

CALIFORNIA COASTAL COMMISSION

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**RECORD PACKET COPY****W8**

February 24, 1999

TO: Commissioners and Interested Persons

FROM: Steven Scholl, AICP, Deputy Director
 Elizabeth Fuchs, AICP, Manager, Land Use Unit
 Rebecca Roth, Analyst, Federal Programs and LCP Assistance

SUBJECT: **Recommended Funding for FY 1998-99 Local Coastal Program (LCP)
 Assistance Grant Program**

The FY 1998/99 Coastal Commission budget contains \$500,000 to disburse for LCP Assistance Grants to local governments. Eleven cities and counties applied for assistance submitting \$1,070,232 total in funding requests.

STAFF RECOMMENDATION

Staff recommends that the Commission approve grants, as conditioned, to fund LCP work programs for eight 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 2-4. 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 workplans proposed by each jurisdiction are also attached.

<u>Jurisdiction</u>	<u>Requested</u>	<u>Recommended Funds</u>
SOLANA BEACH (pg. 4)	\$48,750	\$48,750
L. A. COUNTY Santa Monica Mtns. (pg. 6)	\$112,500	\$112,500
NEWPORT BEACH (pg. 7)	\$407,135	\$150,000
CITY OF MONTEREY (pg. 9)	\$25,000	\$25,000
CARMEL (pg. 10)	\$53,500	\$53,500
CITY OF L. A. Pacific Palisades (pg. 11)	\$56,667	\$40,000
TRINIDAD Trinidad Harbor ADC (pg. 12)	\$38,000	\$38,000
CITY OF SANTA CRUZ Terrace Point ADC (pg.13)	\$110,000	\$32,750
HALF MOON BAY - Update (pg.13)	\$177,930	\$0
HUNTINGTON BEACH - Update (pg.14)	\$22,500	\$0
SANTA BARBARA COUNTY - Update (pg.14)	\$19,110	\$0
Totals	\$1,070,232	\$500,000

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 December 1998 meeting, the Commission adopted priorities and criteria to use in evaluating the grant applications. Thus, staff evaluated the applications based on the following order of priority:

- 1) LCP preparation necessary to achieve certification;
- 2) LCP preparation in Areas of Deferred Certification and,
- 3) Comprehensive updates to existing LCPs.

CRITERIA

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

- Significant level of pre-certification permit workload
- Progress toward LCP completion and a likelihood of successfully completing the certification process, preferably within a one-year period
- Local government willing to assume local permit processing responsibility.
- History of successful performance under previous LCP grants.
- Coordination with other planning work being undertaken by the jurisdiction and the opportunity to address issues involving more than one jurisdiction.
- Local government to contribute or to obtain other matching funds at a suggested 1 to 3 ratio (1 local dollar to 3 state dollars)

SUMMARY OF RECOMMENDATION

Five of the eleven applications are recommended for full funding (*Solana Beach, L. A. County, City of Monterey, Carmel and Trinidad*). In the case of these five applications, the jurisdictions fell into the highest priorities and all of the criteria were met. For example, a jurisdiction with a non-certified LCP was given full funding consideration where the permit workload was significant, the LCP would be completed in one year, they performed well under previous grants, matching funds were allocated by the jurisdiction and there was an opportunity to coordinate and address regional issues.

Staff is recommending that three of the eleven jurisdictions be funded partially (*Newport Beach, City of L. A. and City of Santa Cruz*). After identifying the grant applications recommended for full funding that met all of the criteria, staff 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. The recommendation to partially fund three jurisdictions is based principally on the limited grant funds available. Additionally, the partial funding is based on each of the three jurisdictions meeting fewer of the criteria listed above. Should additional funding becomes available in FY 99/00, the Commission could consider possibly supplementing the grants.

The three applications that all involve comprehensive updates to LCPs are not being recommended for funding (*Santa Barbara County, Half Moon Bay and Huntington Beach*). The primary reason for the staff recommendation to not fund the comprehensive update grant requests is based on limited LCP assistance money and on the fact that the Commission established comprehensive updates as a lower

priority for this grant cycle. Should grant money be available in the Coastal Commission's 1999-2000 budget, staff will be recommending to the Commission that comprehensive updates in conjunction with periodic reviews be moved to a higher funding priority.

CONDITIONS OF GRANT AWARD

Staff is recommending that the eight 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.

Three 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. These issue areas include offers to dedicate public access, polluted runoff and available public street parking. As explained below, staff is recommending that at minimum, each grant award be conditioned to prepare a polluted runoff element and where the jurisdiction has outstanding Offers to Dedicate (OTDs) public access, the grant award include a public access component that addresses 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's fiscal year 1998/99 budget included \$100,000 to develop a Public Access Action Plan for the State of California. The initial work that has been done by staff has evidenced that many of the existing LCPs either do not address the existing OTDs or the implementing actions relative to public access are outdated and inadequate to provide access to and along the shoreline.

Six of the jurisdictions, which are recommended to receive grant awards, have outstanding OTDs (*Solana Beach, L. A. County, Newport Beach, City of Monterey, Trinidad and City of Santa Cruz*). As specified in the award condition, the local government will be required to develop as a section of its public access component 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 provisions to ensure that OTDs will be accepted within two 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. The final report will be released in late summer of 1998 and will include management measures to prevent and control nonpoint source pollution. Staff has reviewed the work programs of local jurisdictions who are recommended for funding and noted the pollutants of concern identified by the Regional Water Quality Control Boards that are contained in their respective watersheds. In order to insure that LCPs contain land use development

mitigation measures that prevent and control polluted runoff each of the grant awards has been conditioned to require the inclusion of a polluted runoff LCP component. To minimize the requirements to 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.

Four of the jurisdictions, which are recommended for funding have limited public street parking opportunities (*L. A. County, Newport Beach, City of L. A. and City of Monterey*). The Commission has acted on many coastal permit applications where local governments are proposing to reduce the available public parking on public streets. Such parking restrictions have included placement of "no parking signs", street closures and preferential parking zones. Given the increase in residents and visitors alike to the coastal communities, the Commission has consistently found that street parking should be protected for public use. In order to establish a baseline of said street parking and of public parking lots, the grant award condition will require as part of the access component that the jurisdictions provide a comprehensive inventory and map of all public parking that includes parking lots and public street parking.

In addition, some of the grant awards are conditioned to reflect specific jurisdictional issues which include the following: beach/bluff erosion management plans (Solana Beach, Carmel); community character (Carmel); cumulative impacts of private boating facilities within harbor (Newport Beach); geohazards (City of L. A.); and, wetlands plan (Newport Beach).

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

PROPOSED LOCAL COASTAL PROGRAM GRANT ALLOCATIONS

1. City of Solana Beach

Recommended \$48,750

<i>Proposal:</i>	<i>Priority 1 Complete LCP</i>		
<i>Total Project Cost</i>	<i>\$100,000+</i>	<i>Amount Requested</i>	<i>\$48,750</i>
<i>Project Timeline:</i>	<i>12 months</i>		

Conditions of Approval: 1) Offers to Dedicate Public Access 2) Polluted Runoff LCP Component and 2) Beach Management Plan

1) Offers to Dedicate Public Access. Task 2 shall include a strategic plan within the City's public access component to provide for acceptance of (2) two outstanding offers to dedicate by either the City or other acceptable entity two years from the date of certification of the City's LCP. The plan shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

2) Polluted Runoff LCP Component. Within Task 2, policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP.

3) Beach/Bluff Erosion Management Plan. Task 2 shall include a Beach/Bluff Erosion Management Plan that addresses coastal bluff recession and shoreline erosion problems and includes, at minimum, components that deal with the following:

- minimum blufftop setback requirements for new development/redevelopment;
- alternatives to shore/bluff protection such as beach sand replenishment;
- removal of threatened portions of a residence or the entire residence or underpinning existing structures;
- bluff stability and the need for protective measures over the entire bluff;
- impacts of shoreline structures on beach and sand areas as well as mitigation for such impacts;
- impacts of groundwater and irrigation on bluff stability; and,
- visual impacts of necessary/required protective structures.

The entire City of Solana Beach lies within the coastal zone. The City proposes a one-year work program to prepare their LCP. The program would consist of defining the scope of the necessary tasks to be completed, developing a land use plan, developing implementing ordinances, preparing a draft LCP, preparing a revised public draft LCP and conducting meetings. The final task of the City's workplan includes submitting a complete LCP to the Coastal Commission for review and approval.

In response to the Commission's past actions, staff has identified three key areas of concern relative to the City's preparation of their LCP which include public access offers to dedicate, polluted runoff and beach/bluff erosion management plan. As explained in the summary of the recommendation, the grant is award is subject to conditions relating to preparation of LCP components that outline a strategy for dealing with offers to dedicate public access and polluted runoff.

In addition, the grant is conditioned to require the City to development of a beach/bluff erosion management plan. City staff state in their workplan that a Beach and Bluff General Plan element that is also intended for the General Plan is currently being drafted. As listed in the recommended condition, an overall management strategy for the coastline, which addresses the listed public and private goals, should be included as a component of the workplan.

****Staff recommends full grant award to City of Solana Beach - \$48,750**

2. L. A. County – Santa Monica Mountains Segment Recommended \$112,500

Proposal:	Priority 1 Complete LCP		
Total Project Cost	unspecified	Amount Requested	\$112,500
Project Timeline:	12 months		

Conditions of Approval: 1) Offers to Dedicate Public Access; 2) Polluted Runoff LCP Component and 3) Public Parking Inventory

1) Offers to Dedicate Public Access. Task 5 shall include a strategic plan within the County's public access component to provide for acceptance of approximately 90 outstanding offers to dedicate by either the County or other acceptable entity two years from the date of certification of the County's LCP. The plan shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

2) Polluted Runoff LCP Component. Within task 5, policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the County's LCP.

3) Public Parking Inventory. Within Task 5, the County shall include a comprehensive inventory and map of all public parking that includes both parking lots and public street parking.

The County of L. A. completed a Land Use Plan (LUP) for the Malibu/Santa Monica Mountains segment, which was certified by the Commission in 1986. The County has begun a two-year work program to complete its LCP. The first year of the work plan was partially funded through the Commission's 1997-98 local assistance grant program. Phase one of the County's workplan included completing a revised LUP and developing an administrative draft of the Implementation Plan.

Phase two of the County's workplan, which would be funded under this grant proposal consists of a preparing a draft Implementation Plan and LCP for public review, conducting public hearings, Coastal Commission review and publishing a certified LCP.

The Santa Monica Mountains have been subject of the Coastal Commission's 1998 Regional Cumulative Assessment Project (ReCAP). Pursuant to the ReCAP report, a number of Coastal Act issues need to be addressed by Los Angeles County. These issues include in part, cumulative impacts of growth and development in the coastal zone, transportation, public access, coastal trails and water quality.

In response to the Commission's past actions, staff has identified two key areas of concern relative to the County's preparation of their LCP which include public access offers to dedicate and polluted runoff LCP. As explained in the summary of the recommendation, the grant award is subject to conditions relating to preparation of

LCP components that outline a strategy for dealing with offers to dedicate public access, polluted runoff and public parking inventory.

****Staff recommends full grant award to County of Los Angeles - \$112,500**

3. Newport Beach \$150,000

Proposal:	Priority 1 Complete LCP		
Total Project Cost	\$583,140	Amount Requested	\$407,135
Project Timeline:	18 months		
Conditions of Approval: 1) Offers to Dedicate Public Access and 2) Polluted Runoff LCP Component; 3) Modify Harbor Study and Workplan; 4) Public Parking Inventory; and 5) Wetland Protection			

1) Offers to Dedicate Public Access. Task 2 shall include a strategic plan within the City's public access component to provide for acceptance of (13) thirteen outstanding offers to dedicate by either the City or other acceptable entity two years from the date of certification of the City's LCP. The plan shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

2) Polluted Runoff LCP Component. Within Task 2 policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP.

3) Modify Harbor Study and Workplan. a) The Harbor Study shall include analysis of the cumulative impacts on marine resources and public use of the harbor that result from private boating facilities development; b) study related to Market Feasibility Study shall not be funded; c) workplan tasks to be funded shall be revised to include Tasks listed in the second and third quarters as modified by the grant conditions.

4) Public Parking Inventory. Task 2 shall include a comprehensive inventory and map of all public parking that includes both parking lots and public street parking. The City shall also include a comprehensive review of parking standards for new development.

5) Wetland Protection. Third quarter product identified as Draft Changes to LUP and Development of Ordinances Tasks shall include the submittal of revised Environmentally Sensitive Habitat Areas and Unique Coastal Resources Section and shall include comprehensive wetland policies which include and discuss, at minimum, the following:

- Section 30233 of the Coastal Act.
- Allowable uses and adequate buffers
- Wetlands definition and identification process
- Coordination with State and Federal Resources Agency

The City of Newport Beach has had a certified LUP since 1982. The City's grant application includes the following: a revise the LUP; access the viability of coastal zone commercial districts; prepare and incorporate a harbor element into the City's LUP; assess coastal access; and review the development standards provisions for the existing categorical exclusion areas. Based on these listed objectives, the City's workplan includes the following: preparing and circulating an RFP to select and retain consultants; meeting with Coastal Commission staff; public outreach activities; preparing harbor element, public access policies, transportation planning, market feasibility analysis of commercial districts and parking management; drafting LUP changes; developing implementation ordinances; preparing maps and exhibits; preparing staff reports; conducting public hearings; submitting LCP to Coastal Commission; various administrative activities; and final LCP certification.

As explained in the summary of the recommendation, the grant is award is subject to conditions relating to preparation of LCP components that outline a strategy for dealing with offers to dedicate public access, polluted runoff and public parking inventory.

In addition, grant condition #3 specifies the need for the City to modify it workplan to respond to the concerns with the harbor land use element and study and to reflect the recommendation of reduced funds. The Commission has repeatedly expressed concern with the cumulative impacts on marine resources and public use of the harbor that result from private boating facilities development. As such, staff is recommending that the City of Newport Beach address this issue in their study and preparation of the Harbor Land Use Element. With respect to the reduction of funding, staff is recommending that the City of Newport Beach modify their workplan to perform all of the tasks listed in their Quarter 1 though 3 Budget with the exception of the completion of the consultant reports. As modified, quarters 2 and 3 would be funded a total of \$135,775: completion of consultant reports would be reduced from \$265,000 to \$62,965. Modified versions of the harbor, public access and parking management reports should be prepared to reflect reduced funds and to address issues listed in grant award conditions 1 through 4.

Finally, staff is recommending that the Commission require the City to revise its Land Use Plan entitled Environmentally Sensitive Habitat Areas and Unique Coastal Resources section in order to provide wetland protection. Wetlands are becoming scarcer and the Commission has taken critical actions on the remaining wetland complexes in Orange County, specifically Bolsa Chica (Huntington Beach) and Hellman Ranch (Seal Beach). A portion of Newport Banning Ranch (55 acres) is located within the City of Newport Beach and the remaining 357 acres from Orange County. The City's LUP does not currently contain adequate wetlands protection policy.

****Staff recommends partial grant award to Newport Beach \$150,000**

4. City of Monterey **\$25,000**

Proposal: *Priority 1 Complete Implementation Plan*
Total Project Cost *\$50,000* **Amount Requested** *\$25,000*
Project Timeline: *1 year*
Conditions of Approval: *1) Offers to Dedicate Public Access; 2) Polluted Runoff LCP Component; and 3) Public Parking Inventory*

1) Offers to Dedicate Public Access. Task 2 and 4 shall include a strategic plan within the City's public access component to provide for acceptance of (2) two outstanding offers to dedicate by either the City or other acceptable entity two years from the date of certification of the City's LCP. The plan shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

2) Polluted Runoff LCP Component. Within Tasks 2 and 4, policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP.

3) Public Parking Inventory. Tasks 2 and 4 shall include a comprehensive inventory and map of all public parking that includes both parking lots and public street parking.

The City of Monterey's LCP has been divided into five segments (Laguna Grande, Harbor, Del Monte, Cannery Row and Skyline). Three of the five segments have certified land use plans (LUP). The City has prepared a workplan for the completion of the Del Monte and Harbor LUPs as well as an update to the other three LUPs. The workplan also outlines the following tasks for all segments: prepare LUP/Ordinance amendments; prepare LUP/Zoning maps; prepare development guidelines; develop permit procedures, draft LCP; submit to Coastal Commission for review; and, prepare and print final LCP.

As explained in the summary of the recommendation, the grant award is subject to conditions relating to preparation of LCP components that outline a strategy for dealing with offers to dedicate public access, polluted runoff and public parking inventory.

****Staff recommends full grant award to City of Monterey** **\$25,000**

5. City of Carmel **\$53,500**

Proposal:	Priority 1 Complete LCP		
Total Project Cost	\$117,840	Amount Requested	\$53,500
Project Timeline:	12 months		

Conditions of Approval: 1) Community Character Element; 2) Beach Management Plan; and 3) Nonpoint Source Pollution LCP Component

- 1) Polluted Runoff LCP Component.** Within tasks 2, 3 and 5 policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP.
- 2) Community Character LCP Element.** Tasks 2, 3 and 5 shall include policies and/or implementation measures that identify and protect community character which includes but is not limited to historical-era cottages and the City's pine forest.
- 3) Beach Management Plan.** Tasks 2, 3 and 5 shall include a Beach Management Plan that addresses coastal bluff recession and shoreline erosion problems and includes, at minimum, components that deal with the following:
 - minimum blufftop setback requirements for redevelopment;
 - alternatives to shore/bluff protection such as beach sand replenishment;
 - removal of threatened portions of a residence or the entire residence or underpinning existing structures;
 - bluff stability and the need for protective measures over the entire bluff;
 - impacts of shoreline structures on beach and sand areas as well as mitigation for such impacts;
 - impacts of groundwater and irrigation on bluff stability; and,
 - visual impacts and design of necessary/required protective structures.

