where applicable, the County will use a professional facilitator to aid in issue identification and resolution, development of plan alternatives, in a series of up to 6 public meetings.

3.5 Products: Organize, attend and facilitate the above meetings. Document, publish and distribute findings resulting from the public meetings.

Task 4 - Plan Alternatives

***Objective:** Develop plan alternatives responding to new information and issues identification for the following topics:*

4.1 Community growth and quality of life issues.

4.2 Resources availability.

4.3 Major new development and tourism.

4.4 Products: Document, publish and distribute proposed plan alternatives with the release of the public review draft plan.

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PART B. COMPREHENSIVE UPDATE OF THE NORTH COAST AREA PLAN

QUARTERLY WORK PRODUCTS & MEETINGS

WORK PRODUCTS & MEETINGS - NORTH COAST UPDATE			
	TASK & PHASE	PRODUCTS	MEETINGS & (NUMBER)
FIRST QUARTER (JAN to MAR 2000)			
	1.1	Revised population & land use data report	
	1.2&3	Revised services & circulation report	
	3.1		Grant/Program Coordination with Coastal Commission staff (2)
	3.1		Update North Coast Advisory Council(NCAC)(1)
			Quarterly Expenditure \$15,000
SECOND QUARTER (APR to JUNE 2000)			
	2.1	ESH identification & GIS mapping	
	2.2	Archaeological ID & GIS mapping	
	2.3	Map Critical Viewshed and develop policy	
	3.1		Update North Coast Advisory Council(NCAC)(1) & CCC Staff (1)
			Quarterly Expenditure \$25,000
THIRD QUARTER (JULY to SEPT 2000)			
	2.4	Develop and map Coastal Access	
	3.1	NCAC Issues development report	North Coast Advisory Council (8)
	3.2	Agency & stakeholder issues report	Stakeholders (3-6)
	3.3	Issues ID & resolution report	Facilitated consensus process (4-6)
	3.4	Final issues papers	
			Quarterly Expenditure \$25,000

WORK PRODUCTS & MEETINGS - NORTH COAST UPDATE			
	TASK & PHASE	PRODUCTS	MEETINGS & (NUMBER)
	FOURTH QUARTER (OCT to DEC 2000)		-
	4.1	Community Growth Alternatives study	(Included in NCAC issues phase)
	4.2	Resource Availability	
	4.3	Major Development & Tourism	
	4.4	Products	
			Quarterly Expenditure \$15,000
	Result	Public Hearing Draft Plan/Alternatives	

PART B.COMPREHENSIVE UPDATE OF THE NORTH COAST AREA PLAN

BUDGET

BUDGET - UPDATE OF THE NORTH COAST AREA PLAN					
Task	Description	Consultant	County	County GIS mapping	
Task 1 - Technical Updates					
1.1	Land Use, Pop, Buildout		\$3,000		
1.2	Resources & Circulation		\$3,000		
1.3	Products		\$1,000	\$500.00	
				Subtotal	\$7,500
Task 2 - Response to CCC Findings					
2.1	Env Sensitive Habitat Map		\$3,000	\$3,500	
2.1	Archaeology Mapping		\$2,500	\$2,500	
2.3	Critical Viewsheds Hwy 1 & 46		\$7,000	\$3,500	
2.4	Coastal Access		\$7,500	\$2,500	
2.5	Misc CCC findings		\$2,000		
2.6	Products (GIS data sharing)			\$1,500	
				Subtotal	\$35,500
Task 3 - Public Participation (This task may be reversed w task4)					
3.1	Initial coordination		\$1,500		
3.2	Community Adv Council		\$3,500		
3.3	Issues ID & Development		\$2,500		
3.4	Conflict Resolution	\$12,000	\$2,500		
3.5	Products (Publish results)		\$1,500	\$1,500	
				Subtotal	\$25,000

BUDGET - UPDATE OF THE NORTH COAST AREA PLAN					
Task	Description	Consultant	County	County GIS mapping	
Task 4 - Plan Alternatives					
4-1	Community growth issues		\$3,000		
4-2	Resource availability		\$2,500		
4-2	Major Developments/Tourism		\$2,500		
4-4	Products		\$1,500	\$2,500	
				Subtotal	\$12,000
				Grand Total	\$80,000

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Current Grant Request: Part 2

North Coast Area Plan Update - Grant Budget Allocation Summary						
		Hours	Rate	Percent	Amount	Comment
A	Personal Services					
1	Planning Director	40	\$54.22	2%	\$2,169	
2	Assistant Director	40	\$46.95	2%	\$1,878	
3	Principal Planner	40	\$39.12	2%	\$1,565	
4	Senior Planner	320	\$32.31	20%	\$10,339	
5	Assistant Planner	130	\$20.47	8%	\$2,661	
6	Mapping Technician	310	\$17.96	19%	\$5,568	
	Total Hours:	880				
	Total Salary & Wages				\$24,180	
	Benefits				\$7,858	
	TOTAL PERSONAL SERVICES				\$32,038	
B	Operating Expenses					
1	Travel				\$5,000	
2	Consulting Services				\$12,000	Facilitator
3	Indirect Overhead Cost				\$18,492	
4	Office Supplies				\$4,470	Inc visual 3-D software
5	Printing				\$5,500	
6	Postage				\$2,500	
	TOTAL OPERATING EXPENSES				\$47,962	
C	TOTAL BUDGET for NC				\$80,000	County match is 1:1

* Please round off all budget amounts to nearest dollar
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County of Santa Barbara Planning and Development

John Patton, Director

October 12, 1999

RECEIVED
OCT 18 1999

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219
ATTN: Bill Van Beckum
Via Fax (415) 904-5400

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Van Beckum

Santa Barbara County Comprehensive Planning Division would like to re-submit the budget materials for the Ellwood Beach-Santa Barbara Shores Specific Plan application for funding from the California Coastal Commission's 1999/2000 Local Coastal Program Planning Grants. As you advised, we have eliminated all costs associated with environmental review procedures from the Local Coastal Program Planning Grant contribution. Thus, the LCP funding request has been reduced by \$11,028, from \$35,000 down to \$23,972. The work plan has been adjusted so that the County will fund the Environmental Impact Report process.

We appreciate this opportunity to adjust our application, as Ellwood Beach-Santa Barbara Shores Specific Plan is a critical component of the County's Local Coastal Program.

If you have any further recommendations, please do not hesitate to call.

Sincerely,

Elihu M. Gevirtz
Grants Program Manager

Cc: Dan Gira
Alan Hanson
Patty Miller

EXHIBIT NO. A.4
APPLICATION NO.
Santa Barbara County (C)
Pg. 1 of 17

Projected Quarterly Status

Provided we receive the LCP grant funding, County staff will send the Coastal Commission quarterly progress reports summarizing work completed to date and projected work efforts and expenditures for the next quarter. Following is the projected milestones and quarterly expenditures for the LCP grant funds.

1st Quarter, January 1, 2000 – March 31, 2000

Work Product Milestones

- Draft Specific Plan
- Draft LCP Amendments

Projected Quarterly Expenditures: \$ 7,000

2nd Quarter, April 1, 2000 – June 30, 2000

Work Product Milestones

- Planning Commission Staff Report
- Board of Supervisors Report and Planning Commission Transmittal

Projected Quarterly Expenditures: \$ 10,500

3rd Quarter, July 1, 2000 – September 30, 2000

Work Product Milestones

- CCC transmittal of Board of Supervisors Action on Project Findings
- Specific Plan and Goleta Community Plan Amendments

Projected Quarterly Expenditures: \$ 3,000

4th Quarter, October 1, 2000 – December 31, 2000

Work Product Milestones

- CCC Hearings
- Board of Supervisors Hearings on CCC Action

Projected Quarterly Expenditures: \$3,472

Total Expenditures \$23,972

GRANT WORKSHEET

Grant Name:	Ellwood Beach - Santa Barbara Shores Specific Plan
Prepared by & Date:	Mary Jean Manning, October 12, 1999

Line Item	LCP Grant	S. B. County Match	CREF Grant	AB-1431 Conversion	Total Hours	Hourly Rates*	Total Dollars
Estimated P&D Staff Hours							
Personnel							
Account Clerk	8	2.5	2.5	2.5	15.5	\$22.90	\$355
Accountant	8	5	5	5	23	\$35.13	\$808
Clerical	8	5	5	5	23	\$20.58	\$473
Deputy	10				10	\$53.63	\$536
Graphics	20	10	10	10	50	\$29.32	\$1,466
Planner I/II	35				35	\$30.13	\$1,055
Planner III	271	140	175	140	726	\$38.55	\$27,987
Supv. Planning	131	60	75	60	326	\$43.52	\$14,188
Other							\$0
Total Staff Hours	491.0	222.5	272.5	222.5	1,209		\$46,868
Overhead on Staff Hours	5,017	2,286	2,816	2,286			\$12,406
Total Staff Costs	\$23,972	\$10,923	\$13,455	\$10,923			\$59,274
Estimated \$ Costs							
Contractual	\$0	\$23,077	\$36,545	\$64,121			\$123,742
a.		\$6,000					\$6,000
b.							\$0
c.							\$0
Other Agencies							\$0
Travel							
Workshops							\$0
Travel/Training							\$0
Motor Pool							\$0
Total Travel							\$0
Equipment							\$0
Supplies							\$0
Notices/Publications							\$0
Printing, supplies							\$0
Construction							\$0
Other							\$0
TOTAL	\$23,972	\$40,000	\$50,000	\$75,044	1,209		\$189,016

* Includes Indirect Costs

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SEP 13 1999

COASTAL COMMISSION

***CALIFORNIA COASTAL COMMISSION
LOCAL COASTAL PROGRAM PLANNING GRANT***

ELLWOOD BEACH – SANTA BARBARA SHORES SPECIFIC PLAN



***County of Santa Barbara
Planning & Development***

September 13, 1999

LCP Grant Application FY 1999/2000
Submittal Summary

Name of Applicant: County of Santa Barbara,
Planning and Development Department – Comprehensive
Planning Division

Project Director: Patricia S. Miller
Title: Supervising Planner, Development Review Division
Address: 123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-
Fax: (805) 568-2030
Email: Miller@co.santa-barbara.ca.us

Fiscal Officer: Betsy Blaine
Title: Business Manager
Address: 123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2065
Fax: (805) 568-2030
Email: betsy@co.santa-barbara.ca.us

Title of Proposed LCP Work: ELLWOOD BEACH – SANTA BARBARA
SHORES SPECIFIC PLAN

Total Cost of Proposed Program: \$200,000

Months Required to Complete Work Program: 12 months

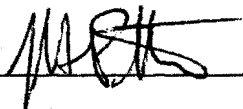
For Period Beginning on 01/01/00 and ending on 01/01/01.

Grant amount requested: \$35,000 (17.5% of Proposed Program)

Authorized Official: John Patton

Title: Director

Signature: _____



Date: 7/13/29

LCP Grant Application 1999
Grant Budget Allocation Summary

Grant Applicant: County of Santa Barbara,
Planning and Development Department -- Energy Division

Address: 123 E. Anapamu Street
Santa Barbara, CA 93101

Project Title: ELLWOOD BEACH - SANTA BARBARA SHORES SPECIFIC PLAN

Grant Amount Requested: \$35,000 Grant Period: 01/01/00 - 01/01/01

Current Grant Request:*

Personal Services

Classifications and Rates	_____	\$ _____	% _____
(itemize, use separate sheets if needed)	_____	\$ _____	% _____

Salary and Wages _____
Benefits _____

Total Personal Services \$14,643

Operating Expenses

Travel _____

Professional and Consulting Services \$20,357

Overhead Costs (included in consultant services costs)

Other (itemize, use separate sheet if needed) _____

Office supplies _____

Postage _____

Printing _____

Total Operating Expenses \$ _____

Total Budget \$ 35,000

* Please see the attached itemized budget for further detail.

SANTA BARBARA COUNTY LOCAL COASTAL PROGRAM PLANNING GRANT

ELLWOOD BEACH – SANTA BARBARA SHORES SPECIFIC PLAN AMENDMENTS

PROPOSAL AND OBJECTIVE

Santa Barbara County seeks matching funds in the amount of fifty thousand dollars (\$50,000) to support processing of amendments to the County's Local Coastal Plan and the Santa Barbara Shores – Ellwood Beach Specific Plan.

PROJECT BACKGROUND

In June 1994, the California Coastal Commission certified the Goleta Community Plan as part of the County's Local Coastal Plan. Land Use Development Standard GV-3 of this Coastal Land Use Plan requires that a Specific Plan be prepared for the entire 255 acre Ellwood Beach – Santa Barbara Shores site prior to County's acceptance of any applications for development. A Specific Plan for the site including the development of up to 162 homes was approved in 1995. This Specific Plan includes a development envelope that encroaches into the Environmentally Sensitive Habitat ("ESH") area of the Monarch Point Reserve native grassland and vernal pool complex located in the eastern portion of the specific plan area. A developer proposed multi-purpose athletic field complex (10 fields), a gymnasium/swimming pool/tennis complex, family picnic area, equestrian facility, fire station and parking lot on the Santa Barbara Shores County Park property (located in the western portion of the specific plan area) were also incorporated into the 1995 Specific Plan.

The 1995 Specific Plan was challenged by Save Ellwood Shores and the League for Coastal Protection for consistency with the resources protection policies of the Coastal Act on the Ellwood Beach property of the specific plan area. In response to that litigation, the County, Santa Barbara Development Partnership, Save Ellwood Shores, and the League for Coastal Protection entered into a settlement agreement that initiated processing of a new specific plan for the Ellwood Beach – Santa Barbara Shores area known as the 1997 Specific Plan. No changes were proposed to the Santa Barbara Shores park property.

In April of 1998 the Coastal Commission approved the 1997 Specific Plan subject to a number of suggested modifications. The Plan, with the suggested modifications, was then returned to the Board of Supervisors for its consideration. While approval of the modifications to the 1997 Specific Plan were pending before the Board, the Court of Appeal decided Bolsa Chica Land Trust v. Superior Court, which affirmed development limitations within environmentally sensitive habitat areas in the coastal zone. In response to the Coastal Commission's suggested modifications and the Bolsa Chica decision, the Board initiated new amendments to the County's Local Coastal Plan and the Specific Plan on June 15th of this year. These new amendments to the LCP and Specific Plan also

include changes to the Santa Barbara Shores County Park component of the Specific Plan as outlined under the current Park Master Plan for the property.

PROJECT DESCRIPTION

The project is located on the Ellwood Mesa, one of only two remaining undeveloped mesas along the coast within the urban area of Goleta (Attachment 1, Figure 1). The area covered by the Specific Plan encompasses approximately 255 acres including the 135 acre Monarch Point Reserve project site owned by Santa Barbara Development Partnership, the one acre Ellwood Ranch property, and the 119 acre County Park property at Santa Barbara Shores (Attachment 1, Figure 2). This coastal mesa is one of the premier ecological sites in Southern California, with the Monarch Point Reserve property supporting a large and diverse complex of 18 vernal pools, approximately 30 acres of native grassland supporting a remarkably unique diversity of at least five native grass species, and over 100 acres of foraging areas for white-tailed kites, harriers and other rare birds of prey. The Specific Plan area also comprises a major portion of the Devereux Creek watershed just upstream of the Devereux Slough and includes the largest Monarch Butterfly aggregation site in Santa Barbara County with more than 100,000 butterflies returning every winter.

The project would consist of processing amendments to the Santa Barbara Shores - Ellwood Beach Specific Plan including modified land uses, densities, access, and development envelopes on the Santa Barbara Shores and Monarch Point Reserve portions of the specific plan area. The 1999 Specific Plan would be based on the 1995 Plan, modified by the initiated Park Master Plan on the County property, new residential development requirements on the privately-owned property, and would incorporate many of the suggested modifications made by the California Coastal Commission to the 1997 Plan. A primary purpose of the amendments would be to remove the potential for inconsistent development within environmentally sensitive habitat areas and minimize impacts within associated buffer areas. The project would include processing of the amendments through adoption by the County Board of Supervisors and certification by the California Coastal Commission.

Criteria for Receipt of LCP Grant Funds

1. *The level of pre-certification permit workload or post-certification appeals generated by the jurisdiction is substantial.*

Development of the Ellwood Beach – Santa Barbara Shores property has been the subject of controversy in the community for over ten years. Litigation is pending against the Board of Supervisors and Coastal Commission over their respective actions to approve the 1995 Ellwood Beach – Santa Barbara Shores Specific Plan. Urban Creeks Council and Santa Barbara Shores Homeowners Association appealed applications for a vesting tentative tract map and development plan, which were processed concurrently with the 1997 Plan amendments. Thus, this project has generated a substantial level of post-certification appeals. The current dispute over the existing specific plan and environmental studies upon which it was based could be resolved with the processing and adoption of updated LCP amendments for this project.

2. *The willingness of local government to assume local coastal development permit processing responsibility. Alternatively, in the case of certified LCPs, the willingness of local government to substantially update one or more LCP components, with special consideration given to policy components addressing: nonpoint pollution control; public access; wetland and environmentally sensitive habitat; urban-rural boundaries; coastal hazards and protection of agricultural land.*

Santa Barbara County will be substantially updating several components of the LCP via the Specific Plan and Goleta Community Plan amendments. Particular consideration will be given to the policy components addressing coastal access and public use and environmentally sensitive habitats. The Coastal Access and Public Use element will be updated based on the Coastal Commission's suggested modifications. A number of issues will be addressed as part of the LCP amendments, some of which relate to the Coastal Commission's suggested modifications and others relate to concerns that are not directly resolved or addressed in the suggested modifications. For example, protection of environmental resources while maximizing public access is an action that must be reconciled within the Specific Plan area. The California Coastal Commission suggested limiting trails within the eucalyptus grove to pedestrian use only, which is in direct conflict with Goleta Community Plan policy PRT-GV-10 which states that all trails dedicated to the County shall be multi-use. If warranted by the analysis, the ramifications of amending Goleta Community Plan policy PRT-GV-10 would have broad implications for the limitation of public access on County trails. Other components to be addressed include the land use element, natural resource preservation element, and site specific development standards.

3. *The opportunity to coordinate with other planning work being undertaken by the jurisdiction or the Commission, thus providing more efficient utilization of Commission staff resources, and providing the opportunity to address issues involving more than one jurisdiction.*

This project was initiated in response to the Coastal Commissions suggested modifications to the Ellwood Beach – Santa Barbara Shores Specific Plan. The proposed LCP amendments address critical natural resource and public access issues at a site with outstanding biological resources, aesthetic attributes and open space; issues that are applicable to all coastal jurisdictions in the state. Work on the project will be coordinated between the County Planning & Development and County Parks Department staffs. Work will also be coordinated with University of California at Santa Barbara especially regarding the project's links to the Devereux Slough Ecological Reserve area.

4. *An expressed willingness of local government to contribute or to obtain other matching funds at a suggested 1 to 1 ratio necessary to complete the work.*

This project has several sources of matching funds, as follows:

<u>Source</u>	<u>Match</u>
Coastal Resources Grant Program	\$75,000 (approval pending)
Santa Barbara County General Fund	\$25,000 (secured)
Santa Barbara County Parks Department	\$15,000 (secured)
CREF Grant	\$50,000 (approval pending)
 TOTAL	 \$165,000

The County's request for \$35,000 financial assistance for LCP planning is matched by up to \$165,000 in additional funds.

5. *A history of successful performance under previous LCP grants.*

Not applicable, the County has not received previous LCP grants.

6. *The local jurisdiction exhibits significant conflicts, challenges or changed conditions in coastal resources and/or public access.*

The coastal zone in Santa Barbara County has a history of controversy over its use and development. The Goleta area in particular has been the location of significant challenges and changed conditions since the Goleta Community Plan was certified as part of the County's Local Coastal Plan in 1994. The recessions of the early 1990s has been replaced by an expanding economy and a resultant upsurge in new development in 1998. Projects being developed and proposed for the coastal bluff areas are particularly controversial in the community. Significant issues of concern include public access, impacts to natural resources, coastal bluff erosion and the use of seawalls, and aesthetics.

The project area has been the subject of disputed decisions and controversy for over a decade. Issues to be examined with the LCP amendments include primary access to the property, buffer areas for Monarch butterfly habitat, protection of environmental resources while maximizing public access, minimizing visual impacts and bluff erosion all with resultant impacts to public access. Although the Monarch Point Reserve property is privately owned, this parcel has had unrestricted public access for decades. Allowing for planned development on this property will reduce and constrain this access considerably.

Work Program for Ellwood Beach – Santa Barbara Shores Specific Plan

Phase I (work that is completed or in progress leading to LCP amendments)

<u>Task</u>	<u>Schedule</u>
• Initiate new 1999 Specific Plan amendments to the Santa Barbara Shores – Ellwood Beach Specific Plan through Board of Supervisors Resolution	June 1999
• Environmental issues paper and notice of preparation	Sept 1999
• Draft SEIR/Draft Specific Plan & GCP amendments	Dec 1999 – Jan 2000
• Public Review	Jan – Feb 2000
• Final SEIR/Finalize Draft Specific Plan based on SEIR and project initiation	April – May 2000
• Planning Commission hearings for recommendation	May 2000
• Board of Supervisors hearings for adoption	June 2000

Phase II (LCP amendment component of the work program)

• 1999 Board adopted Specific Plan amendments to California Coastal Commission for LCP certification	July 2000
• Board of Supervisors adoption of new Specific Plan (If CCC suggests further modifications)	Pending CCC action

Projected Quarterly Status

Provided we receive the LCP grant funding, County staff will send the Coastal Commission quarterly progress reports summarizing work completed to date and projected work efforts and expenditures for the next quarter. Following is the projected milestones and quarterly expenditures for the LCP grant funds.

1st Quarter, January 1, 2000 – March 31, 2000

Work Product Milestones

- Draft Specific Plan and Goleta Community Plan Amendments
- Draft Supplemental EIR
- Public Hearing on the Draft SEIR
- Response to Comments Received

Projected Quarterly Expenditures: \$14,000

2nd Quarter, April 1, 2000 – June 30, 2000

Work Product Milestones

- Final SEIR
- Planning Commission Staff Report
- Board of Supervisors Report and Planning Commission Transmittal

Projected Quarterly Expenditures: \$14,000

3rd Quarter, July 1, 2000 – September 30, 2000

Work Product Milestones

- CCC transmittal of Board of Supervisors Action on Project Findings
- Specific Plan and Goleta Community Plan Amendments
- Certified Final SEIR

Projected Quarterly Expenditures: \$3,500

4th Quarter, October 1, 2000 – December 31, 2000

Work Product Milestones

- CCC Hearings
- Board of Supervisors Hearings on CCC Action

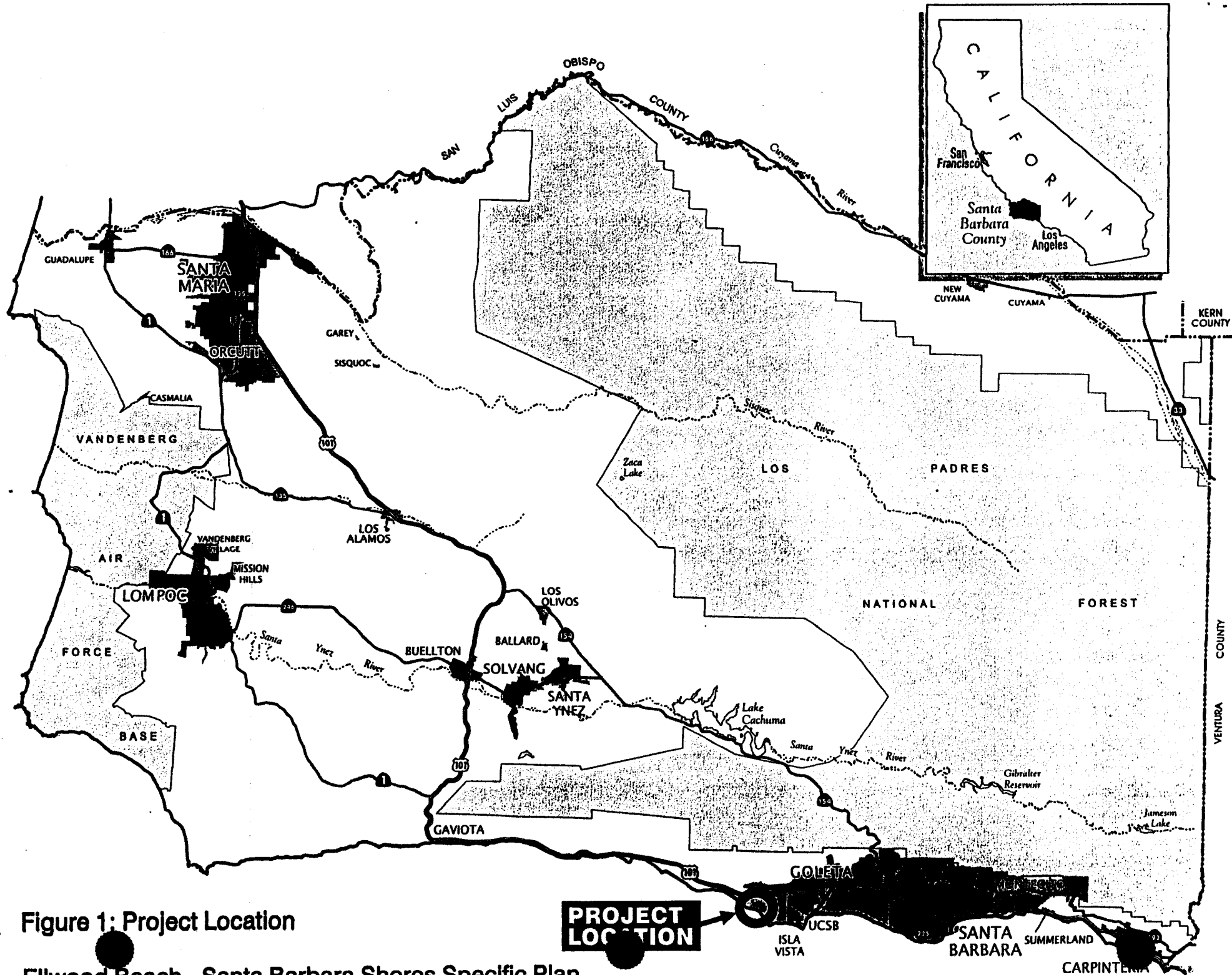
Projected Quarterly Expenditures: \$3,500

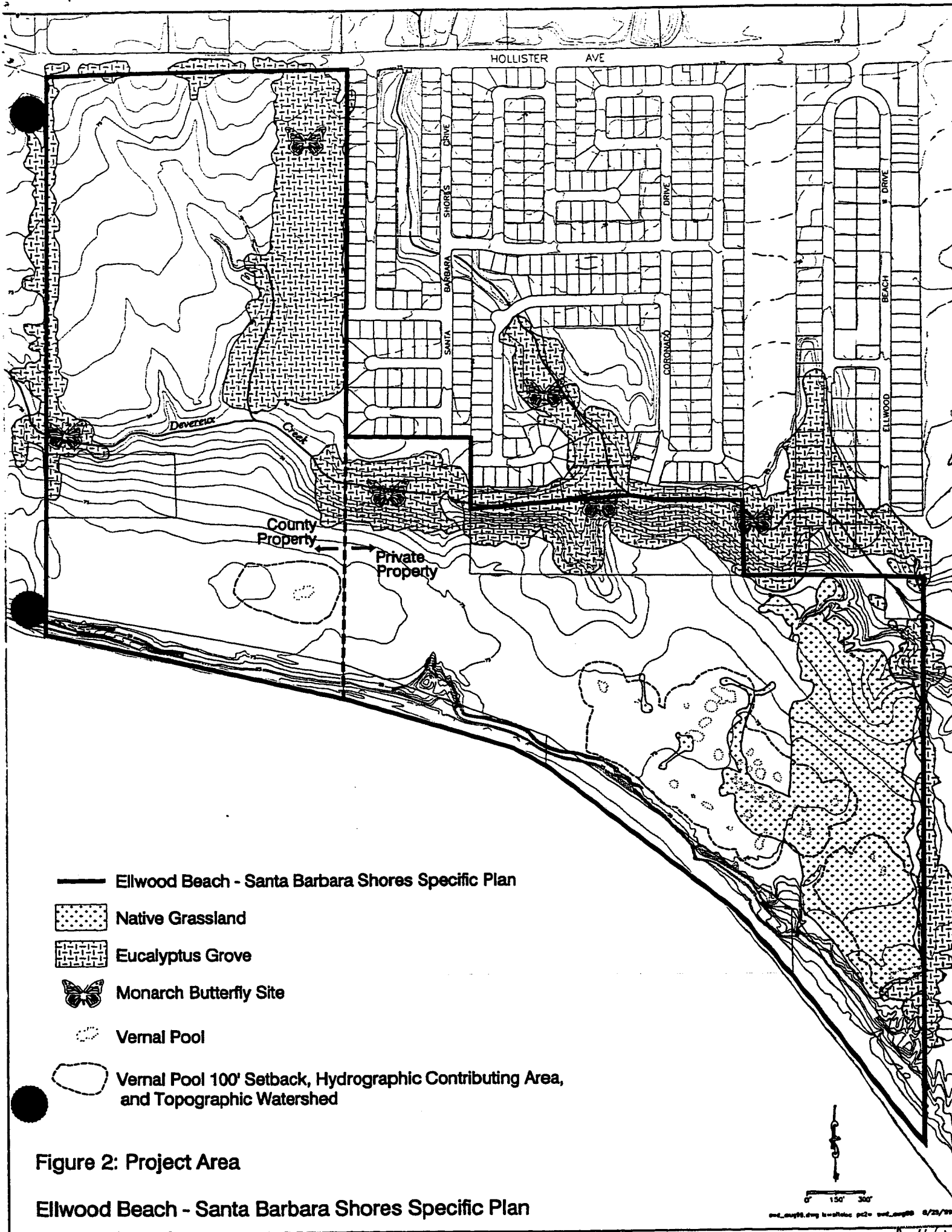
GRANT WORKSHEET

Project Name:	Ellwood Beach - Santa Barbara Shores Specific Plan
Prepared by & Date:	Alan Hanson, September 13, 1999

Line Item	LCP Grant	S. B. County Match	CREF Grant	AB-1431 Conversion	Total Hours	Hourly Rates*	Total Dollars
Estimated P&D Staff Hours							
Personnel							
Account Clerk	2.5	2.5	2.5	2.5	10	\$22.90	\$229
Accountant	5	5	5	5	20	\$35.13	\$703
Clerical	5	5	5	5	20	\$20.58	\$412
Deputy					10	\$53.63	\$536
Graphics	10	10	10	10	40	\$29.32	\$1,173
Planner I/II					10	\$30.13	\$301
Planner III	245	140	175	140	700	\$38.55	\$26,985
Supv. Planning	105	60	75	60	300	\$43.52	\$13,056
Other							\$0
Total Staff Hours	372.5	222.5	272.5	222.5	1,110		\$43,395
Overhead on Staff Hours				\$11,487			\$11,487
Total Staff Costs	\$14,643	\$8,637	\$10,639	\$20,124			\$54,044
Estimated \$ Costs							
Contractual	\$20,357	\$25,363	\$39,361	\$54,920	1,400	\$100	\$140,000
a.		\$6,000					\$6,000
b.							\$0
c.							\$0
Other Agencies							\$0
Travel							
Workshops							\$0
Travel/Training							\$0
Motor Pool							\$0
Total Travel							\$0
Equipment							\$0
Supplies							\$0
Notices/Publications							\$0
Printing, supplies							\$0
Construction							\$0
Other							\$0
TOTAL	\$35,000	\$40,000	\$50,000	\$75,044	2,510		\$200,044

* Includes Indirect Costs





— Ellwood Beach - Santa Barbara Shores Specific Plan

 Native Grassland

 Eucalyptus Grove

 Monarch Butterfly Site

 Vernal Pool

 Vernal Pool 100' Setback, Hydrographic Contributing Area, and Topographic Watershed

Figure 2: Project Area

Ellwood Beach - Santa Barbara Shores Specific Plan

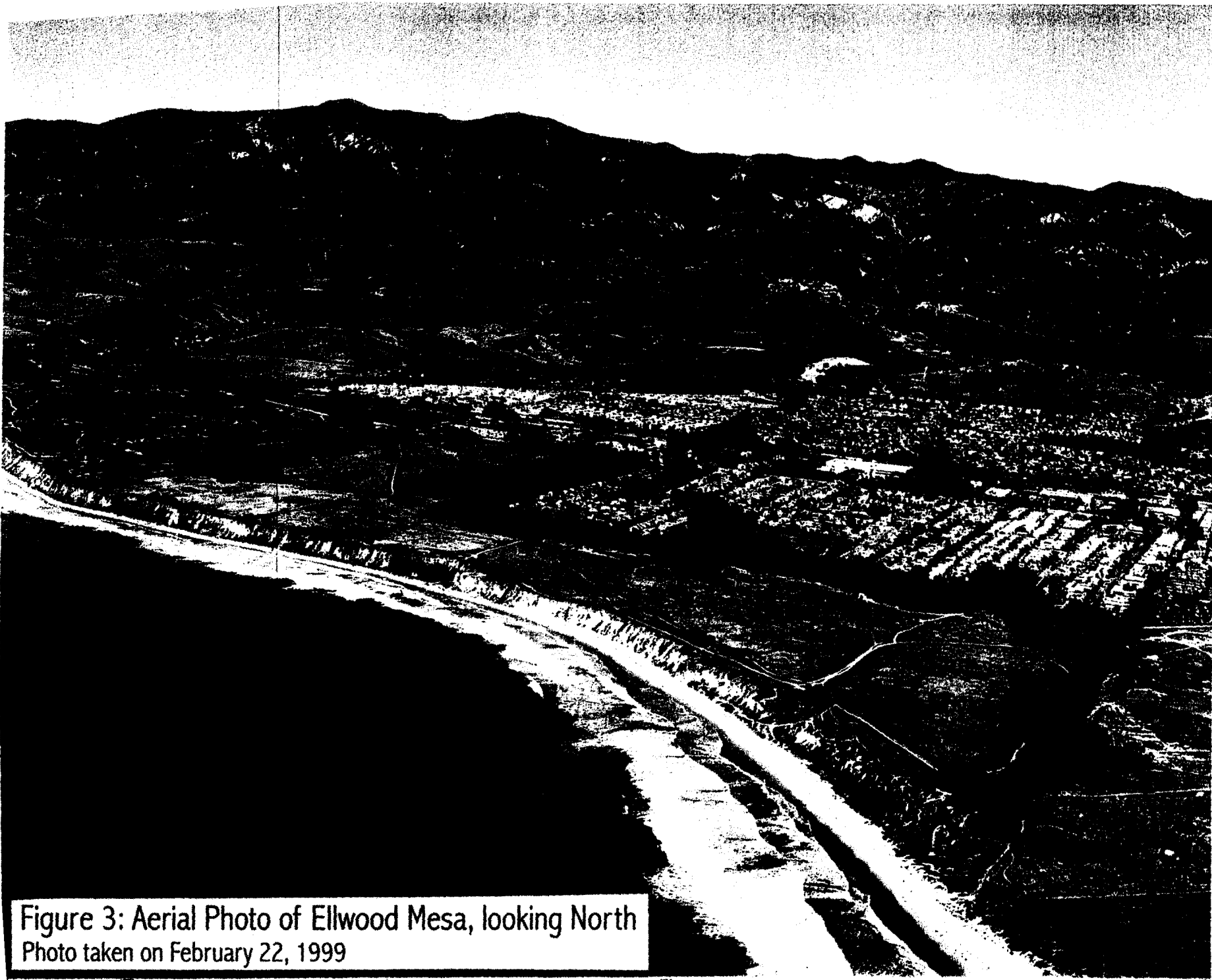


Figure 3: Aerial Photo of Ellwood Mesa, looking North
Photo taken on February 22, 1999

**CITY OF SAN DIEGO
LOCAL COASTAL PROGRAM PLANNING GRANT PROPOSAL
FOR
LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM
LAND USE PLAN UPDATE**

A. BACKGROUND

The La Jolla Community Plan and Local Coastal Program Land Use Plan update began in the early portion of this decade in order to address community issues including the preservation and protection of residential quality, commercial development and the natural environment, in particular the coastal beaches and bluffs. This update to the policy document was approved by City Council in January of 1995 and subsequently reviewed by the California Coastal Commission in mid-1995 when several issues regarding public views and visual access were identified for revision.

The updated *La Jolla Community Plan and Local Coastal Program Land Use Plan* has evaluated the goals, policies and recommendations that were identified in all of the planning documents affecting the community. These documents included, but were not limited to the following: the *La Jolla Community Plan* (adopted in 1967, amended in 1976), the *La Jolla Shores Precise Plan* (adopted in 1972) and the *La Jolla-La Jolla Shores Local Coastal Program* (adopted in 1982, and certified in 1983). This plan update synthesizes the policies and recommendations from these documents into one community plan for all of La Jolla.

Recently, the final outstanding issues of the public views and visual accesses have been discussed extensively with the preparation of the new Land Development Code. The Land Development Code is expected to become effective in January 2000 and contains several new and specific regulations addressing public views and visual access that were approved by the Coastal Commission. Policies reflecting these regulations have not yet been incorporated in the proposed update of this Community Plan.

The City of San Diego has a hierarchy of documents that guide development. At the top of the hierarchy is the *Progress Guide and General Plan*, which addresses the overarching goals, policies and objectives of the entire City. More specific in nature are the City's land use plans, which deal with local community goals, policies and objectives. Among these policy documents is the proposed La Jolla Community Plan and Local Coastal Program Land Use Plan. Implementation of all of the goals, policies and objectives of the City's plans is achieved through the regulations contained within the City's Municipal Code. Many of these regulations, within the City's Municipal Code, must be amended to bring them into conformance with the City's new Land Development Code.

EXHIBIT NO. A.5
APPLICATION NO.
City of San Diego (A)
Pg. 1 of 9

B. PROJECT DESCRIPTION AND WORK PROGRAM

In conjunction with the certification of the City of San Diego's new Land Development Code, the City will complete the update of the La Jolla Community Plan and Local Coastal Program Land Use Plan. The effort will be directed toward making the policies in the Community Plan consistent with the newly certified Land Development Code.

Task 1 Review New Land Development Code Regulations and Coastal Commission Policy Recommendations

- 1.1 City staff will review the proposed La Jolla Community Plan update and the policy revisions recommended by the California Coastal Commission. The review will identify policy direction intended by the California Coastal Commission related to public views and visual access.
- 1.2 City staff will review the coastal regulations recently approved with the new Land Development Code and identify any discrepancies between those regulations and the policies in the La Jolla Community Plan update.
- 1.3 City staff will meet with staff of the San Diego Area Coastal Commission office at least once for clarification of policy recommendations and new Land Development Code regulations.

Task 2 Develop and Evaluate Policy Alternatives

- 2.1 City staff will evaluate the view corridors identified in the La Jolla Community Plan update. City staff will also conduct field surveys to determine if there are any additional view corridors that should be included in the plan.
- 2.2 City staff will attend La Jolla Community Planning Group meeting(s) to discuss policy alternatives and solicit input.
- 2.3 City staff will review the scope of work proposed and identify the need for any supplemental environmental review. City staff will begin preparation of any necessary environmental documentation.

Task 3 Prepare Revised La Jolla Community Plan Update

- 3.1 City staff will develop draft policy language regarding public views and visual access to be consistent with the regulations recently adopted with the Land Development Code. This language will be compiled into a revised update of the La Jolla Community Plan.

- 3.2 The revised update will be circulated for comment to interested City departments and governmental agencies (e.g. City Parks and Recreation and San Diego Area Coastal Commission). All comments will be addressed and incorporated as appropriate.
- 3.3 A Public review draft of the revised La Jolla Community Plan update will be prepared upon completion of the modifications resulting from the comments received during the internal review period.
- 3.4 The public review draft will be circulated to the La Jolla Community Planning Association and other interested members of the community.
- 3.5 Environmental documentation, if necessary, will be prepared and distributed for public review in accordance with the California Environmental Quality Act.

Task 4 Public Review/Plan Adoption

- 4.1 City staff will present the revised update of the La Jolla Community Plan to the La Jolla Community Planning Association for their consideration and recommendations.
- 4.2 City staff will modify, as necessary, the draft revised update in response to comments received from the La Jolla Community Planning Association to create a final draft of the updated Community Plan.
- 4.3 If necessary, City staff will circulate the draft environmental document and prepare the final documents 14 days prior to the Planning Commission hearing.
- 4.4 City staff will docket and notice the revised draft Community Plan update, as well as any necessary environmental documentation, for a public hearing before the Planning Commission. This includes preparation of a staff report and attendance at the Planning Commission hearing.
- 4.5 City staff will prepare the necessary supporting information (Request for Council Action form and associated documentation, public notice and report) to docket and notice the item for a public hearing before the City Council.

Task 5 Coastal Commission Certification

- 5.1 City staff will prepare and submit the La Jolla Community Plan and LCP update to the San Diego area Coastal Commission offices for their review and scheduling of a hearing for certification before the Coastal Commission.
- 5.2 City staff will attend the California Coastal Commission hearing to provide testimony and answer questions.

Task 6 Final Plan

- 6.1 City staff will produce and distribute the final La Jolla Community Plan and Local Coastal Program Land Use Plan.

Quarterly Schedule and Work Product Milestones

Quarter 1 (January 1, 2000 - March 31, 2000)

- Review Land Development Code (LDC) regulations and California Coastal Commission policy recommendations.
- Review proposed La Jolla Community Plan update and policy revision recommendations.
- Meet with San Diego area California Coastal Commission staff to clarify discrepancies between the approved regulations in the Land Development Code and the policies in the draft Community Plan update.
- Evaluate view corridors for the La Jolla Community Plan update. Consider additional view corridors by field surveys.
- Attend La Jolla Community Planning Association meeting to discuss alternatives and solicit input.
- Review proposed scope of work to identify need for additional environmental review. Begin environmental analysis, if necessary.
- Develop draft La Jolla Community Plan policy language regarding public views and visual access.

Quarter 2 (April 1, 2000 - June 30, 2000)

- Circulate revised La Jolla Community plan update to city departments and government agencies.
- Prepare public review draft with appropriate modifications from city and government agencies.
- Circulate public review draft to the La Jolla Community Planning Association and others.
- Prepare and circulate draft environmental document, if required.
- Present revised La Jolla Community Plan update to the La Jolla Community Planning Association for recommendation and modify update as appropriate.

- Docket and notice draft revised La Jolla Community Plan update, including necessary environmental document, for Planning Commission hearing.

Quarter 3 (July 1, 2000 - September 30, 2000)

- If necessary, circulate the draft environmental document and prepare the final documents 14 days prior to the Planning Commission hearing.
- Present draft La Jolla Community Plan update to the Planning Commission at a public hearing.
- Prepare the necessary supporting information to docket and notice the Plan update for a public hearing before the City Council.
- Present the draft La Jolla Community Plan update to the City Council at a public hearing.
- Modify Community Plan update based on City Council actions.

Quarter 4 (October 1, 2000 - December 31, 2000)

- Prepare and submit the La Jolla Community Plan update to the San Diego area Coastal Commission offices for their review and scheduling of a hearing for certification before the Coastal Commission.
- Attend the California Coastal Commission hearing to provide testimony and answer questions.
- Produce and distribute the final La Jolla Community Plan and Local Coastal Program Land Use Plan.

Quarterly Status Reports

The City of San Diego will prepare and submit, as required, quarterly status reports consisting of the following information:

(1) Statement of objectives; (2) statement of accomplishments; and (3) breakdown of expenditures detailing personnel charges by major category of work (e.g. meetings, analysis, public contact/information and field reconnaissance) and non-personnel charges (e.g. office supplies, postage, etc.)

C. BUDGET

The proposed budget assumes assignment of one-half-time of a Senior Planner and utilizes the federal overhead rate.

Personnel Expenses

Non-Personnel Expenses

Task	Description	Expense	Task	Expense
1.1	Existing CP Review	600	Graphics/WP	2,000
1.2	New Regulation Review	600	Noticing	880
1.3	Meet w/ California CCC	250	Printing	1,000
	Subtotal	1,450	Postage	200
			Subtotal NPE	4,080
2.1	View Corridor Eval	1,200		
2.2	Community Meeting	400		
2.3	Environmental Analysis	1,000		
	Subtotal	2,600		
3.1	Draft Policy Language	2,500		
3.2	Internal Review	500		
3.3/4	Public Review	1,200		
	Subtotal	4,200		
4.1	Community Meeting	400		
4.2	Modifications/Final Update	940		
4.4	PC Hearing	1,900		
4.5	City Council Hearing	2,200		
	Subtotal	5,440		
5.1	CP Update Submittal to CCC	1,200		
5.2	Coastal Hearing	1,300		
	Subtotal	2,500		
6.1	Final Plan	5,000		
	Subtotal	5,000		
Total Personnel Expenses		19,190		
GRAND TOTAL		\$23,270.00		

August 2, 1999

**LCP Grant Application FY 1999/2000
Submittal Summary**

Name of Applicant: City of San Diego

Project Director: Bob Manis Title: Community Planning Program Manager

Address: 202 C Street, M.S. 4A, San Diego, CA 92101-4155

Phone: (619) 235-5222 Fax: (619) 533-5951 Email: BQM@sdcity.sannet.gov

Fiscal Officer: Ernie Anderson Title: Financial Management Director

Address: 202 "C" Street, M.S. 9A; San Diego, CA 92101

Phone: (619) 236-6070 Fax: (619) 236-7344 Email: EXA@sdcity.sannet.gov

Title of Proposed LCP Work: La Jolla Community Plan and Local Coastal Program Land Use
Plan Update

Total Cost of Proposed Program: \$ 46,540

Months Required to Complete Work Program: 12

For Period Beginning on 1 /1/2000 And ending on 12/31/2000

Grant amount requested: \$ 23,270 (50 % of Proposed Program)

Authorized Official: S. Gail Goldberg, AICP Title: City Planner

Signature: *S. Gail Goldberg* Date: 9/13/99

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: City of San Diego

Address: 202 C Street, M.S. 4A; San Diego, CA 92101-4155

Project Title: La Jolla Community Plan and Local Coastal Program Land Use Plan Update

Grant Amount Requested: \$23,270 Grant Period: 1/1/2000 to 12/31/2000

Current Grant Request:*

The proposed budget assumes: assignment of one-half-time of one Senior Planner; a one-to-one match of funding by the City of San Diego; and utilizes the federal overhead rate.

Personnel Expenses

Task	Description	Expense
1.1	Existing CP Review	600
1.2	New Regulation Review	600
1.3	Meet w/ CCC	250
	Subtotal	1,450
2.1	View Corridor Eval	1,200
2.2	Community Meeting	400
2.3	Environmental Analysis	1,000
	Subtotal	2,600
3.1	Draft Policy Language	2,500
3.2	Internal Review	500
3.3/4	Public Review	1,200
	Subtotal	4,200
4.1	Community Meeting	400
4.2	Modifications/Final Update	940
4.4	PC Hearing	1,900
4.5	City Council Hearing	2,200
	Subtotal	5,440

Non-Personnel Expenses

Task	Expense
Graphics/WP	2,000
Noticing	880
Printing	1,000
Postage	200
Subtotal NPE	4,080

5.1	CP Update Submittal to CCC	1,200
5.2	Coastal Hearing	1,300
	Subtotal	2,500
6.1	Final Plan	5,000
	Subtotal	5,000
	Total Personnel Expenses	19,190
	GRAND TOTAL	\$23,270.00

*Please round off all budget amounts to nearest dollar

EXHIBIT NO. A.6
APPLICATION NO.
Mendocino County
Pg. 1 of 11

COUNTY OF MENDOCINO LOCAL COASTAL PROGRAM COMPREHENSIVE UPDATE

INTRODUCTION

The Mendocino County Department of Planning & Building Services is requesting a grant of \$174,600 from the Coastal Commission's 1999/2000 Local Assistance Funding Grant program. We propose to use this grant to assist in the preparation of a comprehensive update of the Mendocino County Local Coastal Program (LCP). The comprehensive update will include an evaluation of LCP effectiveness and preparation of updated policies and ordinances, as well as completion of the implementation work necessary to certify LCP policies addressing protection of pygmy soils and vegetation (an Area of Deferred Certification).

CONSISTENCY WITH GRANT EVALUATION CRITERIA

The Coastal Element of Mendocino County's General Plan was certified by the Coastal Commission on November 20, 1985 and the implementing ordinances were adopted in July 1991. The County assumed coastal permitting authority in September 1992 for all areas within the Coastal Zone except for the Town of Mendocino, areas within the Coastal Commission's "area of original jurisdiction" and areas with pygmy soils and vegetation. The County assumed permitting jurisdiction in the Town of Mendocino in December 1996.

Since September 1992, the County has processed approximately 700 coastal permits, about 20 of which have been appealed to the Coastal Commission. The appeals have involved issues including environmentally sensitive habitat areas, highly scenic areas, blufftop setbacks, and coastal access.

Since certification of the LCP, approximately 30 general plan amendments have been submitted to the Coastal Commission. On September 9, 1998, the Commission indicated that it would not look favorably on future amendments in the absence of a comprehensive review of the LCP. Additionally, the Commission has identified Mendocino County as a priority area for a "periodic review" and regional cumulative assessment project (ReCap). The proposed comprehensive update of the LCP is intended to provide the mandatory review of the LCP required by its policies, to identify particular issues which merit detailed study, and to provide the necessary policy and ordinance amendments to ensure that Coastal Act policies are effectively implemented along Mendocino County's 120+ miles of coastline.

The proposed work program will dovetail with several other coastal planning efforts which are in progress in Mendocino County. The County has initiated the mandatory review of the LCP by preparing a draft "Development Report" which quantifies all development which has occurred in the coastal zone since certification of the LCP. We have also prepared a "Mendocino Town Plan Review" and a citizen's advisory committee is being formed to further evaluate and respond to

development issues in the Town of Mendocino. Of great significance is the County's commitment to beginning the process of updating the countywide general plan. In this fiscal year, the County has allocated funds to develop a detailed work program for the general plan update effort. This effort is expected to span several years. The proposed comprehensive update of the LCP will be particularly relevant to the update of the land use, circulation, open space and conservation, safety, and housing elements of the Mendocino County General Plan.

In addition, Mendocino County is in the process of implementing or seeking funding for the following coastal planning projects: Gualala Town Plan (funded by County), Gualala Traffic Improvement Financing Study (funded by County and Mendocino Council of Governments), Navarro River Estuary Study (funded by Coastal Conservancy), Town of Mendocino Design Guidelines Update (seeking funding from Resources Agency), Town of Mendocino Parking & Financing Study (funded by Mendocino Council of Governments and the County), Mendocino County Coastal Access Trails Program (funded by Coastal Conservancy and the County), Noyo Harbor Redevelopment Feasibility Study (funded by the County). Each of these studies address issues which will be further evaluated in the Comprehensive Update process and the County's substantial investment in these coastal planning studies comprises a greater than 1:1 match for this grant.

The Mendocino County Department of Planning & Building Services has a proven track record of performing on grant-funded planning projects. This is the first Local Assistance Grant we have requested, and in the absence of outside funding, it is unlikely that the necessary work to update our LCP will be undertaken. We have structured the grant to include a thorough, but expeditious review of coastal resource issues, culminating with the necessary policy and ordinance amendments. We expect to perform a substantial portion of the work in-house, but will also retain the services of consultants to ensure timely completion of the proposed work program, and adherence to the proposed schedule and budget.

WORK PROGRAM FOR LCP COMPREHENSIVE UPDATE

The work program for the LCP Comprehensive Update includes four phases, with tasks which will, in many instances, be conducted concurrently. We expect to complete the first three phases, which include data collection, LCP evaluation, and preparation of administrative draft LCP amendments, by the end of the 2000-2001 fiscal year. Phase 4, which includes the public participation and hearings for the project, includes work which will occur after the conclusion of this grant. A portion of the public participation and hearing phase is identified in the Work Program as occurring in Year 2, and the County expects to submit an application in the next funding cycle for this grant program to complete the processing of the final LCP policy and ordinance amendments.

PHASE 1: DATA COLLECTION

The objective of the Data Collection phase is to collect and assemble the information that is necessary to evaluate the effectiveness of Mendocino County's Local Coastal Program in managing the conservation and development of coastal resources.

Task 1.1 Prepare Database of Development Activity within the Coastal Zone. The County will create a database which is compatible with our Geographic Information System and the database structure developed by Coastal Commission staff for ReCap projects. The database will be used to (a) track coastal development permits, land divisions, certificates of compliance, and general plan amendment and rezoning requests in the coastal zone; (b) assist in the evaluation of development proposals and LCP amendment requests in the context of "build-out" on both a macro and a micro-scale; (c) maintain the "Market Area Buildout Summaries" which are necessary for determining whether or not additional subdivisions can be approved in accordance with the Coastal Act's mandate that no land divisions be permitted if less than one half of the existing parcels in an area are developed; (d) assist in the evaluation of cumulative impacts associated with groups of general plan amendments; and (e) generate baseline data for the periodic review and update of the County's Local Coastal Program.

The creation of this database will accomplish the following:

- Document the amount, location and type of development that has been approved in the coastal zone since adoption of the LUP.
- Document the number, location and size of new parcels formed by land divisions and parcels recognized through the Certificate of Compliance process.
- Document the type and location of general plan amendment and rezoning requests that have been approved.
- "Red flag" specific coastal resource issues that have been raised in the coastal permitting process (e.g., environmentally sensitive habitat areas, visual resources, agricultural protection, geotechnical hazards, public access).

Estimated Cost: \$31,000

Task 1.2: Highway 1 Capacity Study. Prepare an updated traffic study which identifies Highway 1 capacity constraints associated with existing conditions and cumulative build-out scenarios. This study will update the "State Route 1 Corridor Study" which was prepared in 1994 and incorporate more specific information regarding existing and potential future development, and the Highway 1 widening and Noyo River Bridge replacement projects in the City of Fort Bragg. The primary focus of the study will be on the segment of Highway 1 between the Navarro River and Cleone. This corridor presently experiences the highest volumes of traffic in the coastal zone. The traffic study will evaluate any incremental increase in traffic which has occurred and adjust the assumptions, projections and recommendations of the 1994 study to reflect

current conditions. The traffic model which was constructed to address future conditions under various coastal zone build-out scenarios will be re-run and calibrated.

The updated traffic study is necessary to ensure that adequate capacity is available on Highway 1 to serve potential future development in accordance with the prescribed LCP land use designations and densities. Additionally, sufficient Highway 1 capacity must be reserved to accommodate "priority uses" as identified by the Coastal Act.

Estimated Cost: \$46,800

PHASE 2: LOCAL COASTAL PROGRAM EVALUATION

Task 2.1: Evaluate Priority Uses in the Coastal Zone. An inventory of existing visitor serving facilities and coastal-dependent uses will be prepared and the potential for future additional development of such facilities will be quantified. Based on information obtained from both state and local sources, we will assess potential future demands for visitor-serving facilities and determine whether sufficient sites, services and infrastructure capacity exist to accommodate such demands.

Estimated Cost: \$9,600

Task 2.2: Analyze and Report on Resource Protection Issues related to Development Activity in the Coastal Zone. Using the database prepared in Phase 1, the County will prepare a quantitative and qualitative analysis of the effectiveness of County's LCP in achieving the underlying policy goals. The review will address the following coastal resource issues:

- (a) Habitats and Natural Resources
- (b) Agriculture
- (c) Forestry and Soil Resources
- (d) Hazards Management
- (e) Visual Resources, Special Communities and Archaeological Resources
- (f) Shoreline Access and Trail/Bikeway System
- (g) Recreation and Visitor-Serving Facilities
- (h) Transportation, Utilities and Public Services
- (i) Locating and Planning New Development
- (j) Harbors and Commercial Sport Fishing
- (k) Industrial Development and Energy Facilities

For each of these issues, an Issue Evaluation Report will be prepared to: identify goals and policies of the LCP; provide an overview of how development which has occurred since adoption of the LCP affects these goals; recommend areas for further research and discussion; and identify possible LCP amendment options.

Estimated Cost: \$19,000

PHASE 3: ADMINISTRATIVE DRAFT LCP AMENDMENTS

Task 3.1: Update Administrative Procedures. Mendocino County's Coastal Element was certified in 1985 and the implementing ordinances were certified in 1991. Coastal permitting authority was transferred to the County in 1992 (except for the Town of Mendocino where permitting authority was transferred in December 1996 and areas of pygmy vegetation which remain an "area of deferred certification"). In the course of administering the LCP, the County has identified many areas of ambiguity, internal discrepancies, and potential conflicts within the LCP. In addition, we have found areas where permitting processes could be simplified or streamlined with no adverse effects on resource protection. Many of these changes require modifications to the certified LCP. We propose to prepare a broad "clean-up" amendment for both the county-wide Local Coastal Program and the Mendocino Town Plan and Zoning Ordinance. This is viewed as a necessary "clean-up" amendment to the text of the LCP documents and is not expected to include amendments to the certified LUP maps.

Estimated Cost: \$19,300

Task 3.2: Amend Categorical Exclusion Order. Develop an amendment to the County's Categorical Exclusion Order (E-091-2 and E-91-2A) which will expand the mapped Single Family Residential Exclusion areas. The amendment will include other limited categories of development for which we have found there are no coastal resource issues that require mitigation through the coastal permitting process.

Estimated Cost: \$9,600

Task 3.3: Amend Pygmy Vegetation Policies. The Coastal Commission has retained jurisdiction over development within Mendocino County in pygmy forest areas which contain both pygmy vegetation and true pygmy soils. We propose to address the competing policies within the LCP which affect development in pygmy areas. The study will re-visit the issues surrounding the Sierra Club lawsuit which resulted in deferring certification of that portion of our LCP, and to incorporate implementing language within our LCP to establish a framework for evaluating development applications within pygmy areas. The goal of the proposed amendments will be to amend and certify the portions of the LCP which address pygmy vegetation and transfer permitting authority to the County. This task does not include any additional technical studies or mapping of pygmy areas.