The Commission certified a LUP for the City of Carmel in 1981. The City updated the LUP in 1983 and submitted an Implementation Plan to the Commission in 1984. Neither the suggested modifications for the LUP or for the IP were accepted by the City nor, therefore, they do not have a certified program. The grant workplan includes seven major tasks: six of which are part of the grant request. The tasks include in the following: 1) performing preliminary review and planning; 2) developing LUP policy options; 3) preparing a draft LUP; 4) conducting public review; 5) developing policy implementation recommendations; and, 6) preparing the final LUP. The City has stated that at the end of the grant workplan they intend to assume the entire responsibility for administering the LCP.

In response to the Commission's past actions, staff has identified three key areas of concern relative to the City's preparation of their LCP which include polluted runoff,

community character and beach/bluff erosion management plan. As explained in the summary of the recommendation, the grant is award is subject to conditions relating to preparation of LCP components that outline a strategy for dealing with polluted runoff.

In addition, the grant is conditioned to require the City to development of a beach management plan. City staff state in their workplan that they are currently working on a Beach Management Master Plan. As listed in the recommended condition, an overall management strategy for the coastline, which addresses the listed public and private goals, should be included as a component of the workplan.

****Staff recommends full grant award to City of Carmel - \$53,500**

6. City of L. A. – Pacific Palisades Segment \$40,000

Proposal:	Priority 1 Complete Land Use Plan		
Total Project Cost	\$114,000	Amount Requested	\$56,557
Project Timeline:	2 years		
Conditions of Approval: 1) Nonpoint Source Pollution LCP Component;			
2) Public Parking Inventory; 3) Geohazards			
Component and 4) Revise Workplan			

- 1) **Polluted Runoff LCP Component.** Within Tasks 3, policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP.
- 2) **Public Parking Inventory.** Task 1.3 shall include a comprehensive inventory and map of all public parking that includes both parking lots and public street parking near Will Rogers State Historic Park.
- 3) **Geohazards LCP Component.** Task 3 shall include a Geohazards component that addresses hazards and risk of development and includes, at minimum, components that deal with the following the following:
 - Slope stabilization and remediation;
 - Lot consolidation and retirement of geologically unstable parcels;
 - Road and infrastructure improvements; and,
 - Landscaping of slopes and hillsides with drought tolerant plant species.
- 4) **Revise Workplan.** Workplan tasks to be funded shall be modified to include Tasks 1 through 4.

The Pacific Palisades is one of six segments of the City of Los Angeles' LCP. The City has submitted a grant application to complete an LUP only for the Pacific Palisades segment. The workplan consists of background studies, citizen participation, and preparation of preliminary LUP, public review, City Planning

Commission action, City Council action and review of the LUP by the Coastal Commission.

As explained in the summary of the recommendation, the grant award is subject to conditions relating to preparation of LCP components that outline a strategy for dealing with polluted runoff and public parking inventory.

Staff is recommending that the City prepare a Geohazards Component of the LUP to respond to the geologically unstable hillsides and risks to life and property are an issue relative to developing residential homes in this area. In addition, grant condition #4 specifies the need for the City to modify its workplan to respond to the recommendation of reduced funds. Staff is recommending that the City of L. A. modify their workplan to perform Tasks 1 through 4. As modified, quarters 1, 2 and, a portion of 3 would be funded for a total of \$40,000

****Staff recommends partial grant award to City of L. A. \$40,000**

7. Trinidad – Trinidad Harbor Area of Deferred Certification \$38,000

Proposal:	Priority 2 Complete ADC and Comprehensive Update		
Total Project Cost	\$76,710	Amount Requested	\$38,000
Project Timeline:	1 year		
Conditions of Approval: 1) Offers to Dedicate Public Access and 2) Polluted Runoff LCP Component			

1) Offers to Dedicate Public Access. A portion of Tasks 1, 2 and 3 shall include a strategic plan within the City's public access component to provide for acceptance of (2) two outstanding offers to dedicate by either the City or other acceptable entity two years from the date of certification of the City's LCP. The plan shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

2) Polluted Runoff LCP Component. Within Tasks 1, 2 and 3, policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP.

The City of Trinidad certified the majority of their LCP in 1977. The City proposes to complete the Trinidad Harbor Area of Deferred Certification (ADC) and to comprehensively update the City's LCP under this grant proposal. The tasks proposed by the City include the following: update to LUP information and policies; revise and update LUP maps and zoning maps; develop implementation report to revise zoning ordinances; provide for public review; and submit LCP to Coastal Commission for review.

As explained in the summary of the recommendation, the grant award is subject to conditions relating to preparation of LCP components that outline a strategy for dealing with offers to dedicate public access and polluted runoff.

****Staff recommends full grant award to City of Trinidad - \$38,000**

8. City of Santa Cruz – Terrace Point Area of Deferred Certification \$32,750

Proposal:	Priority 2 Complete ADC		
Total Project Cost	\$165,000	Amount Requested	\$110,000
Project Timeline:	10 months		
Conditions of Approval: 1) Nonpoint Source Pollution LCP Component and 2) Revise Workplan			

- 1) **Polluted Runoff LCP Component.** Within Task 2, policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP.
- 2) **Revise Workplan.** Workplan tasks to be funded shall be modified to include Tasks 1.2, 1.3 and Task 2. Preparation of an EIR addendum shall not be funded.

The City proposes to complete the Terrace Point Area of Deferred Certification (ADC) under this grant proposal. The tasks proposed by the City include the following: environmental LCP amendments; development of a specific plan for the site; development of Implementation Plan; preparation of draft LCP and specific plan; and submittal to Coastal Commission for review and approval.

As explained in the summary of the recommendation, the grant is award is subject to conditions relating to preparation of LCP components that outline a strategy for dealing with polluted runoff. Additionally, staff is recommending that the City modify their workplan to perform Tasks 1.2, 1.3 and Task 2.

****Staff recommends partial grant award to City of Santa Cruz \$32,750**

9. Half Moon Bay \$0

Proposal:	Priority 3 Comprehensive Update to LCP		
Total Project Cost	\$447,155	Amount Requested	\$177,930
Project Timeline:	1 year		

Huntington Beach **\$0**

Proposal:	Priority 3 Comprehensive Update to LCP		
Total Project Cost	\$32,458	Amount Requested	\$22,250
Project Timeline:	1 year		

Santa Barbara County **\$0**

Proposal:	Priority 3 Update to Implementation Plan		
Total Project Cost	\$22,670	Amount Requested	\$19,110
Project Timeline:	6 months		

These applications all involving comprehensive updates to LCPs are not being recommended for funding. The primary reason for the staff recommendation to not fund the comprehensive update grant requests is based on limited LCP assistance money and on the fact that the Commission established comprehensive updates as a lower priority in this grant cycle. Should grant money be available in the Coastal Commission's 1999-2000 budget, staff will recommend to the Commission that comprehensive updates in conjunction with periodic reviews be moved to higher funding priorities.

ATTACHED ARE THE EXHIBITS FOR THE FOLLOWING JURISDICTION

- 1) SOLANA BEACH (pg. 1 of 4)**
- 2) LOS ANGELES COUNTY (Santa Monica Mountains) (pg. 1 of 19)**
- 3) NEWPORT BEACH (pg. 1 of 7)**
- 4) CITY OF MONTEREY (pg 1 of 5)**
- 5) CITY OF CARMEL (pg. 1 of 9)**
- 6) CITY OF LOS ANGELES (pg. 1 of 12)**
- 7) TRINIDAD (pg. 1 of 8)**
- 8) CITY OF SANTA CRUZ (pg. 1 of 5)**
- 9) HALF MOON BAY (pg. 1 of 12)**
- 10) HUNTINGTON BEACH (pg. 1 of 2)**
- 11) SANTA BARBARA COUNTY (pg. 1 of 5)**



Solana Beach Local Coastal Program Work Program

Approach

The City of Solana Beach has developed this work program to prepare a Local Coastal Program (LCP) under the California Coastal Act of 1976. The entire City lies within the Coastal Zone and the LCP will prescribe the policies and procedures governing use and development of land in accordance with the Coastal Act. Currently, the City of Solana Beach does not have sovereign authority to approve development projects within the Coastal Zone. Until the City's LCP is certified, the Coastal Commission will retain primary responsibility and jurisdiction over the issuance of development permits in the City. Certification of the Local Coastal Program will result in transfer of certain coastal development permit authority to the local government.

A key component of the City's LCP will be the Beach & Bluff Element of the General Plan. This Element is currently under preparation by the City and a draft is expected to be completed by May, 1999. The Beach & Bluff Element will be incorporated into the LCP as part of its preparation.

The following work program includes a description of the scope of services, schedule, estimated cost and products associated with preparation of a LCP. The City may use consultant assistance for a portion of this work.

Scope of Services

The following scope of services provides a general description of each major task in the overall work program.

Task 1: Work Program Definition/LCP Program Outline

The overall work program for preparation of the LCP will be defined. This task will involve refinement to the work program, definition of City staff and consultant responsibilities/participation, project schedule and milestones, cost estimates and work products. To facilitate the work program definition, an outline of the LCP content and general formatting options will be developed. Existing regulations and policies (e.g., zoning ordinance) that regulate development in the coastal zone will be reviewed.

Subsequent to the work program definition/LCP program outline development, City staff and consultant will meet with Coastal Commission staff to discuss major issues in implementing

the land use plan as they pertain to Solana Beach. The purpose of this meeting will also be to identify Coastal Commission expectations of the LCP, any deficiencies in the City's existing zoning regulations related to coastal development, and the community workshop.

Task 2: Preparation of Draft Local Coastal Program

Subtask 2.1 Develop Land Use Plan - The LCP land use plan will be developed addressing the character and unique qualities of existing neighborhoods, rare and endangered species habitat, wetlands, and creeks, land forms, coastal views, etc.

Subtask 2.2 Implementing Ordinances - Existing zoning regulations will be reviewed as they relate to coastal development policies in an effort to develop an implementation plan that is compatible with the existing zoning ordinance, and is consistent with the land use plan, while maintaining ease of use for both staff and the public. New or revised regulations necessary to implement the land use plan will be identified. A clear structure for the implementation plan will be developed including administrative procedures for processing Coastal Development Permits, the potential creation of new zoning districts, amendments to existing zoning districts to include those regulations necessary to implement the Land Use Plan, potential amendments to the current zoning map, the development of regulations or overlay districts to regulate such issues as rare and endangered species habitat, visual corridors, public access, grading requirements, and other issues that may affect more than one zoning district

Subtask 2.3 Preparation of Administrative Draft Local Coastal Program

An Administrative Draft Local Coastal Program (LCP) will be prepared. The main components of the LCP are anticipated to include an introduction, land use program, and an implementation program.

The *Introduction* will generally describe the California Coastal Act of 1976, the components of the Local Coastal Program, and the relationship between the LCP, General Plan, and other programs for the coastal area including the Highway 101 Specific Plan, Fletcher Cove Master Plan, Linear Park Master Plan, and coastal beach and bluff study.

The *Land Use Program* will discuss coastal policies as applicable to the City of Solana Beach including, but not limited to shoreline access, recreation and visitor serving facilities, water and marine resources, hazard areas, archaeological/paleontological resources, and coastal view resources. Existing conditions and potential development will also be described in the *Land Use Program* for each plan subarea. The local coastal land use plan for each subarea will be described as well. A coastal zone land use development policy matrix will be provided that identifies the applicable coastal zone policies for each subarea.

The Implementation Program will describe how the LCP will be implemented such as amendments to the City's General Plan or revisions of the City's Zoning Text and Map.

The Administrative Draft LCP will provide necessary tables and figures to illustrate key components of the plan and are anticipated to include the coastal zone boundary, coastal zone sub-areas and key development sites, resource protection areas, land use revisions, and zoning revisions.

Subtask 2.4 Preparation of Public Review Draft Local Coastal Program

A public review draft LCP will be prepared based on City and Coastal Commission staff review of the Administrative Draft LCP.

Task 3: Meetings

The following meetings will be required to complete the Draft Local Coastal Program:

- Work Program Definition/LCP Program Outline Meeting - City Staff (1)
- Work Program Definition/LCP Program Outline Meeting - Coastal Commission Staff (1)
- Community Workshop (1)
- Additional Meetings with City staff (2)
- Additional Meetings with Coastal Commission staff (2).

Task 4: Public Hearings

Public hearings for the LCP before the Solana Beach City Council and Coastal Commission will be conducted to consider the proposed LCP.

Schedule

The work program will begin in July 1999 with completion and certification of the plan by June 2000. The following schedule for completion of the Public Review Draft Local Coastal Program is proposed:

<i>Month 1</i>	Task 1. Refinement of Work Program
<i>Months 2-8</i>	Task 2. Preparation of Draft Local Coastal Program
<i>Months 1-8</i>	Task 3. Meetings
<i>Months 8-12</i>	Task 4. Hearings

Cost Estimate

The estimated cost to complete this work program for the Solana Beach Local Coastal Program is **\$48,750** based on the following task assignment:

<i>Task 1: Work Program Refinement/LCP Program Outline</i>	\$ 3,000
<i>Task 2: Preparation of Administrative and Public Review Draft LCP</i>	\$39,000
<i>Task 3: Meetings</i>	\$ 4,200
Expenses (reproduction, travel, phone, postage)	\$ 2,550

Total	\$48,750
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WORK PRODUCTS:

1. Work Program Definition/LCP Program Outline
2. Detailed LCP Table of Contents
3. Administrative Draft LCP
4. Public Review Draft LCP
5. Final LCP

**County of Los Angeles
Santa Monica Mountains
Local Coastal Program**

WORK PROGRAM

**For Completion of the
Local Coastal Program**

prepared for the
California Coastal Commission

by

James E. Hartl, AICP
Director of Planning
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

EXHIBIT NO. 2

APPLICATION NO.

L.A. COUNTY

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**COUNTY OF LOS ANGELES
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM**

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WORK PROGRAM

Revised January 13, 1999

Overall Objectives:

- To revise and re-certify the 1986 Malibu/Santa Monica Mountains Land Use Plan (a segment of the County of Los Angeles coastal zone) to reflect the loss of coastal territory due to the City of Malibu incorporation in 1991. Hereinafter, the plan and planning area will be referred to by the designation of the "Santa Monica Mountains."
- To complete the Local Implementation Program so as to achieve certification of a Local Coastal Program for the Santa Monica Mountains segment, which will result in the transfer of coastal development permit authority to the County for this area.

Lead Agency: Los Angeles County
Department of Regional Planning

Abbreviations

DRP	Department of Regional Planning
LUP	Land Use Plan
LIP	Local Implementation Program
LCP	Local Coastal Program
RPC	Regional Planning Commission
SMM	Santa Monica Mountains

Task 1 Preliminary Review and Organizational Planning

Objectives:

- To meet with and establish working relations with governmental agencies responsible for land planning and resource management within the Santa Monica Mountains area.

- To reach mutual agreement with Coastal Commission staff on the direction for amending the LUP and preparing the LIP.

Work Organization:

1.1 Organize County Planning Team

Assign DRP staff to project; hold organizational meetings; identify and make contacts with appropriate county departments, citizen interest groups, and other public agencies that will play significant roles in planning or resource management in the Santa Monica Mountains area; set up meeting schedules.

Action: Hold first inter-departmental meeting.
Interview Environmental Review Board

1.2 Establish Citizen Participation Approach

DRP staff, working with the Third Supervisorial District, will establish an appropriate approach and organizational structure for encouraging and enhancing citizen participation in the LCP planning process.

Action: Prepare memorandum defining citizen participation approach

1.3 Establish Interagency Coordination Approach

DRP staff will meet with other public agencies, such as the following municipal and resource management agencies, for the purposes of establishing working relationships during the LCP update, to define data needs from agencies, and to discuss issues of concern to agencies:

- U.S. Army Corps of Engineers
- U.S. National Park Service
- California Coastal Conservancy
- California Dept. of Parks and Recreation
- California Dept. of Fish & Game
- California Dept. of Transportation
- Santa Monica Mountains Conservancy
- Resource Conservation District of the Santa Monica Mountains
- County of Ventura Planning Department
- City of Malibu Planning Department

If deemed appropriate, DRP staff will formalize a technical advisory committee (TAC) composed of representatives from appropriate county departments and other public agencies.

Action: Hold first interagency meeting
Organize TAC or similar advisory group

1.4 Review of Land Use Plan

DRP staff will review the existing 1986 Land Use Plan in detail to identify major policy direction regarding such issues as:

- the City of Malibu incorporation in 1991 that resulted in the removal of large portions of coastal Malibu from County jurisdiction;
- changes in physical and governmental conditions since the Malibu/Santa Monica Mountains Land Use Plan was certified in 1986;
- the effectiveness of the procedural process for reviewing environmental issues under the Environmental Review Board;
- the appropriate delineation of environmentally sensitive habitat areas (ESHAs) in the coastal zone; and
- highway standards.

Action: Develop policy and approach issue paper for discussion with Coastal Commission staff regarding results from initial inter-departmental, interagency, and LUP review.

1.5 Coastal Commission Staff Meeting

The purpose of the meeting will be to initiate direct contact with Coastal staff, establish on-going working relationship, and to discuss procedural issues, policy direction, and planning issues of concern based upon Coastal staff's experience in administering permits in the Santa Monica Mountains area during the past several years.