Estimated Cost: \$7,800

Task 3.4: Prepare Administrative Draft Amendment of LCP Policies and Regulations. Based on the evaluation of coastal resource issues, specific LCP policy amendments and ordinance amendments will be drafted. The draft amendments will be accompanied by a detailed analysis of the purpose of the amendments, alternative

approaches to addressing the issues, and the technical and administrative basis for selecting the proposed approach. This task includes coordination with responsible agencies to ensure that proposed policy amendments are consistent with local, state and federal agency requirements. This task also includes preparation of environmental documentation which is necessary to perform the environmental review of the proposed amendments.

Estimated Cost: \$17,000

PHASE 4: PUBLIC PARTICIPATION & HEARING PROCESS

Task 4.1: Design Public Participation Program. This work program includes an extensive public participation program. As one of the initial tasks in preparing the comprehensive update of the LCP, the County will design a program for facilitating public participation in the review and update process. We will consider various options including establishing a citizens advisory committee, conducting public workshops, creating technical advisory committees, distributing surveys or questionnaires, developing media programs, etc.

Estimated Cost: \$3,500

Task 4.2: Public Scoping Meetings and/or workshops. Based on the public participation program developed in the previous task, the County will hold public scoping meetings and/or workshops to obtain input from the local community regarding coastal planning issues.

Estimated Cost: \$11,100

Task 4.3 (YEAR 2): Prepare Draft LCP Amendments & Staff Recommendations. This task involves preparation of the "public review" draft of proposed LCP policy and ordinance amendments, based on the administrative draft and public review processes conducted in Year 1 of the work program.

Estimated Cost: \$24,700 (Year 2)

Task 4.4 (YEAR 2): Public Hearings. This task includes preparation for and attendance at the requisite public hearings for the LCP amendments relating to the LCP Comprehensive Update program. We anticipate approximately four Planning Commission hearings, three Board of Supervisors hearings and two Coastal Commission hearings. This task anticipates that additional studies may be required to address issues raised during the hearing process.

Estimated Cost: \$31,500 (Year 2)

SCHEDULE FOR LCP COMPREHENSIVE UPDATE

	Jan 2000- Mar 2000	Apr 2000- Jun 2000	Jul 2000- Sep 2000	Oct 2000- Dec 2000	Jan 2001- Mar 2001	Apr 2001- Jun 2001
Phase 1: Data Collection						
Task 1.1: Prepare Database	design database	input data	complete database			
Task 1.2 Update Highway 1 Study	select consultant	>	draft report	final report		
Phase 2: LCP Evaluation						
Task 2.1 Priority Uses	initiate	final report				
Task 2.2 Resource Protection Issues		initiate	draft reports	final reports		
Phase 3: Admin Draft LCP Amendments						
Task 3.1: Update Administrative Procedures				initiate	>	admin draft amendments
Task 3.2: Amend CatEx Order		initiate	>	admin draft amendments		
Task 3.3: Amend Pygmy Policies		initiate	>	admin draft amendments		
Task 3.4: Amend LCP Policies & Regulations				initiate	>	admin draft amendments
Phase 4: Public Participation & Hearings						
Task 4.1: Design Public Participation Program	design program					
Task 4.2: Public Scoping Meetings		>	>	>	>	>
YEAR 2:						
Phase 4: Public Participation & Hearings						
Task 4.3: Prepare Draft LCP Amendments & Staff Recommendations						
Task 4.4: Public Hearings						

BUDGET FOR LCP COMPREHENSIVE UPDATE

A schedule of quarterly payments, corresponding to the deliverables identified in the above Schedule is as follows:

Jan 2000 - Mar 2000	\$30,333
Apr 2000 - Jun 2000	\$41,187
Jul 2000 - Sep 2000	\$36,387
Oct 2000 - Dec 2000	\$38,153
Jan 2001 - Mar 2001	\$14,320
Apr 2001 - Jun 2001	\$14,320

A detailed breakdown of projected costs is provided in the following spreadsheet:

	Director	Super- vising Planner	Planner II	Planner I	Office Assis- tant	Consul- tant	Office Expenses, Telephone, Mileage, etc.	TOTAL
<i>Phase 1: Data Collection</i>								
Task 1.1: Prepare Database	1072	5280	4800	5280	1760	10000	2819	31011
Task 1.2: Update Highway 1 Study	536	1760	4800		440	35000	4254	46790
<i>Phase 2: LCP Evaluation</i>								
Task 2.1: Priority Uses	536	1056	3200	3520	440		875	9627
Task 2.2: Resource Protection Issues	1608	5280	6400	3520	440		1725	18973
<i>Phase 3: Admin Draft LCP Amendments</i>								
Task 3.1: Update Administrative Procedures	2680	5280	9600				1756	19316
Task 3.2: Amend CatEx Order	536	1760	6400				870	9566
Task 3.4: Amend Pygmy Policies	536	1760	4800				710	7806
Task 3.5: Amend LCP policies and regulations	5360	5280	4800				1544	16984
<i>Phase 4: Public Participation & Hearings</i>								
Task 4.1: Design Public Participation Program	536	1760			880		318	3494
Task 4.2: Public Scoping Meetings	1608	3520	3200		1760		1009	11097
TOTAL EXPENSES: YEAR 1	15008	32736	48000	12320	5720	45000	15878	174662.4
	8.6%	18.7%	27.5%	7.0%	3.3%	25.8%	9.1%	

YEAR 2:								
<i>Phase 4: Public Participation & Hearings</i>								
Task 4.3: Prepare Draft LCP Amendments & Staff Recommendations	4020	7040	9600		1760		2242	24662
Task 4.4: Public Hearings (PC-4; BOS-3; CC-3)	8040	7040	6400		2640	5000	2412	31532
TOTAL EXPENSES: YEAR 2								56194

August 2, 1999

**LCP Grant Application FY 1999/2000
Submittal Summary**

SEP 15 1999

CALIFORNIA
COASTAL COMMISSION

Name of Applicant: County of Mendocino

Project Director: Raymond Hall Title: Director of Planning & Building Services

Address: 501 Low Gap Road, Room 1440, Ukiah CA 95482

Phone: (707)463-4281 Fax: (707)463-5709 Email: hallr@co.mendocino.ca.us

Fiscal Officer: Dennis Huey Title: Auditor

Address: 501 Low Gap Road, Room 1080, Ukiah CA 95482

Phone: (707)463-4388 Fax: (707)467-2503 Email: hueyd@co.mendocino.ca.us

Title of Proposed LCP Work: Mendocino County LCP Comprehensive Update

Total Cost of Proposed Program: \$ 230,900

Months Required to Complete Work Program:

For Period Beginning on 1 / 1 / 00 and ending on 6 / 30 / 01

Grant amount requested: \$ 174,700 (76 % of Proposed Program)

Authorized Official: Raymond Hall

Title: Director, Planning & Building Signature: for Raymond Hall Date: 9/13/99

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: County of Mendocino, Planning & Building Services

Address: 501 Low Gap Road, Room 1440, Ukiah CA 95482

Project Title: Mendocino County LCP Comprehensive Update

Grant Amount Requested: \$174,700 Grant Period: 1/1/00 through 6/30/01

Current Grant Request:*

Personal Services

Classifications and Rates -see budget spreadsheet \$ _____ % _____
(itemize, use separate sheets if needed)
_____ \$ _____ % _____

Salary and Wages \$113,800
Benefits _____

Total Personal Services \$113,800

Operating Expenses

Travel 4,000
Professional and Consulting Services 45,000
Overhead Costs _____
Other (itemize, use separate sheet if needed) 11,900
Office supplies _____
Postage _____
Printing _____

Total Operating Expenses \$ 60,900

Total Budget \$ 174,700

* Please round off all budget amounts to nearest dollar

City of Pismo Beach

1999 Local Coastal Program Planning Grant application supplement

Coastal staff on October 12, 1999, requested clarification of the September 13, 1999 Local Coastal Grant application by October 13. Specifically requested is a further breakdown of requested funds that would be expended on the LCP update.

Exhibit IVA1, Preparation of a General Plan/Local Coastal Plan comprehensive update identified in bold new sections of the LCP, and in ***bold italics*** are those sections proposed for expansion with the LCP grant funding. \$75,000 in Local Coastal Program Planning Grant was requested for a portion of Phase I of the City of Pismo Beach comprehensive Local Coastal Program update for the Conservation and Open space element, the Land Use element for those areas adjacent to coastal bluffs and beaches (13 of the 21 planning areas), the Parks, Recreation and Access element, and the Safety element.

Exhibit IVA1 is augmented in the following chart. \$162,000 is anticipated for funding the entire General Plan/Local Coastal Plan update. Ninety (90%) percent (\$145,800) of those funds are anticipated for expenditures for the Local Coastal Plan update. A draft work program and draft budget are also provided. Consultant services will be utilized for the preparation, presentation and completion of the Plan update.

Year	Quarter	Work product milestones	LCP Expenditure
2000	First quarter (Jan - March, 00)	Project initiation, preparation Background material, 3 community meetings	\$14,580
	Second quarter (April - June, 00)	Administrative Draft of LCP	\$58,320
	Third quarter (July - Sept, 00)	Public hearing draft of LCP, including document revisions, 6 public hearings	\$43,740
	Fourth quarter (Oct - Dec, 00)	Final LCP document with Council revisions, City certify Program EIR, 2 public hearings	\$14,580
2001	First quarter and Second quarter (Jan - June, 01)	No work products, anticipate interaction with Coastal staff on Local Coastal Program	
	Third quarter (July - Sept, 01)	Comments and revisions proposed by Coastal staff for Council review, Coastal Commission review, 4 public hearings	\$14,580
	Fourth quarter (Oct - Dec, 01)	Completed Local Coastal Program update, October 2001	
LCP update cost			\$145,800
GP update cost			\$16,200

CCC received 10/13/99

EXHIBIT NO. A.7

APPLICATION NO.

Pismo Beach

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CITY OF PISMO BEACH LOCAL COASTAL PLAN UPDATE DRAFT WORK PROGRAM

Task 1

Project Initiation:

- 1) Consultant meeting with City staff to review:
 - o Issues already identified by the City Council for review and update in the Local Coastal Plan
 - o public participation
 - o coordination between city departments for information
 - o coordination with Coastal staff
 - o overall project management
- 2) Review of current Local Coastal Plan pursuant with issues identified by staff from the City Council as well as an assessment of other areas of needed update by the consultant.

Task 2

Interviews and Community forums:

- 1) Interviews with City Council members, Planning Commissioners, Chamber of Commerce, Community groups
- 2) Three public workshops held in the community (Shell Beach vets hall, Toucan Terrace Homeowners Association clubhouse and downtown meeting)

Task 3

Background material and technical reports

- 1) Compilation of background material from City staff and as needed, Coastal staff
- 2) Preparation of new technical reports utilizing sub consultant services as needed

Task 4

Administrative Draft and Public hearing draft preparation

- 1) Consultant will prepare an Administrative draft in response to information from tasks 1-3. An administrative draft will be circulated to staff for their review. Coastal Commission staff may be included in this circulation.
- 2) The Administrative draft plan will be edited and revised into a public hearing draft.

Task 5**Public hearing draft preparation and review**

- 1) Six public hearings will be held (Planning Commission and City Council)

Task 6**Revised draft preparation and review for final hearings and submittal to the Coastal Commission**

- 1) A final revised document will be prepared including all directed changes by the City Council.
- 2) Two public hearings will be held for Council review and action on the document
- 3) LCP amendment will be prepared for the updated plan and forwarded to the Coastal Commission

Task 7**Coastal Commission interaction and final Plan adoption**

- 1) Communication between Coastal staff, consultant, and city staff on the LCP amendment
- 2) Comments and revisions suggested by Coastal staff will be presented to the City Council for review and action. (maximum of four public hearings)
- 3) Review of Coastal Commission staff report to Coastal Commission
- 4) Representation of the City at Coastal Commission hearings by consultant and Planning Director
- 5) Modification of document following Coastal Commission certification and City acceptance of same.

City of Pismo Beach Local Coastal Plan update draft budget

(Note, total cost of General Plan/Local Coastal Plan update is \$162,000. This budget totals the cost of the LCP update alone.)

	<u>Anticipated Expense</u>
Task 1 Project Initiation	\$14,580 (tasks 1,2, and 3)
A) Meeting with staff	
2) Review of LCP	
Task 2 Interviews and community forums	
1) Interviews with Council/Planning Commission, Chamber and Community groups	
2) Three public workshops	
Task 3 Background materials and technical reports	
3) Compile background material	
4) Preparation of new technical reports as needed	
Task 4 Administrative draft	\$58,320
1) Preparation of administrative draft	
2) Administrative draft edit and revisions	
Task 5 Public hearing draft preparation and public hearing draft review	\$43,740
2) Public hearing draft preparation	
3) Preparation for, attendance and presentation at six public hearings	
Task 6 Final Plan	
4) Final Plan preparation incorporating changes directed by the Council	\$14,580
5) Two public hearings	
6) Preparation of LCP amendment	
Task 7 Coastal Commission interaction and final Plan adoption	\$14,580
6) LCP amendment communication (Coastal staff, consultant, and city staff)	
7) Presentation to Council of comments and revisions suggested by Coastal staff (maximum of four public hearings)	
8) Coastal Commission staff report review	
9) Consultant and City representation at Coastal Commission hearings	
10) Modification of document following Coastal Commission certification and City acceptance of same.(Includes a camera-ready and document in electronic format)	
Total	\$145,800

City of Pismo Beach

1999 Local Coastal Program Planning Grant application

The City of Pismo Beach respectfully requests a \$75,000 Local Coastal Program Planning Grant for a portion of Phase I of the the City of Pismo Beach comprehensive Local Coastal Program update for the Conservation and Open space element, the Land Use element for those areas adjacent to coastal bluffs and beaches (13 of the 21 planning areas), the Parks, Recreation and Access element, and the Safety element . Funding of this grant application will facilitate the continued efforts of the City of Pismo Beach and the California Coastal Commission to enhance and protect the bluff and beach access. Phase I of the update will be complete within eight months from commencement of the consultant contract for the project.

The funding for these sections of the GP/LCP comprehensive update will insure that the combined documents contain policies consistent with the Coastal Act to protect and enhance coastal resources. The City will utilize the grant funds for expert consultant and sub-consultants experienced in coastal issues to prepare the comprehensive update.

I. Background:

Pismo Beach was incorporated in 1946 and is located on the California coast in San Luis Obispo county. Two thirds of the city is located in the Coastal Zone with three State Park districts within Pismo Beach's 6 linear miles. These Park districts encompass 4000 acres of which 600 acres are a natural Preserve. Pismo Beach is also the home of a dune stabilization program for two dune shorebird preservation programs (Western Snowy Plover and California Least Turn). Pismo Beach has a mix of recreation uses including beach bathing, surfing, kayaking, body boarding, and nature and wildlife studies.

From well before the time the City was incorporated, visitors have traveled to Pismo Beach to access coastal resources. The resident population is about 8,500 people; on any given weekend, the city population can expand to more than 30,000. Over the years, the beaches adjacent to the downtown and the City's ocean cliff parks have been utilized, improved, and enhanced upon to facilitate the expanding Pismo Beach population. Pismo Beach is known throughout the world as a tourist destination; this is evidenced by the City's Visitor and Conference bureau web site which has been accessed more than 200,000 times by Internet users from 20 countries. The City's 100% hotel occupancy rate during the peak summer months of May to October is also an indicator of Pismo Beach's popularity with visitors.

II Project:

The City Council has established a work program for FY 99/00 that includes a comprehensive update of the General Plan/Local Coastal Program. In 1983, the Coastal Commission certified the City's first Local Coastal Program concurrent with the 1983 Local Coastal Plan (Zoning Ordinance). In 1993, the Local Coastal Program was updated and certified by the Coastal Commission, however, the Local Coastal Plan was not updated at that time. In FY 97/98, the City allocated funding to update portions of the 1993 Local Coastal Program and all of the 1983 Local

Coastal Plan. This update, known as LCP amendment 2-98, is currently pending City action on the recent certification by the Coastal Commission. Upon certification of LCP amendment 2-98, the City's Local Coastal Plan will be consistent with the 1993 Local Coastal Program.

While the recent LCP amendment 2-98 included some revisions to the Local Coastal Program, funding constraints had in the past, precluded a comprehensive update of the 1993 LCP. At this time funds are available and have been budgeted for a comprehensive update the 1993 Local Coastal Program.

It is anticipated that the current funding level for this project (\$147,000) would update the existing elements of the General Plan/Local Coastal Program. Sections of the document that warrant policy expansion to deal with bluff protection and beach access issues include the Conservation and Open space element, the Land Use element for those areas adjacent to coastal bluffs and beaches (13 of the 21 planning areas), the Parks, Recreation and Access element, and the Safety element; thus the City is submitting this LCP grant application. Focus of the revised and new policies will be on the protection of City bluff and beach access areas and identify strategies to maximize beach access in the downtown area.

Public access and recreational opportunities are available to residents and visitors to the City by the use of city beaches and bluff top parks. In 1991, the City commissioned a bluff protection study that: 1) provided a broad overview of geologic conditions along the City coastline and their associated erosion characteristics, 2) discussed the mechanisms of how erosion occurs and the environmental factors that influence erosion rates and 3) presented an overview of measures that could be implemented to reduce the rate of erosion, including protective structures, drainage control, and landscaping alternatives.

The City recently completed geotechnical evaluations of three sites (Memory Park and two public road roadways where erosion of the ocean bluffs are threatening City improvements. Other public parks adjacent to the ocean will require evaluation in the coming years; the creation of refined and new policies in the updated GP/LCP will facilitate bluff protection. Protection of these coastal bluffs adjacent to the public parks is imperative for the continued use of these areas by residents and visitors.

These bluff areas are coastal resources to be enjoyed by residents and visitors alike. The Coastal Act (Section 30221) recognizes this resource: "Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area." Exhibit P1 identifies the numerous City parks located on bluff top areas, none of which are assured of protection until such time as an adequate policies are in place to protect future bluff retreat. Other public recreational resources of this type are not available in communities adjoining Pismo Beach. The loss of these beautiful bluff top parks would deprive residents and visitors of an irreplaceable coastal resource.

It is also a priority of the GP/LCP update to expand the City's policies to protect and enhance the 5.5 mile length of the Pismo Beach beach access and Pismo Creek trail areas. Pismo Beach has a downtown directly adjacent to the ocean. A public promenade along the beach downtown and the creation of a trail system from the ocean up Pismo Creek is mandated in the Pismo Beach GP/LCP. With the expansion of existing policies for beach protection, enhancement, and access opportunities, improvements to the area will occur, thereby drawing additional visitors to enjoy the beach and other coastal resources of the City.

Current planning for the update project calls for the City to hire a consultant familiar with the coastal environment and requirements of the California Coastal Act to prepare the GP/LCP update. The consultant will prepare a Local Coastal Program under the direction of the City that will facilitate the City's ability to provide for the preservation of the City's unique coastal assets for all City residents and visitors. Presentation to the community, the Planning Commission, and the City Council as well as management of sub-consultants will also be a part of the work scope. Sub-consultant services will be utilized for bluff erosion analysis, beach protection, and access enhancement to create appropriate GP/LCP policies that respond to the requirements of the California Coastal Act.

III. Evaluation Criteria

1. Level of post-certification appeals generated

Approximately 11 appeals have been filed with the California Coastal Commission since the 1993 comprehensive update of the Local Coastal Program. Most of these have been related to bluff protection devices along the coastal bluffs of private residences as shown in attachment 1.

2. Willingness of Pismo Beach to substantially update one or more LCP components (non-point pollution control, public access, wetland and environmentally sensitive habitat, urban-rural boundaries, coastal hazards and protection of agricultural land)

The City proposes to update the entire General Plan/Local Coastal Program. Policies will be expanded for public access issues, coastal hazards and recreational opportunities for community residents and coastal visitors. Requested funding will be utilized for expanded policies in the Conservation and Open space element, the Land Use element for those areas adjacent to coastal bluffs and beaches (13 of the 21 planning areas), the Parks, Recreation and Access element, and the Safety element.

3. Opportunity to coordinate with other planning work being undertaken by the jurisdiction or the Commission

The City is currently making progress toward construction of a Promenade from the end of Main

Street in Pismo Beach to the adjoining city to the southeast, Grover Beach. Phase I of the Promenade was completed in early 1999, spanning the beach from Pomeroy to Stimson Street with a pier-like promenade. Funding for a substantial portion of Phases II and III has been secured (Park Avenue to Grover Beach at the end of Grand Avenue) and physical planning is underway. The last phase, phase IV, will span from the end of Pomeroy northwest to the end of Main Street.

Additional planning work for the enhancement of the Pismo Ecological Preserve, located within the City and adjacent to the City of Grover Beach is also underway. Both cities are pursuing the creation of an environmentally sensitive visitor center and trail system through the Pismo Ecological Preserve area. The Preserve area would link with the Monarch Butterfly preserve and the beach adjacent to Highway 1. A task force has been established consisting of individuals from the California Coastal Conservancy, Department of Fish and Game, San Luis Obispo County, City of Grover Beach, the San Luis Obispo Council of Governments and the City of Pismo Beach. A joint workshop on this project is scheduled in mid September. It is anticipated that the task force and the cities of Pismo Beach and Grover Beach will work together to continue the preservation and enhancement of this coastal resource for public enjoyment and education through joint planning, grant funding and mutual cooperation.

4. An expressed willingness to contribute or to obtain other matching funds at a suggested 1 to 1 ratio necessary to complete the work.

The City Council has committed \$147,000 for the comprehensive update of the General Plan/Local Coastal Program, including the program EIR. \$75,000 to expand this project is requested. The funding ratio of the entire \$222,000 project would be nearly 2 to 1.

5. A history of successful performance under previous LCP grants.

The City has not requested LCP grants in the past. Successful performance under Coastal Conservancy and ISTE A grant funds have facilitated capital improvements along the City's downtown beachfront in the form of a public promenade for enjoyment of the beach.

6. The presence of significant conflicts, challenges or changed conditions in coastal resources and/or public access.

The City continues to face the challenge of the protection of the coastal bluffs for both public and private property. While funds have been spent by the City on a study of three public areas (two roadways and Memory park), the conditions of other public park areas are unknown. Changing conditions to a number of the City parks have resulted in the loss of some bluff top park areas, particularly in Ocean Park and Memory Park. Expansion of GP/LCP policies for the protection of bluff top parks and access to beach areas are necessary for South Palisades park, the Naomi street lookout, Spyglass Point park and others.

Coastal Commission priority area for reviewing LCP's.

The Coastal Commission has not mandated a periodic review for the City of Pismo Beach Local Coastal Program. However, the Commission has expressed that Local Coastal Programs in San Luis Obispo County should be evaluated, possibly in terms of a periodic review, beginning with San Luis Obispo County's North Coast Plan. Should the Commission in the future conduct a periodic review of the Pismo Beach Local Coastal Program, the comprehensive update proposed in this application would be facilitated.

IV Total Work Program and Budget

A. Description of tasks, cost of each task products and schedule

	Task	Cost of task	Product	Schedule (See Exhibit IVA3)
1	Preparation of a General Plan/Local Coastal Plan comprehensive update (See exhibit IVA1)	\$162,000	Comprehensively updated General Plan/Local Coastal Program	Commence January 2000 Complete October 2001
2	Preparation of a program EIR (See Exhibit IVA2)	\$60,000	General Plan/Local Coastal Program EIR	Commence January 2000 Complete October 2000

Exhibit IVA1

Preparation of a General Plan/Local Coastal Plan comprehensive update

(bold indicates new sections of the LCP, *bold italics* are those sections proposed for expansion with the LCP grant funding)

Product: The consultant will prepare a complete General Plan/Local Coastal Program consistent with California Planning law, the California Coastal Act and all other applicable state laws for the following elements:

Economic Element	Facilities	Noise
Circulation	Growth Management	<i>Parks & Recreation</i>
<i>Conservation & Open Space</i>	Housing	<i>Safety</i>
Design	<i>Land Use</i>	

and for the following sections:

Introduction

Technical Appendices (Air Quality, Circulation, Cultural Resources, Economic Survey

Environmental Issues, Housing Background Report, Inventory of Parks, Natural Resources Report, Noise

Technical Reference Document, Safety Report, Status Report on County Water, Wastewater Treatment Plant Analysis, Updated Bluff erosion study)

GP/LCP index

Revised maps prepared on basis of Assessor Parcel Numbers

Tasks and estimated task costs: Preparation of:

- An Administrative draft of each of the plan's elements which is complete, including all text, maps, graphics, charts, tables, and other illustrations.
Estimated task cost - \$81,000 or 50% of the total cost. Three community (3) meetings will be included in this cost. (This sum will be broken down further as negotiated with the planning consultant. It is anticipated that some funds will be payable upon signing of the contract, with additional payment based on completion of sections of the document)
- A "Public Hearing Draft" of the complete General Plan/ Local Coastal Plan.
Revised pages of the public hearing draft document to reflect changes recommended by the Planning Commission to the City Council.
Revised pages of the draft document to reflect changes being considered by the City Council during its public hearing on the plan.
Estimated task cost - \$48,600 or 30% of the total cost. Six (6) public hearings will be included in this cost.
- The General Plan/ Coastal Program as adopted by the City Council, including all text, maps, graphics, charts, tables, illustrations, all map illustrations and similar diagrams including a delineation of the Coastal zone boundary. The text of the document shall specify those information sections and policies that constitute the LCP, and these shall be distinguished from sections and policies that are part of the LCP.
Estimated task cost - \$16,200 or 10% of the total cost
- Final General Plan/Local Coastal Program as ultimately certified by the Coastal Commission and accepted by the City. Consultant work will include any additional analysis that may be needed as a result of changes, if any, required by the Coastal Commission to the Local Coastal Program.
Estimated task cost - \$16,200 or 10% of the total cost

B. Description of quarterly status reports and any applicable work product milestones and projected quarterly expenditures.

Year	Quarter	Work product milestones	Expenditures	
			GP/LCP	EIR
2000	First quarter (Jan - March, 00)	Project initiation, preparation of background material, 3 community meetings	\$16,200	\$6,000
	Second quarter (April - June, 00)	Administrative Draft of GP/LCP and draft EIR	\$64,800	\$27,000
	Third quarter (July - Sept, 00)	Public hearing draft of GP/LCP, including document revisions, 6 public hearings and draft EIR review	\$48,600	\$12,000
	Fourth quarter (Oct - Dec, 00)	Final document with Council revisions, City certify Program EIR, 2 public hearings	\$16,200	\$15,000
2001	First quarter and Second quarter (Jan - June, 01)	No work products, anticipate interaction with Coastal staff on Local Coastal Program		
	Third quarter (July - Sept, 01)	Comments and revisions proposed by Coastal staff for Council review, Coastal Commission review, 4 public hearings	\$16,200	
	Fourth quarter (Oct - Dec, 01)	Completed Local Coastal Program update, October 2001		
Total			\$162,000	\$60,000

Exhibit IVA2
Preparation of a Program EIR for the General Plan/Local Coastal Program

The consultant shall prepare a program environmental impact report (EIR) for the General Plan/ Local Coastal Program. The consultant shall provide the following to the City:

- Prior to its preparation, a proposed outline of the EIR, with sufficient detail and annotations to clarify the approach that will be taken to meet the requirements of the CEQA Guidelines.
Estimated task cost - 6,000 or 10% of the total cost
- A complete Administrative draft version of the Draft EIR for review by City staff.
Estimated task cost - \$27,000 or 45% of the total cost
- A Draft EIR for public hearings, with any necessary or appropriate technical appendices, incorporating appropriate responses to staff comments on the screen check review draft.
Estimated task cost - \$12,000 or 20% of the total cost
- Responses to comments on the Draft EIR, including comments by interested agencies, members of the Planning Commission and City Council, and by the general public.
Estimated task cost - \$6,000 or 10% of the total cost
- Final EIR as ultimately certified by the City. Consultant work will include any environmental analysis that may be needed as a result of changes, if any, required by the Coastal Commission to the Local Coastal Program.
Estimated task cost - \$9,000 or 15% of the total cost

Public hearings for EIR review are included in the hearings specified in Exhibit IVA1.