Action: Hold meeting with Coastal staff

1.6 Regional Planning Commission Briefing

DRP staff will a briefing to the Regional Planning Commission to outline the scope of work for the LCP update, to describe early organizational efforts, and to seek initial Commission guidance in the preparation of the amendment documents.

Action: Conduct briefing of Regional Planning Commission

Task 2 Approach and Structure of Amendment Process*Objectives:*

- To develop an agreed upon approach for the preparation of a revised Land Use Plan and a draft Specific Plan.
- To brief the public and receive their input on the contents and direction of the Local Coastal Program.

*Work Organization:***2.1 Draft Approach Memorandum**

Based upon the foregoing meetings and staff review, DRP staff will prepare a memorandum containing the objectives of the revised Land Use Plan and Local Implementation Program (hereafter referred to as the Specific Plan). This memorandum also will outline a recommended approach to meeting these objectives, including staffing, use of other County departments, and process for involving the public. The types of new or revised regulations necessary to implement the Land Use Plan will be described in sufficient detail to enable Coastal Commission staff to understand and evaluate the approach.

A clear structure for the Specific Plan will be developed. The regulations will fit together such that the process of development review and approval is consistent, effective, and efficient. These regulations will be organized so that the resulting zoning ordinance revisions are made clear to the inexperienced user. The anticipated structure of the Specific Plan may include:

- the potential creation of new zoning designations;
- amendments to existing zoning designations to include those regulations necessary to implement the Land Use Plan;
- potential amendments to the current zoning map; and
- the development of regulations or overlay districts to regulate such issues as sensitive environmental resources, visual resources, hazards, grading requirements, and other issues that may overlap more than one zoning district.

Action: Draft Approach Memorandum

2.2 Coastal Commission Staff Review

DRP staff will meet with Coastal Commission staff to review the Approach Memorandum

for preparing the revised LUP and new Specific Plan, and to allow Coastal staff to identify any issues of concern at the beginning of the process. DRP staff will revise the memorandum, if required, to reflect the modifications agreed to at the meeting. This final memorandum will serve as the guide for subsequent work on the project.

Action: Hold meeting with Coastal staff to discuss approach memorandum
Prepare final Approach Memorandum

2.3 Public Workshop

DRP staff will conduct a public meeting in the Santa Monica Mountains area to explain the proposed approach for developing the revised Land Use Plan and the draft Specific Plan, to identify staff contacts to public, and to listen to the public's concerns and comments pertaining to specific implementation issues. A summary of comments received from the public will be prepared. A list of interest groups will be solicited and a mailing list for future use in notifying the public will be initiated.

Action: Hold public workshop
Prepare summary of public comments
Initiate preparation of mailing list

Task 3 Draft Revised Land Use Plan

Objectives:

- To revise the Santa Monica Mountains LUP to reflect changes resulting from the incorporation of the city of Malibu.
- To revise the SMM LUP to reflect changed circumstances since the initial certification in 1986, and to consider issues of concern raised by the Coastal staff based on their years of administering permits for this area.

Work Organization:

3.1 Phase 1 Revisions — Reflect City of Malibu Incorporation

DRP staff will prepare a draft of the revised SMM LUP based upon deleting or modifying policies directly related to the loss of territory due to the incorporation of the city of Malibu.

Action: Draft of Phase 1 changes to LUP

3.2 Coastal Commission Staff Review

DRP staff will meet with Coastal Commission staff to review and discuss the Phase I draft changes to the LUP, to elicit issues of concern from the Coastal staff, and to discuss further possible modifications to the LUP. Based upon the Coastal staff's years of experience in administering coastal development permits in the SMM LUP area, develop a list of concerns and possible areas of policy changes.

Action: Hold meeting with Coastal staff
Prepare issue paper of Coastal staff concerns

3.3 Phase 2 Revisions — Reflect Changed Circumstances

DRP staff will prepare a draft of any additional changes to policies based upon changed circumstances since the certification in 1986. Particular attention will focus on changes resulting from increased public ownership of the coastal zone area, and any changes recommended by Coastal staff.

Action: Draft of Phase 2 changes to LUP
Prepare Administrative Draft LUP (incorporates Phases 1 and 2 changes)

Task 4 Prepared Revised Policy Maps in ARCInfo Format

Objectives:

- To conduct inventory studies, use agency and technical advisory committee input, for the purposes of incorporating updated information and data into the preparation of revised policy maps.
- To prepare updated policy maps in a ARCInfo format, using a parcel-level data base.

Work Organization:

4.1 Technical Advisory Committee Input

DRP staff will meet with the technical advisory committee (TAC) as frequently as needed during this period, to gather data for revised mapping efforts, and to review and comment on drafts of revised policies.

Action: Meet with TAC (on an as needed basis)

4.2 Data Gathering

DRP staff will work with the TAC and other appropriate public agencies to complete the

updating of information needed for the production of ARCInfo-formatted policy maps. This data gathering effort will include updating the following inventories at a minimum:

- a) Recreational lands: update inventory of park lands and lands committed to public recreational use from data compiled by the Viewshed Model Ordinance project funded by SCAG (1998)
- b) Hiking & Equestrian Trails: update inventory of hiking & equestrian trails from data compiled by the Viewshed Model Ordinance project funded by SCAG (1998)
- c) Visual Resources: update inventory of visual resources from data compiled by the Viewshed Model Ordinance project funded by SCAG (1998)
- d) Hazards: update inventory of hazard areas from latest available Seismic Hazard Maps and other sources
- e) District boundaries: update school, water, wastewater and sewer system boundaries
- f) Land use: update existing land use inventory

Action: Complete six inventory studies

4.3 ARCInfo Map Production

DRP staff, using the information obtained in previous tasks, will update and revise, where necessary, the following existing policy maps and add a new circulation system map.

- Fig. 1 Malibu Coastal Zone: Update to reflect City of Malibu boundaries; delete references to "potential areas to be sewerred"
- Fig. 2 Existing Recreational Lands: Update with data from recreational lands inventory
- Fig. 3 Hiking & Equestrian Trails: Update from data gathered by Santa Monica Mountains Viewshed Model Ordinance project funded by SCAG (1998)
- Fig. 4 Coastal Access: Revise as necessary to reflect incorporation of City of Malibu and the resulting loss of private waterfront property
- Fig. 5 Priorities for Creation & Improvement of Beach Access: Update to reflect City of Malibu boundaries
- Fig. 6 Sensitive Environmental Resources: Update to reflect City of Malibu boundaries and identify any Significant Ecological Areas that are not depicted as part of one of the mapped sensitive environmental resources
- Fig. 7 Marine Resources: Revise as necessary to reflect incorporation of the City of Malibu and the resulting loss of coastal-fronting properties
- Fig. 8 Visual Resources: Update from data gathered by Santa Monica Mountains Viewshed Model Ordinance project funded by SCAG (1998)
- Fig. 9 Hazards: Update to reflect City of Malibu boundaries and new information release via the State Seismic Hazards Mapping projects
- Fig. 10 Wastewater & Sewer System: Update to reflect City of Malibu boundaries and any changes in affected district boundaries

Fig. 11 Water Systems: Update to reflect City of Malibu boundaries and any changes in affected district boundaries

Fig. 12 Diking, Dredging, Filling and Shoreline Structures: Update to reflect City of Malibu boundaries (map may no longer be needed)

New: Circulation System map showing location, classification, and status of highways and bikeways.

Other maps: During the plan preparation stage, additional figures and/or maps may be deemed to be desirable for inclusion

Action: Produce Administrative Draft versions of 13 ARCInfo-formatted policy maps

4.4 Land Use Policy Map

It is specifically not the intent of this LCP work program to accommodate requests for land use amendments by individual property owners in the study area. Such requests will be handled through DRP's normal general plan amendment/case processing procedures. The intent is to revise the Land Use Plan policy map to reflect the following factors:

- Update to reflect City of Malibu boundaries;
- Revise land use categories to be consistent with county General Plan designations;
- Update public ownership due to acquisitions for park and recreational areas; and
- Correct or update land use designations that may have come to staff attention since the original certification in 1986, including any plan amendments.

Action: Produce Administrative Draft version of SMM Land Use Policy Map

Task 5 Draft Local Implementation Program and LCP

Objectives:

- To develop a draft Local Implementation Program (LIP)
- To brief the public on the contents of the draft LCP

Work Organization:

5.1 Administrative Draft of Local Implementation Program

DRP staff will produce an Administrative Draft of the LIP. The Specific Plan portion of the LIP will become a part of the county zoning code upon formal certification by the Coastal Commission. The contents of this Administrative Draft will include complete regulatory ordinances pertaining to the topics presented in the Approach Memorandum, and will also address those issues raised by the public at the public workshops, and by public agencies

identified at interagency meetings. In addition to the Specific Plan, this document will discuss any additional implementation actions or programs that will be needed to implement the Santa Monica Mountains Land Use Plan.

Action: Prepare Administrative Draft of LIP

5.2 Review of the Administrative Draft of the LCP

The Administrative Draft LCP (LUP and LIP) will be circulated to the following groups for their review and comment. A summary document of all the comments from all of these separate reviews will be compiled. Special consideration for making the plan clear and understandable will be discussed with each group. The County Counsel will be asked to review and recommend any changes to ensure the legal adequacy of the LIP.

Action: Hold review meetings with the following groups: TAC, ERB, County Counsel
Prepare list of comments and suggested changes from meetings

5.3 Prepare Public Review Draft LCP

Based upon the comments received from the various review groups, DRP staff will prepare the Public Review Draft of the LCP.

Action: Prepare Public Review Draft LCP

5.4 Zoning Consistency Analysis

DRP staff will utilize the Public Review Draft LCP as the basis for analyzing the consistency of existing zoning with the LCP. A list of inconsistent parcels will be identified and recommendations on an appropriate change in zone will be prepared.

Action: Prepare list of parcels with inconsistent zoning
Develop recommendations for re-zoning such parcels

5.5 Public Workshop

DRP staff will hold a public workshop/meeting in the SMM area to present the Public Review Draft LCP. The purpose of meeting is to present the draft LCP in detail to the public, respond to questions, and encourage open comments, both positive and negative, so that staff may adequately prepare for the forthcoming public hearings.

Action: Hold public workshop
Prepare summary statement of issues and concerns raised by public

5.6 Regional Planning Commission Briefing

DRP staff will brief the Planning Commission on the contents of the Public Review Draft LCP, establish procedures for conducting the forthcoming public hearings, set a date for the hearing, and make Commissioners aware of possible issues to be raised by the public at the hearings.

Action: Hold briefing for Regional Planning Commission

Task 6 Formal Public Review**Objectives:**

- To meet the public participation requirements of the Coastal Act by holding public hearings to receive oral and written testimony
- To modify the draft LCP documents to reflect public input

Work Organization:**6.1 Public Hearing Notification**

DRP staff will mail hearing notices to interested parties and make Public Review Draft LCP available to persons requesting them.

Action: Mail public hearing notices

Make copies of draft LCP available to public and other review agencies

6.2 Regional Planning Commission Public Hearing

Hold one or more public hearings before the Regional Planning Commission (RPC) on the Public Review Draft LCP, including any recommended changes in zoning. The purpose of the hearing will be to receive oral and written testimony on the complete LCP package.

Action: RPC conducts public hearing(s) on Public Review Draft LCP

6.3 Revisions to Public Review Draft LCP

Under direction of the RPC, staff will revise the Public Review Draft LCP, and prepare transmittal of documents to Board of Supervisors.

Action: RPC approves Proposed LCP for submittal to Board of Supervisors

6.4 Board of Supervisors Public Hearing

Hold a public hearing before the Board of Supervisors on the Proposed LCP, including recommended changes in parcel-specific zoning. The purpose of the hearing will be to receive additional oral and written testimony on the plan contents and policies, and to help the Board of Supervisors determine what revisions should be made to the documents before presenting them to the Coastal Commission. Adopt resolution authorizing transmittal of documents to Coastal Commission.

Action: Board conducts public hearing on Proposed LCP
Board approves LCP package for submittal to Coastal Commission

6.5 Prepare Transmittal Package of Coastal Commission

DRP staff will revise the LCP documents per the directions of the Board of Supervisors, prepare a transmittal package per Coastal Commission requirements and submit to the Coastal Commission staff for processing as an LCP amendment. (Note: It is assumed that since there is an existing LUP for the area, that this amendment process will not be required to undergo the "determination of substantial issue" review procedure.) The draft LCP will be submitted under sub-section 13518(b)(2) of the Coastal Commission regulations, which will require subsequent local government approval following certification or conditional certification of the LCP by the Coastal Commission.

Action: DRP staff transmits LCP package to Coastal Commission

Task 7 Coastal Commission Review

Objectives:

- To gain the approval of the California Coastal Commission

Work Organization:

7.1 Coordinate with Coastal Commission Staff

DRP staff will work directly with appropriate Coastal Commission staff to explain the contents and workings of the LCP as submitted by the Board of Supervisors, and to assist in the preparation of suggested modifications, should the Coastal staff deem that changes are necessary.

Action: Hold meeting with Coastal staff to complete LCP amendment filing requirements

7.2 Coastal Commission Public Hearing

DRP staff will present the draft Santa Monica Mountains Local Coastal Program to the Coastal Commission for approval, and will respond to any issues of concern raised in the Coastal staff report.

Action: Coastal Commission holds public hearing and approves certification orders

Task 8 Certification of LCP*Objectives:*

- To comply with any terms or modifications which may have been suggested by the Coastal Commission through conditional certification of the LCP.
- To achieve certification of the Santa Monica Mountains Local Coastal Program by complying with the requirements of §13544 of the California Code of Regulations.
- To make copies of the certified LCP available to the public and applicable public agencies.

*Work Organization:***8.1 Board of Supervisors Acceptance**

The Board of Supervisors by resolution acknowledges receipt of the Coastal Commission's resolution of certification; agrees to the terms or modifications which may have been required for final certification; and agrees to assume authority for issuing coastal development permits for the SMM LCP area.

Action: Board approves by resolution the LCP

DRP staff transmits official documents to Coast staff

8.2 Executive Director's Report to Commission

DRP staff will work with Coastal Commission staff to ensure completion of all requirements to enable the Commission's executive director to report that the County's actions are legally adequate to satisfy any specific requirements set forth in the Commission's certification order. Coastal staff will prepare written report

Action: Executive Director submits report to Coastal Commission

Coastal Commission accepts report and certifies LCP

8.3 Publish Certified LCP

DRP staff will make available to the public a final certified copy of the revised Santa Monica Mountains Land Use Plan, and shall have published as new part of the Los Angeles County Code, Title 22 (Zoning Code), the Santa Monica Mountains Specific Plan.

Action: Copies of certified LUP made available to public
Specific Plan made available to public through Zoning Code
DRP staff distributes copies of LCP to all applicable public agencies and neighboring jurisdictions

<p>Quarterly Meetings and Products November 1998 — October 2000</p>

Fourth Quarter 1998 (1 November — 31 January 1999)

Task 1 Preliminary review and organizational planning

- Initial meeting with county departmental representatives
- Interview with Environmental Review Board
- Memorandum on citizen participation approach
- Initial interagency meeting
- Creation of technical advisory committee (TAC)
- Issue paper on approach to revising and completing LCP
- Meeting with Coastal staff to discuss issue paper
- Briefing of Regional Planning Commission

First Quarter 1999 (1 February — 30 April)

Task 2 Approach and Structure

- Memorandum of draft approach to LCP revision
- Meeting with Coastal staff to discuss approach memorandum
- Final memorandum on approach to LCP revision
- Public workshop
- Summary of public comments
- Development of mailing list for future meetings/public hearings

Task 3 Revise Santa Monica Mountains Land Use Plan

- Phase 1 draft of revised LUP policies
- Meeting with Coastal staff to discuss initial draft of policy revisions
- Summary of issues raised by Coastal staff

Second Quarter 1999 (1 May — 31 July)

Task 3 Revise Santa Monica Mountains Land Use Plan (cont.)

- Phase 2 draft of changes to LUP policies
- Prepare Administrative Draft LUP

Task 4 Production of Revised Policy Maps in ARCInfo Format

Meetings with TAC on an as needed basis

Data Gathering:

- Inventory of updated park and recreation areas
- Inventory of updated hiking & equestrian trails

- Inventory of visual resources
 - Inventory of updated hazard areas
 - Inventory of updated public service district boundaries
 - Inventory of existing land use
- ARCInfo Policy Map Production:
- Initiate map production

Third Quarter 1999 (1 August — 31 October)

Task 4 Production of Revised Policy Maps (cont.)

ARCInfo Policy Map production:

- Produce Administrative Draft versions of 13 ARCInfo-formatted policy maps
- Land Use Policy Map:
- Produce Administrative Draft revised SMM Land Use Policy Map

Task 5 Draft of Local Implementation Program and LCP

- Administrative Draft of LIP

Fourth Quarter 1999 (1 November — 31 January 2000)

Task 5 Draft of LIP and LCP (cont.)

- Meetings with advisory committees
(TAC, Environmental Review Board, County Counsel)
- Summary list of comments and suggested changes
- Public Review Draft LCP
- Report on zoning consistency analysis
- Recommendations for zone changes to achieve consistency

First Quarter 2000 (1 February — 30 April)

Task 5 Draft of LIP and LCP (cont.)

- Public Workshop to present Public Review Draft LCP
- Briefing of Regional Planning Commission

Task 6 Formal Public Review

- Mail hearing notices and distribute Public Review Draft LCP
- RPC conducts public hearing(s) on Public Review Draft LCP
- RPC approves Proposed LCP for submittal to the Board of Supervisors

Second Quarter 2000 (1 May — 31 July)

Task 6 Formal Public Review (cont.)