Exhibit IVA3
Schedule for GP/LCP and Program EIR

Work Item	Month																					
	1/00	2/00	3/00	4/00	5/00	6/00	7/00	8/00	9/00	10/00	11/00	12/00	1/01	2/01	3/01	4/01	5/01	6/01	7/01	8/01	9/01	10/01
PHASE I	✓																					
1. Project initiation																						
2. Interviews and community forums	✓																					
3. Compilation of background data, preparation of new technical reports		✓	✓																			
4. Administrative Draft preparation			✓	✓																		
5. Preparation of Public hearing Draft					✓																	
6. Public hearings, GP/LCP and EIR, certification of EIR						✓	✓	✓	✓													
7. Revisions to GP/LCP, as directed by the City Council and transmittal of updated Local Coastal Program to Coastal Commission									✓													
PHASE II											✓	✓	✓	✓	✓	✓	✓	✓				
8. Coastal Commission staff review																						
9. City Council and Planning Commission review (public hearings) of changes proposed by Coastal staff																			✓			
10. Coastal Commission review and certification of GP/LCP																				✓		
11. City Council review and acceptance of Coastal Commission certification																					✓	
12. Coastal Commission acknowledgment of City acceptance																						✓

A.7(13)

Attachment 1
Matrix of appeals

Date of Action	Location	Project description	Coastal Commission Action
7/14/99	307 Indio Drive	Demolition of existing structure and construction of new single family residence on bluff edge	Approved with conditions
1/13/99	2651 Price street	Construction of seawall and related improvements to supporting structures.	Approved with conditions
1/13/99	107 Indio	Construction of seawall in three tiers, extending from an existing gunite protection device to the top of bluff	Denied
11/5/98	2757 Shell Beach Road (Cliffs Hotel)	Permit with conditions to construct rock revetment (435 feet long, 18 to 30 ft. high), three new dewatering wells, sump pump, emergency generator at sewage lift station, and bluff top concrete swale to intercept and divert surface water flow into storm drain system.	Denied
8/13/97	113 Indio Drive	Construction of a seawall and erosion protection system with geogrid and helical anchors; replace existing stairway.	NSI
1/9/97	2679/2685 Synglass Drive	Construction of a bluff protection system and repair of existing rip-rap.	Withdrawn
12/12/96	2727 Shell Beach Road (Cliffs Hotel)	Construct Bluff protection device and modification to existing private drainage system to minimize further bluff erosion.	Denied
8/15/96	Silver shoals Drive (APN; 010-152-016)	Subdivision of an 3.04 acre parcel into ten residential lots and 121 foot public access and recreation area lot dedication.	Approved with conditions
7/11/96	South side of Beachcomber Drive	25-lot subdivision (23 residential lots & 2 open space lots)	approved with conditions
12/16/93	434 Ocean Blvd.	New construction of a 2-story 2,215 sq.ft. Single-family home.	NSI
10/13/93	162 Bluff Drive	new construction of a 2-story 4,998 sq.ft. Single-family dwelling	NSI

Parks and Open Space Figure PR-1

PISMO BEACH GENERAL PLAN

EXHIBIT

P1

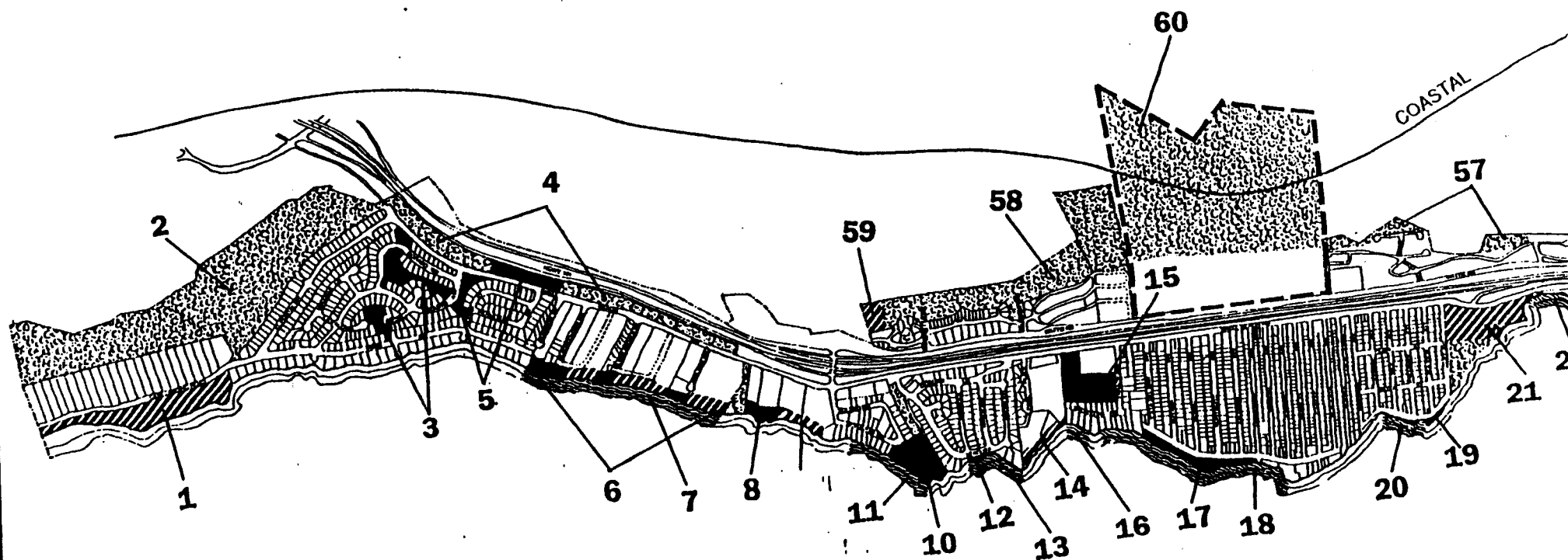
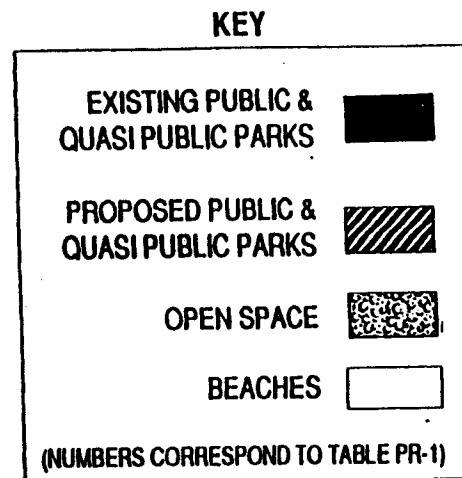
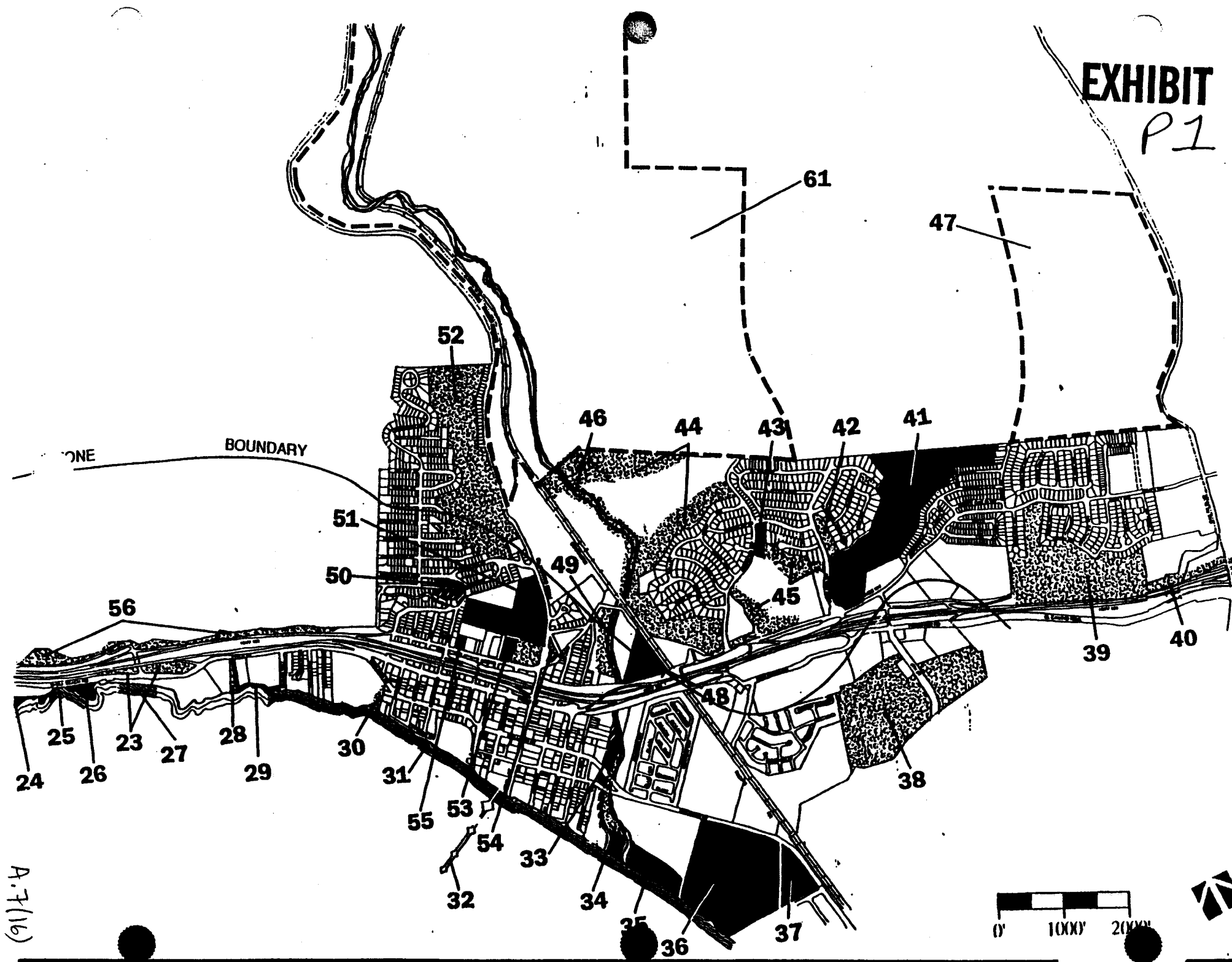


EXHIBIT P1



A.7(16)

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5200
fax (415) 904-5400

August 2, 1999

SEP 14 1999

CALIFORNIA
COASTAL COMMISSION

**LCP Grant Application FY 1999/2000
Submittal Summary**

Name of Applicant: City of Pismo Beach

Project Director: Carolyn Johnson Title: Planner

Address: 760 Mattie Road, Pismo Beach, CA 93449

Phone: (805) 773-4658 Fax: (805) 773-4684 Email: cjpb@aol.com

Fiscal Officer: Mary Soly Title: Administrative Services Director

Address: 760 Mattie Road, Pismo Beach, CA 93449

Phone: (805) 773-4655 Fax: (805) 773-7006 Email: msoltypb@aol.com

Title of Proposed LCP Work: Local Coastal Program - Land Use Plan Update Phase I

Total Cost of Proposed Program: \$ 222,000

Months Required to Complete Work Program:

For Period Beginning on 01/01/2000 and ending on 01/01/2000.

Grant amount requested: \$ 75,000 (34 % of Proposed Program)

Authorized Official: Michael Fuson

Title: City Manager Signature: Michael Fuson Date: 09/10/99

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5400

August 2, 1999

**LCP Grant Application 1999
Grant Budget Application Summary**

Grant Applicant: City of Pismo Beach

Address: 760 Mattie Road, Pismo Beach, CA 93449

Project Title: Pismo Beach Local Coastal Program Land Use Plan Update-Phase I

Grant Amount Requested: \$75,000 Grant Period: 01/01/00 to 10/01/00

Current Grant Requested:*

Personal Services

Classifications and Rates: 0 \$ %
(Itemize, use separate sheets if needed) \$ %

Salary and Wages 0
Benefits 0

Total Personal Services \$ 0

Operating Expenses

Travel

**Professional and Consulting Services \$ 75,000

Overhead Costs 0

Other (itemize, use separate sheet if needed) 0

Office Supplies 0

Postage 0

Printing 0

Total Operating Expenses \$ 75,000

Total Budget \$ 75,000

*Please round off all budget amounts to nearest dollar

**The City has budgeted \$147,000 for phases I and II of the LCP update. This does not include overhead and staff time to manage the project consultant. The entire \$75,000 requested through this grant will be utilized for consultant services in preparation of the LCP update. Grant funding will not be utilized for environmental document preparation, funds for development of LCP update EIR have already been budgeted and are not a part of the funding request.

PROJECT DESCRIPTION

The City of Carpinteria is proposing to undertake the preparation of a Local Coastal Plan Amendment to create a **Creeks Preservation Program** as an implementation plan that comprehensively addresses the preservation of local creeks and related environmentally sensitive habitat areas. The creeks passing through Carpinteria involve a combined watershed of approximately 15,700 acres and include:

Lagunitas Creek

Carpinteria Creek

Franklin Creek

Santa Monica Creek

The purpose of the **Creeks Preservation Program** is to provide a useful planning tool through which the following objectives can be achieved over time:

- ***Improvement of surface runoff water quality entering creeks from private development, agriculture and public streets and storm drains.***
- ***Maintenance and improvement of riparian areas to benefit wildlife habitat and water quality through reduced pollutant loads, reduced runoff volume, bank stabilization and erosion control.***
- ***Enhancement of available recreational and aesthetic resources through improved coastal water quality and creek trails.***

Further, it is expected that through meeting these objectives, the **Creek Preservation Program** will establish a non-point source pollution plan adequate to serve as the basis for the anticipated requirement for local implementation of federal Phase II National Pollution Elimination System (NPDES) regulations in the near future.

The **Creek Preservation Program** will be an unprecedented document for the region. The first to bring together the varied and sometimes conflicting codes and policies of the many agencies responsible for various aspects of both water quality and habitat protection. The program will at once be an important reference tool and a litmus test for determining appropriate mitigation or management practices at the local level.

EXHIBIT NO. A.8

APPLICATION NO.

Carpinteria

Pg. 1 of 12

RESPONSE TO EVALUATION CRITERIA

Response to Criteria 1) and 6). As an emerging issue, considerable interest and local controversy surround activity and development proposals that potentially effect local creeks or related environmentally sensitive areas. The following is a sample of current projects and activities that have raised this issue:

- **Carnavale Property** This .5 acre site has been in and out of the local development application process for nearly a decade. The process has cost the owner and the city hundreds of thousands of dollars in man hours toiling over issues of riparian habitat preservation, riparian buffering, bank erosion protection, runoff volumes and nonpoint source pollution. A lack of specificity in procedures and regulations to address such issues have stymied past applications and unnecessarily prolonged the decision making process.
- **Creekwood** This residential project located adjacent to the Carpinteria Creek, for which a related LCPA is pending with the Coastal Commission, experienced substantial delay during local review in order to adequately address issues of creek protection. The project applicant and city incurred substantial costs in developing and reviewing studies through the environmental review process necessary to analyze and mitigate potential project impacts on the creek and riparian habitat.
- **Salzgeber Meadow** Ongoing cultivated agricultural use of this property located adjacent to the Carpinteria Creek has caused local concern related to the clearing of riparian habitat and adequate riparian buffering.
- **Carpinteria Salt Marsh Reserve** The Carpinteria Salt Marsh is managed by the University of California (UCSB), however, key properties and components, including Franklin and Santa Monica Creeks that drain into the marsh, are under the jurisdiction and management of other agencies and private ownership. The Management Plan developed by the University may be ineffective in the long term unless a coordinating program is established. The Creek Preservation Program is an opportunity to establish this program.
- **Phase II NPDES** The federal government has announced that local jurisdictions will be expected to come into compliance with more stringent stormwater protection regulations over a five year period beginning in 2002. A document that provides detailed analysis of local conditions is necessary in order for the appropriate Best Management Practices design criteria to be established.

Response to Criteria 2) Carpinteria maintains a certified Local Coastal Program and is in the process of a comprehensive update of the Land Use Plan. The policies being drafted call specifically for an implementation plan for the preservation of creeks and improvement of surface runoff water quality. Further, extensive policy is dedicated to protection of the Carpinteria Salt Marsh Reserve and other environmentally sensitive habitat areas such as the unique riparian habitat of the Carpinteria Creek.

Response to Criteria 3) The grant will allow the City to coordinate its pending Land Use Plan update directly with this key implementation program. Further, the grant will permit a program to move forward that is specifically intended to address issues common to the city, county, and State and federal agencies, all charged with various aspects of protecting water quality and environmentally sensitive habitat. The plan will necessarily be a coordinated and joint effort of many agencies.

Response to Criteria 4) The attached Resolution of the Carpinteria City Council commits up to a 1:1 match of funds.

Response to Criteria 5) The City has a long history of successful grant procurement and performance. The following are selected examples:

- **Coastal Resources Grant, 1997** A \$242,000 grant with 10% match from City, to complete an LCPA land use study for an anticipated decommissioning of the former Chevron oil & gas plant.
- **Coastal Resources Grant for Carpinteria Salt Marsh Reserve (Park signs and trails), 1997/98** an \$80,000 grant with \$20,000 match from City.
- **California Coastal Conservancy Grant, 1997** \$220,000 grant for the construction of restoration improvements to the Carpinteria Salt Marsh.
- **Transportation Enhancement Act (ISTEA) Grant, 1996**
\$700,000 grant for construction of Carpinteria Salt Marsh Restoration improvements.
- **Coastal Resources Enhancement Grant, 1996** \$60,000 grant to fund enhancement of coastal recreation including construction of a boathouse/beach bathrooms.
- **Coastal Resources Enhancement Grant, 1995** \$25,000 grant to partially fund salt marsh property appraisals related to acquisition and improvement.
- **Community Development Block Grant, 1999** \$500,000 joint County/City grant with \$100,000 match from City, expected to provide approximately 20 loans to income qualified home owners for single family home rehabilitation.

WORK PROGRAM AND BUDGET

TASK 1 - CODES AND POLICIES REVIEW

This task involves reviewing all existing local, regional, State and federal codes and policies that are relevant to the Program, including, but not limited to the City's Local Coastal Program Land Use Plan and implementing documents such as:

- The Zoning Ordinance
- Coastal Access and Recreation Program
- Bluffs Coastal Access, Recreation, and Open Space Master Program
- Tidelands Improvement Plan
- Santa Barbara County policies, practices and regulations for Flood Control
- Management Plan for the Carpinteria Salt Marsh Reserve
- Various federal and State regulations of the U.S. Fish & Wildlife Service
- U.S. Army Corp of Engineers and State Department of Fish & Game
- National Pollution Discharge Elimination Systems Act (NPDES)
- Regional Water Quality Control Board policy and regulations

The purpose of the review will be to document those policies and regulations applicable to the plan and to cross-reference and develop the plan based in part upon them. The issue areas researched will include:

- Riparian buffers for the treatment and protection of storm-water
- Setbacks and other development regulations for the protection of Riparian Habitat and buffers
- Non-point source pollution, watershed management and flood control practices
- Water quality standards
- Coastal access and recreation
- Community aesthetics and open space

To accomplish this review the project consultant team will meet with City staff to identify all pertinent documents and issues, determine where deficiencies exist in the current codes and policies and further refine the proposed work. The project consultant will also consult with Coastal Commission staff for direction and in anticipation of an application to the Coastal Commission for approval of the Program as an implementation document of the City's Local Coastal Program.

TASK 2 - BASELINE CONDITIONS REPORT

This task involves the preparation of a detailed existing conditions report and appropriate mapping of soil types, hydrology and habitat values and the characteristics of physical development in relationship to the creeks including the types of uses and locations of improvements.

The objective of this task is to provide a baseline assessment of existing conditions to compliment the codes and policies research and create the basis for development of appropriate regulations and strategies.

In order to accomplish this task, field surveys of the creeks and habitats will be conducted as well as historical records including aerial photographs and maps. The information will be documented in a written report including tabulated and mapped information. This information will also be used as the baseline information for the project environmental assessment.

TASK 3 - PROGRAM DEVELOPMENT

This task involves the creation of the Program using the goals and objectives established by the City Council, the policies and codes researched and the environmental and public review processes. The Program is to be developed using the following assumptions concerning existing local conditions and issues:

- Several creeks (Lagunitas, Carpinteria, Franklin, and Santa Monica) bisect the City. Coastal bluff erosion, water quality related to recreational swimming, and protection of unique coastal habitat, including the riparian habitat of Carpinteria Creek and the estuarine wetland habitat of the Carpinteria Salt Marsh Reserve are impacted by land use/development, and resource management.
- A significant coastal issue that has emerging importance for local jurisdictions is non-point pollution control and the effect that polluted nuisance and storm water run-off is having on creeks, wetlands, coastal waters, and environmentally sensitive habitat such as the riparian habitat of the Carpinteria Creek.
- The City's Codes and Policies provide direction for the protection of coastal resources, water quality, and sensitive habitats, but the policies are spread through several documents and made more difficult to manage given State and federal regulations that sometimes overlap or conflict. Scant local regulations are not developed to comprehensively address the issues identified. This creates the potential through development, flood control and agricultural activity, to miss opportunities to improve existing conditions of the City's creeks or to exacerbate existing problems.

The objective of this task is to create a draft implementation Program that will be an easy to use, convenient regulatory document for the public, decision makers, City staff and other special districts and jurisdictions that have influence over the local creeks. The effort will strive to make the document compatible with existing regulations and a compliment to the City's Local Coastal Program.

To accomplish this task the project consultant will recommend an approach to the document that includes the types of new or revised regulations necessary to meet the program objectives. City staff will evaluate the approach revising as necessary until a clear structure is developed. This structure may include:

- Development review procedures that address submittal requirements, roles of various staff, Commissions and review methodology unique to issues of riparian habitat and stormwater protection.
- The establishment of the appropriate nexus relationship between development impacts and mitigation measures.
- Relationship between the proposed regulations and other existing regulations such as the zoning ordinance Environmentally Sensitive Habitat (ESHA) regulations, and the City's local environmental review procedures.
- Applicability of the regulations to activity within the City and to other jurisdictions and activities outside the City's corporate limits.
- Code compliance and investigative procedures unique to issues of riparian habitat and stormwater protection.

TASK 4 - PROCEDURE FOR REVIEW AND ADOPTION

This task will involve the conduct of the environmental review process under State and local guidelines, preparation and submittal of the draft and final document including interagency, public, local and State review at key points during the preparation and processing of the Program. The following is a typical procedure for review and adoption:

- **Scoping and Approach.** This stage of review includes that work included in Tasks 1 and 2. A public workshop would be held in order to solicit comments on the scope and structure of the document proposed.

Meetings with representatives from other agencies such as Santa Barbara County (e.g. flood control), the State (e.g. Coastal Commission, Fish & Game and Regional Water Quality Control) as well as stakeholders such as effected property owners, the University of California Salt Marsh Reserve and the Carpinteria Creek Committee that monitors and makes recommendations concerning local creeks.

- **Administrative Draft.** The project consultant will prepare an administrative draft Program including background research and documentation, graphics and proposed regulations. The administrative draft document will include the culmination of the basic objectives for the Program as setout herein, the results of the codes and policies research as well as the public workshop and interagency review.

- **Administrative Draft Review.** City staff will review the administrative draft. Also, staff will consult with other agencies and stakeholders as determined appropriate.
- **Public Review Draft.** The project consultant will incorporate the City's comments on the administrative draft as a part of the preparation of the Public Review Draft. The document will be in a form suitable for adoption. The draft document will be made available for a period of time adequate to allow for appropriate comment. The following process would be followed for review:
 - *Public Workshop.* A public workshop to rollout the draft document and present it formally for public review.
 - *Environmental Review Committee (ERC).* The City's ERC will review the document and make a recommendation concerning the appropriate environmental clearance.
 - *Planning Commission Hearing.* A Planning Commission hearing for consideration of staff and ERC recommendations concerning the draft document and to receive input through a public hearing.
 - *City Council Hearing.* A City Council hearing will be held for consideration of the Planning Commission recommendation, including any changes, and to receive additional input through a public hearing. Any changes directed by the Council would be made prior to adoption by the Council. The Council will direct the submittal of the final document to the Coastal Commission as an amendment to the City's Local Coastal Program.
 - *Final Plan.* At a hearing of the California Coastal Commission, the Final plan will be reviewed as an amendment to the City's Local Coastal Program. Any changes suggested by the Commission would be forwarded to the City Council, accepted and incorporated into the final document.

The purpose of this task is to assure a functional and applicable document that is supportable by all stakeholders and provides the necessary protection of important local and coastal resources.

City of Carpinteria Creek Master Plan Budget

Tasks	Manhours	Rate/Hr.	Cost
Task 1 - Codes and Policies Review			
Conduct Existing Documentation Review			
Consultant	80	\$70.00	5,600.00
Staff	8	\$49.00	392.00
Prepare Report			
Consultant	20	\$70.00	1,400.00
Staff	4	\$49.00	196.00
	Subtotal		7,588.00
Task 2 - Development of Baseline Conditions Report			
Review Existing Data			
Consultant	40	\$70.00	2,800.00
Staff	4	\$49.00	196.00
Prepare Baseline Resource Maps			
Consultant	40	\$70.00	2,800.00
Staff	2	\$49.00	98.00
Conduct Field Surveys			
Consultant	40	\$70.00	2,800.00
Staff	4	\$49.00	196.00
Prepare Baseline Report			
Consultant	40	\$70.00	2,800.00
Staff	8	\$49.00	392.00
Prepare Final Baseline Report and Maps			
Consultant	40	\$70.00	2,800.00
Staff	2	\$49.00	98.00
	Subtotal		14,980.00

City of Carpinteria Creek Master Plan Budget

Tasks	Manhours	Rate/Hr.	Cost
Task 3 - Program Development			
Prepare Land Use Policies			
Consultant	80	\$70.00	5,600.00
Staff	20	\$49.00	980.00
Prepare Land Use Performance Guidelines			
Consultant	80	\$70.00	5,600.00
Staff	40	\$49.00	1,960.00
Conduct Planning Commission and Public Review			
Consultant	4	\$70.00	280.00
Staff	8	\$49.00	392.00
Conduct City Council Review			
Consultant	4	\$70.00	280.00
Staff	8	\$49.00	392.00
Finalize Land Use Policies			
Consultant	20	\$70.00	1,400.00
Staff	2	\$49.00	98.00
	Subtotal		16,982.00

Task 4 - Procedure for Review and Adoption

Task 4A - Conduct Environmental Review

Prepare Initial Study			
Consultant	40	\$70.00	2,800.00
Staff	4	\$49.00	196.00
Prepare Draft ND			
Consultant	20	\$70.00	1,400.00
Staff	2	\$49.00	98.00
Public Review Period for ND			
Consultant	0	\$70.00	0.00
Staff	4	\$49.00	196.00
Conduct Public Hearing			
Consultant	4	\$70.00	280.00
Staff	4	\$49.00	196.00
Prepare Final ND			
Consultant	20	\$70.00	1,400.00
Staff	4	\$49.00	196.00
Planning Commission Approval			
Consultant	4	\$70.00	280.00
Staff	8	\$49.00	392.00
City Council Approval			
Consultant	4	\$70.00	280.00
Staff	8	\$49.00	392.00
	Subtotal		8,106.00

City of Carpinteria Creek Master Plan Budget

Tasks	Manhours	Rate/Hr.	Cost
Task 4B - LCP/SP Approval and Submission to Coastal Commission			
City Council Approval of LCP/SP Amendment			
Consultant	4	\$70.00	280.00
Staff	8	\$49.00	392.00
Prepare LCP/SP Amendment for Submission to CCC			
Consultant	40	\$70.00	2,800.00
Staff	8	\$49.00	392.00
Submit LCP/SP to CCC			
Consultant	0	\$70.00	0.00
Staff	4	\$49.00	196.00
Develop CCC Staff Report			
Consultant	36	\$70.00	2,520.00
Staff	2	\$49.00	98.00
CCC Approval of LCP/SP			
Consultant	8	\$70.00	560.00
Staff	8	\$49.00	392.00
		Subtotal	7,630.00
Task 4C - Final LCP/SP Approval			
City Council Adoption of LCP/SP			
Consultant	8	\$70.00	560.00
Staff	16	\$49.00	784.00
		Subtotal	1,344.00
Materials Costs			
Printing, expenses, etc.		Subtotal	5,000.00
		Total	61,630.00

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5200
fax (415) 904-5400

August 2, 1999

LCP Grant Application FY 1999/2000 Submittal Summary

Name of Applicant: City of CarpinteriaProject Director: Dave Durflinger Title: Director of Community DevelopmentAddress: 5775 Carpinteria Avenue
Carpinteria, CA 93013Phone: (805) 684-5405 Fax: 684-5304 Email: DaveD@ci.carpinteria.ca.usFiscal Officer: John Thornberry Title: Administrative Services DirectorAddress: 5775 Carpinteria Avenue
Carpinteria, CA 93013Phone: (805) 684-5405 Fax: (805) 684-5304 Email: JohnT@ci.carpinteria.ca.usTitle of Proposed LCP Work: Creek Preservation ProgramTotal Cost of Proposed Program: \$ 61,630

Months Required to Complete Work Program:

For Period Beginning on 1 / 1 / 00 and ending on 1 / 1 / 01Grant amount requested: \$ 40,000 (65 % of Proposed Program)Authorized Official: Dave DurflingerTitle: Director of Signature: [Signature] Date: 9/13/99
Community Development

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5200
fax (415) 904-5400

August 2, 1999

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: City of CarpinteriaAddress: 5775 Carpinteria AvenueCarpinteria, CA 93013Project Title: Creeks Preservation ProjectGrant Amount Requested: \$40,000 Grant Period: 1/1/00 - 1/1/01**Current Grant Request:*****Personal Services**Classifications and Rates Principal Planner \$ 59,312/hr % 60
(itemize, use separate sheets if needed)

Community Development Technician \$ 33,441/hr % 40

Salary and Wages

7,448

Benefits

1,862

Total Personal Services

\$ 9,310**Operating Expenses**

Travel

Professional and Consulting Services

46,132

Overhead Costs

1,183

Other (itemize, use separate sheet if needed)

Office supplies

250

Postage

750

Printing

2,000

Advertising

2,000

Total Operating Expenses

\$ 52,530

Total Budget

\$ 61,630

* Please round off all budget amounts to nearest dollar

LCP Grant FY 99-00
City of Imperial Beach

**CITY OF IMPERIAL BEACH
LOCAL COASTAL PLANNING GRANT APPLICATION FOR FISCAL YEAR
1999/2000**

**LOCAL COASTAL PROGRAM COMPREHENSIVE UPDATE
To
AMEND THE GENERAL PLAN
And
ADOPT A SHORELINE PROTECTION DEVICE ORDINANCE**

The City of Imperial Beach is requesting \$44,500 to develop a Shoreline Protection Ordinance pursuant to Policy S-11 of the Safety Element of the General Plan/Local Coastal Plan. This policy states in part that the City should protect property by "developing a coastal shoreline protection device ordinance for the design and construction of seawalls and revetments." Such an Ordinance may require a concurrent General Plan Amendment

The General Plan/Local Coastal Program allows for the construction of shoreline protection devices associated with new development, when it is demonstrated that shoreline protection is necessary. Many existing revetments require maintenance every five years as a general rule, and such maintenance has occurred on a case by case basis without a new Coastal Development Permit.

While vacant beachfront parcels are few in the City, the potential for redevelopment is high, especially north of Imperial Beach Boulevard to the City's northern limits at Carnation Avenue. Standards for vertical seawalls are needed in consideration of the local coastal environment. Implementation of development standards will enable the City to evolve from a beach of cobbles and migratory armor stones to one, which can offer safe and uninterrupted public access along the City's 3.5 miles of coastline.

The City will retain a consulting firm that has qualification and knowledge of coastal engineering, Local Coastal Program formulation, and knowledge of environmental law. The consulting firm will hereinafter be called "consultant".

Project Director: Paul Benton, Community Development Director, City of Imperial Beach.

Proposed Work Program

The administrative, engineering and public participation components of the work program are identified as phases and tasks. The phases and tasks (attachment) are integrated, as noted.

EXHIBIT NO. A.9
APPLICATION NO.
Imperial Beach
Pg. 1 of 8

Phase 1 Preliminary Review and Planning (Tasks A, B, and C)

Objectives:

- a. To review existing regulations (zoning) and policies (General Plan);
- b. To research coastal development permits for all beachfront properties.
- c. To inventory the condition of existing shore protection.
- d. To review long-term sand profiles and impacts to coastal access.

Work Organization

1.1. Meeting

Consultant will meet with city staff to discuss the following:

- a. Major issues in implementing the Local Coastal Program.
- b. Shortcomings of the existing zoning regulations as found in Chapter 19.87 of the Zoning Ordinance.
- c. Coordination with Coastal Commission staff in the San Diego office.
- d. Potential approaches in dealing with shore protection encroachments on public beach.

1.2. Review of Regulations

The consultant will review the format and substantive content of the existing zoning ordinances that regulate shoreline protection devices and the required maintenance of same.

1.3. Review of the General Plan/Local Coastal Plan

The consultant will review the General Plan/Local Coastal Plan in detail to identify major policy direction regarding such issues as:

- a. The implementation of sand mitigation fees for repair and maintenance of shore protection devices.
- b. The enhancement of the street ends that currently provide public access to the beach while preserving coastal views.
- c. The development of erosion management measures such as irrigation controls and landscaping ordinances for beach lawns.
- d. The identification of any other measures "suitable to the changing nature of the Imperial Beach shoreline." (LCP - Safety Element).
- e. The development of standards for an improved "coast walk" or promenade, north of Imperial Beach Boulevard while preserving the unique "small beach town" atmosphere.
- f. The need for, use of, and appearance of shore protection devices.
- g. An evaluation of shoreline protection devices so that a comparison of

Phase 2 (Task D).

Objectives:

- a. To develop a Shoreline Protection Ordinance that considers local beach conditions and existing development patterns.
- b. To develop an implementation plan that is legally defensible.
- c. To develop an implementation plan that is easy to understand relative to standards for new devices, repair of existing devices, and calculation of sand mitigation fees when determined appropriate.

Work Organization:

2.1. Memorandum of Services

The engineering firm will prepare a memorandum containing the objectives of the Local Coastal Plan, as noted herein. The memorandum will also outline a recommended approach to meeting these objectives. The types of new or revised regulations necessary to implement the Local Coastal program will be described in sufficient detail to enable City staff and the staff of the Coastal Commission to understand and assess the approach.

2.2. City Review

The engineering firm will meet with City staff to discuss the memorandum of services and will revise the memorandum, if required, to reflect modifications agreed to at the meeting. The memorandum will serve as a guide for subsequent work on the project. This will require substantial work with City staff in research, compilation of data, analysis of results, administrative support and coordination with reports and presentations.

2.3. Coastal Commission Review

Following the review with City staff, the engineering firm and City staff will meet with the Coastal Commission staff (San Diego Office) to review the memorandum. The meeting will allow for early input from coastal staff on the approach taken in the memorandum.

2.4. Public Participation.

The engineering firm will attend a public meeting to explain the proposed approach for developing a Shoreline Protection Device Ordinance, and listen to residents' concerns and comments. A summary of comments received from the public, with responses, shall be prepared.

Phase 3 Draft Ordinance

Objectives:

- a. To develop a draft shoreline protection device ordinance.
- b. To develop the necessary General Plan/Local Coastal Plan language.
- c. To brief the public on the ordinance in a public workshop.

Work Organization:

3.1. Administrative Draft

The engineering firm will produce an Administrative Draft Shoreline Protection Device Ordinance and changes to the General Plan that will include public issues raised at the public workshop.

3.2. Administrative Draft Review

The Administrative Draft will be circulated to City Staff for review. City staff will submit a single marked-up copy of the Ordinance and General Plan text to the firm.

3.3. Public Review Draft

Based on the comments received from staff the engineering firm will develop the public review draft. Graphics will be in a form suitable for public review.

3.4. Public Workshop

The engineering firm will attend a second public workshop to present the Public Review Draft and to demonstrate how the public comments were addressed in the Ordinance and General Plan text. Additional public comments or concerns will be documented for presentation by City decision-makers.

Phase 4 Public Review (Task E).

Objective

- a. To attend public hearings and receive oral testimony.

Work Organization:

4.1. Attend two City Council Meetings.

The consulting firm will attend two (2) public hearings on the ordinance and General Plan text changes.

4.2. Revisions to the Ordinance and General Plan text, as necessary.

Phase 5 Coastal Commission Review

Objective:

- a. To obtain certification by the Coastal Commission

Work Organization:

5.1. Coastal Commission presentation, with necessary graphics and other visual aids.

Phase 6 Final Plan

Objective:

- a. To produce a final Ordinance and General Plan Amendment.

Work Plan and Schedule

The attached work plan and schedule ties a schedule to the various actions and phases of the project. Each of these phases is roughly quarterly. It is expected that Phases 1, 2, and 3 will be consecutive, and Phases 4 and 5 will be completed in one quarter.

It is therefore concluded that the work of this project will be completed within a 12-month period.

LCP Grant 99-00
City of Imperial Beach

Task	Action	Description	Product	Consultant Fee	City Staff Cost
A	Inventory existing shoreline protection systems.	Catalog existing structures, referring to location and apparent condition, estimate remaining useful life and annual cost of maintenance.	Engineering inventory of existing shoreline protection systems.	\$15,000	\$5,000
B	Review onshore wave processes.	Basic design information: scour depth, design height for various storm conditions, compare responses to various protection types specific to the shore conditions at Imperial Beach	Report of wave climate at Imperial Beach.	\$8,000	\$1,000
C	Review coastal development permits for all properties.	Prepare a summary reference of permits; review history of emergency permits and records of unauthorized work, if any. This will become a reference to compare the catalog of existing shoreline protection systems.	Report of Coastal Development Permit history.	\$5,000	\$7,000
D	Draft Report and Public Comment	Publish the draft reports and provide for public review and comment. This phase will require that the information be presented in a way that the technical issues are understood by members of the general public, and so that public input can be incorporated into the review and evaluation process.	Report and response to public comment, including recommendations for amendment to current LCP and other aspects of coastal protection policy in Imperial Beach	\$1,000	\$5,000
E	Summary Presentation of Findings	Presentation of the report and findings to the City Council, with publication of findings. This will become a reference for further planning for shore protection in Imperial Beach.	Report in "Design Manual" format, for use by members of the public and policy-makers.	\$8,000	\$3,000

LCP Grant Application FY 1999/2000 Submittal Summary

Name of Applicant: City of Imperial Beach

Project Director: Paul Benton Title: Community Development Director

Address: City of Imperial Beach, 825 Imperial Beach Boulevard, Imperial Beach, CA
91932

Phone: (619) 628-1354 Fax: (619) 429-9770 Email: _____

Fiscal Officer: Matt Rodriguez Title: Acting City Treasurer

Address: same as above

Phone: (619) 423-8615 Fax: (619) 429-9770 Email: _____

Title of Proposed LCP Work: Local Coastal Program Amendment to amend the General

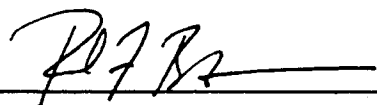
Plan and adopt a Shoreline Protection device Ordinance

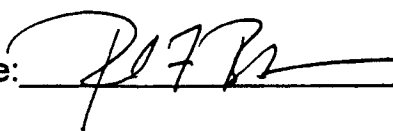
Total Cost of Proposed Program: \$ 44,500

Months Required to Complete Work Program:

For Period Beginning on 2/1/00 and ending on 1/31/01

Grant amount requested: \$ 44,500 (100% of Proposed Program)

Authorized Official:  Paul Benton

Title: Director Signature:  Date: 9/10/99
Community Development

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: City of Imperial Beach

Address: 825 Imperial Beach Boulevard, Imperial Beach, CA 91932

Project Title: Local Coastal Program Amendment to amend the General Plan and adopt a Shoreline Protection Device Ordinance.

Grant Amount Requested: \$44,500.00

Grant Period: February 1, 2000-
January 1, 2001

Current Grant Request:*

Personal Services

Classifications and Rates

(itemize, use separate sheets if needed)

CITY PLANNER \$ 53 % 85

DIRECTOR \$ 65 % 15

Salary and Wages

Benefits

62 %
38 %

Total Personal Services

\$ 21,000

Operating Expenses

Travel

Professional and Consulting Services

Overhead Costs

Other (itemize, use separate sheet if needed)

Office supplies

Postage

Printing

INCL
↓

Total Operating Expenses

\$ INCL

Total Budget

CITY STAFF
CONSULTANT

\$ 21,000
23,500

NOTE: CONSULTANT AGREEMENT WILL REFLECT ALL PERSONNEL COSTS

* Please round off all budget amounts to nearest dollar

[Signature]
Director

Environmental Services Agency



Planning and Building Division

County of San Mateo

Mail Drop PLN122 · 455 County Center · 2nd Floor · Redwood City
California 94063 · Telephone 650/363-4161 · Fax 650/363-4849

Board of Supervisors

Rose Jacobs Gibson
Richard S. Gordon
Mary Griffin
Jerry Hill
Michael D. Nevin

**Director of
Environmental Services**
Paul M. Koenig

Planning Administrator
Terry L. Burnes

August 25, 1999

Elizabeth Fuchs
California Coastal Commission
45 Fremont Street
San Francisco, CA 94105-2219

RECEIVED
AUG 27 1999

CALIFORNIA
COASTAL COMMISSION

Dear Ms. Fuchs:

The purpose of this letter is to transmit San Mateo County's application to the Coastal Commission for a \$39,570 matching grant to partially offset the cost of our proposed project to review and update the certified LCP as it affects the Mid-Coast.

The application is comprised of the following components:

- 1 Coastal Commission application form.
- 2. Summary project description.
- 3. Work program.
- 4. Community participation process.
- 5. Time schedule.
- 6. Conformance with LCP Grant Fund Criteria.
- 7. Board of Supervisors' Resolution No. 62999.
- 8. Board of Supervisors' staff report.

Thank you in advance for all assistance in reviewing this request. Should you have any questions, please feel free to call me at 650/363-1861, or George Bergman at 650/363-1851.

Sincerely,

Terry Burnes
Planning Administrator

TB:GB:fc - GDBJ1041.6FN

cc: Mary Griffin, President, Board of Supervisors
Richard Gordon, Supervisor, District 3
Paul Koenig, Director of Environmental Services
George Bergman, Senior Planner
Jack Liebster, Coastal Commission

EXHIBIT NO. A.10

APPLICATION NO.

San Mateo County

Pg. 1 of 15

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

**LCP Grant Application FY 1999/2000
Submittal Summary**

Name of Applicant: San Mateo County

Project Director: Terry Burnes

Title: Planning Administrator

Project Planner: George Bergman

Title: Senior Planner

Address: 455 County Center, Second Floor
Mail Drop PLN 122
Redwood City, CA 94063

Phone: (650) 363-1861 **FAX:** (650) 363-4849 **E-mail:** tburnes@co.sanmateo.ca.us
(650) 363-1851 (650) 363-4849 gbergman@co.sanmateo.ca.us

Fiscal Officer: Virginia Diehl **Title:** Administrative Services Manager

Address: Same as above

Phone: (650) 363-1857 **FAX:** (650) 363-4849 **E-mail:** vdiehl@co.sanmateo.ca.us

Title of Proposed LCP Work: Mid-Coast LCP Review and Updating Project

Total Cost of Proposed Program: \$147,000

Months Required to Complete Work Program: Twelve months (excluding consideration by elected officials)

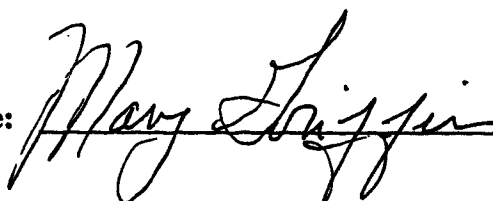
For Period Beginning On: December 1, 1999 and **Ending On:** November 30, 2000

Grant Amount Requested: \$39,530 (27% of Proposed Program)

Authorized Official: Mary Griffin

Title: President, Board of Supervisors

Signature:



Date:

8-24-99

*California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105*

**LCP Grant Application FY 1999/2000
Grant Budget Allocation Summary**

Grant Applicant: San Mateo County

Address: 455 County Center, Second Floor
Redwood City, CA 94063

Project Title: Mid-Coast LCP Review and Updating Project

Grant Amount Requested: \$39,530 **Grant Period:** December 1, 1999 to November 30, 2000

Authorized Official: Mary Griffin **Title:** President, Board of Supervisors

Current Grant Request

Personnel Services

Classification and Rates: Planner 1 - \$20.00/hour (80% time)

Salary and Wages: \$33,280

Benefits: None

Total Personnel Services: \$33,280

Operating Expenses

Professional and Consulting Services: Facilitation Planner - \$100/hour (60 hours) \$6,000

Office Supplies: \$100

Postage: \$50

Printing: \$100

Total Operating Expenses: \$6,250

Total Budget: \$39,530

SUMMARY PROJECT DESCRIPTION

PURPOSE:

To comprehensively review the LCP as it affects the Mid-Coast in order to identify necessary regulatory changes for improved Coastal Act consistency.

SCOPE:

As described in the work program section, the project will review all LCP provisions applicable to the Mid-Coast, and identify those provisions that:

1. Are considered inappropriate or an impediment to Coastal Act consistency,
2. Could be more effective using a different technique or approach, or
3. Have internal consistency, standardization or clarity deficiencies.

The project will also identify new policy issues where further analysis is considered necessary. These will include issues that have been raised repeatedly during the past few years (see list of possible issues).

Each of the identified LCP provisions and new issues will be thoroughly analyzed. Where necessary, alternatives will be developed, their benefits and shortcomings will be described, discussed, and a preferred alternative selected.

PROCESS:

As described in the community participation process section, a broad group of Mid-Coast stakeholders will be requested to participate in the project. Multiple scoping sessions will be scheduled for the stakeholders to identify the LCP provisions and new issues that will be studied. Staff will prepare a report that analyzes these provisions/issues, and recommended any actions or changes.

Multiple workshops will be scheduled for the stakeholders to discuss, revise and refine the analysis report, particularly the recommended changes. Where general agreement is attained, staff will prepare exact amendment language for elected officials to consider.

The Mid-Coast Community Council would review the amendments, and submit its recommendation to the Planning Commission. The Planning Commission and Board of Supervisors would act on the amendments, followed by the Coastal Commission certification process.

TIMING:

It is anticipated that it will take twelve months from project commencement to consideration by elected officials.

RESOURCES:

Staff resources will include one project planner (1/2 time basis) and one supervising planner (1/2 time basis). If the requested \$39,530 Coastal Commission grant (27% of project cost) is approved, an extra-help planner and professional facilitator would be retained.

WORK PROGRAM

Pre-Project Tasks

- Task 1. Identify the project study area, e.g., Urban Mid-Coast and Rural Residential area.
- Task 2. Identify existing Coastal Act planning and resource protection provisions applicable to the Mid-Coast.
- Task 3. Identify existing LCP policies, map designations, table entries, and zoning provisions governing the Mid-Coast.

Project Tasks

- Task 4. Through a community participation process described in the next section, organize the existing LCP provisions into four groups:
 - a. Those provisions which most stakeholders consider appropriate, fully consistent with the Coastal Act, and not problematic to administer.
 - b. Those provisions which most stakeholders consider adequate, but a meaningful number believe that a revised technique, different approach, or regulatory change may improve Coastal Act consistency.
 - c. Those provisions which a meaningful number of stakeholders consider not appropriate, detracting from Coastal Act consistency, or problematic to administer.
 - d. Those provisions that have internal consistency, standardization or clarity deficiencies.
- Task 5. Identify policy issues that the LCP does not currently address, but for which a meaningful number of stakeholders believe further analysis and policy development is needed.

It is likely that the following issues/topics would result from Tasks 4 and 5:

ISSUE/TOPIC	REASON
a. Reassessing desired land uses.	Some Mid-Coast citizens favor less housing, others favor maintaining current levels or allowing more. Many desire additional commercial/job growth, and increasing open space opportunities.
b. Recalculating LCP buildout.	Some Mid-Coast citizens assert that LCP buildout figures are understated, citing that substandard lots, second units, and non-residential housing sites are omitted from the calculation.
c. Reevaluating annual growth rate.	Some Mid-Coast citizens favor lowering the 125 houses per year growth rate limit, others favor maintaining or increasing this limit.
d. Relating buildout to infrastructure capacity.	As planned sewer and water capacity becomes available, the Mid-Coast will experience marked growth amidst limited transportation capacity.
e. Improving substandard lot controls.	Many Mid-Coast citizens, as well as members of the Mid-Coast Community Council (MCCC), Board of Supervisors, and Coastal Commission have requested that the LCP discourage residential development on typically 2,500 sq. ft. substandard lots.
f. Merging substandard lots.	Many Mid-Coast citizens have historically endorsed establishing a comprehensive lot merger program as the preferred means to manage substandard lot development.
g. Standardizing height limit at two stories.	Most Mid-Coast citizens believe that the existing 3-story height limit applied in some residential and commercial zoning districts allows large structures that block coastal views and are not in scale with surrounding development.
h. Revising development/design review standards.	Some Mid-Coast citizens believe that the existing zoning development standards do not adequately control building bulk, and new controls, e.g., FAR and Daylight Plane requirements, as well as a more rigorous design review process to preserve community character have been suggested. Others favor maintaining the existing regulations.
i. Restricting exceptions to development standards.	The MCCC prefers that development standards, particularly setbacks, be inviolate, or exceptions only be permitted in extremely unusual circumstances, and limited to conforming size parcels.

Other issues or topics that could be selected for project study include:

- a. Reevaluate the appropriateness of allowing housing on non-residential zoned parcels.
- b. Reevaluate rural zoning regulations in the designated urban area.
- c. Preclude residential rezonings that exceed LCP buildout.
- d. Facilitate job growth and employment sites.
- e. Provide more park and recreation facilities.
- f. Evaluate the Princeton community's current zoning amendment request.
- g. Incorporate Countywide Transportation Plan policies.
- h. Incorporate ALUC Airport Land Use Plan amendments.
- i. Incorporate Coastsides Subregional Planning Project recommendations.

Task 6. For those LCP provisions considered adequate, but which may be improved upon (4.b., above), the study would:

- a. Describe the desired outcome to be achieved by this provision, and how it relates to Coastal Act requirements.
- b. Suggest alternative methods, techniques or standards that may better achieve this outcome.
- c. Analyze the benefits and shortcomings of each alternative.
- d. Select the preferred alternative or conclude that no revision is necessary.

Task 7. For those LCP provisions considered inappropriate, counter-effective, or problematic (4.c., above), the study would:

- a. Describe the desired outcome to be achieved by this provision, and how it relates to Coastal Act requirements.
- b. Explain how and why the provision is deficient in achieving the desired outcome.
- c. Suggest alternative approaches or methods to overcome this deficiency.
- d. Analyze the benefits and shortcomings of each alternative.

- e. Select the preferred alternative.

Task 8. For those LCP provisions where improved internal consistency, standardization, or clarity could result (4.d., above), the study would:

- a. Describe how the provision differs or conflicts with corresponding LCP policy, or presents clarity problems.
- b. Suggest alternative language or requirements to improve consistency and clarity.
- c. Analyze the benefits and shortcomings of each alternative.
- d. Select the preferred alternative.

Task 9. For policy issues that the LCP does not currently address (5., above), the study would:

- a. Describe the desired outcome that could be achieved by developing policy responsive to this issue, and how it relates to the Coastal Act requirements.
- b. Suggest alternative policy approaches to this issue.
- c. Analyze the benefits and shortcomings of each policy approach.
- d. Select the preferred policy approach, or conclude not to proceed with new policy.
- e. As necessary, formulate alternative LCP amendment provisions.
- f. Select the preferred provision.

COMMUNITY PARTICIPATION PROCESS

1. Identify Key Stakeholders

Key stakeholders minimally include:

- a. Mid-Coast Community Council
- b. Sewer Authority Mid-Coastside
- c. Montara Sanitary District
- d. Granada Sanitary District
- e. Coastside County Water District
- f. Citizens Utility Company
- g. Cabrillo Unified School District
- h. State Department of Parks and Recreation
- i. State Coastal Commission
- j. Half Moon Bay Planning Department
- k. Pacifica Planning Department
- l. San Mateo County Parks and Recreation Division
- m. San Mateo County Harbor District
- n. Mid-Peninsula Regional Open Space District
- o. San Mateo County Farm Bureau
- p. Coastside Chamber of Commerce
- q. San Mateo County Economic Development Association
- r. Princeton Citizens Advisory Committee
- s. Committee for Green Foothills
- t. Sierra Club
- u. Greenbelt Alliance
- v. San Mateo County Association of Realtors
- w. Coastside Opportunity Center
- x. All Speakers at Public Meetings/Workshops
- y. All Individuals Requesting to be Notified of Public Meetings/Workshops

2. Initial Stakeholder Mailout

Each stakeholder would be mailed the proposed Work Program and background materials identified by Work Program Tasks 1-3, i.e., a map of the proposed study area, a set of relevant Coastal Act provisions, and applicable LCP policies, map designations, table entries, and zoning requirements. The mailing would also invite the stakeholders to the first scheduled public scoping session.

3. Conduct Scoping Sessions

The Mid-Coast Community Council (MCCC) and Planning staff would jointly sponsor at least two evening public scoping sessions at a convenient Mid-Coast location. The intent of the scoping sessions is: (1) to agree on the Work Program, (2) to identify those LCP

provisions that will be reevaluated by the study (Work Program Task 4), and (3) to identify other issues, problems or topics that could be resolved through the study (Work Program Task 5).

4. Prepare Analysis Report

Planning staff would prepare a report analyzing the selected LCP provisions and issues. The report will reflect the analysis approach described in Work Program Tasks 6-9, and culminate with a set of a staff recommended changes, where appropriate.

5. Workshops to Discuss the Analysis Report

Each stakeholder would be noticed of at least five evening public workshops to discuss, revise and refine the Analysis Report, particularly the recommended changes. Where general agreement is not attained, alternative recommendations will be noted and reported to the Planning Commission. As it is difficult to attain general agreement on coastal land use matters, a professional facilitator would be retained to foster and advance the workshop process.

6. Prepare Draft LCP Amendments

Planning staff would prepare the draft policy, zoning or map amendments (ordinances and resolutions) reflective of those changes that were generally agreed to by the workshop participants.

7. Mid-Coast Community Council Meetings

The Mid-Coast Community Council would review the amendments at a public hearing. The Council's recommendation would be reported to the Planning Commission.

8. Planning Commission Meetings

The Planning Commission would consider the amendments at a public hearing, preceded by a community field trip. The Commission's recommendation would be transmitted to the Board of Supervisors.

9. Board of Supervisors Meetings

The Board of Supervisors would consider the amendments at a public hearing.

10. Coastal Commission Meetings

The Coastal Commission would consider the amendments approved by the Board of Supervisors.

TIME SCHEDULE

	1999		2000												2001					
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar			
PROJECT START-UP																				
Task 1	X																			
Task 2	X	X																		
Task 3	X	X																		
SCOPING SESSIONS																				
Task 4			X	X	X															
Task 5			X	X	X															
ANALYSIS REPORT																				
Task 6						X	X	X												
Task 7						X	X	X												
Task 8						X	X	X												
Task 9							X	X	X											
PUBLIC WORKSHOPS			X X X X X																	
PLANNING COMMISSION REVIEW															X X					
BOARD OF SUPERVISORS REVIEW															X					

CONFORMANCE WITH LCP GRANT FUND CRITERIA

Criteria One. The level of post-certification appeals generated by the jurisdiction is substantial.

San Mateo County's Local Coastal Program was certified in November 1980. Since then, a number of Coastal Development Permit decisions have been appealed to the Coastal Commission. For the Mid-Coast, the appeals typically relate to perceived oversized development and view degradation.

To avert certain appeals from continuing, the Coastal Commission has requested that the County reevaluate those LCP provisions regulating residential development on substandard Mid-Coast parcels.

In addition to appeals, the LCP has been amended 32 times. The amendments involved numerous LCP changes that generally were intended to either improve Coastal Act conformance, respond to a local circumstance, or enhance internal consistency.

Criteria Two. The willingness of the local government to substantially update one or more LCP components, with special consideration given to policy components addressing: non-point pollution control; public access; wetland and environmentally sensitive habitat; urban-rural boundaries; coastal hazards and protection of agricultural land.

The San Mateo County Board of Supervisors is committed to reviewing and where necessary, updating those LCP provisions affecting the urban Mid-Coast. Such review is of timely importance since the Mid-Coast community will imminently experience marked growth amidst limited transportation capacity. Depending on community performance, the proposed project would: (1) assess the desired land use mix and infrastructure capacity, (2) recompute buildout, as well as (3) analyze the adequacy of any existing Mid-Coast LCP provision, including those related to shoreline access, sensitive habitats, coastal hazards, and the urban-rural boundary.

Criteria Three. The opportunity to coordinate with other planning work being undertaken by the jurisdiction or the Commission, thus providing more efficient utilization of Commission staff resources, and providing the opportunity to address issues involving more than one jurisdiction.

To varying degrees, the proposed project will draw upon, coordinate with, or subsume other ongoing County planning efforts, notably the Countywide Transportation Plan (CTP), Mid-Coast Incorporation/Annexation Fiscal Study, Coastside Subregional Planning Project, ALUC Airport Land Use Plan Update, and Princeton Zoning Amendments. The proposed project would also coincide with, and contribute to the Coastal Commission's "periodic review" of the San Mateo County LCP.

The CTP is a multi-jurisdictional plan being prepared by the City/County Association of Governments (C/CAG) that includes existing and projected roadway capacity and congestion data. The CTP would be a primary source when analyzing Mid-Coast land use-transportation relationships. The proposed project would consider any LCP amendments required by the CTP, e.g., suitable roadway service levels. In addition, the CTP's travel demand forecasting model could be used to assess the transportation effects of different land use scenarios.

The Mid-Coast Incorporation/Annexation Fiscal Study discusses the fiscal impacts of specific land uses and identifies potential sites for locating fiscally positive land uses. This information would be incorporated into the proposed review of Mid-Coast land use mix and intensity.

The Coastside Subregional Planning Project, prepared by Pacifica, Half Moon Bay, and County Planning staff, includes a set of multi-jurisdictional recommendations related to mobility, economic vitality and job growth, and providing additional open space, trails and parkland. The proposed Mid-Coast project would consider implementing these recommendations.

The Airport Land Use Plan is currently being updated by the County Airport Land Use Commission (ALUC). The proposed project would consider any LCP amendments required by the ALUC Plan.

The Princeton Citizen's Advisory Committee, a neighborhood association, has requested certain zoning changes after a recent community-wide zoning code enforcement effort. The proposed Mid-Coast project would consider these amendments.

Coastal Commission staff has indicated that the Coastal Act required "periodic review" of San Mateo County's LCP has not occurred, and is long overdue. Among the 58 coastal jurisdictions with certified LCP's, the Commission staff ranked San Mateo County at fourth priority for "periodic review." The proposed project would coincide with, and contribute this review.