- Board conducts public hearing on Proposed LCP
- Board approves LCP package for submittal to Coastal Commission
- DRP staff transmits LCP package to Coastal Commission

Third Quarter 2000 (1 August — 31 October)

Task 7 Coastal Commission Review

- Coastal Commission conducts public hearing and approves certification orders

Task 8 Certification of SMM LCP

- Board accepts and approves certification orders
- Transmittal of official County documents to Coastal staff
- Executive Director submits report to Coastal Commission on County action
- Coastal Commission formally accepts report and certifies LCP
- DRP makes certified copies of LCP available to public

Budget**Phase 1 Period: November 1998 — October 1999****Phase 2 - Grant Application - Period: November 1999 — October 2000****Phase 1****November 1998 to October 1999** **Amount****Task 1 Preliminary Review and Organizational Planning**

1.1	Organize County Planning Team	\$ 1,000
1.2	Establish Citizen Participation Approach	2,000
1.3	Establish Interagency Coordination Approach	2,000
1.4	Review of Land Use Plan	3,500
1.5	Coastal Commission staff meeting	2,000
1.6	Regional Planning Commission briefing	1,000
	Sub-total	\$11,500

Task 2 Approach and Structure of Amendment Process

2.1	Draft Approach Memorandum	\$ 3,500
2.2	Coastal Commission staff review	2,000
2.3	Public Workshop	4,000
	Sub-total	\$ 9,500

Task 3 Draft Revised Land Use Plan

3.1	Phase 1 Revisions (city of Malibu incorporation)	\$10,000
3.2	Coastal Commission staff review	2,000
3.3	Phase 2 Revisions (changes since 1986) & Administrative Draft LUP	15,000
	Sub-total	\$27,000

Task 4 Prepare Revised Policy Maps in ARCInfo format

4.1	Technical Advisory Committee Input	\$ 2,000
4.2	Data Gathering for policy maps	20,000
4.3	ARCInfo map production	17,500
4.4	Land Use Policy Map production	5,000
	Sub-total	\$44,500

Task 5 Draft Local Implementation Program and LCP

5.1	Administrative Draft of LIP	\$20,000
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Total Phase 1 Budget **\$112,500**

Phase 2 Budget**Grant Application Budget****November 1999 to October 2000****Task 5 Draft of LIP and LCP (cont.)**

5.2	Review of Administrative Draft LCP	\$8,000
5.3	Prepare Public Review Draft of LCP	9,000
5.4	Zoning consistency analysis	25,000
5.5	Public Workshop	3,000
5.6	Regional Planning Commission briefing	1,000
Sub-total		46,000

Task 6 Formal Public Review

6.1	Public Hearing Notification	5,000
6.2	Regional Planning Commission public hearings	10,500
6.3	Revisions to Public Review Draft LCP	9,000
6.4	Board of Supervisors public hearing	8,000
6.5	Prepare Transmittal Package to Coastal Commission	4,000
Sub-total		36,500

Task 7 Coastal Commission Review

7.1	Coordinate with Coastal Commission staff	9,000
7.2	Coastal Commission public hearing	5,000
Sub-total		14,000

Task 8 Certification of LCP

8.1	Board of Supervisors acceptance of certification orders	5,000
8.2	Executive Director's report to Coastal Commission	2,000
8.3	Publish certified LCP	9,000
Sub-total		16,000

Grant Application Total Budget Request **\$112,500****Total Project Budget** **\$225,000**

**CITY OF NEWPORT BEACH
LOCAL COASTAL PROGRAM
LOCAL IMPLEMENTATION PROGRAM**

**WORK PROGRAM
JANUARY, 1999**

Goal:

To complete the Local Implementation Program to achieve certification of a Local Coastal Program for the City of Newport Beach, resulting in the transfer of coastal permit authority to the City.

Objectives:

- To complete the program to certify the City of Newport Beach Local Coastal Program in a way which coordinates with ongoing planning activities in the Newport Beach Coastal Zone.
- To revise and re-certify the 1990 Newport Beach Local Coastal Program, Land Use Plan to reflect and incorporate recent planning activities in the Newport Beach Coastal Zone, including the Central Balboa Specific Plan and the Balboa Peninsula Revitalization Program.
- To assess the various coastal zone commercial districts to identify the unique roles of each district in its provision of services to coastal visitors and residents alike, and to consider adjustments to commercial district size and preferred land uses, including marine incentive use provisions, to promote the viability of each district.
- To incorporate into the Land Use Plan a Harbor Element (which may also be adopted as a General Plan Element). The purpose of this element is to comprehensively address issues, objectives, policies and regulations related to utilization of the harbor area. This element will identify how the use of the harbor is integrated with and supports public access, public commercial use, short and long-term water quality, and the provision of public services in the harbor area.
- To comprehensively assess the provision of coastal access, including physical access from both land and water, visual access to coastal resources, transportation planning (including public transit), and the provision of services to visitors. This objective is intended to provide the factual and policy basis to allow for certification of all areas of the Coastal Zone in Newport Beach, including those residential areas where direct physical access from land to water is not feasible due to existing subdivision patterns.
- To review the development standards provisions of the existing Categorical Exclusion (E-77-5) for residential areas for possible adjustment prior to re-instatement.

Newport Beach Local I

EXHIBIT NO. 3
APPLICATION NO.
NEWPORT BEACH
1 of 7

- To develop administrative permit procedures for existing categorical exclusion areas which are not eligible for reinstatement as exclusion areas.

Anticipated Time-frame:

Given the significant size of the program, and the need to coordinate coastal plan implementation activities with other studies and planning programs being undertaken, 18 months is required to complete the work outlined in this grant application.

Approach:

The City believes the most effective and efficient way to accomplish certification of its Local Coastal Program is through a combined use of consultants and City staff. Generally, it is anticipated that topic specific planning would be done by consultants, while ordinance preparation, public outreach, and coordination with Coastal Commission staff and other agencies should be done by City staff. While specific consultants have not yet been identified, the particular work areas where such assistance is needed are:

- Harbor Element
- Public Access Policies and Plan
- Transportation Planning, including land and water based public transportation
- Market Feasibility Analysis of coastal commercial districts
- Parking Management

Work areas to be completed by City staff are:

- Project management and coordination with other agencies
- Clerical services and support
- Public outreach
- Preparation of changes to LCP, Land Use Plan
- Preparation of Ordinances, including overlay districts, administrative and permit procedures, revised commercial district designations, and physical and visual access requirements
- Preparation of revised LCP Maps in GIS format
- Staff reports and public hearings, Coastal Commission processing
- Implementation strategies for public transit and parking management

Work Program:

With the exception of Parking Management, consultants will need to be retained for the special topic studies.

- A. The Harbor Element will require assembling and assessing the various regulatory mechanisms the City uses in the harbor and beach areas. These are currently found in

various places of the City's General Plan, LCP Land Use Plan, Municipal Code and Council Policy. Additionally, a wide variety of City departments have regulatory responsibilities, including Planning, Building, Public Works, Fire & Marine and Administrative Services. There is currently little coordination of policy or regulatory activities. The scope of this project is to compile and review all relevant policy and regulatory components in this area, review for internal consistency, identify policy and regulatory gaps, and prepare a Harbor Element. Preparation of this element will require significant coordination with other agencies, including the U.S. Coast Guard, the County Sheriff (Harbor Patrol), and the Regional Water Quality Control Board. The City Council has already appointed a citizens committee to assist in the preparation of this element. Key areas requiring significant study are the level of commercial utilization of the harbor areas by private entities, the interface of harbor uses with upland activities, the effects of commercial activities on water quality, an assessment of what commercial uses are appropriate within the harbor, strategies to preserve and improve the environmental quality of the harbor, and the provision of public conveniences such as waste disposal, rest rooms and pump-out facilities. The anticipated cost of this component is \$80,000.

- B. The Public Access Policies and Plan will be a later part of the program, with a goal of coordinating the public access strategy between upland land use regulation and the programs and policies of the Harbor Element. It will include a complete inventory of public access opportunities in the City. This component will also include an evaluation of where public access should be managed to preserve unique environmental resources, such as the Upper Newport Bay Ecological Reserve, the off-shore Marine Life Refuge, and bay or ocean beaches of a sensitive nature. The anticipated cost of this component is \$50,000.
- C. The Transportation Planning component will be conducted integrally with a comprehensive, City-wide transportation analysis. Short, mid and long-range circulation system capacity analysis will be conducted using the City's Transportation Analysis Model for all areas of the City, including the coastal zone. Recommendations for transportation improvements will be made, including those necessary to facilitate vehicular access in the Coastal Zone. Specific analysis and proposals will be requested on opportunities for land and water based public transit in the coastal area. The anticipated cost of this component is \$150,000, with \$75,000 attributable to the coastal transportation and circulation issues.
- D. The Market Feasibility Analysis component will assist the City and the Coastal Commission to understand the unique roles the many geographically diffuse commercial districts in the Newport Beach Coastal Zone play in serving visitors. Currently, most coastal zone business districts are experiencing deterioration stemming from high vacancy rates and seasonal uses. This deterioration makes the coastal commercial areas less attractive for use by visitors and residents alike. If these areas could become more focused in terms of viable uses and sustainable size, improvement to visitor services could be achieved. This study would assist in refining the Land Use Plan. (\$60,000)

- E. The Parking Management Program is nearly complete as part of the Balboa Peninsula Revitalization Program. The City has committed \$117,290 for consultant services to complete this study, with additional costs for internal staffing associated with the project.

The work program of City staff is outlined below:

- A. Project Management and Coordination: Under the general oversight of the Assistant City Manager (4 hours per month - \$6,225), the Planning Director will provide overall project management for the LCP Certification program. This includes management of consultants and staff, and coordination with Coastal Commission staff and other agencies. 10% of the Director's time will be allocated to the management of this project for the duration of the program. (\$21,875) The Transportation and Development Services Manager will manage the transportation planning effort. (\$11,250) The Fire & Marine Chief and the Deputy Chief for Marine Environmental Management will manage the Harbor Element project with the assistance of the Planning Director. (\$1,500)
- B. Clerical service and support: Clerical support for this program will require 15% of one secretarial position for the duration of the program. (\$11,000)
- C. Public Outreach: Public outreach, including citizen steering committees and community meetings, will be the joint responsibility of the Assistant City Manager and the Planning Director. An average of 24 hours per month per position for a nine month period is required for this activity. (\$33,900) Additionally, the Fire & Marine Chief and Deputy Chief for Marine Environmental Management will staff the steering committee for the Harbor Element at 6 hours per month each, for a period of 9 months. (\$9,100)
- D. Preparation of Changes to LCP, Land Use Plan: All LUP changes will be prepared by a Senior Planner in the Planning Department. This activity will require 25% of the Senior Planner's time for a period of 6 months. (\$12,600)
- E. Categorical Exclusion provisions: Research and recommendations on potential changes to the residential development standards related to the categorical exclusions areas will require 80 Senior Planner hours, working with a study group already established by the Planning Commission to review residential development standards in Corona del Mar. (\$3,900).
- F. Preparation of Ordinances: All ordinances will be prepared by a Senior Planner in the Planning Department. This activity will require 20% of the Senior Planner's time for the 2nd and 3rd quarter, with an increase to 75% during the 4th quarter of the project. (\$29,000)
- G. Preparation of Maps and Exhibits: All maps and exhibits will be prepared by an Associate Planner in the Planning Department. This activity will require 3 months of concentrated effort once all mapping requirements are identified. (\$22,500)

- H. Implementation strategies: A strategy for implementation of public transit, public access and parking management programs is required. These strategies will include capital improvement requirements and identification of grant funding sources. In the area of public transit, the City would need to identify and successfully compete for Coastal Access Grants, Coastal Conservancy Grants, AQMD Grants (electric vehicles), and any other funds available from County, State or Federal programs. Public access implementation would include acquiring or improving easements, improvements to public docks, providing dinghy storage and launching areas, etc. Parking management implementation could include meter changes, shared use parking areas, establishment of bus layover areas, parking for commercial marinas, special enforcement programs, etc. Staff responsible for the development of implementation strategies are the City Engineer, the Deputy Chief for Marine Environmental Management, the Transportation and Development Services Manager, the Assistant City Manager and the Planning Director. (\$10,000)
- I. Staff reports and hearings, Coastal Commission processing: The formal review process will be the responsibility of the Senior Planner (equivalent of 6 weeks) and Planning Director (equivalent of 4 weeks). Additional staffing requirements can also be anticipated for the City Manager, Assistant City Manager, Assistant to the City Manager, City Attorney, City Clerk, Fire and Marine Chief, and Public Works Director (estimated at 10 miscellaneous hours per person). (\$28,000)

Based upon this work program and the cost estimates above, the total cost of this certification program is \$583,140, of which the City has already committed to fund \$117,290 (Parking Management Plan) through other City resources.

Key milestones:

1st Quarter, April through June, 1999

- Circulate RFPs, select and retain consultants
- Initial staff meeting with Coastal Commission staff to identify key issues and develop implementation format

2nd and 3rd Quarters, July through December, 1999

- Initial public outreach activities
- Coordination with other agencies
- Meetings with steering committees
- Completion of consultant reports
- Draft changes to Land Use Plan
- Development of initial formats for ordinances

4th Quarter, January through March, 2000

- Preparation of implementation ordinances
- Preparation of maps and exhibits
- Preparation of implementation strategies for parking management and public transit

- Public outreach

5th Quarter, April through June, 2000

- Preparation of staff reports and public hearings before Planning Commission and City Council

6th Quarter, July through September, 2000

- Submittal to Coastal Commission for staff report and hearing
- Follow-up changes to implementation program and final certification

Budget

1st Quarter, April through June, 1999

➤ Prepare and circulate RFPs, select and retain consultants	\$10,325
➤ Meeting with Coastal Commission staff	\$800
➤ Develop implementation format	<u>\$3,100</u>
TOTAL 1 st QUARTER:	\$14,225

2nd and 3rd Quarters, July through December, 1999

➤ Public outreach activities (includes Cat. Ex. Work)	\$31,680
➤ Completion of consultant reports	\$265,000
➤ Draft changes to Land Use Plan	\$12,600
➤ Development of initial formats for ordinances	\$8,200
➤ Administrative activities	<u>\$20,330</u>
TOTAL 2 nd and 3 rd QUARTERS:	\$337,810

4th Quarter, January through March, 2000

➤ Preparation of implementation ordinances	\$20,800
➤ Preparation of maps and exhibits	\$22,500
➤ Preparation of implementation strategies	\$10,000
➤ Public outreach	\$14,355
➤ Administrative activities	<u>\$9,080</u>
TOTAL 4 th QUARTER:	\$76,735

5th Quarter, April through June, 2000

➤ Preparation of staff reports and public hearings	\$22,000
➤ Administrative activities	<u>\$9,080</u>
TOTAL 5 th QUARTER:	\$31,080

6th Quarter, July through September, 2000

➤ Submittal to Coastal Commission for staff report and hearing	\$4,000
➤ Follow-up changes to implementation program and final certification	<u>\$2,000</u>
TOTAL 6 th QUARTER:	\$6,000

Local Matching Funds:

Local matching funds are proposed to be comprised of the following:

➤ Funding of parking management study	\$117,290
➤ Funding of 1 st Quarter work program	\$14,225
➤ Funding of 6 th Quarter work program	\$6,000
➤ Funding of administrative activities	<u>\$38,490</u>

TOTAL MATCHING FUNDS: \$176,005 (30%)

TOTAL GRANT REQUEST: \$407,135 (70%)



CITY OF MONTEREY
COASTAL IMPLEMENTATION PLAN

A. CANNERY ROW COASTAL ZONE SEGMENT

WORK PROGRAM

Task 1. Land Use Plan (LUP) and Zoning Ordinance Consistency Analysis.

(Note: For Cannery Row segment, this task will be completed prior to June 31, 1999 and is not part of this grant request)

Objective

To identify changes that need to be made to the LUP and/or the Zoning Ordinance to achieve consistency between the two while maintaining conformance with the policies of the California Coastal Act.

Work Items:

- 1.1 Prepare Consistency Analysis Charts identifying inconsistencies. Note: This work item has already been completed for the Cannery Row segment.
- 1.2 Public Meetings on recommended changes. Two Planning Commission meetings and one City Council meeting.

Task 2. LUP and Zoning Ordinance Amendments

(Note: For the Cannery Row segment, this task will be completed prior to June 31, 1999, and is not part of this grant request)

Objective

Adopted LUP's and Zoning Ordinance that are consistent and conform with the requirements of the California Coastal Act.

Work Items:

- 2.1 Prepare LUP and Zoning Ordinance amendments.
- 2.2 Public Hearings on recommended amendments. Two Planning Commission hearings and two City Council hearings.

Task 3. Amend LUP Policy Maps and Zoning Map

Objective

Amended Maps that show the LUP and Zoning Ordinance amendments.

EXHIBIT NO. 4

APPLICATION NO.

CITY OF MONTEREY

1 of 5

FROM

Work Items:

- 3.1 Prepare Map amendments.
- 3.2 Public Hearings on Map amendments. One Planning Commission hearing and two City Council hearings.

Task 4. Development Guidelines

Objective

Development Guidelines to assure the protection of environmentally sensitive areas and to implement the natural coastal resource, public access, parking and traffic, and land use and development policies in the LUP.

Work Items:

- 4.1 Compile existing City guidelines and programs. Note: Much of Task 4. presently exists but is in individual elements and in varying formats.
- 4.2 Prepare additional guideline information for complete guidelines needed to implement LUP policies.
- 4.3 Take existing guideline information and additional guideline information and revise the guidelines so they are generally in the same format for incorporation into the Coastal Implementation Plan.
- 4.4 Public Meetings on the Development Guidelines. Two Planning Commission meetings and one City Council meeting.