Criteria Four. *An expressed willingness of the local government to contribute or to obtain other matching funds at a suggested 1 to 1 ratio necessary to complete the work.*

The Board of Supervisors has committed one County staff planner (1/2 time basis) and necessary supervisory staff (Senior Planner-1/2 time basis) to complete the proposed project. This contribution would match and exceed the requested \$39,530, as follows:

Planner II	One year @ 1/2 time	\$43,329 (salary, benefits, overhead)
Senior Planner	One year @ 1/2 time	\$64,000 (salary, benefits, overhead)

Criteria Five. *A history of successful performance under previous LCP grants.*

In June 1990, the Coastal Commission awarded San Mateo a \$54,860 grant to offset half the cost of preparing an engineering report, known as the Kleinfelder Study. The Study provided a standardized method for calculating the rural area development density based on projected water

consumption. The final report has improved LCP administration by eliminating reliance on data submitted by applicants on a case-by-case basis. Accordingly, the LCP grant was a success.

Criteria Six. *The local jurisdiction exhibits significant conflicts, challenges or changed conditions in coastal resources and/or public access.*

The San Mateo County LCP has been incrementally amended since 1980. Coastal Commission staff has indicated that the "periodic review" of San Mateo County's LCP is long overdue, and has ranked San Mateo County's LCP at fourth priority (out of 58) for such review. This ranking was based on: (1) the Commission's recent actions on County proposed LCP amendments, (2) the nature of San Mateo County's coastal resources, (3) the pace of development in our Coastal Zone, and (4) the fact that periodic review is at least 12 years overdue.

While considering an LCP amendment request and a development permit on appeal, the Coastal Commission requested that the County reevaluate its current approach to regulating substandard lot development. The proposed project would include this reevaluation.

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8/20/1999

**SANTA BARBARA COUNTY
LOCAL COASTAL PROGRAM PLANNING GRANT**

**DEVELOPMENT OF AN AMORTIZATION ORDINANCE FOR SOUTH COAST
UNCONSOLIDATED, NON-CONFORMING OIL AND GAS FACILITIES**

PROPOSAL AND OBJECTIVE

Santa Barbara County seeks matching funds in the amount of fifty thousand dollars (\$50,000) to support development of an amortization ordinance that would remove non-consolidated, non-conforming oil and gas processing and transportation facilities from the County's coastal zone.

PROJECT BACKGROUND

In 1980s, Santa Barbara County adopted the Oil Transportation Policies (1984) and South Coast Consolidation Policies (1987) to reduce redundant industrialization of the Gaviota Coast and to minimize the onshore environmental impacts of oil and gas processing. These policies (Local Coastal Plan Policies 6-6C – 6-6G and 6-8 – 6-12) limit future siting of facilities associated with offshore oil and gas development to two sites – Gaviota and Las Flores Canyon. All existing processing plants and marine terminals outside these two defined areas were designated as legal non-conforming uses and were rezoned in 1991. These facilities were expected to be phased out over time, however, a few still exist and have raised public concern. The presence of oil and gas facilities in recreational and residential areas creates serious land use conflicts. Recent gas releases at one facility prompted the County Board of Supervisors to explore methods of accelerating the phase-out of the remaining non-conforming, unconsolidated facilities.

Legally, a zoning ordinance may provide for the eventual termination of non-conforming uses without compensation if it provides a reasonable amortization period commensurate with the investment involved. The County Board of Supervisors is interested in pursuing an amortization ordinance that would be adopted as part of our Coastal Zoning Ordinance (Article II). County staff has already initiated work on this effort, and is currently seeking a consultant to assist with the financial component of the project.

We now request that the Coastal Commission contribute to Santa Barbara County's investment to aid in the development of the amortization ordinance. The ordinance would implement the Oil Transportation and South Coast Consolidation Policies adopted by the Coastal Commission in 1985 and 1987, respectively, by removing non-conforming, non-consolidated, oil and gas facilities from our local coastal zone. This amortization effort is unique in both subject matter and process, and could establish a prototype to be used throughout the state to assist other jurisdictions in removing inappropriate land uses from the coastal zone. Successful amortization of these incompatible land uses would remove two safety hazards and air pollution sources from the coastal zone, consistent with the mission of the California Coastal Commission, as well as the Santa Barbara County Local Coastal Plan.

EXHIBIT NO. A.11

APPLICATION NO.

**Santa Barbara
County (A)**

Pg. 1 of 7

Criteria for Receipt of LCP Grant Funds

Our proposal (described above) fits the six criteria listed in the grant application as follows:

1. *The level of pre-certification permit workload or post-certification appeals generated by the jurisdiction is substantial.*

There are four major tasks involved in creating the amortization ordinance: (1) legal research on the amortization process; (2) financial analysis to determine the appropriate amortization period of each facility; (3) environmental analysis of impacts that would result from the removal of each facility; and (4) composition of the ordinance text. At each step, meetings and hearings would also be necessary to keep the Board of Supervisors and the public informed of our progress on this high profile project. A substantial amount of staff time will be needed to see this project through to completion.

2. *The willingness of local government to assume local coastal development permit processing responsibility. Alternatively, in the case of certified LCPs, the willingness of local government to substantially update one or more LCP components, with special consideration given to policy components addressing: nonpoint pollution control; public access; wetland and environmentally sensitive habitat; urban-rural boundaries; coastal hazards and protection of agricultural land.*

Santa Barbara County assumes local coastal development permit processing responsibility, and has issued local CDPs since certification of the Local Coastal Program. Santa Barbara County annually updates portions of its Local Coastal Plan including provisions for trail dedication to preserve public access, wetland protection policies, and agricultural preservation programs. Energy policies designed to address transportation of hazardous materials and the consolidation of oil and gas facilities along the coast have also been the focus of past amendments. If successful, the amortization ordinance would remove existing safety hazards and air pollution sources from the South Coast of Santa Barbara County, and would be adopted as part of the County's Local Coastal Program.

3. *The opportunity to coordinate with other planning work being undertaken by the jurisdiction or the Commission, thus providing more efficient utilization of Commission staff resources, and providing the opportunity to address issues involving more than one jurisdiction.*

Preliminary legal research indicates that oil and gas processing facilities or marine terminals have never been terminated through an amortization process in the State of California. We have contacted a number of other jurisdictions to inquire about their experiences with amortization and found no applicable cases studies to emulate. The amortization ordinance we intend to write and adopt would be precedent-setting, as it could be used as a model for other jurisdictions wishing to remove non-conforming oil and gas facilities from their coastal areas where urbanization has encroached. The Coastal Commission has supported the County's past efforts to consolidate oil and gas facilities and maintain local control over the use of our precious coastal resources.

4. *An expressed willingness of local government to contribute or to obtain other matching funds at a suggested 1 to 1 ratio necessary to complete the work.*

The Santa Barbara County Board of Supervisors has already allocated \$30,000 of general fund monies to launch the amortization process. Staff intends to return to the Board in October to request additional funding of at least \$20,000. We request that the Coastal Commission provide matching funds in the amount of \$50,000 for one year, to assist in the realization of the Oil Transportation and South Coast Consolidation Policies of the Local Coastal Plan.

5. *A history of successful performance under previous LCP grants.*

The Santa Barbara County Planning and Development Department has not previously received a Local Coastal Program Planning Grant. However, the County has successfully completed other grants, such as the recent acquisition of the 320-acre parcel at Pt. Sal.

6. *The local jurisdiction exhibits significant conflicts, challenges or changed conditions in coastal resources and/or public access.*

The remaining non-conforming oil and gas facilities are clearly conflicting land uses as they juxtapose hazardous materials and a dense population. For example, the Ellwood Onshore Facility, located in an urban area west of Santa Barbara and currently owned by Venoco, Inc., has experienced numerous gas releases of since the late 1970's. The facility is nestled between a golf course, a resort hotel (under construction), a public beach and Highway 101. A worst-case gas release from the facility would threaten the safety of people in the area as well as those traveling on Highway 101. Recent releases have alarmed nearby residents to the point that some parents reportedly have removed their children from the Ellwood School located near the plant. Likewise, the Ellwood Marine Terminal (also owned by Venoco, Inc.) is located on property owned by the University of California at Santa Barbara. The University intends to construct a faculty housing facility adjacent to the existing crude oil storage tanks. In addition, the marine terminal is less than a mile upstream from the biologically sensitive Devereux Slough. Public pleas to shut down these facilities prompted the Board of Supervisors to examine the possibilities of amortizing these and other non-conforming facilities from our coastal zone.

Work Program for Santa Barbara County Amortization Ordinance

1.0 Objective:

To investigate and, if feasible, adopt an amortization ordinance to accelerate the phasing out of South Coast oil and gas facilities not located within the Gaviota or Las Flores Canyon consolidated sites, consistent with the Oil Transportation and South Coast Consolidation Policies (Secs. 35-156 and 35-154 of Article II and Secs. 35-298 and 35-296.4A of Article III).

2.0 Tasks Necessary to Meet Objective:**

Task 1 Complete Legal Research

Time Frame: 8/99 – 12/99
Estimated Funding Needs: \$5,000

County Counsel and Energy Division staff will research the applicability of amortization ordinances to oil and gas facilities by examining case history from other jurisdictions.

Task 2 Conduct Financial Analysis

Time Frame: 11/99 – 2/00
Estimated Funding Needs: \$40,000

Energy Division staff has sent out requests for proposals to retain the services of a qualified financial consultant. This consultant will consider investments, costs, net income, and depreciation to determine the appropriate amortization period for each facility. The financial analysis will address multiple scenarios including a base scenario of investment versus income up to 1991, when the facilities were first rezoned, and one considering investments and income made since 1991. The analysis will also be presented factoring in relocation costs. The amortization schedule will be shared with Coastal Commission staff and presented to the Board of Supervisors for consideration. Santa Barbara County will fund the financial analysis; LCP grant money would be used toward completion of the other tasks.

Task 3 Conduct Environmental Analysis

Time Frame: 1/00 – 11/00
Estimated Funding Needs: \$40,000

Energy Division staff will analyze the environmental impacts associated with removal of the non-conforming oil and gas facilities on a programmatic level. We intend to review the South Coast Consolidation Policies EIR for applicability and prepare the necessary CEQA document to address any issues not fully covered in this EIR. Public hearings will be conducted as part of this CEQA process.

Task 4 Draft the Ordinance

Time Frame: 11/00 – 12/00
Estimated Funding Needs: \$10,000

Energy Division and County Counsel staff will draft the text of the proposed amortization ordinance.

Task 5	Public Hearings Before Decision-makers	Time Frame: 12/00 – 1/01
		Estimated Funding Needs: \$5,000

Staff will present the draft ordinance, along with the proposed amortization schedule and CEQA analysis, to the Planning Commission, and subsequently the County Board of Supervisors. If adopted, staff will bring the amendment to the California Coastal Commission for inclusion into the County's Local Coastal Program and Coastal Zoning Ordinance.

Provided we receive the LCP grant funding, County staff will send the Coastal Commission quarterly progress reports summarizing work completed to date and projected work efforts and expenditures for the next quarter. The County will also send the Coastal Commission the work products from Tasks 2, 3, and 4, upon completion.

Estimated Date of Completion: January 2001

** Estimated time frames and funding needs include work currently underway by County staff and total project budgets for each task. For a breakdown of estimated County versus Coastal Commission LCP grant expenditures, see "Grant Worksheet" attached.

LCP Grant Application 1999
Grant Budget Allocation Summary

Grant Applicant: County of Santa Barbara,
Planning and Development Department -- Energy Division

Address: 1226 Anacapa Street, Second Floor
Santa Barbara, CA 93101

Project Title: *DEVELOPMENT OF AN AMORTIZATION ORDINANCE FOR SOUTH COAST
UNCONSOLIDATED, NON-CONFORMING OIL AND GAS FACILITIES*

Grant Amount Requested: \$50,000 Grant Period: 01/03/00 – 01/03/01

Current Grant Request:*

Personal Services

Classifications and Rates	_____	\$ _____	% _____
(itemize, use separate sheets if needed)	_____		
(see attached worksheet)	_____	\$ _____	% _____

Salary and Wages _____
Benefits _____

Total Personal Services \$69,329

Operating Expenses

Travel	<u>\$385</u>
Professional and Consulting Services	<u>\$30,000</u>
Overhead Costs	_____
Other (itemize, use separate sheet if needed)	_____
Office supplies	_____
Postage	_____
Printing	<u>\$300</u>
_____	_____
_____	_____

Total Operating Expenses \$30,700

Total Budget \$100,014

* Please round off all budget amounts to nearest dollar

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LCP Grant Application FY 1999/2000
Submittal Summary

Name of Applicant: County of Santa Barbara
Planning and Development Department -- Energy Division

Project Director: Dianne L. Meester
Title: Deputy Director
Address: 1226 Anacapa Street, Second Floor
Santa Barbara, CA 93101
Phone: (805) 568-2040
Fax: (805) 568-2522
Email: dianne@co.santa-barbara.ca.us

Fiscal Officer: Annie King
Title: Accountant Technician
Address: 1226 Anacapa Street, Second Floor
Santa Barbara, CA 93101
Phone: (805) 568-2040
Fax: (805) 568-2522
Email: aking@co.santa-barbara.ca.us

Title of Proposed LCP Work: *DEVELOPMENT OF AN AMORTIZATION ORDINANCE
FOR SOUTH COAST UNCONSOLIDATED, NON-
CONFORMING OIL AND GAS FACILITIES*

Total Cost of Proposed Program: \$100,000 (est.)

Months Required to Complete Work Program: 12 months of funding requested

For Period Beginning on 01/03/00 and ending on 01/03/01.

Grant amount requested: \$50,000 (50% of Proposed Program)

Authorized Official: John Patton

Title: Director Signature: _____ Date: _____

*CC Crest
via e-mail
9/13/99*

**SANTA BARBARA COUNTY
LOCAL COASTAL PROGRAM PLANNING GRANT**

CARPINTERIA VALLEY GREENHOUSE LCP AMENDMENTS

PROPOSAL AND OBJECTIVE

Santa Barbara County seeks matching funds in the amount of fifty thousand dollars (\$50,000) to complete the Carpinteria Valley Greenhouse Study and Local Coastal Program Amendments (see Attachment 1 for the study area).

PROJECT BACKGROUND

In 1981 the California Coastal Commission (CCC) certified the Santa Barbara County Local Coastal Program (LCP). LCP Policy 8-5 of the agriculture section provides specific guidelines for permitting and mitigating the environmental impacts of greenhouse development in the Carpinteria Valley (Attachment 2). In addition, the County was directed by the CCC, as a condition of LCP approval, to conduct a master environmental impact assessment within three years of certification to determine the level of greenhouse development that the Carpinteria Valley's resources can support without experiencing adverse environmental impacts (Policy 8-5, paragraph e). The policy specified that if the County and the Commission agreed on land use designation or policy changes then conditional use permits would not be required for greenhouse development.

The County responded with a study in 1986 (*Greenhouse Development in the Carpinteria Valley: A Compilation and Assessment of Existing Information 1977-85*), which was accepted by the Santa Barbara County Board of Supervisors (Resolution 86-141) as the LCP-required cumulative analysis. Subsequently, all greenhouse applications were processed under development plan permits. However, the study was never reviewed by the Coastal Commission. An appeal by the Carpinteria Valley Association of the County's approval of the Mountainside Flowers Greenhouse Development Plan in 1997 led to a decision by the Coastal Commission to direct the County to complete a cumulative impact analysis of greenhouse development on coastal resources in the Carpinteria Valley. In the Commission's July 27, 1998 letter to the Board of Supervisors (Attachment 3), the Commission determined that "a cumulative impact analysis and policy recommendations had not been completed and submitted to the Commission for review in accordance with Policy 8-5." Therefore, the Commission concluded that greenhouse development requires conditional use permits until such time as the cumulative analysis is completed. The Carpinteria Valley currently supports 14.9 million square feet of greenhouse related development (Attachment 4). The Carpinteria Valley Greenhouse Study, currently in preparation, is an assessment of the cumulative environmental impacts of greenhouse development on the coastal resources of the valley.

EXHIBIT NO. A.12
APPLICATION NO.
Santa Barbara County (B)
Pg. 1 of 20

PROJECT DESCRIPTION

Santa Barbara County requests \$50,000 to complete the Carpinteria Valley Greenhouse Study and LCP amendment project. It is being conducted in two phases. Phase I (now completed) consisted of conducting preliminary research, database development, developing an options paper for managing future greenhouse development in the valley, contracting traffic and water quality studies, completion of an administrative draft environmental impact report followed by staff review, and completion and release of the Draft EIR. Phase II entails drafting LCP amendments and resolutions, finalizing the environmental document, and processing the project through the Planning Commission, Board of Supervisors, and ultimately, certification by the Coastal Commission. The LCP amendments include the creation of new zone districts applicable to agricultural lands in the entire Carpinteria Valley coastal zone planning area.

Two new zone districts will be created in the Carpinteria Valley and will replace the existing Agriculture I (AG-I) zone, which will be retired only in the Carpinteria Valley. The new AG-I-CARP (Expansion) zone will allow an additional 3.0 million square feet of new greenhouse development to occur within restricted areas (Attachment 5), subject to a more stringent set of development standards than currently exists. The new AG-I-OF (Open Field) zone will allow existing greenhouse uses to continue, but will preclude any new greenhouse development. Both new zone districts will allow the continuation of all other agricultural uses that are currently allowed in the existing AG-I zone.

The primary objectives of the Carpinteria Valley Greenhouse LCP Amendments are:

- ◆ To protect coastal resources in the Carpinteria Valley;
- ◆ To designate appropriate lands in the Carpinteria Valley for future greenhouse development;
- ◆ To provide well crafted development standards which will ensure that potential land use and environmental impacts are minimized;
- ◆ To encourage retrofit and reuse of aging greenhouse structures; and
- ◆ To promote and enhance the continuation of open field agriculture in the Carpinteria Valley.

Criteria for Receipt of LCP Grant Funds

Our proposal (described above) fits the six criteria listed in the grant application as follows:

1. *The level of pre-certification permit workload or post-certification appeals generated by the jurisdiction is substantial.*

Continued growth in the greenhouse industry in the Carpinteria Valley since the mid-1980s has produced a substantial amount of controversy in the community. Planning and Development received many comments on various greenhouse applications stating concern that projects were being approved without considering cumulative impacts. Conflict with neighboring residential uses, visual impacts, concern over the threat to water quality and the health of the Carpinteria Marsh, and increased runoff and potential flooding led to the Carpinteria Valley Association's appeal of the Mountainside Flowers Greenhouse Development Plan in 1997. At the same time, an urgency ordinance to establish a moratorium on all greenhouse permit applications until completion of the cumulative impacts study was considered but rejected. The Board of Supervisors denied the appeal, stating that the outcome of this study would decide how greenhouse applications would be treated in the future, in accord with the Commission's determination (see Attachment 3).

In addition, during 1998 Agricultural Element update hearings, more than 50 letters were received requesting that something be done about greenhouse development in the Carpinteria Valley.

2. *The willingness of local government to assume local coastal development permit processing responsibility. Alternatively, in the case of certified LCPs, the willingness of local government to substantially update one or more LCP components, with special consideration given to policy components addressing: nonpoint pollution control; public access; wetland and environmentally sensitive habitat; urban-rural boundaries; coastal hazards and protection of agricultural land.*

The cumulative environmental assessment and proposed LCP amendments serve to update the plan within the valley, as required by Policy 8-5. The Carpinteria Valley is a substantial component of the County's Local Coastal Program, covering 6% of the coastal zone within the County's jurisdiction. Furthermore, although it would only update one of the components of the LCP, the new greenhouse development standards and limited siting of new greenhouse structures will achieve other goals of the Coastal Act and the LCP, including minimization of visual and water quality impacts to the Carpinteria Marsh and other environmentally sensitive habitats, and promotion of open field agriculture as a long-term, viable use in the Valley.

3. *The opportunity to coordinate with other planning work being undertaken by the jurisdiction or the Commission, thus providing more efficient utilization of Commission staff resources, and providing the opportunity to address issues involving more than one jurisdiction.*

The Carpinteria Valley Greenhouse Study, with its ordinance amendments and development standards, meets some of the objectives of the Management Plan for the Carpinteria Salt Marsh Reserve (adopted by the University of California, Natural Reserve System), which calls for watershed planning and improvements in water quality. In addition, Project Clean Water, a parallel study being conducted on the South Coast, is investigating water quality issues. While that study focuses on bacterial contamination and the greenhouse study on nutrient and pesticide contamination, the combined results are expected to contribute to significant improvements in water quality on the South Coast.

4. *An expressed willingness of local government to contribute or to obtain other matching funds at a suggested 1 to 1 ratio necessary to complete the work.*

Matching funds have already been obtained for Phase I of this project, as follows:

<u>Source</u>	<u>Match</u>
Coastal Resources Grant Program (AB 1431)	\$75,000
Santa Barbara County General Fund	\$25,000
 TOTAL	 \$100,000

Thus, the County's request for \$50,000 in financial assistance for LCP planning is matched by \$100,000 in additional funds at a ratio of 2 to 1.

5. *A history of successful performance under previous LCP grants.*

The Santa Barbara County Planning and Development Department has not previously received a Local Coastal Program Planning Grant. However, the County has successfully completed other grants, such as the recent acquisition of the 320-acre parcel at Pt. Sal.

6. *The local jurisdiction exhibits significant conflicts, challenges or changed conditions in coastal resources and/or public access.*

The coastal zone in Santa Barbara County, like many areas in California, has a history of controversy over its use and development. Greenhouse development in the Carpinteria Valley has been an ongoing source of conflict between residential land uses in the City of Carpinteria, foothill residents, and nearby greenhouse growers since the early 1980s (Santa Barbara County Coastal Plan 1982). Conflict over protection of various coastal resources, including agriculture, coastal views, water quality, and the protection of environmentally sensitive habitats such as the Carpinteria Marsh, has been a major problem, leading some stakeholders to demand a moratorium on all future greenhouse development. During the 1998 Agricultural Element update hearings, more than 50 letters were received requesting that something be done about greenhouse development in the Carpinteria Valley. By completing the Carpinteria Valley Greenhouse Project, a

balance will be created between the intensified agricultural use of greenhouses, aesthetics, and protection of sensitive environmental resources.

Special consideration should be given to the Carpinteria Valley Greenhouse Project because it completes planning work that the Coastal Commission considers a priority. Completion of this study will comply with Policy 8-5 of the County's certified Local Coastal Program. The Commission's recent directive to complete the environmental impact assessment is further evidence of the high priority that the Commission places on resolution of these conflicts.

Work Program for the Carpinteria Valley Greenhouse LCP Amendments

Phase I (completed)

The following tasks were funded by a Coastal Resources Grant (AB 1431) and the Santa Barbara County General Fund:

Task	Schedule
1. Preliminary Research of Development Options	1998
2. Database Development	Jun 1998 - May 1999
3. Options Study - Release	Feb 1999
4. Contracts for Traffic and Water Quality Studies	Mar 1999
5. Consultant/Administrative Draft EIR Preparation and Staff Review	Jun/July 1999
6. Draft EIR Printing, Release, and Mailing	Aug 1999

Phase II (to be funded by the LCP Planning Grant)

Task	Schedule
1. EIR Preparation	Jan 2000
1.1 EIR Project Management	Jan 2000
1.2 Environmental Hearing	Sept. 16, 1999
1.3 Response to Comments	Jan 2000
2. Planning Commission	
2.1 Ordinance Amendment Preparation:	Oct. 24, 1999
Amend LCP coastal zoning ordinance (Article II) to include two new zone districts;	
Amend LCP coastal zoning ordinance (Article II) to add definitions for greenhouses and related structures	
2.2 Staff Report Preparation and Docketing	Oct. 14, 1999
2.3 Hearings (2)	Oct. 25/Nov. 8, 1999
3. Board of Supervisors	
3.1 Final EIR Preparation	Dec 1999
3.2 Resolution Preparation	Dec 1999
3.3 Draft Amendments to Agriculture Preserve Uniform Rules	Dec 1999
3.4 Board Agenda Letter and Docketing	Dec 1999
3.5 Hearings (2)	Dec 1999/Jan 2000
3.6 Publish Final EIR	Jan/Feb 2000
3.7 Revise official LCP land use and zoning maps to retire existing agriculture zone district in Carpinteria Valley and designate new agriculture zone districts to appropriate parcels	Jan/Feb 2000
4. Coastal Commission	
4.1 Preparation for Hearing	Feb/Mar 2000
4.2 Certification	Mar/Apr 2000

Projected Quarterly Status

Provided we receive the LCP grant funding, County staff will send the Coastal Commission quarterly progress reports summarizing work completed to date and projected work efforts and expenditures for the next quarter. Following is the projected milestones and quarterly expenditures for the LCP grant funds.

1st Quarter, January 1, 2000 – March 31, 2000

Work Product Milestones

- Adoption of LCP amendments by Board of Supervisors
- Publish Final EIR
- Revise official LCP land use and zoning maps
- Preparation for Coastal Commission hearing(s)

In addition to summarizing the work completed in this quarter, staff will include a summary of work completed in the final quarter of 1999, including: LCP amendment preparation, Planning Commission staff report preparation, Planning Commission hearings, Response to Comments, resolution preparation, Agricultural Preserve Uniform Rules amendment preparation, and Board agenda letter preparation.

2nd Quarter, April 1, 2000 – June 30, 2000

Work Product Milestones

- Coastal Commission adoption of LCP amendments

Budget for the Carpinteria Valley Greenhouse LCP Amendments

As stated under criteria #4, Planning and Development was awarded a \$75,000 Coastal Resources Grant and \$25,000 from the Santa Barbara County General Fund as matching funds. These proceeds have already been expended on the first phase of this project. Therefore, the budget (see following page) illustrates the breakdown of expenditures for which we are requesting the \$50,000 LCP Planning Grant.

Resolution will be submitted under separate cover prior to September 30th deadline.

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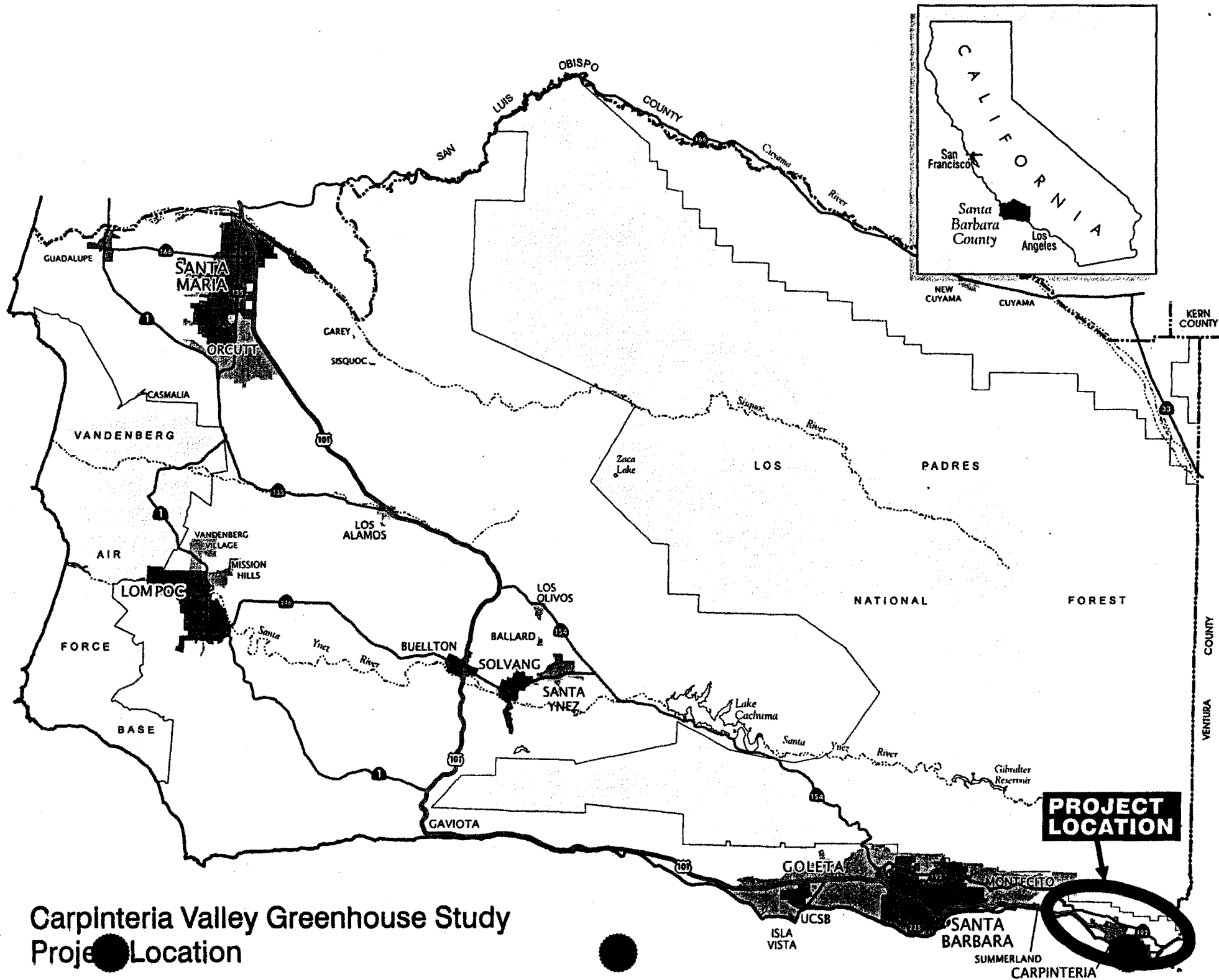
Grant Name: Carpinteria Valley Greenhouse LCP Amendments

Prepared by & Date: Julie Harris September 13, 1999

Line Item	LCP Grant	S. B. County Match	Other Match	Other Match		Total Hours	Hourly Rates*	Total Dollars
Estimated P&D Staff Hours								
Personnel								
Account Clerk						0	\$22.90	\$0.00
Accountant						0	\$35.13	\$0.00
Clerical	15					15	\$20.58	\$308.70
Deputy	10					10	\$53.63	\$536.30
Graphics	20					20	\$29.32	\$586.40
Planner I/II	500					500	\$30.13	\$15,065.00
Planner III	344					344	\$38.55	\$13,261.20
Supv. Planning	152					152	\$43.52	\$6,615.04
Other						0		\$0.00
Total Staff Hours	1,041					1,041		\$36,372.64
Overhead on Staff Hours								\$9,627.84
Total Staff Costs								\$46,000.48
Estimated \$ Costs								
Contractual								\$0
b.								\$0
c.								\$0
Other Agencies								\$0
Travel								
Workshops								
Travel/Training								
Motor Pool	\$500							
Total Travel	\$500							\$500
Equipment								\$0
Supplies	\$500							\$500
Notices/Publications	\$3,000							\$3,000
Printing, supplies								
Construction								\$0
er								\$0
TOTAL						1,041		\$50,000

* Includes Indirect Costs

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Carpinteria Valley Greenhouse Study Project Location

- a. The agricultural use of the land is severely impaired because of physical factors (e.g. high water table), topographical constraints, or urban conflicts (e.g., surrounded by urban uses which inhibit production or make it impossible to qualify for agricultural preserve status), and
- b. Conversion would contribute to the logical completion of an existing urban neighborhood, and
- c. There are no alternative areas appropriate for infilling within the urban area or there are no other parcels along the urban periphery where the agricultural potential is more severely restricted.