Task 5. Coastal Permit Procedure

Objective

Definitions, Application Procedures, Information Requirements, Notice and Public Hearing Requirements, and Appeal Process that will allow the City of Monterey to issue Coastal Permits.

Work Items:

- 5.1 Compile existing City definitions, procedures, requirements, and processes. Note: As with guidelines, much of this exists.
- 5.2 Modify existing permit elements and develop new information to meet the Permit requirements of the California Coastal Act.

Task 6. Draft Plan

Objective

A Draft Plan that meets the requirements of the California Coastal Act and can be approved by the Coastal Commission.

Work Items:

- 6.1 Compile plan elements into a Draft Plan document.
- 6.2 Public Hearings on the Draft Plan with one Planning Commission hearing and two City Council hearings.

Task 7. Coastal Commission Review

Objective

Approval and adoption of the Coastal Implementation Plan

Work Items:

- 7.1 Prepare Coastal Commission Submittal
- 7.2 Coastal Commission Review

Task 8. Final Implementation Plan

Objective

A user friendly document and a clear and efficient permit process both for the applicant and the public.

- 8.1 Prepare and Print Final Document
- B. PHASE II - HARBOR, DEL MONTE BEACH, LAGUNA GRANDE, AND SKYLINE COASTAL ZONE SEGMENTS

Task 1-8 Same 8 Tasks as above.

(Note: Much of the work for Phase I such as guidelines and permit procedures, and format can be incorporated into Phase II with little or no additional cost.)

- C. PHASE III - COMPLETE PLAN FOR ALL SEGMENTS.

(Note: As this PHASE III will basically be the combining of PHASES I and II, the cost for PHASE III is not a part of this grant request)

**CITY OF MONTEREY
COASTAL IMPLEMENTATION PLAN**

BUDGET

A. PHASE I - CANNERY ROW COASTAL ZONE SEGMENT

	CONSULTANT	CITY STAFF
Task 1 - Consistency Analysis	\$-0-	\$-0-
Task 2 - LUP/Ordinance Amendments	\$-0-	\$-0-
Task 3 - LUP/Zoning Maps	\$ 500	\$ 500
Task 4 - Development Guidelines	\$3,000	\$-0-
Task 5 - Permit Procedures	\$3,000	\$-0-
Task 6 - Draft Plan	\$3,000	\$ 500
Task 7 - Coastal Commission Review	\$1,000	\$1,000
Task 8 - Final Plan	\$2,000	\$ 500
SUBTOTAL	\$12,500	\$2,500

**B. PHASE II - HARBOR DEL MONTE BEACH, LAGUNA GRANDE, AND
SKYLINE COASTAL ZONE SEGMENTS**

	CONSULTANT	CITY STAFF
Task 1 - Consistency Analysis	\$3,000	\$-0-
Task 2 - LUP/Ordinance Amendments	\$1,000	\$1,000
Task 3 - LUP/Zoning Maps	\$-0-	\$1,000
Task 4 - Development Guidelines	\$1,000	\$-0-
Task 5 - Permit Procedures	\$-0-	\$-0-
Task 6 - Draft Plan	\$1,000	\$-0-
Task 7 - Coastal Commission Review	\$ 500	\$ 500

**CITY OF MONTEREY
COASTAL IMPLEMENTAION PLAN**

	CONSULTANT	CITY STAFF
Task 8 - Final Plan	\$ 500	\$ 500
SUBTOTAL	\$7,000	\$3,000

C. PHASE III - COMPLETE PLAN FOR ALL SEGMENTS

	CONSULTANT	CITY STAFF
SUBTOTAL	\$-0-	\$-0-
TOTAL	\$19,500	\$5,500
TOTAL BUDGET		\$25,000



LCP Grant Application 1999 - City of Carmel-by-the Sea
Introduction/Project Narrative

The City of Carmel-by-the Sea seeks to obtain funding under the 1999 Local Coastal Program (LCP) Assistance Grant Program for preparation of the City's LCP. These funds would be used to prepare the City's LCP Land Use Plan (LUP) and Implementation Plan (IP), with the goal of achieving certification of Carmel's LCP by the Coastal Commission, resulting in transfer of all coastal development permit authority within the City limits to the City of Carmel-by-the-Sea. This would result in a substantial reduction in the coastal permit processing work load currently being undertaken by Coastal Commission staff (by transferring that workload to City of Carmel staff).

In 1978 the City of Carmel prepared an LUP which was subsequently certified by the Coastal Commission. In 1983 the City made changes to its LUP, which led to de-certification of the LUP by the Coastal Commission. While the City has not had a certified LCP since that time, in 1988 the beginnings of a new draft LUP was prepared. If this grant funding is awarded, the City intends that this draft 1988 LUP will be updated and completed. An LCP Environmental Impact Report (EIR) also would be prepared concurrently with this process as well. If awarded this grant, the City's LCP preparation process would be subject to a thorough public participation and review process.

It should be noted that the City of Carmel-by-the-Sea closely meets the criteria for grant awards outlined in the application packet. For example, the City currently generates a substantial coastal permit workload that must now be handled by Commission staff (e.g., numerous residential demolitions and development projects). The City has also shown evidence of significant progress towards LCP completion and has a strong likelihood of successfully completing the certification process in the near future (e.g., the City's draft LUP from 1988 can be updated). There is also strong local interest in the City achieving LCP certification, and a willingness to assume local coastal development permit processing responsibility. There is now an opportunity to coordinate LCP preparation with other planning work currently being undertaken by Carmel (e.g., the Beach Management Master Plan). There is also an opportunity to coordinate with the Monterey County LCP for the areas surrounding the City of Carmel. The City is willing and able to contribute funding and staff time towards the LCP and/or LCP EIR preparation process, which can serve as a local match to the proposed grant. In addition, the City proposes that its new LCP will address nonpoint source water pollution control, public access dedication, environmentally sensitive habitats, and potential coastal hazards.

Under this proposed grant funded project, the City of Carmel would assume the entire responsibility for administering the LCP planning and preparation process. The City would hire a planning consulting firm with extensive LCP preparation experience to conduct most phases of the project. The City would be responsible for maintaining complete accounting and time records, and would provide fiscal management and cash flow to the program. Community Planning and Building Department Director Brian Roseth would serve as the Project Director. Mr. Roseth would be responsible for reviewing and approving the work products prepared as part of the program.

LCP Grant Application 1999 - City of Carmel-by-the Sea
Work Program

Task 1: Preliminary Review and Planning

Objectives:

- To establish working relationships with pertinent City staff, Coastal Commission staff, and LCP subcommittee.
- To review existing regulations and policies.
- To identify an approach to completion of LCP Land Use Plan (LUP) and Implementation Plan (IP)

Work Organization:

1.1 Meeting

Project consultant will meet with city staff to discuss the following:

- major issues in completing and implementing the LUP;
- expectations for the Coastal Implementation Plan/Coastal Zoning Ordinances;
- shortcomings of existing zoning regulations;
- public participation program;
- coordination with Coastal Commission staff;
- project management.
- coordination with Planning Commission and subcommittees

1.2 Review of Regulations

Project consultant will review the format and substantive content of the existing zoning ordinances that regulate development in the Coastal Zone.

1.3 Review of Land Use Plan and Related Documents

Project consultant will review the 1988 draft LUP, the Beach Master Plan, the Forest Management Plan, and related documents in detail to identify major policy direction regarding such issues as:

- the preservation of the character and unique qualities of existing neighborhoods and special areas;
- the preservation of environmentally sensitive areas;
- the protection of land forms;
- the preservation of coastal views and access;

- the use of shoreline protection structures;
- the recognition of coastal-dependent commercial uses; and
- the provision of affordable housing.

1.4 Develop an Approach Memorandum for Completion of the LUP

It is anticipated that the approach outlined below for this task will be iterative and include the following steps for each of the topical issues required in the LUP:

- Identification of Coastal Act requirements
- Review of 1988 Draft and Other City Policy Documents
- Review of policy choices with City subcommittee and staff
- Review of City's proposed policy resolution with Coastal Staff
- Draft text for review and comment by subcommittee and coastal staff
- Public review with Planning Commission (including workshops for significant issues when necessary)

1.5 Meeting

Project consultant and City staff will meet with the LCP subcommittee to review the proposed process, expectations, major issues and the approach memorandum.

1.6 Meeting

Project consultant and City staff will meet with Coastal Commission Staff to confirm major issues, coordination protocols, and the approach memorandum.

Task 2: Develop LCP Land Use Plan Policy Options

Objectives:

- To develop and revise a list of LUP policy options for each the required LCP topical areas.

Overall Approach:

The proposed overall approach would be to address each of the following required LCP topical issues separately:

- Coastal access and facilities
- Shoreline engineering
- Coastal habitats
- Visual resources, special communities and new development
- Recreation and visitor facilities

For each of these topical issues, a draft paper on LUP policy choices would be developed by the project consultant and City staff. These papers would be reviewed/revise by the LCP Subcommittee and the Planning Commission as a whole. The City's proposed policy for each issue topic would then undergo review by Coastal Commission staff. From the result of this process, the first draft LUP would be prepared, topic by topic. This would then undergo public review, and a second draft would be prepared after incorporating public input. The project consultant and City staff would then prepare recommended policy implementation measures (e.g., existing or proposed new City ordinances) for each of the selected LUP policies.

Work Organization:

2.1 Prepare Policy Alternatives Lists for Each Issue Area

Project consultant and City staff will prepare discussion papers, including lists of alternative policy options, for each of the issue areas identified above.

2.2 Review Memoranda with LCP Subcommittee and Planning Commission

Project consultant and City staff will convene meetings with LCP Subcommittee and the Planning Commission to review/revise the LCP policy papers. This would likely take place over a series of meetings and may include public workshops as outlined above in Task 1.4.

2.3 Review Revised Memoranda with Coastal Commission Staff

Project consultant and City staff will convene meetings with Coastal Commission staff to review/revise the LCP policy resolutions. This also would likely take place over a series of meetings.

Task 3: Draft LCP Land Use Plan

Objectives:

- To develop an LCP Land Use Plan (LUP), together with recommended implementation measures, that meets the requirements of the Coastal Act.
- To develop a Coastal LUP that is legally defensible and is easy to use for both staff and the public.
- To encourage public participation in the preparation of the Draft Coastal LUP.

Work Organization:

3.1 Administrative Draft

Based on the LUP policies developed in Task 2, the project consultant will produce an Administrative Draft LUP. The contents of this Administrative Draft will include all pertinent information contained in the policy memoranda from Task 2. Any graphics or maps will be in sketch form at this time, including any recommended Zoning Map revisions. The Administrative Draft LUP will be circulated to City staff and Coastal Commission staff for its review and comment. Special considerations for making the plan clear and understandable will be discussed by City staff and the project consultant staff. The Administrative Draft LUP will be edited to address comments.

3.2 Prepare Public Review Draft LUP

Based on the comments received from the public, Planning Commission, Coastal Commission staff, and City staff in Tasks 2.1, 1.1, and 2.3, the project consultant will develop the Public Review Draft LUP. Graphics will be in a form suitable for public review.

3.3 Public Workshop

The project consultant will attend a public workshop to present the Public Review Draft LUP. Public comments or concerns will be documented for presentation to city decision makers.

Task 4: Public Review

Objective:

- To attend public hearings and receive oral testimony.

Work Organization:

4.1 Attend Planning Commission Meeting(s)

Project consultant will attend one or more public hearings on the Draft LUP before the Planning Commission. The purpose of the hearing will be to receive oral and written testimony on the Draft LUP and to make revisions to the draft plan.

4.2 Revised Draft LUP

Project consultant will incorporate those revisions made by the Planning Commission to the Draft LUP into a Revised Draft LUP.

Task 5: Prepare Implementation Measure Recommendations

Objective:

- To develop implementation measure recommendations for the policies presented in the Revised Draft LUP.

Work Organization:

5.1 Prepare Draft Implementation Measures

Project consultant will develop an outline of implementation measures, ordinances, etc. that would implement the policies identified in the Revised Draft LUP.

5.2 Public Review Meetings (2)

Project consultant will attend two (2) public meetings on the recommended LUP policy implementation measures before the Planning Commission.

Task 6: Final LUP

Objective:

- To produce a final LCP Land Use Plan, with recommended implementation measures.

Work Organization:

6.1 Final LUP

Project consultant will incorporate changes resulting from the public hearings into the Public Review Draft, and will add the list of recommended implementation measures from Task 5, to produce the Final LCP Land Use Plan.

Task 7: LCP Environmental Impact Report

Objective:

- To produce a LCP Environmental Impact Report (EIR) (to be funded by the City).

Work Organization:

7.1 Prepare LCP EIR

The City shall hire a consultant to prepare an EIR for the LUP, which includes the recommended implementation measures, which together comprises a complete draft Local Coastal Plan. The consultant shall first prepare a draft LCP EIR, and then based on input received on the draft prepare a final LCP EIR.

LCP Grant Application 1999 - City of Carmel-by-the Sea
Quarterly Meetings and Products

First Quarter (July 1, 1999 to September 30, 1999)

- Initial Meetings with City staff to discuss project
- Review/revision of 1988 LUP and relevant documents
- Approach Memorandum on new LUP
- Meetings to discuss Approach Memorandum
- Quarterly Progress Report

Second Quarter (October 1, 1999 to December 31, 1999)

- Prepare LUP policy choice papers for each LCP issue area
- Meetings to review/revise policy papers
- Administrative Draft LUP preparation/distribution
- Quarterly Progress Report

Third Quarter (January 1, 2000 to March 31, 2000)

- Public Review Draft LUP preparation
- Public Review Draft LUP Workshop
- Planning Commission hearing on Draft LUP
- Quarterly Progress Report

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

- Revise Draft LUP based on Planning Commission input
- Develop recommended policy implementation measures and conduct public review meetings
- Prepare Final LUP, including recommended implementation measures
- Initiate CEQA environmental review (EIR preparation)

* Schedule assumes a project start date of July 1, 1999

CITY OF CARMEL-BY-THE-SEA
LCP Grant Application

BUDGET

LCP
Consultant
 (Grant Funds)

City Staff &
EIR Consult.
 (Match)

Task 1 Preliminary Review and Planning

1.1	Meetings	\$ 1,000	\$ 600
1.2	Review of Regulations	\$ 1,500	\$ 720
1.3	Review of Land Use Plans	\$ 2,500	\$ 720
1.4	Approach Memorandum	\$ 2,000	\$ 200
1.5	Meetings	\$ 750	\$ 450
1.6	Meeting	\$ 750	\$ 300
		\$ 8,500	\$ 2,990

Task 2 Develop LUP Policy Options

2.1	Prepare Policy Papers	\$ 10,500	\$ 1,200
2.2	Review/Revise Papers	\$ 3,000	\$ 300
2.3	Coastal Commission Staff Review	\$ 500	\$ 300
		\$ 14,000	\$ 1,800

Task 3 Draft LUP

3.1	Administrative Draft	\$ 7,000	\$ 1,000
3.2	Administrative Draft Review	\$ 2,000	\$ 2,800
3.3	Prepare Public Review Draft	\$ 2,500	\$ 600
3.4	Public Workshop	\$ 500	\$ 500
		\$ 12,000	\$ 4,900

Task 4 Public Review

4.1	Planning Commission Meeting(s)	\$ 1,500	\$ 500
4.3	Revised Draft plan	\$ 3,500	\$ 600
		\$ 5,000	\$ 1,100

Task 5 Policy Implementation Recommendations

5.1	Implementation Measures Outline	\$ 7,500	\$ 900
5.2	Public Review Meetings (2)	\$ 1,500	\$ 1,150
		\$ 9,000	\$ 2,050

Task 6 Final LUP

6.1	Final LUP	\$ 2,500	\$ 500
		\$ 2,500	\$ 500

Task 7 LCP EIR

6.1	LCP EIR	\$ -	\$ 50,000
		\$ -	\$ 50,000

Administration and Expenses

\$ 2,500 **\$ 1,000**

TOTALS

\$ 53,500 **\$ 64,340**

Requested Grant Amount: **\$ 53,500** 45%

Local In-Kind Services Match: **\$ 64,340** 55%

TOTAL PROJECT BUDGET: **\$ 117,840**

CITY OF LOS ANGELES
PACIFIC PALISADES LOCAL COASTAL PROGRAM WORK PROGRAM

INTRODUCTION

A grant request is proposed by the City Planning Department to the California Coastal Commission to reimburse the City general fund for part of the cost of the Land Use Plan (LUP) portion of the Palisades coastal plan work program. The Department would prepare and submit the LUP before developing the LIP (local implementation program). The grant is for Fiscal Year 1999 to 2000. The grant is an estimated 50% of the cost of this 2-year program to complete the Local Coastal Program.

Pacific Palisades is one segment of the City of Los Angeles coastal zone. The Pacific Palisades Local Coastal Program (LCP) work program was initially approved in 1979. The issues study and work program were reviewed in 1982 (Attachment B). However, coastal planning staffing was reduced in 1983 and no significant work has been done on the Palisades LCP.

On June 17, 1998, the City of Los Angeles adopted an update of the Brentwood- Pacific Palisades Community Plan. The update included an area wide Transportation Improvement and Mitigation Program (TIMP). Other recent planning studies in the Palisades coastal zone include zoning to reduce heights along Sunset Boulevard, and amendment of the Pacific Palisades Commercial Village Specific Plan to include the Sunset Boulevard, Chataqua Boulevard and Marquez Knolls commercial areas. Also, the General Plan Framework Environmental Impact Report has compiled an environmental data base for the city, including the coastal zone. The recently adopted Community Plan update, the General Plan Framework Environmental Impact Report, and the Specific Plan studies have provided background studies, policies and programs that can be used to address coastal issues. Coastal development permits for major developments, such as the Headlands, would be reviewed to determine established policies and development standards. As called for in the Community Plan update, the City Planning Department 1998-1999 work program presently includes staffing for the Pacific Palisades local coastal program.

The City Planning Department's own staff would be used initially, and costs would be reimbursed from the grant. The grant period would run for Fiscal year 1999-2000. Total amount of the grant request is (\$56,997).

Attachments

A- Resolution

B-1982 Work program

grt99.wpd 1/25/99

EXHIBIT NO. 6
APPLICATION NO.
CITY OF L.A.
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LCP Grant Application 1999
Submittal Summary

Name of Applicant: City of Los Angeles, City Planning Department

Project Director: Con Howe **Title:** Director of Planning

Address: 221 N. Figuereroa Street, Rm 1640B

Los Angeles, CA 90012

Phone: (213) 580-1160 **Fax:** (213) 580-1176 **Email:** chowe@planning.ci.la.ca.us

Fiscal Officer: Keith Comrie **Title:** City Administrative Officer

Address: City Hall East, 15th Floor,

200 N. Main Street, Los Angeles, California 90012

Phone: (213) 485-2885 **Fax:** (213) 687-8213 **Email:** kcomrie@cao.ci.la.ca.us

Title of Proposed LCP Work: Pacific Palisades Local Coastal Plan (Land Use Plan)

Total Cost of Proposed Program: \$114,000

Months Required to Complete Work Program: 24

For Period Beginning on 7/ 1/ 99 **and ending on** 6 / 30/ 00

Grant amount Requested: \$56,997 **(** 50 **)** **% of Proposed Program)**

Authorized Official: Richard J. Riordan

Title: Mayor **Signature:** _____ **Date:** _____

LCP Grant Application 1999
Grant Budget Allocation Summary

Grant Applicant: City of Los Angeles, City Planning Department

Address: 221 S. Figueroa Street, Rm 310

Los Angeles, CA Zip Code: 90012

Project Title: Pacific Palisades Local Coastal Plan (Land Use Plan)

Grant Amount Requested: \$56,997 Grant Period: 7/1/99 to 6/30/00

Current Grant Request:*

Personal Services

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

Salary and Wages	\$28,533
Benefits (21.31%)	\$ 6,080

Total Personal Services \$ \$34,613

Operating Expenses

Travel	
Professional and Consulting Services	
Overhead Costs (General-36.47%)	\$10,406
(Department 23.79%)	\$ 6,788
Other (itemize, use separate sheet if needed)	
Office supplies	451
Postage	564
Printing	1,100
<u>Fleet services</u>	75
Publication of notice	3,000

Total Operating Expenses \$ \$22,384

Total Budget \$ **\$56,997**

*Please round off all budget amounts to the nearest dollar

**CITY OF LOS ANGELES, DEPARTMENT OF CITY PLANNING
PACIFIC PALISADES LOCAL COASTAL PROGRAM WORK PROGRAM 1999**

Task 1 BACKGROUND STUDIES

Objectives: To update previously identified work tasks and assemble data required.

Work Organization:

- 1.1 **Review and update existing issues papers and work program.** Staff will review status of the Coastal Policy Group tasks identified in the 1982 work program, and consult with Coastal Commission staff to identify possible changes. (40 hrs) **Product: Updated work program.**
- 1.2 **Collect background data to respond to identified work tasks:** Tasks include compiling and mapping data on street infrastructure, transit and parking, State parks, open space areas, trails, trail heads, geologic hazard areas, and environmentally sensitive habitats. Resource materials include recently prepared geologic hazard maps, environmental impact reports, the Community Plan update traffic study, and the General Plan Framework Environmental Impact Report. Staff will also contact State, regional and city agencies such as Caltrans, and the Santa Monica Mountains Conservancy. (160 hrs) **Product: Resource maps including geologic, access, recreation, environmentally sensitive areas. (See attached 1982 work program for specific issues.)**
- 1.3 **Supplemental field studies:** Tasks previously identified in the work program include:
 - (1) identifying view sites and corridors, and potential turnouts (12 hrs)
 - (2) Inventory of parking for Santa Monica Canyon commercial area. (Update of 1989 Parking Study by Department of Transportation) (12 hrs)
 - (3) Identify pedestrian pathways and crossings over Pacific Coast Highway (12 hrs)**Products: Maps and inventories of existing and potential view sites, corridors, parking lots, and pedestrian pathways will be developed.**
- 1.4 **Review Coastal Development Permits and Adopted plans** Staff will collect, review and analyze major coastal permits, such as for the Headlands, existing Specific Plans, design guidelines and zoning standards, to identify existing policies and development standards. (40 hrs) **Product: zoning map, parcel-level base map, and listing of development conditions and criteria.**
- 1.5 **Inventory Implementation Measures** Staff will consult with agencies, to determine status of planned or programmed capital projects, policies and criteria which may respond to issues of recreation, shoreline access, parking, transportation criteria and programs related to geologic hazards. (40 hrs) **Product: inventory of implementation programs, responsible agencies, schedules, and costs when available.**
- 1.6 **Consult with Coastal Commission.** Staff will consult with the Coastal Commission office to ensure that background research is complete. (4hrs) **Product: meeting or conference call notes.**

Task 2 CITIZEN PARTICIPATION

Objectives: To conduct public workshops to review background research on issues identification and policies and to develop direction for implementation measures.

Work Organization:

- 2.1 Public notification list. City staff will compile a computer data base and mailing list of persons and groups in the Palisades coastal area, and update it with persons attending or commenting during the workshops. (4 hrs) **Product: Public notification data base.**
- 2.2 Focus group meetings. Staff will contact and meet with identified groups with special interests and knowledge, as identified in Task 2.1. (10 hrs) **Product: small group meetings.**
- 2.3 Press releases/notice: Staff will prepare press releases and mailed notices for the public workshops. (20 hrs) **Product: Press release and mailed notification.**
- 2.4 Public workshops: Staff will prepare for and conduct two (2) community-wide public workshops to present and refine initial findings. (40 hrs). **Product: Workshop displays and handouts, two workshops, Summary of workshop comments.**

Task 3 PRELIMINARY LAND USE PLAN

Objectives: To release Preliminary Land Use Plan for review by citizens and public agencies.

Work Organization:

- 3.1 Administrative Draft LUP: City staff will prepare an Administrative Draft LUP that includes text and maps and graphics addressing issue areas such as public access, environmental hazards, recreation and land use and development, as raised by the background research and public comment. (200 hours) **Product: Administrative Draft LUP (25 copies), Maps and Graphics.**
- 3.2 Internal Review: The Administrative Draft LUP will be circulated to city agencies for their review. (20 hours) **Product: Circulation list, cover and responses from city agencies.**
- 3.3 Preliminary LUP: The Administrative Draft LUP will be revised based on city agency comments, and this Preliminary LUP will be made available in public libraries and to interested participants from the workshops and hearing. (60 hours) **Product: Preliminary LUP (150 copies).**

Task 4 PUBLIC REVIEW

Objectives: To conduct public review and obtain comment on the Preliminary LUP.

- 4.1 Notice of Public Open House and Public Hearing. Staff will prepare a published and mailed notice and press release of a public open house and public hearing on the Preliminary LUP. (20 hours) **Product: mailed and published notice.**

- 4.2 Open House. The purpose of the open house is to present the proposed recommendations to the public. Display materials and copies of the Preliminary LUP and maps will be available. (20 hours) **Product: Open House public meeting.**
- 4.3 Public Hearing. Approximately two weeks following, oral and written testimony will be taken at the public hearing. The public hearing is conducted by city staff for the City Planning Commission. (30 hours) **Product: Public Hearing meeting, summary of testimony.**

Task 5 CITY PLANNING COMMISSION ACTION

Objectives: To obtain recommendations and approval from the City Planning Commission on the Draft LUP.

Work Organization. :

- 5.1 General Plan Advisory Board. Staff will prepare a report, attend the meeting and record the recommendations of the GPAB. (30 hrs) **Product: GPAB Report (25 copies) and meeting.**
- 5.2 Commission Staff Report. City staff will prepare a staff report for the City Planning Commission that summarizes the public hearing comments, areas of controversy and presents the revised Draft LUP for consideration and recommendation by the City Planning Commission. (60 hours) **Product: City Planning Commission staff report, 100 copies.**
- 5.3 City Planning Commission Meeting. City staff will advertise, prepare for and present the Draft LUP at a regular meeting of the City Planning Commission. (20 hours) **Product: City Planning Commission Meeting and notice.**
- 5.4 City Planning Commission Action. The action of the City Planning Commission will be documented and the Proposed LUP will be prepared and transmitted to the City Council. (20 hours) **Product: City Planning Commission action and transmittal package including proposed LUP, 50 copies.**

Task 6 CITY COUNCIL ACTION

Objectives: To obtain recommendations and approval from the City Council on the Proposed LUP before transmittal to the California Coastal Commission.

Work Organization. :

- 6.1 Planning and Land Use Committee Hearing. The city staff will present a report and recommendations at a public hearing of the City Council Planning and Land Use Management (PLUM) Committee. The purpose of the hearing is to obtain additional public testimony on the Proposed LUP and to make recommendations to the full City Council on any revisions to the document. (20 hours) **Product: PLUM Committee meeting.**

- 6.2 City Council Meeting. The city staff will present a report and recommendations at a meeting of the City Council. The purpose will be to obtain any final revisions to the Proposed LUP, to adopt the Specific Plan, and to obtain the approval of the City Council before transmittal of the Proposed LUP to the California Coastal Commission. (10 hours) **Product: City Council meeting and action.**

Task 7 CALIFORNIA COASTAL COMMISSION REVIEW

Objectives: To obtain the comments and approval of the California Coastal Commission.

Work Organization. :

- 7.1 California Coastal Commission Submittal. City staff will submit the Proposed LUP to the California Coastal Commission. (20 hours) **Product: Revised Proposed LUP (50 copies), transmittal to California Coastal Commission.**
- 7.2 California Coastal Commission Meeting. City staff will attend the meeting of the California Coastal Commission and to respond to any questions. (10 hours)
Product: Attend California Coastal Commission meeting.

CITY OF LOS ANGELES
Pacific Palisades LOCAL COASTAL PROGRAM WORK PROGRAM
QUARTERLY MEETING AND PRODUCTS

THIRD QUARTER 1999 (PROJECT START TO 30 SEPTEMBER 1999)

TASK 1 BACKGROUND STUDIES

- Updated work program
- Resource maps (geologic, access, recreation, environmentally sensitive areas)
- Inventory and maps of view sites
- Inventory and maps of parking
- Inventory and maps of pedestrian pathways.
- Existing zoning map
- Parcel-level base map
- Listing and/or mapping of development conditions and criteria
- Inventory /listing of implementation programs
- Meeting or teleconference with Coastal Commission staff

FOURTH QUARTER 1999 (1 OCTOBER 1999 TO 31 DECEMBER 1999)

Task 2 CITIZEN PARTICIPATION

- Public notification data base
- Focus group meetings
- Press release and notice of public workshops
- Workshop displays and handouts
- Public workshops (2)
- Summary of workshop comments.
- Public notification data base

Task 3 PREPARE PRELIMINARY LAND USE PLAN

- Administrative Draft LUP
- LUP Maps and Graphics
- Circulation list, cover letter and responses from city agencies
- Preliminary LUP

FIRST QUARTER 2000 (1 JANUARY 2000 TO 30 MARCH 2000)

Task 4 PUBLIC REVIEW

- Mailed and published notice of Open House and public hearing.
- Open House public meeting
- Public hearing meeting
- Summary of public hearing testimony.

Task 5 CITY PLANNING COMMISSION ACTION

- General Plan Advisory Board (GPAB) Report
- GPAB meeting
- City Planning Commission staff report

SECOND QUARTER 2000 (1 APRIL 2000 TO 30 JUNE 2000)

Task 5 CITY PLANNING COMMISSION ACTION

City Planning Commission Meeting and notice

City Planning Commission action and transmittal package

Task 6 CITY COUNCIL ACTION

PLUM Committee meeting

Council meeting and action

Task 7 CALIFORNIA COASTAL COMMISSION REVIEW

Revised Proposed LUP and transmittal to California Coastal Commission

Attend California Coastal Commission meeting

BUDGET**Salary**

TASK 1 BACKGROUND STUDIES		<u>Hours</u>	<u>Cost*</u>
1.1	Review and update issues paper/work program	40	1,222
1.2	Collect background data	160	4,888
1.3	Supplemental field studies	36	1,100
1.4	Review coastal permits and adopted plans	40	1,222
1.5	Inventory implementation measures	40	1,222
1.6	Consult Coastal Commission	4	122
<hr/>			
Task 2 CITIZEN PARTICIPATION			
2.1	Public notification list	4	122
2.2	Focus group meetings	10	305
2.3	Press Release/notice	20	611
2.4	Public workshops	40	1,222
Task 3 PRELIMINARY LAND USE PLAN			
3.1	Administrative Draft LUP	200	6,110
3.2	Internal Review	20	611
3.3	Preliminary LUP	60	1,833
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Task 4 PUBLIC REVIEW			
4.1	Notice of Public Open House and Hearing	20	611
4.2	Open House	20	611
4.3	Public Hearing	30	916
Task 5 CITY PLANNING COMMISSION ACTION			
5.1	General Plan Advisory Board	30	917
5.2	City Planning Commission staff report	60	1,833
<hr/>			
5.3	City Planning Commission Meeting	20	611
5.4	City Planning Commission action	20	611
Task 6 CITY COUNCIL ACTION			
6.1	PLUM Committee Hearing	20	611
6.2	City Council meeting	10	306
Task 7 CALIFORNIA COASTAL COMMISSION REVIEW			
7.1	Coastal Commission Submittal	20	611
7.2	Coastal Commission meeting	10	305
TOTAL		934	28,533

*Personnel costs are estimated at a City Planning Associate Rate although some portions of tasks may be assigned at a higher or lower classification

Quarterly Budget Summary

	3 QTR 99	4 QTR 99	1 QTR 00	2QTR 00	TOTAL
SALARY	320 hrs \$9,776	354 hrs \$10,814	160 hrs \$4,888	100 hrs \$3,055	954 hrs \$28,533
OHEAD/BEN (81.57%)	\$7,974	\$8,821	\$3,987	\$2,492	\$23,274
Printing:LUP 100 pp@\$2ea Report: 30 pp @\$2 ea		175 copies \$350	125 copies \$250 125 copies \$250	100 copies \$200 25 copies \$50	\$800 \$300
POSTAGE @ 0.33 /notice 100 reports @ /\$ 3.00rept	(200) \$66		(400) \$132 \$300	(200) \$66	\$264 \$300
ADVERTISING			\$3,000		\$3,000
SUPPLIES	\$113	\$113	\$113	\$112	\$451
FLEET	\$19	\$19	\$19	\$18	\$ 75
QUARTERLY TOTALS	\$17,948	\$20,117	\$12,939	\$5,993	\$56,997

Personnel	Hourly Rate*	Annual 1999-2000
Planning Assistant	\$23.87	\$50,027
City Planning Associate	\$30.55	\$64,028
City Planner	\$35.82	\$75,088
Senior City Planner	\$42.08	\$88,200
Graphics Designer III	\$26.47	\$55,490
GIS	\$23.49	\$49,242
GIS I	\$27.16	\$56,937

*Personnel costs are estimated at a City Planning Associate Rate although some portions of tasks may be assigned at a higher or lower classification.

Indirect Rates as Per CAP 21. These rates will change when CAP 22 is published in Aug/Sept. 1999

Benefits(Fringe Benefits)	21.31%
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Operating Expenses
Overhead

General City Overhead	36.47%
Department Administration	23.79%

Other

Postage:

100 @ \$3.00 per Document	\$ 300
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800 @ .33 per notice	264
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Total	\$564
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Office Supplies	\$451
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Printing

400 copies of LUP

@ 100 pages@ \$2.00 each	\$ 800
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150 copies of staff reports

@ 30 pages @\$2.00 each	\$ 300
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Total	\$1100
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Fleet Services	\$ 75
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Publication of public hearing
notice in newspaper

\$3,000

EXHIBIT NO. 7
APPLICATION NO.
TRINIDAD
1 of 8

City of Trinidad
Grant Proposal to the California Coastal Commission
Land Use Plan Update Program
January, 1999

BACKGROUND

"The City of Trinidad is located in Humboldt County approximately 17 miles north of Eureka. The City was incorporated in the 1850's as a supply center for the gold rush and is one of California's oldest cities. With only about one square mile of land area and a year-round population of 430 residents and 165 homes the City is also one of California's smallest cities." (Coastal Commission 5-year Report)

"The Coastal Commission selected the City of Trinidad as a pilot project in the early stages of the Local Coastal Program process in 1976-1977. The Commission's selection of the City as a pilot project was pursuant to Section 30521 of the Coastal Act. Under the pilot program the City prepared a new general plan which was submitted to the coastal commission as the LCP."... "The City's Land Use Plan was the first in the State to be certified by the Commission. This took place on May 2, 1978. At the time of the LUP certification, the City's harbor area was not certified with a land use plan designation. Instead the harbor area was separated out as a "special study area" (now called "area of deferred certification")..."The City's implementation program (consisting of its zoning, grading and subdivision ordinances and building regulations) was certified in February of 1980. The commission determined that the City's LCP was legally adequate on July 9, 1980 and the City began issuing its own coastal development permits shortly thereafter". (Coastal Commission 5-year Report)

Coastal Commission staff, in July 1989 prepared a five-year analysis titled "Report to the City of Trinidad on the Implementation of the Local Coastal Program". That report identified several areas where the City of Trinidad could improve its implementation of the LCP. These have been implemented to the extent possible. The LCP remains pretty much the same as it was originally certified and has not incorporated any coastal act revisions or new ways to address coastal issues that may have been incorporated into more recent local coastal plans. For instance, Commission staff has noted that the City's zoning designations do not include overlay zones that identify many of the sensitive resources and coastal hazards.