Policy 8-4: As a requirement for approval of any proposed land division of agricultural land designated as Agriculture I or II in the land use plan, the County shall make a finding that the long-term agricultural productivity of the property will not be diminished by the proposed division.

Policy 8-5: All greenhouse projects of 20,000 or more square feet and all additions to existing greenhouse development, i.e., greenhouse expansion, packing sheds, or other development for a total of existing and additions of 20,000 or more square feet, shall be subject to County discretionary approval and, therefore, subject to environmental review under County CEQA guidelines.

Prior to issuance of a development permit, the County shall make the finding based on information provided by environmental documents, staff analysis, and the applicant that all significant adverse impacts of the development as addressed in paragraphs "a" through "e" below have been identified and mitigated.

Action

The County Resource Management Department shall develop procedures and standards for the environmental impact analysis of greenhouse developments. This action is necessary to ensure that all significant adverse impacts on coastal resources are identified and that mitigation measures are attached to projects as a condition of approval to mitigate individual and cumulative impacts. Such guidelines shall include an evaluation of the following factors for each project:

- a. An assessment of the individual and cumulative increases in the amount and rate of runoff that would be caused by the proposed project and the potential impact on downstream water courses. Mitigating measures shall be required to prevent runoff waters from entering overburdened water courses by directing runoff to water courses capable of handling the increased flow, or to collect the runoff and provide for drainage systems adequate to handle the increased flow.

- b. If the project is located in a groundwater recharge area, a determination of the amount and rate of recharge that would occur if the site were uncovered and the net loss of recharge that will result from the project. Projects will be required to provide for the net potential loss of recharge that will result from the project through the use of impoundment basins where feasible or other means of collecting, storing, and percolating water for the purpose of recharging the groundwater basin.
- c. Assessment of the impact of materials used for coverage and amount of coverage on the long-term productivity of soils.
- d. Assessment of the potential adverse impacts of the project on the water quality of affected water bodies and groundwater basins.

To this end, the following information shall be required for each greenhouse project:

- 1. the volume of water runoff or discharge during normal operating conditions and during the rainy season of the year.
- 2. the types and amounts of pesticides and fertilizers contained in the runoff or discharge.
- 3. the method for disposing of the runoff or discharge, i.e., a drainage plan, irrigation plan, or other means of determining how the runoff will be managed.

The County shall request the Regional Water Quality Control Board to review each greenhouse project for conformance with applicable State statutes and policies and to recommend mitigating measures where necessary. No discharge shall be permitted into enclosed bays and estuaries unless it can be shown that such discharge will not degrade the quality of the receiving waters. In addition, no detectable level of pesticide shall be discharged into surface waters. Mitigation means may include suspension of the runoff and redirection away from the affected waters, treatment of the runoff to remove toxicants and nutrients present, and/or monitoring of discharge from individual greenhouse projects.

To implement this policy in the Carpinteria Valley, a program for regular monitoring of the water quality of the Carpinteria Marsh and streams affected by greenhouse development shall be established (see also Recommendation 8, paragraph b(1), Section 3.9).

- e. Assessment of the potential adverse impacts of the climate control aspects of the project on air quality.

In addition to the mitigating measures listed above, other measures necessary to mitigate any adverse impacts identified as a result of the evaluation of these and other factors shall be required as a condition of project approval. In order to adequately assess the potential individual and cumulative impacts of greenhouse development on the coastal resources of the Carpinteria Valley, the County should conduct a master environmental impact assessment for the Valley to determine the level of greenhouse development that the Valley's resources can support without experiencing adverse environmental impacts. The County shall seek funding for the preparation of the master environmental impact assessment during the implementation phase of the Local Coastal Program. If the master environmental impact assessment is not completed within three years of the certification of the County's land use plan, greenhouse development (as regulated by Policy 8-5) shall automatically become a conditional use on Agriculture I designated lands in the Carpinteria Valley. If, however, the County and Coastal Commission agree on land use designation or policy changes based on the County's assessment of adverse environmental impacts of greenhouses gathered through the permit process, conditional use permits shall not be required for greenhouse development.

Policy 8-6: No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential. In addition, setback and maximum lot coverage requirements shall be as follows:

<u>Parcel Size</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage for All Structures</u>
Less than 5 acres	30 feet from the right-of-way of any street and 20 feet from the lot lines of the parcel on which the greenhouse is located	75 percent
5 to 9.99 acres	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	70 percent
10 acres or more	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	65 percent

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST AREA

3111 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

(619) 521-8036



July 27, 1988 AUG 20 PM 4:13

COUNTY COUNSEL
SANTA BARBARA, CA.

Gail Marshall, Chair
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA. 93101

SUBJECT: Request by the California Coastal Commission for completion of a cumulative impact analysis of greenhouse facilities in Carpinteria Valley

The Honorable Gail Marshall:

At its July meeting the California Coastal Commission reviewed and voted upon an appeal of a County approved development plan allowing construction of a 171,000 sq. ft. greenhouse facility in the Carpinteria Valley. The applicant was Persoon, or Mountain Side Flowers, and the Commission ultimately found that the appeal raised no substantial issue on a five to four vote. However, the Commission was very troubled by the public testimony which indicated that, since the County's LCP was certified, numerous greenhouse facilities have been approved by the County involving hundreds of thousands of sq. ft. These greenhouse approvals have occurred without the benefit of completion by the County of a cumulative impact analysis of greenhouse facilities on the resources of Carpinteria Valley. As a result of their concern, the Commission requested that I send you this letter to bring this important matter to your attention.

In the way of background, when the County's LCP Land Use Plan was certified in 1981, there was already concern regarding potential adverse impacts of greenhouse facilities in Carpinteria Valley. Under policy 8-5 of the County's Coastal Land Use Plan, the County was required to conduct a master environmental impact assessment in order to assess the individual and cumulative impacts of the greenhouse development on the Valley's coastal resources and to determine the level of greenhouse development that the Valley's resources could support without experiencing adverse environmental impacts. It was decided at that time that greenhouse facilities over 20,000 sq. ft. should require a conditional use permit and be appealable to the Coastal Commission if the master environmental assessment, including the cumulative impact analysis of the effects of greenhouses in Carpinteria Valley, was not completed within three years of the date of certification of the County's LUP. If the County and the Commission agree on land use designation or policy changes based on the assessment, conditional use permits would not be required for greenhouse development. While we understand that the County may have a different position, the Coastal Commission has determined that a

Gail Marshall, Chair
Santa Barbara County Board of Supervisors
July 27, 1998
Page 2

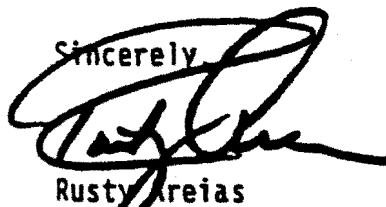
cumulative impact analysis and policy recommendations have not been completed and submitted to the Commission for review in accordance with Policy 8-5. The Commission has never agreed on policy changes for greenhouse development since certification of the County's LUP, thus the CUP process must still be followed.

There are two reasons the Coastal Commission is requesting that the County complete the cumulative impact analysis. First, Policy 8-5 of the Land Use Plan provides that once the master environmental assessment and cumulative impact analysis has been completed, reviewed and approved by the County and the Coastal Commission, including any land use designation or policy changes, the CUP requirement for greenhouse approvals is terminated. Greenhouse projects would no longer be appealable to the Coastal Commission. This would greatly streamline the permitting process. Second, and more important, the County's LUP calls for a thorough cumulative impact analysis of the effects of potential buildout of greenhouses in Carpinteria Valley on issues such as water quality, availability of water, runoff and erosion control, flood hazard, visual quality and traffic.

Until such time that the master environmental assessment and cumulative impact analysis is completed and the Commission formally agrees to any land use designation or policy changes relating to greenhouse development, the Coastal Commission wants to clarify that proposed greenhouse facilities over 20,000 sq. ft. in size in the Carpinteria Valley must receive a CUP from the County and are appealable to the Commission. Further, the Commission has directed staff to appeal these projects because of the concerns over cumulative impacts, and to inform the County that it is problematic whether the Commission will approve any more greenhouse facilities in the Valley without the cumulative impact analysis being completed by the County.

We realize the County has many issues which it must address; however, after more than a dozen years since the County's LUP directed that the master environmental assessment be performed, the Coastal Commission feels it is time for the County to complete the master environmental assessment and cumulative impact analysis and to develop policies which address greenhouse impacts on the Carpinteria Valley. Please do not hesitate to contact Chuck Damm, the Commission's Senior Deputy Director should you wish to discuss this letter. He can be reached at (805) 641-0142.

Sincerely,



Rusty Greias
Chairman, California Coastal Commission

cc: Peter Douglas
Chuck Damm
John Patton
Alan Seltzer✓

5183L

A.12(15)

6-6-97



Carpinteria Valley - Western Panel
Proposed Greenhouse Expansion Areas (Draft)

Proposed AG-1-CARP Zone District

0' 1000'

Photo taken on June 6, 1997 by Pacific Western Aerial Surveys

P.12(16)



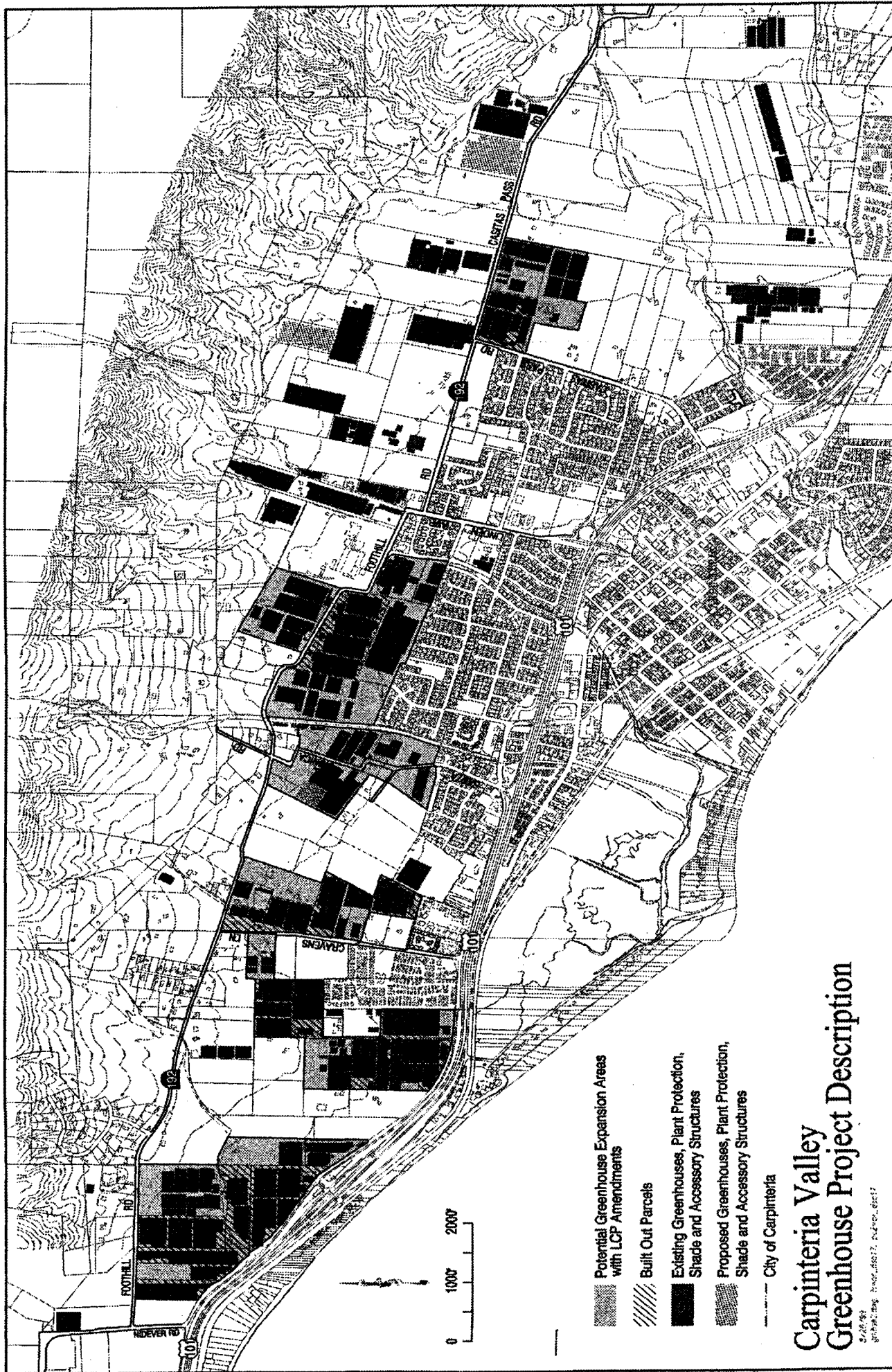
Carpinteria Valley – Eastern Panel
Proposed Greenhouse Expansion Areas (Draft)

Proposed AG-I-CARP Zone District

0' 1000'

Photo taken on June 6, 1997 by Pacific Western Aerial Surveys

A.12(17)



Carpinteria Valley Greenhouse Project Description

3/28/99
G:\Projects\1999\1999_03_28_1999.dwg

LCP Grant Application FY 1999/2000
Submittal Summary

Name of Applicant: County of Santa Barbara,
Planning and Development Department
Comprehensive Planning Division

Project Director: David Lackie
Title: Planner/Project Manager
Address: Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
Fax: (805) 568-2030
Email: dlackie@co.santa-barbara.ca.us

Fiscal Officer: Betsy Blaine
Title: Business Manager
Address: Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
Fax: (805) 568-2030
Email: Betsy@co.santa-barbara.ca.us

Title of Proposed LCP Work: CARPINTERIA VALLEY GREENHOUSE LCP
AMENDMENTS

Total Cost of Proposed Program: \$150,000 (est.)

Months Required to Complete Work Program: 9 months of funding requested

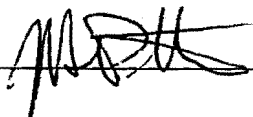
For Period Beginning on 01/01/00 and ending on 06/30/00.

Grant amount requested: \$50,000 (33% of Proposed Program)

Authorized Official: John Patton

Title: Director

Signature: _____



Date: _____

9/13/99

LCP Grant Application 1999
Grant Budget Allocation Summary

Grant Applicant: County of Santa Barbara,
Planning and Development Department
Comprehensive Planning Division

Address: Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

Project Title: CARPINTERIA VALLEY GREENHOUSE LCP
AMENDMENTS

Grant Amount Requested: \$50,000 Grant Period: 01/01/00 – 06/30/00

Current Grant Request:*

Personal Services

Classifications and Rates _____ \$ _____ % _____
(itemize, please see attached budget)

Salary and Wages _____
Benefits _____

Total Personal Services \$36,372

Operating Expenses

Travel \$500

Professional and Consulting Services _____

Overhead Costs \$9,628

Other (itemize, please see attached budget) _____

Office supplies \$500

Postage _____

Printing \$3,000

Total Operating Expenses \$13,628

Total Budget \$50,000

* Please round off all budget amounts to nearest dollar

1999 17-15 CITY OF FORT BRAGG 101 504 2002 17-15-00

Application for a Local Coastal Program Planning Grant (FY 99/00) for a Comprehensive Update of Fort Bragg's Local Coastal Program

Work Program

Overview

The City of Fort Bragg has initiated a comprehensive update and revision of its Local Coastal Plan. The LCP update was started in 1998 and is well underway. An administrative draft LCP Amendment was reviewed by City staff and discussed at an all-day public workshop in March 1999.

Several significant new issues were identified during the public workshop that require additional analysis and a reformulation of the work program for the LCP Amendment. These issues largely focus on the future land use of the Georgia-Pacific property. This approximately 450 acre property comprises one of the largest underdeveloped sites in an urban area along the northern California coast. In addition, there is growing recognition on the part of the Georgia-Pacific Corporation that they will not continue to utilize all of their land for lumber processing. Recently, the City has received an application for the largest aquaculture project proposed on the Pacific Coast on a portion of this site. These factors require that the original direction of the LCP revision of maintaining the existing land uses at the Georgia-Pacific site be re-examined. The result will be an amended LCP that provides meaningful and long term policy direction.

The issues that need to be resolved in the next phase of the LCP revision include:

- Obtaining reliable baseline planning information regarding the G-P site. Identify and map sensitive environmental resources, scenic views and potentially hazardous areas.
- Incorporating the Native American settlement which is leased from G-P in the revised LUP. It is not recognized in the City's current LCP.
- Exploring the feasibility of new commercial development and mixed uses. There are no large vacant or underdeveloped commercially-designated parcels within the City or its Sphere of Influence. The public and the City's decision makers have directed the staff and consultants to assess the feasibility of designating part of the G-P site for commercial and mixed uses, including affordable housing.
- Increasing the public access to the coastline. Additional horizontal and vertical coastal access is required. Sensitive environmental areas need to be protected with the appropriate land use designation and policies and programs.
- Implementing an effective public participation program to ensure that all of the stakeholders in the community are fully informed and consulted during this planning process.

EXHIBIT NO. A.13
APPLICATION NO.
Fort Bragg
Pg. 1 of 7

How this Grant Proposal Meets the Criteria for Evaluating and Awarding LCP Grant Funds

The City of Fort Bragg's request is to fund a portion of its update and revision of its LCP, adopted in 1983. The revised LCP focuses on establishing additional and clearly implementable standards for the protection of stream setbacks, sensitive environmental habitat areas, and visual resources. It also will establish more specific and relevant coastal policies and programs for the G-P site.

The proposed work program for the revised LCP meets the following Coastal Commission's criteria for awarding LCP grant funds:

- Clarifying the City's land use and resource protection regulations in the coastal zone will significantly reduce the level of pre-certification permit workload and post-certification appeals. The current high level of controversy that surrounds many coastal development permits will be reduced when the public, property owners, project proponents and the City's decision makers have clearly-defined "rules of the game."
- The revised LCP is being carried out in conjunction with a comprehensive revision of its General Plan. Consequently, more efficient utilization of the City's and the Commission's staff resources is provided. In addition this approach ensures coordinating and addressing issues among all local jurisdictions in the area, such as the Noyo Harbor District, the County of Mendocino, and the State Department of Fish and Game.
- The City has already expended approximately \$72.5 K on the LCP revision and related planning work, such as the Environmental Impact Report for consultants and staff resources.
- The revised LCP will deal with changed conditions in coastal resources and proposed land uses and demands for coastal public access. The comprehensive LCP Update is essential to meet these challenges.

Tasks

- Task 1:** Obtain baseline planning information regarding the types and locations of sensitive environmental resources; areas of soil and slope instability; inventory existing infrastructure such as power plants, roads, and utilities; and identify any potentially hazardous areas requiring more detailed analysis, exclusive of Phase 1 hazardous materials. Prepare a constraints and opportunities report.
- Task 2:** Meet with Georgia-Pacific Corporation representatives and their planning consultants to discuss potential future land uses on their site. Carry out ongoing consultations with G-P representatives throughout the planning process.

- 1999 17-16 CITY OF FORT BRAGG 101 JUL 2000 1007 00
- Task 3: Prepare three alternative land uses plans for the G-P site, identifying the types and intensities of land uses. Include additional policies and implementation programs regarding public access, the protection of environmentally sensitive resources, scenic views, and hazards. Describe the alternative plans in a report and a summary suitable for an insert in the local newspaper, *The Fort Bragg Advocate-News*.
- Task 4: Carry out public workshops to discuss the plan alternatives. Coordinate with the Noyo Harbor Commission, Mendocino County, State Parks, the Mendocino Coast Recreation and Park District and other agencies.
- Task 5: Select a preferred plan alternative after Planning Commission and City Council public hearings.
- Task 6: Incorporate the preferred land use plan for the G-P site into the Administrative Draft LCP; carry out traffic analysis of the proposed land uses; carry out an archeological survey; identify required extensions to public services and infrastructure; and prepare revisions to the Administrative Draft EIR and General Plan.
- Task 7: Prepare Public Hearing Draft Revised LCP
- Task 8: Present Public Hearing Draft LCP to Coastal Commission and revise as recommended.
- Task 9: Prepare final Revised LCP for adoption

Quarterly Meetings and Work Products

First quarter 2000 January 1 to March 31, 2000

- Meet with Georgia-Pacific representatives
- Prepare opportunities and constraints report

Second Quarter 2000 April 1 to June 30

- Prepare three alternative land use plans and policies
- Hold public workshops on the plan alternatives

Third quarter 2000 July 1 to September 30

- Select a preferred coastal land use plan for the G-P site
- Carry out traffic analysis, archeological survey
- Administrative Draft Revised LCP and DEIR

Fourth Quarter 2000 October 1 to December 31

- Publish and circulate the Public Hearing Draft Revised LCP and DEIR
- Hold public hearings before Planning Commission and City Council
- Presentation of Revised LCP to the Coastal Commission
- Prepare Final Revised LCP with revisions requested by Coastal Commission

4-1999 17.16 CITY OF FORT BRAGG

Budget

The total amount requested by the City under the LCP Grant Application for FY 99/00 is \$80,700.00. The City has already spent approximately \$72,500.00 on the LCP Amendment to date, and another \$15,000.00 is budgeted to complete this project. Thus the total matching funds being provided by the City for completion of this LCP Amendment is \$87,500.00.

To date the following tasks have been completed for the LCP Amendment during the previous 18 months:

- Conduct scoping sessions and public workshops to identify issues and concerns regarding the LCP;
- Prepare updated baseline information on the coastal zone;
- Prepare an Administrative Draft LCP Amendment;
- Carry out a day-long public workshop on the Administrative Draft LCP Amendment;
- Carry out discussions with representatives of the Georgia-Pacific Corporation and their planning consultant with regard to future land uses on their site; and
- Prepare a report for another public workshop and for the Planning Commission and City Council on the LCP Amendment.

The LCP Amendment should be considered one project. Our funding request is to permit completion of the LCP Amendment in a manner that would resolve significant land use and conservation issues for approximately 450 acres of land in central Fort Bragg.

The proposed budget to complete the LCP Amendment is presented on the next page,

	Consultants	City Staff
Task 1		
Constraints and Opportunities Report	22,550.00	550.00
Task 2		
Consultation with G-P	700.00	700.00
Task 3		
Alternative land Use Plans	8,750.00	850.00
Maps, coastal policies and programs	950.00	250.00
Newspaper insert	350.00	150.00
Task 4		
Public workshops and meetings	1,500.00	500.00
Coordinate with Noyo Harbor Commission and G-P	300.00	200.00
Task 5		
Select preferred plan alternative & hearings	1,500.00	750.00
Task 6		
Administrative Draft Revised LCP	15,350.00	1200.00
Traffic studies	9,500.00	250.00
Public Infrastructure and Services Study	5,500.00	950.00
Draft EIR and General Plan compliance review	1,850.00	800.00
Task 7		
Public Hearings Revised LCP	750.00	200.00
Task 8		
Public Hearing Draft Revised LCP to Coastal Commission	200.00	
Task 9		
Final revised and adopted Revised LCP	500.00	250.00
Administration and Expenses	2,850.00	
Total	73,100.00	7,600.00
GRAND TOTAL	80,700.00	

ATT/3

LCP Grant Application FY 1999/2000 Submittal Summary

Name of Applicant: CITY OF FORT BRAGG

Project Director: Linda Ruffing Title: Community Development Director

Address: 416 N FRANKLIN STREET

FORT BRAGG CA 95437

Phone: (707) 961-2823 Fax: (707) 961-2802 Email: _____

Fiscal Officer: Carolynn Thomas Title: Finance Director

Address: same as above

Phone: (707) 961-2825 Fax: (707) 961-2802 Email: _____

Title of Proposed LCP Work: COMPREHENSIVE UPDATE OF FORT BRAGG COASTAL PROGRAM

Total Cost of Proposed Program: \$ 168,200

Months Required to Complete Work Program: 12

For Period Beginning on 01 / 01 / 2000 and ending on 12 / 31 / 2000.

Grant amount requested: \$ 80,700 (48 % of Proposed Program)

Authorized Official: Robert M. Christofferson

Title: Interim City Manager Signature: [Signature] Date: 9/14/1999

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: CITY OF FORT BRAGG

Address: 416 N FRANKLIN STREET

FORT BRAGG CA 95437

Project Title: Comprehensive Update of Fort Bragg's Coastal Program

Grant Amount Requested: \$80,700 Grant Period: 2000

Current Grant Request:*

Personal Services

Classifications and Rates Community Dev. Director \$54,000/yr %
(itemize, use separate sheets if needed)

\$ %

Salary and Wages

6,000

Benefits

1,600

Total Personal Services

\$ 7,600

Operating Expenses

Travel

500

Professional and Consulting Services

159,200

Overhead Costs

Other (Itemize, use separate sheet if needed)

Office supplies

300

Postage

Printing

600

Total Operating Expenses

\$ 160,600

Total Budget

\$ 168,200

* Please round off all budget amounts to nearest dollar

Budget for LCP Comprehensive Update

The following is a proposed budget which supports the CITY OF HALF MOON BAY'S application requesting from the California Coastal Commission to award LCP Planning grant(s), FY99/00, to supplement funding of the City's Local Coastal Program Comprehensive Update. To meet the criteria of the application process, the quarterly budget prepared below coincides with projected project task milestones.

<u>FY 99/00 BUDGET - \$55,000 GRANT/\$55,000 MATCH</u>	110,000.00
Expenditures to date	260,000.00
Final Phase projected costs	77,155.00
PROJECTED TOTAL PROJECT COST	\$447,155.00

Brief descriptions of the complete project cost, expenditures to date and final phase projected costs are also presented with this budget to demonstrate how these funds supplement the entire project.

BUDGET AND QUARTERLY TASK COMPLETION FOR **LCP COMPREHENSIVE UPDATE**

Total Project Summary

The CITY OF HALF MOON BAY'S General Plan revision and LCP Comprehensive Update are being prepared simultaneously, as the City is completely within the Coastal Zone. The total projected cost of this project is \$447,155.00.

Expenditures to Date

The City has performed the necessary public workshops and has encouraged public participation in determining the direction of the General Plan revisions and LCP Update. Also, the data compilation and analysis, which support and substantiate the goals, objectives and policies of the General Plan and LCP, have been completed. Public participation and data compilation and analysis are time and labor intensive.

LCP Comprehensive Update for FY 99/00

The LCP Update entails compiling the background information, formulating policies based on the background data and information and organizing such into a document. Grant funds will be used to complete this part of the entire project.