Since the 5-year Report the City of Trinidad has submitted two major amendments for two separate annexations. The first was approved in 1992. The second was submitted

in 1998 and is currently under Coastal Commission Staff review. The City previously submitted an LCP amendment request for the "deferred certification" area/ Harbor area in 1992 but withdrew it, upon Coastal Commission staff's requirements to provide substantially more information to be submitted that was not available at the time. It is desired now to bring this area into the City's certified LCP Area. The City also completed its first comprehensive Housing Element in 1998, which has been certified by the State Housing and Community Development Dept.

LAND USE PLAN UPDATE PROGRAM

The City of Trinidad Planning Commission has been actively involved in the Land Use Plan/General Plan Revision Program for the last three years. The Planning Commission review has been focused on reviewing existing policies, identifying areas needing to be updated and utilizing the efforts of four planning interns from Humboldt State University. The City of Trinidad has conducted three Town Hall "visioning" meetings to solicit public comments, identify new issues and ideas as well as areas of community interest/involvement. The last of these Town Hall meetings was held in November, 1998.

The City of Trinidad has also, in the last three years, constructed public access improvements on the Indian Beach Trail. This occurred with support from the California Coast Commission, Coastal Conservancy, Attorney General's Office, Yurok Tribe and an interested neighbor.

The City was recently awarded a \$3,000 dollar grant from the local Air Quality District grant, which included funds to purchase bicycle racks and benches in order to improve Non-vehicular Public Access related facilities within town.

From the above described efforts the City of Trinidad has identified both the need and desire to revise its Land Use Plan and Local Coastal Plan. The City of Trinidad has to date spent or allocated more than \$18, 000 toward this program. This proposal also includes an offer by STREAMLINE Planning Consultants to work at 60% of their normal charge-out rate (\$60/hr) for an additional contribution of \$20,710. Other than the above mentioned grant program, the City of Trinidad has not received any grant funding for this program. With the completion of a Certified Housing Element, the City of Trinidad will be submitting applications for Community Development Block Grants (CDBG) that may also contribute to the City's planning update process for related issues.

1999 LCP/ LAND USE PLAN REVISION WORK PLAN

The 1999 Land Use Plan Revision Work Program Consists of the Following Tasks.

- Update Land Use Plan Information and Policies
- Complete Land Use Plan Policies for the Harbor Area (Area of Deferred Certification)
- Revise and Update Land Use Plan Land-use Map and Zoning Map

- Develop Implementation Plan to Revise Zoning Ordinance
- Encourage Public Input

The first two tasks have been combined and entails finishing compilation of the background information including that generated from the Town Hall meetings and internship reports and developing new language and policies for the Land Use Plan. This information will be compiled into an Administrative Review Draft for Planning Commission review and Coastal Commission staff comment. Major issues already identified include: Harbor Area (Deferred Certification), Coastal View Protection, Public Access, Point/Non-point Source Pollution Control, Development Capacity, Community Facilities, County Coordination.

The second task will be to update the format of the Land Use Plan and Zoning maps so that they are correct and show detail of land use designation boundaries. The maps will also delineate known constraints for development including sensitive habitats and geologic hazards in the form of overlay zones. The maps will also be in a format that is reproducible and easily revised in the future.

The third task is to develop an Implementation Plan to revise the City's LCP / Zoning Ordinance. This will occur in such a manner that it will be available during the hearing process to incorporate changes proposed in the Land Use Plan.

Throughout the process public input has been emphasized and will continue through this proposed program as well.

QUALIFICATIONS/PERSONNEL

The work program involves staff time of both the City Planner and the Assistant City Planner. Robert Brown, AICP has been the City of Trinidad's Consulting City Planner since 1988. Robert Brown, currently owner and manager of STREAMLINE Planning Consultants, will be the Project Director and responsible for providing necessary reports and defining the process for this Land Use Plan update. Robert Brown has been providing Planning, Permitting and Environmental Services to not only the City of Trinidad but also to surrounding jurisdictions for 13 years. (See attached Qualifications/Experience Information)

The Mayor and City Clerk will be responsible for administration of any grant funds. Dana Papke, the Assistant City Planner and Assistant City Clerk will be providing assistance in developing the work products and coordinating the public participation/ public hearing process. Dana coordinated the City's efforts for the three Town Hall meetings and was responsible for developing the resulting reports.

WORK PROGRAM

Task 1 - Update Land Use Plan Information and Policies

Objectives:

- Update the 22 year old background information and implementing policies to reflect current information and changes.
- Update plan to be consistent with current requirements and implementation of the Coastal Act and comments provided in the Coastal Commission 5-year Report.

Work Organization:

- 1-1 Review existing Land Use Plan and subsequent reports/comments
- 1-2 Update the Land Use Plan into an Administrative Draft containing policies addressing existing and new topics. Emphasis will be given to:
 - a. Harbor Area (Deferred Certification)
 - b. Coastal View Protection
 - c. Public Access Dedications
 - d. Point and Non-Point Source Pollution Control
 - e. Development Capacity
 - f. Community Facilities
 - g. Coordination with County re: Surrounding development affecting City and its water supply.
- 1-3 City Staff will meet with Coastal Commission Staff to review Administrative Draft with current Coastal Act requirements and implementation
- 1-4 Environmental Review Documents prepared and circulated
- 1-5 Hearing Draft Circulation/Public Hearings before Planning Commission and City Council
- 1-6 Final Plan copied and circulated
- 1-7 Submittal of LCP Amendment Request to Coastal Commission

Task 2 - Revise/Update Land Use Plan Map and Zoning Map

Objectives:

- Incorporate changes as a result of new policies
- Provide distinct boundary delineation, currently unclear on map.
- Provide overlay zoning identifying existing sensitive/geologic constraints designated on map.
- Provide base map format that is easily interpreted and updated.

Work Organization

- 2-1 Select Base Map formats that are easily readable and updated.
- 2-2 Transfer existing land use designations/zoning and boundary lines to base map.
- 2-3 Overlay zone designations with Sensitive Habitat/Geologic Constraints information.
- 2-4 Incorporate changes as a result of updated Land Use Plan.

Task 3 - Develop Implementation Report to Revise Zoning Ordinance

Objective:

- To begin implementing changes as a result of the Land Use Plan work tasks.

Work Organization

- 3-1 Identify sections in the Zoning Ordinance to be modified to reflect changes proposed in the updated Land Use Plan.

Task 4 - Public Review

Objective:

- To receive public input on changes to the Land Use Plan and maps.

Work Organization

- 4-1 Incorporate public input from series of public meetings in 1997 and 1998.
- 4-2 Incorporate public input at Planning Commission meetings and respond to comments.
- 4-3 Incorporate public input at City Council meetings and respond to comments.

QUARTERLY MEETINGS AND PRODUCTS

Third Quarter 1999 (beginning of project - 30 September 1999)

- Submittal of LCP Update Report from compilation of Planning Commission, Public Discussions, 3 Town Hall Meetings and Intern Projects to Coastal Commission Staff
- Initial meeting with Coastal Staff to discuss update program

Fourth Quarter 1999 (1 October 1999 - 30 September 1999)

- Submittal of Draft Policy Language to Planning Commission
- Submittal of Draft Policy Language to Coastal Commission Staff

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

- Meeting with Coastal Staff to discuss Draft Policy Language/Coastal Act Consistency
- Submittal of Administrative Draft Land Use Plan to Planning Commission and Coastal Commission Staff
- Submittal of Draft LUP/LCP Map Format to Planning Commission and Coastal Commission Staff

Second Quarter 2000 (1 April 2000 - 30 June 2000)

- Planning Commission Hearing on Hearing Draft Land Use Plan/Map
- City Council Hearing in Hearing Map Land Use Plan/Map
- Compilation of Draft Implementation Plan
- Submittal of Work Products to Coastal Commission Staff for LCP Amendment Request

The stated budget amounts include travel and expenses plus the following meetings.

Six (6) Coordination Meetings with City Staff
Two (2) Project Meetings with Coastal Commission Staff
Four (4) Planning Commission Meetings/Hearings
Two (2) City Council Hearings

The budget also includes a diskette in Word Perfect format and camera-ready copy of all submittals and the following.

Ten (10) Administrative Drafts
Twenty-five (25) Public Hearing Drafts
Twenty-five (25) Revised Draft Report to the City Council
Twenty-five (25) Final Plans

CITY OF TRINIDAD	1999-	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	-2000
LOCAL COASTAL PROGRAM UPDATE															
Update Land Use Plan Information and Policies															
1-1 Compilation of Existing Data		@	@	@											
1-2 Write and Circulate Admin. Draft				@	@										
1-3 Meet with Coastal Comm. staff				@						@					
1-4 Circulate Envi Doc - Neg Dec										@					
1-5 Circulate Public Hearing Draft										@					
1-6 Distribute Final Document													@		
1-7 Submit reports to Coastal Comm.													@		
Revise and Update Land-use/Zoning Map															
2-1 Format Base Map				@											
2-2 Transfer Existing Designations Info					@	@	@								
2-3 Overlay Envi. Constraints Info.								@							
2-4 Incorp. changes made in Land Use Plan												@	@		
Develop Implementation Report															
3-1 Compile changes proposed for Zoning Ord.								@			@		@		
Public Review															
4-1 Incorporate recent public input		@													
4-2 Respond to Public Input at Planning Comm.				@		@					@	@			
4-3 Respond to Public Input at City Council												@	@		

CITY OF TRINIDAD
LOCAL COASTAL PROGRAM UPDATE
BUDGET ALLOCATIONS

	STREAMLINE	CITY	
Update Land Use Plan Information and Policies			
1-1 Compilation of Existing Data	\$5,940	\$2,500	
1-2 Write and Circulate Admin. Draft	\$10,908	\$1,000	
1-3 Meet with Coastal Comm. staff	\$288	\$50	
1-4 Circulate Envi Doc - Neg Dec	\$1,440		
1-5 Circulate Public Hearing Draft	\$180	\$400	
1-6 Distribute Final Document	\$680	\$200	
1-7 Submit reports to Coastal Comm.	\$360	\$100	
TASK SUBTOTAL	\$19,796	\$4,250	
Revise and Update Land-use/Zoning Map			
2-1 Format Base Map	\$2,588		
2-2 Transfer Existing Designations Info	\$1,800		
2-3 Overlay Envi. Constraints Info.	\$720		
2-4 Incorp. changes made in Land Use Plan	\$720		
TASK SUBTOTAL	\$5,828		
Develop Implementation Report			
3-1 Compile changes proposed for Zoning Ord.	\$2,376	\$600	
TASK SUBTOTAL	\$2,376	\$600	
Public Review			
4-1 Incorporate recent public input	\$905	\$400	
4-2 Respond to Public Input at Planning Comm.	\$1,800	\$400	
4-3 Respond to Public Input at City Council	\$360	\$100	
TASK SUBTOTAL	\$3,065	\$900	
SUBTOTAL	\$31,065	\$5,750	
Administration and Expenses		\$1,185	
PROJECT SUBTOTAL	\$31,065	\$6,935	
TOTAL			\$38,000

City of Santa Cruz

Certification of Terrace Point Local Coastal Program:

Background

The City of Santa Cruz has had a Certified LCP for a majority of the City since 1985. However the 60 acre Terrace Point site is within the Coastal Zone and has remained an "area of Deferred Certification." When major amendment 2-93 was adopted by the Coastal Commission in March of 1995 the Coastal Commission did not certify the General Plan map or text policy (L 2.2.4) for the Terrace Point property. This means, before the City can implement a Specific Plan, as requested by the Coastal Commission in 1994, and grant Coastal Permits for the Terrace Point property, it must be certified by the Coastal Commission and incorporated into the City's LCP. As part of this process the City must amend the General Plan and Zoning Ordinance to create a Local Coastal Plan and Implementation Plan for Terrace Point for certification by the Coastal Commission. The standard for review of this LCP amendment by the Coastal Commission is the California Coastal Act, and consistency with the rest of the City's certified LCP. Resource protection, public access, visitor-serving uses, coastal-dependent/related uses and agricultural uses are coastal priority uses. Residential uses are not Coastal Act priority, and as such, Coastal Commission Staff has recommended reductions in density and intensity for the LCP recommendations for this site. The proposed LCP certification program has been in process since 1994 for this site. It is at a stage that the City can begin creating a package for Coastal Commission Certification. The following work program identifies how the City intends to forward LCP and LUP amendments to the Coastal Commission for certification.

WORK PROGRAM

Task 1 - Environmental Review for Local Coastal Plan amendments for site

Objectives-

- Clearly identify Natural Constraints that effect the property.
- Develop Land Use designations that are appropriate for the site based on Environmental review and LCP policies.
- Develop policies to promote Coastal priority uses and protect natural resources.

Work Organization:

- 1.1 Produce EIR addendum to reflect policy direction.
 - Conduct hearings on Environmental Impact Report.
 - Consultant prepares EIR addendum to reflect Public hearing and Council policy direction on desired land use.
- 1.2 Map environmental Constraints and buffers based on environmental review.

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- Staff and consultants will prepare constraint maps based on detailed EIR for the Project.
- Land Use designations will be developed to reflect environmental constraints.

1.3 Develop Land Use designations to reflect Coastal Priorities.

- Conduct Hearings on Land Use designations and Policies for Terrace Point.
- Additional Land Use designations will be developed to reflect Coastal Priorities and Public input at Public Hearings for the project.
- Additional Land Use policies will be developed to reflect direction approved by City Council following Public hearing process.

Task 2 - Specific Plan for site

Objectives

- Develop a specific site plan through a public process that respects environmental constraints.
- Develop specific criteria that addresses and protects significant coastal resources.
- Develop specific criteria for developing unconstrained land with coastal priority uses.
- Develop specific criteria for infrastructure adequate to serve proposed facilities without promoting growth outside urban limits line.

Work Organization:

2.1 Consultants help develop site plan that achieves primary LCP goals stated in the Plan.

- Conduct Public hearings to identify desired Land Use patterns in the area.
- Create road system that does not bisect vital habitat corridors.
- Create buffers that protect important agricultural lands.
- Create appropriate Coastal Access and public recreation spaces.

2.2 Specific Plan shall incorporate detailed natural resource protection criteria.

- Specific Plan shall address non-point pollution control and protection of environmentally sensitive wetland and habitat in the area by the development of Wetland and Open Space Management Plan.
- Specific Plan shall establish a buffer to protect adjacent agricultural lands.
- Specific Plan shall include a Coastal Access and Recreation section in the Landscape and Open Space section that clearly defines how site will be accessible to the public.

2.3 Establish Specific Criteria for Land Use regulations Development Standards and Design Guidelines for unconstrained land that reflects Coastal priority uses.

- Following Public hearings refine development criteria and Land Use designations to reflect policy direction of City Council received at Public hearings.

2.4 Develop specific criteria for infrastructure adequate to serve proposed facilities without promoting growth outside urban limits line.

- Specific Plan shall detail roadway, parking and public transportation standards including access to rail and shuttle services and be amended to reflect policy direction at public hearings.
- A detailed component defining the bicycle and pedestrian system including coastal access provisions shall be amended to reflect policy directions.
- A detailed Utilities sections including water, sewer, storm drainage, energy, communications and seawater access shall be amended to reflect policy directions.
- A detailed Public service section shall be amended to indicate how police, fire, schools and parks and recreation services will be provided in the development to reflect policy directions.

Task 3 - Zoning Designations and Local Coastal Implementation Plan

Objectives:

- To develop an Implementation Plan that is compatible with the current LCP and protects Natural resources.
- To develop an Implementation Plan that is legally defensible.
- To develop an Implementation Plan that is easy to use for staff and the public.

Work Organization:

3.1 Develop implementation criteria to reflect policy direction.

- Implementation regulations will be drafted to reflect the directions identified in the Specific Plan following modifications requested at public hearings.
- Processing for development proposals will follow existing administrative guidelines that are already certified to ensure that coastal permit processing is consistent, effective and efficient.

Task 4 - Draft Plan for Certification

Objectives:

- To compile all work items into a cohesive document for final public review.
- To encourage further public participation in reviewing final Terrace Point Land Use Certification.

Work organization:

4.1 Administrative Draft Review

- The City will produce an administrative draft Terrace Point Specific Plan with the help of designated consultants, with associated General Plan, LCP and zoning and Implementation regulations to respond to policy direction obtained through previous extensive public review process. The Administrative draft will be given to appropriate City and Coastal Commission staff for comment. Revisions will be incorporated.

4.2 Prepare public review draft

- Based on the comments received from the Commission and Staff the document will be prepared for further public review.

4.3 Public Hearings

- Final plan will be presented to the Planning Commission and the City Council. Revisions will be incorporated and the document will be forwarded to Coastal Commission for final Certification.

Task 5 - Work With CCC Staff to Certify LCP designations at Coastal Commission
Objective:

- To gain LCP certification for the Terrace Point properties from the Coastal Commission.