1 st Quarter (12/99 to 3/00)	\$27,500
2 nd Quarter (3/00 to 6/00)	\$27,500
3 rd Quarter (6/00 to 9/00)	\$27,500
4 th Quarter (9/00 to 12/00)	\$27,500

First Quarter:

During the first quarter, the City will receive and review Planning Commission and public participation comments to incorporate into the drafts of all the required and optional elements of the General Plan. The LCP Land Use Plan encompasses the entire city. Likewise, the LCP Update will be prepared and reviewed to ensure internal consistency with the General Plan. The City will prepare a status report and include a summary of comments received from the Planning Commission and the public. By the end of the quarter, a draft of the General Plan and LCP update will be available. Quarterly expenditures have been estimated at \$27,500.

Second Quarter:

During the second quarter, the City will provide the Planning Commission and the public with drafts of the General Plan and the LCP Update. By the end of the quarter, the City will have an Environmental Impact Report public workshop. The City will prepare a status report and include a summary of comments on the drafts and of the EIR workshop. Quarterly expenditures have been estimated at \$27,500.

Third Quarter:

During the third quarter, the City will hold Planning Commission meeting(s) on the drafts of the General Plan and the LCP Update. The City will prepare a status report and include a summary of Planning Commission comments on the drafts. Quarterly expenditures have been estimated at \$27,500.

Fourth Quarter:

During the fourth quarter, the City Council will hold two (2) public hearings on the drafts of the General Plan and LCP Update. Also, the City will prepare and distribute a Notice of Preparation for the program EIR to the responsible agencies. The City will prepare a status report and include a summary of the comments from the responsible agencies and City Council meeting on the NOP. Quarterly expenditures have been estimated at \$27,500.

Final Phase

Final phase funding has been designated and allocated by the City.

Coastal Commission Grant Criteria Proposal Compliance Description

- 1. The level of post-certification appeals generated by the jurisdiction is substantial.**

For the ten-year period between 1989 and 1999, moratoriums restricting development because of lack of water availability and sanitary sewer service constraints severely limited the amount of building permitted in Half Moon Bay. Large residential developments that had received vested rights through recordation of their tentative maps were reviewed through the filter of environmental awareness that existed a decade ago. Currently, infrastructure constraints have been remedied, and developers are now attempting to go forward with their plans. Even though the City has issued Coastal Development Permits for several subdivisions, these entitlements have been appealed to the Coastal Commission on the basis of inadequate environmental review.

While the actual number of appeals may not be voluminous, the issues upon which they are based are substantial. Completion of the City's LCP update will reduce the number of future appeals as it will incorporate the most recent and highest level of environmental protection allowable.

- 2. The willingness of local government to substantially update one or more LCP components, with special consideration given to policy components addressing: nonpoint pollution control; public access; wetland and environmentally sensitive habitat; urban-rural boundaries; coastal hazards and protection of agricultural land.**

The City of Half Moon Bay has completed an exhaustive review of all of its Local Coastal Program/Land Use Plan policies in an effort to more specifically address the items listed in this criteria. Of premier importance is the City's desire to identify, locate, protect, and preserve through land use zoning and planning those areas within its boundaries that constitute wetland and environmentally sensitive habitats. Because the City's history is based upon the agricultural/floricultural industry, protection of agricultural lands is a priority. Additionally, Half Moon Bay is a tourist destination. Public access as mandated by the Coastal Act must be encouraged and unobstructed. Updating the Circulation element will assist the City in that goal.

- 3. The opportunity to coordinate with other planning work being undertaken by the jurisdiction or the Coastal Commission, thus providing more efficient utilization of Commission staff resources, and providing the opportunity to address issues involving more than one jurisdiction.**

The City of Half Moon Bay, which lies completely within the Coastal Zone, coordinates efforts with diverse agencies having oversight of multiple jurisdictions not only to the coastal areas north and south of the City, but also throughout the San Francisco Bay Area. The San Mateo County Board of Supervisors recently approved a project to review and update local coastal program provisions that affect the San Mateo County Mid-Coast region. Because the Mid-Coast falls within the City of Half Moon Bay's sphere of influence, much benefit exists to the Coastal Commission through the concurrent review of issues that affect both Half Moon Bay and the Mid-Coast.

- 4. An expressed willingness of local government to contribute or obtain other matching funds at a suggested 1 of 1 ratio necessary to complete the work.**

The City of Half Moon Bay has already exceeded the suggested 1 to 1 funding ratio by its commitment of approximately \$250,000.00 from the 1997-98 and 1998-99 General Fund Budgets as well as additional monies in the amount of \$125,000.00 from the 1990-2000 General Fund.

- 5. A history of successful performance under previous LCP grants.**

In the early 1990s, the Coastal Commission awarded the City of Half Moon Bay moderate grant funding for amendment of its LCP/LUP Implementation Ordinances. The project was a success in that the Commission certified Title 18 of the City of Half Moon Bay Municipal Code, Zoning Code, in April of 1996.

- 6. The local jurisdiction exhibits significant conflicts, challenges or changed conditions in coastal resources and/or public access.**

Without a doubt, the City of Half Moon Bay has and is experiencing significant conflicts in the areas of coastal resources and public access. As discussed under Criteria #1, potential wetland and sensitive habitat areas are now being analyzed where they were previously not known to exist and are also being scrutinized under new definitions and laws that have only recently been created and enacted. Public access to coastal recreational resources competes with local residents' ability to circulate within their own community. Attempts to limit residential development within the City are thwarted by seemingly unlimited development in communities within its sphere of influence, with that development offering no solutions for the negative impacts its traffic has on Half Moon Bay and no mechanism to exact contribution of mitigation fees that might be used for improving traffic flow through the City's major intersections.

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: City of Half Moon Bay

Address: 501 Main Street

Half Moon Bay, CA 94019

Project Title: Local Coastal Program Comprehensive Update

Grant Amount Requested: \$55,000.00 Grant Period: 11/99 to 11/00

Current Grant Request:*

Personal Services

Classifications and Rates _____ \$ _____ % _____
(itemize, use separate sheets if needed)
_____ \$ _____ % _____

Salary and Wages _____
Benefits _____

Total Personal Services \$ _____

Operating Expenses

Travel _____
Professional and Consulting Services \$55,000.00
Overhead Costs _____
Other (itemize, use separate sheet if needed) _____
Office supplies _____
Postage _____
Printing _____

Total Operating Expenses \$ _____

Total Budget \$ 55,000.00 (Plus \$55,000.00 Matching Funds)

* Please round off all budget amounts to nearest dollar

**LCP Grant Application FY 1999/2000
Submittal Summary**

Name of Applicant: City of Half Moon Bay

Project Director: Blair King Title: City Manager

Address: City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Phone: 650-726-8270 Fax: 650-726-9389 Email: blairking@cityhall.half-moon-bay.ca.u

Fiscal Officer: Jonathan Ellis Title: Finance Director

Address: City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Phone: 650-726-8283 Fax: 650-726-9389 Email: Hmbjone@aol.com

Title of Proposed LCP Work: Local Coastal Program Comprehensive Update

Total Cost of Proposed Program: \$ 447,155.00

Months Required to Complete Work Program: 12 (Application period phase of program)

For Period Beginning on 11/99 / and ending on 11/00 /

Grant amount requested: \$ 55,000.00 (12.3% of Proposed Program)

Authorized Official: Blair King

Title: City Manager Signature:  Date: 9/13/99

**CITY OF SAN DIEGO
LOCAL COASTAL PROGRAM PLANNING GRANT PROPOSAL
FOR
LA JOLLA AND LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
COMPREHENSIVE LCP UPDATES
September 1999**

A. BACKGROUND

In 1990 the San Diego City Council directed the City Manager to conduct a complete review and simplification of the City's zoning and land development regulations to address the problems of conflicting, confusing and redundant regulations that frustrated the public and resulted in inefficient code enforcement. The magnitude of the effort evolved into a seven year public process, necessitating the involvement of more than City staff.

Phase One of the new Land Development Code was adopted by the San Diego City Council in December 1992, was certified by the Coastal Commission and became effective in 1993. Phases Two and Three of the Zoning Code Update were begun in 1993 and were adopted by the City Council in December 1997 with submittal to the San Diego area Coastal Commission staff that same month. On February 4, 1999 the Coastal Commission conditionally certified the new Land Development Code with the exception of the Steep Hillside Guidelines. City staff began an intensive effort to further refine these guidelines through a series of public meetings with concerned citizens and on August 12, 1999 the Coastal Commission certified the Steep Hillside Guidelines. The complete Land Development Code will appear before the City Council on September 28, 1999 and based on the City Manager's recommendation, is expected to appear before the Coastal Commission in November for effective certification.

The City of San Diego has a hierarchy of documents that guide development. At the head of the hierarchy is the *Progress Guide and General Plan*, which addresses the City-wide goals, policies and objectives. More specific in nature are the City's land use plans, which deal with local community goals, policies and objectives (La Jolla / La Jolla Shores Local Coastal Program). Zoning regulations and planned district ordinances (La Jolla and La Jolla Shores Planned District Ordinances) function as the implementing tools that are used to achieve the goals, policies and objectives of the City's plans.

B. PROJECT DESCRIPTION AND WORK PROGRAM

In conjunction with the certification of the City of San Diego's new Land Development Code, the City proposes to amend the Planned District Ordinances for the coastal communities of La Jolla and La Jolla Shores. The effort will be directed toward making these implementing ordinances conform with the update of the La Jolla / La Jolla Shores Local Coastal Program and the new Land Development Code. The work program for achieving these updates is broken down into six tasks that conform to a one year quarterly schedule for work product milestones.

*City of San Diego California Coastal Commission
1999-00 LCP Grant Application*

EXHIBIT NO. A.15

APPLICATION NO.

**City of
San Diego (B)**

Pg. 1 of 10



Task 1 Review Existing La Jolla/La Jolla Shores Planned District Ordinances and Issue Identification

- 1.1 City staff will review the existing Planned District Ordinances (PDO) for the La Jolla and La Jolla Shores communities. The review will identify any discrepancies between the PDOs and the Land Development Code, and between the PDOs and the Draft La Jolla/La Jolla Shores Local Coastal Program update.
- 1.2 City staff will conduct publicly noticed community workshops with the La Jolla Community Planning Association, which encompasses the areas covered by the La Jolla and La Jolla Shores PDOs. The workshops will assist staff in identification of issues related to improving implementation of the La Jolla/La Jolla Shores LCP.
- 1.3 City staff will be involved in a series of meetings with staff of the San Diego area Coastal Commission office. The meetings will focus on methods for maintaining the unique characteristics of each community, implementing the La Jolla/La Jolla Shores LCP and consolidating regulations that are in the Land Development Code.

Work Product: Issues Matrix

Task 2 Develop and Evaluate Policy Alternatives

- 2.1 City staff will establish working groups consisting of representatives of the La Jolla Community Planning Association, the San Diego Chapter of the Sierra Club, residents and businesses located in specific PDO and the San Diego area Coastal Commission office. The working groups will develop and evaluate policy alternatives to address the issues identified in the Issues Matrix developed in Task 1.
- 2.2 City staff will develop the framework for the proposed Planned District Ordinances based on the recommendations of the working groups.
- 2.3 City staff will review the scope of work proposed and identify the need for any supplemental environmental review. City staff will begin preparation of any necessary environmental documentation.

Work Products: La Jolla Planned District Ordinance Update Outline
 La Jolla Shores Planned District Ordinance Update Outline

Task 3 Prepare Amended Planned District Ordinances

- 3.1 City staff will develop detailed recommendations for amending the PDOs and produce drafts of the La Jolla and the La Jolla Shores PDO for internal review. The draft PDO updates will address the issues identified during the public outreach process described in Task 1 and the alternatives and recommendations developed in Task 2.
- 3.2 The internal review drafts will be circulated for comment to interested City departments and governmental agencies (e.g. City Parks and Recreation and San Diego area Coastal Commission). All comments will be addressed and incorporated as appropriate.
- 3.3 Public review drafts of the PDO updates will be prepared upon completion of the modifications resulting from the comments received during the internal review period.
- 3.4 The public review drafts will be circulated to the La Jolla Community Planning Association, members of the working groups identified in Task 2 and other interested members of the community.
- 3.5 Environmental documentation, if necessary, will be prepared and distributed for public review in accordance with the California Environmental Quality Act.

Work Products: Internal Draft La Jolla Planned District Ordinance update
Draft La Jolla Planned District Ordinance update for public Review
Internal Draft La Jolla Shores Planned District Ordinance update
Draft La Jolla Shores Planned District Ordinance update for public review
Draft environmental documentation (if necessary)

Task 4 Public Review/Plan Adoption

- 4.1 City staff will present the drafts of the La Jolla and La Jolla Shores Planned District Ordinances to the La Jolla Community Planning Association for their consideration and recommendations.
- 4.2 City staff will modify, as necessary, the draft PDO updates in response to comments received from the La Jolla Community Planning Association.
- 4.3 City staff will conduct a Planning Commission workshop to discuss the recommendations and proposed implementation of the PDO updates.
- 4.4 City staff will circulate the draft environmental document, if necessary, and prepare the final documents 14 days prior to the Planning Commission hearing.
- 4.5 City staff will modify, as appropriate, the draft PDO updates in response to comments

- received from the Planning Commission.
- 4.6 City staff will docket and notice the PDO updates, as well as any necessary environmental documentation, for a public hearing before the Planning Commission.
 - 4.7 City staff will conduct a workshop with the Land Use and Housing Committee to discuss the recommendations and proposed implementation of the PDO updates.
 - 4.8 City staff will modify, as appropriate, the draft PDO updates in response to comments received from the Land Use and Housing Committee.
 - 4.9 City staff will prepare the necessary supporting information (Request for Council Action form and associated documentation, public notice and report) to docket and notice the item for a public hearing before the City Council.

Work Products: Final Draft La Jolla Planned District Ordinance update
Final Draft La Jolla Shores Planned District Ordinance update
Final environmental document (if necessary)
Reports and Presentations to:
Planning Commission
Land Use and Housing Committee
City Council.

Task 5 Coastal Commission Certification

- 5.1 City staff will prepare and submit the La Jolla Planned District Ordinance and La Jolla Shores Planned District Ordinance and LCP updates to the San Diego area Coastal Commission offices for their review and scheduling of a hearing for certification before the Coastal Commission.
- 5.2 City staff will attend the California Coastal Commission hearing to provide testimony and answer questions.

Work Products: La Jolla Planned District Ordinance update submittal package
La Jolla Shores Planned District Ordinance update submittal package
Presentation of updates for the Coastal Commission hearing

Task 6 Final Plan

- 6.1 City staff will produce and distribute the final La Jolla Planned District Ordinance and the La Jolla Shores Planned District Ordinance.
-

Quarterly Schedule and Work Product Milestones

1. Quarter (January 1, 2000 - March 31, 2000)	
Description of Task	Work Product
Review the existing PDOs for the La Jolla (LJ) and La Jolla Shores (LJS) communities.	<ul style="list-style-type: none">• Develop an Issues Matrix that identifies specific issue areas within the LJ and LJS PDOs.• La Jolla PDO Local LCP Update Outline• La Jolla Shores Local LCP Update Outline
Conduct publicly noticed community workshops with the La Jolla Community Planning Association and the public.	
Conduct a series of meeting with staff of the San Diego area Coastal Commission office to discuss methods for maintaining the unique characteristics of each community, implementing the LJ/LJS LCP and consolidating regulations that are in the Land Development Code.	
Develop an Issues Matrix that identifies specific issue areas within the LJ and LJS PDOs.	
Establish working groups to develop and evaluate policy alternatives to address the issues identified in the issues matrix.	
Develop the framework for the proposed PDOs based on the recommendations of the working groups.	
2. Quarter (April 1, 2000 - June 30, 2000)	
Review the scope of work proposed and identify the need for any supplemental environmental review.	<ul style="list-style-type: none">• Internal Draft of La Jolla PDO.• Draft La Jolla PDO (for public review).• Internal Draft of La Jolla Shores PDO.• Draft La Jolla Shores PDO (for public review)• Draft environmental documentation (if necessary).
Prepare environmental documentation, if necessary.	
Develop detailed recommendations for amending the PDOs and produce drafts of the LJ and LJS PDOs for internal review.	
Address all comments and incorporate as appropriate.	
Prepare and circulate public review drafts of the PDO updates.	
Distribute environmental documentation, if necessary, for public review in accordance with the California Environmental Quality Act.	

3rd Quarter (July 1, 2000 - September 30, 2000)	
Present the drafts of the LJ and LJS PDOs to the La Jolla Community Planning Association.	<ul style="list-style-type: none">• Final Draft La Jolla PDO Update.• Final Draft La Jolla Shores PDO Update.• Final Environmental Document (if necessary).• Reports and presentations to: the Planning Commission; Land Use and Housing Committee; and the City Council.
Modify, as appropriate, the draft PDO updates in response to comments received from the La Jolla Community Planning Association.	
Conduct a Planning Commission workshop to discuss the recommendations and proposed implementation of the PDO updates.	
Circulate the draft environmental document, if necessary, and prepare the final documents 14 days prior to the Planning Commission hearing.	
Modify, as appropriate, the draft PDO updates in response to comments received from the Planning Commission.	
Docket and notice the PDO updates, as well as the necessary environmental documentation, for a public hearing before the Planning Commission.	
Conduct a workshop with the Land Use and Housing Committee to discuss the recommendations and proposed implementation of the PDO updates.	
Modify, as appropriate, the draft PDO updates in response to comments received from the Land Use and Housing Committee.	
Prepare the necessary supporting information to docket and notice the PDO updates for a public hearing before the City Council.	
4th Quarter (October 1, 2000 - December 31, 2000)	
Prepare and submit the LJ PDO, the LJS PDO and the LCP updates to the San Diego area Coastal Commission for their review and scheduling of a hearing for certification before the Coastal Commission.	<ul style="list-style-type: none">• La Jolla PDO update submittal package.• LJS PDO update submittal package.• Presentation of updates for the Coastal Commission hearing.
Attend the California Coastal Commission hearing to provide testimony and answer questions.	
Produce and distribute the final LJ and LJS PDOs.	
	<ul style="list-style-type: none">• Final production and distribution of the La Jolla and La Jolla Shores PDOs.

Quarterly Status Reports

The City of San Diego will prepare and submit, as required, quarterly status reports consisting of the following information:

(1) Statement of objectives; (2) statement of accomplishments; and (3) breakdown of expenditures detailing personnel charges by major category of work (e.g. meetings, analysis, public contact/information and field reconnaissance) and non-personnel charges (e.g. office supplies, postage, etc.

C. BUDGET

See application package.

**LCP Grant Application FY 1999/2000
Submittal Summary**

Name of Applicant: City of San Diego

Project Director: Linda Johnson Title: Land Development Code Program Manager

Address: 1222 First Avenue, M.S. 302, San Diego, CA 92101-4155

Phone: (619) 236-5575 Fax: (619) 236-6620 Email: LYJ@sdcity.sannet.gov

Fiscal Officer: Ernie Anderson Title: Financial Management Director

Address: 202 "C" Street, M.S. 9A, San Diego, CA 92101

Phone: (619) 236-6070 Fax: (619) 236-7344 Email: EXA@sdcity.sannet.gov

Title of Proposed LCP Work: La Jolla and La Jolla Shores Planned District Ordinance Updates

Total Cost of Proposed Program: \$ 110,000

Months Required to Complete Work Program: 12

For Period Beginning on 1/1/2000 And ending on 12/31/2000.

Grant amount requested: \$ 55,000 (50 % of Proposed Program)

Authorized Official: Linda Johnson Title: LDC Program Manager

Signature:  for LJ Date: 09/13/99

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
(415) 904-5200
fax (415) 904-5400

August 2, 1999

LCP Grant Application 1999 Grant Budget Allocation Summary

Grant Applicant: City of San Diego

Address: 1222 First Avenue, M.S. 302; San Diego, CA 92101-4155

Project Title: La Jolla and La Jolla Shores Planned District Ordinance Updates

Grant Amount Requested: \$55,000 Grant Period: 1/1/2000 to 12/31/2000

Current Grant Request:*

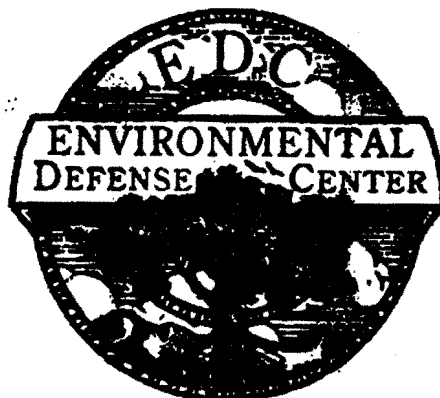
The proposed budget assumes: assignment of a part-time Senior Planner (25%) and a full-time Associate Planner; a one-to-one match of funding by the City of San Diego; and utilizes the federal overhead rate.

PERSONNEL EXPENSES			
Task	Description	Staff Type	Cost
1.1	Existing PDO Review	Senior (25%)/Associate (100%)	\$1,600
1.2	Community Workshop	Senior/Associate	\$1,000
1.3	Meet with CCC Staff	Senior/Associate	\$320
1.4	Prepare Issue Matrix	Senior (25%)/ Associate (100%)	\$1,500
Subtotal			\$4,420
2.1	Policy Alternatives	Senior/Associate	\$3,200
2.2	PDO Framework	Senior/Associate	\$3,000
2.3	Environmental Analysis	Senior (25%)/ Associate (100%)	\$2,500
Subtotal			\$8,700
3.1	Draft La Jolla PDO	Senior (25%)/ Associate (100%)	\$5,000
	Draft La Jolla Shores PDO	Senior (25%)/ Associate (100%)	\$5,000
3.2	Internal Review	Senior (25%)/ Associate (100%)	\$5,000

3.3/4	Public Review	Senior (25%)/ Associate (100%)	\$5,000
Subtotal			\$20,000
4.1	Community Meeting (LJ)	Senior/Associate	\$700
	Community Meeting (LJS)	Senior/Associate	\$700
4.2	Response to Comments	Senior (25%)/ Associate (100%)	\$500
4.3	Planning Comm Wrkshp	Senior/Associate	\$1,000
4.4	Circulate/Final Env Doc	Associate	\$500
4.5	Final Draft/PC Hearing	Senior (25%)/ Associate (100%)	\$1,900
4.6	LU & H Meeting	Senior/Associate	\$2,000
4.7	City Council Hearing	Senior/Associate	\$3,000
Subtotal			\$10,300
5.1	PDO Submittal to CCC	Senior (25%)/ Associate (100%)	\$1,200
5.2	Coastal Hearing	Senior/Associate	\$1,300
Subtotal			\$2,500
6.1	Final Plan	Senior (25%)/ Associate (100%)	\$5,000
Subtotal			\$5,000
TOTAL PERSONNEL EXPENSES			\$50,920
NON-PERSONNEL EXPENSES			
	Graphics	Senior (25%)/ Associate (100%)	\$2,000
	Noticing	Clerical Staff	\$880
	Printing	Clerical Staff	\$1,000
	Postage		\$200
TOTAL NON-PERSONNEL EXPENSES			\$4,080
GRAND TOTAL			\$55,000

B. Correspondence

(Four Letters Concerning Application Santa Barbara Co. A.)



October 12, 1999

EXHIBIT NO. B.1

APPLICATION NO.

Santa Barbara
County (A)

Pg. 1 of 2

RECEIVED

OCT 13 1999

CALIFORNIA
COASTAL COMMISSION

Mr. Bill Van Beckum
LCP Grant Program
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Fax (415) 904-5400

Re: Santa Barbara County Grant Request – Amortization of Coastal Industrial Facilities

Dear Mr. Van Beckum,

This letter is submitted in support of Santa Barbara County's request for funding to process an LCP amendment regarding the amortization of coastal non-conforming industrial facilities. The County's proposal is in response to the community's concerns about aging facilities that do not comply with current zoning and are incompatible with surrounding residential and recreational uses.

Earlier this year, the Environmental Defense Center (EDC) approached the County Board of Supervisors with the request that the County initiate an ordinance to amortize non-conforming industrial facilities within the County's coastal zone. The EDC represents the Environmental Coalition of Santa Barbara (Sierra Club, League of Women Voters and Citizens Planning Association) in this issue, and works closely with many other community and neighborhood organizations who have a growing concern regarding the incompatibility of such facilities. This concern has increased over the past few years due to numerous accidental oil spills and gas leaks from the affected facilities, as well as local efforts to protect the Gaviota Coast as a national seashore or other protected area. The aging oil and gas facilities along our coast are seen as a public safety hazard and incompatible with the community's desires to protect the scenic and environmental resources of the Gaviota Coast.

This action by the County is long overdue. The County adopted its South Coast Consolidation Policy in 1987, and enacted the implementing zoning changes in 1990. An amortization ordinance will protect the entire South Coast of the County from further industrial harm and incompatibility.



October 12, 1999

Bill Van Beckum - County of Santa Barbara Amortization Grant

Page 2

Thank you for your consideration of this request.

Sincerely,



Linda Krop
Chief Counsel

cc: Santa Barbara County Board of Supervisors
Santa Barbara County Energy Division
Environmental Coalition of Santa Barbara
California Coastal Commission

10/14/99

OCT 18 1999

CALIFORNIA
COASTAL COMMISSION

Bill Van Beckum
California Coastal Commission
LCP Grant Program
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Thanks you for your sevice to the state.

My family and I are hoping that your office will support Santa Barbara County's effort to comprehensively deal with aged, nonconforming facilities along our coast.

Our County has submitted a grant application to the Coastal Commission for funding for an LCP amendment required for an amortization ordinance to correct this and other regional dangers from older facilities.

Several such facilities present significant danger. One is an oil and gas plant. It has been responsible for numerous leaks of poisonous hydrogen sulfide gas. It is located next to a school, a huge hotel, a golf course, a county park and a dense residential neighborhood. You must agree that this is scary and irresponsible.

We are concerned with Santa Barbara's coastal wetlands and habitats and believe strongly that we must act, not just for ourselves and our endangered residential and recreational areas, but in the interest of people in Nevada, Utah, Arizona, etc., whose coast this is as well.

Please do what ever you can to support SB County's efforts to resolve the problems posed by non-conforming facilities, particularly those that put thousands of people at risk for serious harm.

Thank you very much,

Rhonda Richey RHONDA RICHEY

249 Sherwood Dr.
Santa Barbara CA 93110 (805) 964-5485

EXHIBIT NO. B.2

APPLICATION NO.

Santa Barbara
County (A)

Pg. 1 of 1

10/14/99

OCT 18 1999

CALIFORNIA
COASTAL COMMISSION

Bill Van Beckum
California Coastal Commission
LCP Grant Program
45 Fremont Street, Suite 2000
San Francisco, CA 94105

EXHIBIT NO. B.3
APPLICATION NO.
Santa Barbara County (A)
Pg. 1 of 1

Thanks you for your sevice to the state.

My family and I are hoping that your office will support Santa Barbara County's effort to comprehensively deal with aged, nonconforming facilities along our coast.

Our County has submitted a grant application to the Coastal Commission for funding for an LCP amendment required for an amortization ordinance to correct this and other regional dangers from older facilities.

Several such facilities present significant danger. One is an oil and gas plant. It has been responsible for numerous leaks of poisonous hydrogen sulfide gas. It is located next to a school, a huge hotel, a golf course, a county park and a dense residential neighborhood. You must agree that this is scary and irresponsible.

We are concerned with Santa Barbara's coastal wetlands and habitats and believe strongly that we must act, not just for ourselves and our endangered residential and recreational areas, but in the interest of people in Nevada, Utah, Arizona, etc., whose coast this is as well.

Please do what ever you can to support SB County's efforts to resolve the problems posed by non-conforming facilities, particularly those that put thousands of people at risk for serious harm.

Thank you very much,

Rebecca McLean Ashlie McLean
243 Pebble Beach Daniel McLean
Grover, CA 93117
(805) 768-8221 685-3949

From: R. Jahnke [rjahnke@west.net]
Sent: Wednesday, October 13, 1999 11:39 AM
To: bvanbeckum@coastal.ca.gov
Subject: Dangerous, non-conforming facilities

Thanks you for your sevice to the state.

Would you respond even if briefly as I have wondered whether you appreciate email from citizens, or if that is just a bother and whether you are officially inclined to ascribe relevance to email.

I am writing to comment briefly on my family's sincere appreciation for coastal protection activities. I work do citizen activities particularly with Santa Barbara's coastal wetlands and habitats, with an emphasis on the fact that the CA is also the coast for Nevada, Utah, Arizona, etc.

I hoping that your office will support the Santa Barbara County's effort to comprehensively deal with aged, nonconforming facilities along our coast. One of the worst examples of this is a gas plant that leaks poisonous hydrogen sulfide gas that is located next to a school, a huge hotel, a golf course, a county park and a dense residential neighborhood. This is alarming.

Our County has submitted a grant application to the Coastal Commission for funding for an LCP amendment required for an amortization ordinance to correct this and other regional dangers from older facilities.

Please do what ever you can to support SB County's efforts to resolve the problems posed by non-conforming facilities, particularly those that put thousands of people at risk for serious harm.

Thank you sincerely,

Roger Jahnke,
Goleta CA
805-685-4670

Health Action, Santa Barbara, CA
www.HealerWithin.com
805-685-4670

"When each of the people do the small job of taking care of themselves, the large job of taking care of everyone is automatically completed."

EXHIBIT NO. B.4

APPLICATION NO.

Santa Barbara
County (A)

Pg. 1 of 1