Work Organization:

5.1 Final Plan will be presented to the Coastal Commission Staff for review and certification.

5.2 Following action the City will produce a final plan that reflects actions taken.

5.3 City will be in a position to issue Coastal permits if applicant conforms with established City procedures.

City of Santa Cruz

Certification of Terrace Point Local Coastal Program

Budget

		Consultants	Staff
Task 1 Environmental for Local Coastal Plan amendments			
1.1	Prepare EIR addendum	\$35,000	\$5000
1.2	Map environmental Constraints	\$ 3,000	\$2000
1.3	Develop Land Use Designations	<u>\$ 2,500</u>	<u>\$2000</u>
		\$40,500	\$9,000
Task 2 Specific Plan for the Site			
2.1	Develop Site Plan	\$8,000	\$ 2,000
2.2	Incorporate Natural Resource Protection Criteria	\$20,000	\$ 8,000
2.3	Develop Land Use Development Standards	\$17,000	\$ 8,000
2.4	Develop Criteria for Infrastructure	<u>\$ 2,000</u>	<u>\$ 1,000</u>
		\$47,000	\$19,000
Task 3 Local Coastal Implementation Plan			
3.1	Develop Implementation Criteria	\$6000	\$ 4,000
3.2	Coordinate Process with existing City LCP.	<u>\$3000</u>	<u>\$ 2,000</u>
		\$9,000	\$ 6,000
Task 4 Draft LCP and Specific Plan			
4.1	Administrative Draft (legal review)	\$18,000	\$10,500
4.2	Public Review of Refined Draft		\$ 1,500
4.3	Public Hearings		<u>\$ 2,000</u>
		\$18,000	\$14,000
Task 5 Coastal Commission Certification			
5.1	Submit LCP Certification to Coastal Commission		\$1,000
5.2	Modify Plan to reflect Coastal Commission concerns		\$1,500
5.3	City takes over Permit Processing		<u>\$ 00</u>
			\$2,500
Adminstation and Expenses			
Total		\$114,500	\$50,500
Grand Total			\$165,000

CITY OF HALF MOON BAY

COASTAL LAND USE PLAN UPDATE

BACKGROUND

The City of Half Moon Bay originally adopted its Coastal Land Use Plan in the 1980s and substantially amended it in 1993. Since the city lies entirely within the coastal zone, the city's current Coastal Land Use Plan serves as a major component of the city's General Plan. Though the two documents address many of the same topics, their inconsistencies are extensive.

Recent changes within the Half Moon Bay community have spawned numerous issues that are beyond the scope of the current Coastal Land Use Plan policies. Such changes have been impacting the character of what was recently a secluded, quiet coastal community with a significant agricultural component to its local industry. Conveniently situated at the crossroads of State Routes 1 and 92, the city and surrounding coastal communities have grown rapidly in the past five years, mostly accommodating the growing housing demand for Silicon Valley employees. This rapid growth has brought a change in demographics, increased traffic and congestion, and widened the gap between housing and available jobs. The community has begun to reflect a desire for a new character; one with the vision of creating a community that is economically, environmentally, and socially sustainable. Through recent citizen participation efforts, the city has heard from the community that there is a great desire to protect coastal resources, improve public access, and limit growth.

The Half Moon Bay community has committed to updating the Coastal Land Use Plan and General Plan to reflect new community goals and objectives. In 1997 the city invested \$60,000.00 in a public involvement effort that produced a report summarizing the community's main issues and concerns and reflecting the community's vision. A special task force formed by the city called the Public Advisory Committee (PAC) compiled this report. The city also hired a private consultant to facilitate the PAC. Emerging concerns and issues addressed in the PAC Report include preserving agricultural lands, open space and view corridors, particularly along the coastline, improving coastal access, protecting environmentally sensitive habitats, increasing visitor serving uses, balancing community jobs and housing, addressing unacceptable levels of traffic congestion, controlling residential growth, and dealing with antiquated, substandard subdivisions.

In 1998 the city hired a team of private consultants to revise the Coastal Land Use Plan and General Plan (hereinafter, comprehensive plan). Using the PAC report as a resource, the consultant team produced an Existing Conditions Workbook, Issues Summary, Alternatives Workbook, and has conducted a number of public workshops and outreach efforts. The Planning Commission and City Council are currently working towards adoption of a preferred land use and circulation alternative on which

the comprehensive plan policies will be based. This step has proven to be more of a challenge than anticipated. The community still has yet to grasp the full spectrum of ramifications of the city's recent pace of growth and change. The community represents many new as well as historic interests. The win-win solution has not been simple to assemble, but the community is committed to choosing a path that will satisfy a majority of interests and solve the critical issues.

Unfortunately, one outcome of this complicated exercise is a diminished budget. The city has already contributed approximately \$260,000.00 to the update effort (\$60,000 for the PAC Report and \$200,000 to date for the Comprehensive Plan effort). The city is requesting \$250,000.00 from the Coastal Commission to develop the coastal policy document and complete the comprehensive plan. The consultants have yet to write policies and assemble plan elements, and conduct the environmental review of the plan. Award of this grant request will enable the update process to continue according to the following work plan and result in a comprehensive plan that will be adoptable by both the city and the Coastal Commission.

WORK PLAN

Quarterly reports summarizing the progress of the work plan will be provided to the Coastal Commission. These report will also summarize quarterly expenditures, which are estimated on the enclosed budget worksheet.

Task 1:

Prepare Draft Comprehensive Plan (LCP Amendment and General Plan)

This task will result in the completion of a draft comprehensive plan that will contain policies applicable to the Local Coastal Program as well as the General Plan.

Prepare Administrative Draft Comprehensive Plan Elements

The consultant team will translate the preferred land use alternative into comprehensive plan elements. Each element will be prepared in a draft form for review by the city. The elements will include policy and program development and will include appropriate maps for the following classifications:

- Land Use (including Agriculture)
- Circulation
- Housing Element
- Conservation Element (including Environmentally Sensitive Habitat Areas and Archaeological and Palentological Resources)
- Open Space Element (including visual resources)

- Noise Element
- Safety Element (including Hazards)
- Parks and Recreation Element (including Coastal Access and Recreation)
- Economic Development Element

Product: Administrative Draft Comprehensive Plan Elements (10)

City Review and Consultation with Coastal Commission North Coast Area Staff

The administrative draft comprehensive plan elements will be reviewed and comments will be obtained from the city. The city will consult with the Coastal Commission North Coast Area Staff.

Prepare Draft Comprehensive Plan Elements

The consultant team will prepare the draft comprehensive plan elements to incorporate comments received from the committee.

Product: Draft Comprehensive Plan Elements (10)

City Review

The draft comprehensive plan elements will be reviewed and approved by the city.

Prepare Administrative Draft Comprehensive Plan

Following approval of the draft comprehensive plan elements by the city, the consultant team will combine the elements into a comprehensive plan document in a format supported by the city. The consultant team will also review and revise the zoning ordinance and other implementing ordinances as applicable for consistency with the administrative draft comprehensive plan.

The administrative draft comprehensive plan will include a cover page, acknowledgments, table of contents, list of figures and tables, introduction, individual elements, index and glossary.

Product: Administrative Draft Comprehensive Plan (10)

City Review

The administrative draft comprehensive plan will be reviewed and comments will be obtained from the city.

Prepare Draft Comprehensive Plan

The consultant team will prepare the draft comprehensive plan to incorporate comments received from the city. One hundred (100) copies of the draft comprehensive plan will be printed for distribution with the draft environmental impact report.

Product: Draft Comprehensive Plan (100)

Task 2: Environmental Review

This task will result in the completion of the environmental review process.

Kick-Off Meeting

The consultant team will meet with city staff to establish a solid foundation for the successful completion of the environmental impact report. Topics to be discussed at the kick-off meeting will include confirmation of key elements of the project description and determination of the proposed schedule for deliverables. During the meeting, any final considerations associated with the environmental impact report scope of work will be addressed, including:

- The format of the environmental impact report,
- Standards of significance to be used for each issue,
- The scope of the alternatives and cumulative impact assessment, and
- Assumptions about technical data available to the consultant team.

Prepare Notice of Preparation

Because an environmental impact report will be required for the comprehensive plan update, it is not necessary to prepare or circulate an initial study. To meet state requirements for an environmental impact report and to allow the public to have input into the scope of the environmental impact report, the consultant team will prepare a notice of preparation using a format acceptable to the city.

City staff will meet with the Coastal Commission North Coast Staff to review the notice of preparation and include in the scope any additional issues identified by the coastal commission staff.

Upon receipt of the city's comments, requested changes will be made and a final version of the notice of preparation will be prepared. The consultant team will review all comments received in response to the notice of preparation to determine if the environmental impact report scope adequately covers all issues raised by the comments. Any potential gaps will be discussed with city staff to determine whether the environmental impact report scope requires amendment.

Prepare Administrative Draft Environmental Impact Report

Upon completion of the draft comprehensive plan, the administrative draft environmental impact report will be prepared. This is assumed to be a program-level environmental impact report. The purpose of the program-level environmental impact report is to evaluate the cumulative impacts, growth inducing impacts, and irreversible impacts on the environment from the implementation of the comprehensive plan update.

The environmental impact report will evaluate the potential environmental impacts associated with the implementation of the policies and programs contained in the draft comprehensive plan based upon the preferred land use alternative.

Mitigation measures recommended in the environmental impact report will be incorporated into the final comprehensive plan as comprehensive plan policies or programs. As subsequent projects are approved and implemented, findings of comprehensive plan consistency will be required, including consistency with the mitigation measures that are incorporated into the final comprehensive plan. This will allow the final adopted comprehensive plan to be self-mitigating.

The environmental impact report will utilize standard formats as modified to be consistent with the draft comprehensive plan format. The administrative draft environmental impact report will include the following subtasks:

- Coordinate with other local, state and federal agencies, including Coastal Commission Staff, to ensure that all significant issues are addressed in the administrative draft environmental impact report.
- Review existing information.
- Conduct supplement site investigations as necessary.
- Prepare the administrative draft environmental impact report. Ten (10) copies will be printed and distributed to the city staff for review and comment.

In order to prepare a program environmental impact report that meets the needs of the city and the requirements of state law, the environmental impact report will be comprised of the following chapters:

- Executive Summary
- Introduction
- Setting, Impacts, and Mitigation Measures
- Alternatives Analysis
- Cumulative Impacts
- Other CEQA Sections

For the comprehensive plan update environmental impact report, our team is proposing to evaluate the following environmental resources:

- geology and soils,
- hydrology and water quality,
- biological resources,
- cultural resources,
- transportation,
- air quality,
- noise,
- land use,
- public services,
- public safety, and
- socioeconomics.

Product: Administrative Draft Environmental Impact Report (5)

Administrative Draft Mitigation Monitoring Program

The consultant team will prepare a mitigation monitoring program that provides methodologies to enforce and confirm the implementation of each mitigation measure identified in the draft environmental impact report. The mitigation monitoring program will be prepared in a city-provided format or a tabular format acceptable to the city. The format will include the following entries: mitigation measure, entity responsible for implementing the measure, entity responsible for monitoring the measure, and timing of monitoring.

Monitoring information will be provided for all mitigation measures addressed in the draft environmental impact report.

Product: Administrative Draft Mitigation Monitoring Program (5)

Prepare Draft Environmental Impact Report

The city staff comments will be incorporated into the draft environmental impact report. One hundred (100) copies will be printed and distributed with the draft comprehensive plan for public review.

Additionally, the draft comprehensive plan and draft environmental impact report will be provided to the city in electronic (portable document format) format to enable the city to print additional copies or to post the documents to the city's web site for viewing and/or downloading for viewing or printing by the general public. Alternatively, the documents could be posted to the consultant's web site for the same purpose.

A notice of completion will be prepared and filed with the California Office of Planning and Research and the San Mateo County Clerk's Office. A notice of availability will be prepared and published in a local general circulation newspaper.

Product: Draft Environmental Impact Report (100)

City Staff Consultation with Coastal Commission

The city will consult with the Coastal Commission North Coast Staff and receive final comments on the draft comprehensive plan and EIR.

Public Workshop

It is anticipated that the city will hold a public workshop to solicit comments from the public on the draft comprehensive plan and draft environmental impact report during the mandatory public review period for the draft environmental impact report. The consultant team will prepare a presentation for the public workshop and will be present to receive comments on the draft comprehensive plan and draft environmental impact report.

Task 3: Review & Adoption

This task will result in the consideration and adoption of the comprehensive plan update by the planning commission and city council.

Prepare Final Environmental Impact Report

At the conclusion of the public review period, the consultant will evaluate comments received during the public review period and will prepare responses to those comments. The comments, responses to the comments, and any necessary changes to the environmental impact report will be included in the final environmental impact report. One hundred (100) copies will be printed and distributed.

The final comprehensive plan and the final environmental impact report will be provided to the city in electronic (portable document format) format to enable the city to print additional copies or to post the documents to the city's web site for viewing and/or downloading for viewing or printing by the general public. Alternatively, the documents could be posted to the consultant's web site for the same purpose.

Product: Final Environmental Impact Report (100)

Prepare Final Draft Comprehensive Plan

Based on the conclusions contained in the final environmental impact report, the draft comprehensive plan will be revised to incorporate additional policies and programs as necessary to mitigate potentially significant environmental impacts.

The final draft comprehensive plan will include special emphasis of the revisions to facilitate review by the city.

Product: Final Draft Comprehensive Plan (25)

City Review

Following completion of the final draft comprehensive plan, it will be reviewed by the city and the consultant will meet with the city to discuss the revisions and make any final revisions prior to preparing the final comprehensive plan for consideration by the planning commission and city council.

Prepare Final Comprehensive Plan

The final revisions will be made to the final draft comprehensive plan and the final comprehensive plan will be prepared for consideration by the planning commission and city council. Twenty-five (25) copies of the final comprehensive plan will be printed and distributed to the planning commission, city council and city staff.

Product: Final Comprehensive Plan (25)

Final Mitigation Monitoring Program

Based on any revisions made in the final environmental impact report, the consultant team will prepare the final mitigation monitoring program. The final mitigation monitoring program will be incorporated into the project consideration materials discussed in the following subtasks.

Prepare Planning Commission Project Consideration Materials

Project consideration materials will be prepared for consideration by the planning commission and will include a staff report, resolutions, findings, and a mitigation monitoring program for certification of the final environmental impact report and adoption of the final comprehensive plan.

Product: Planning Commission Project Consideration Materials (10)

Planning Commission Public Hearings

Appropriate consultant team members will attend a maximum of two (2) planning commission public hearings for consideration of the final environmental impact report and final comprehensive plan. The consultant team will present the project consideration materials and will answer questions regarding the documents.

Prepare Planning Commission Changes Memorandum

Following action by the planning commission, the consultant team will prepare a memorandum outlining planning commission recommended changes to the final comprehensive plan and final environmental impact report. The memorandum will be included in the project consideration materials to be prepared for consideration by the city council.

Product: Planning Commission Changes Memorandum (10)

Prepared City Council Project Consideration Materials

The consultant will prepare project consideration materials including a staff report, resolutions, findings and a mitigation monitoring program for certification of the final environmental impact report and adoption of the final comprehensive plan. These materials will also include the memorandum outlining recommended changes obtained from the planning commission.

Product: City Council Project Consideration Materials (10)

City Council Public Hearings

Appropriate consultant team members will attend a maximum of two (2) city council public hearings for consideration of the final environmental impact report and final comprehensive plan. The consultant team will present the project consideration materials and will answer questions regarding the documents.

Prepare and File Notice of Determination

Following action by the city council, a notice of determination will be prepared and filed with the California Office of Planning and Research and the San Mateo County Clerk's Office.

Coastal Commission Hearings

Following action by the city council, the final comprehensive plan will be prepared to incorporate all adopted changes resulting from the planning commission and city council actions. The consultant team and city staff will present the final comprehensive plan to the Coastal Commission for consideration during public hearings.

Prepare Final Adopted Comprehensive Plan

Once adopted by the Coastal Commission, the final adopted comprehensive plan will be provided as a reproducible original and will also will be provided in electronic (portable document format) format that can be utilized by the city to print copies or post to the city's web site. The consultant will work with the city web site technician to develop a search engine to search for related policies and programs over the internet at the city's web site or at city staff workstations.

Product: Final Adopted Comprehensive Plan (1)

Project Completion

The consultant will perform standard project completion tasks necessary to complete the comprehensive plan update process.

City of Half Moon Bay Coastal Land Use Plan and General Plan Update Timeline

Land use and circulation alternative proposal to City Council	May 1999
Administrative Draft Comprehensive Plan elements	July 1999
City Staff Review and Consultation with Coastal Commission	August 1999
*Draft Comprehensive Plan elements	September 1999
City Staff Review	September 1999
NOP Preparation and Distribution	October 1999
Public mailer completed and sent	October 1999
Administrative Draft Comprehensive Plan	October 1999
City staff review of Draft Comprehensive Plan	November 1999
NOP comments received	November 1999
*Draft Comprehensive Plan	November 1999
Environmental Review - kick off meeting	November 1999
Administrative Draft Program Level EIR and Mitigation Monitoring Program	December 2000
City Staff Review	December 2000
*Draft Program Level EIR and Mitigation Monitoring Program	January 2000
NOC Preparation and Distribution	January 2000
EIR program level public workshop	January 2000
End of Program Level EIR public review period	March 2000
Final Program Level EIR	March 2000
Final Draft Comprehensive Plan	March 2000
City Staff Review and Consultation with Coastal Commission Staff	March 2000
*Final Comprehensive Plan, Program Level EIR, and Mitigation Monitoring Program	April 2000
Planning Commission Consideration Package	April 2000
Planning Commission Public Hearings (2)	April 2000
Planning Commission memorandum of suggested modifications	April 2000
City Council Consideration Package	May 2000
City Council Public Hearings (2)	May 2000
Coastal Commission Hearings (2)	May 2000
NOD Preparation, Filing, and Posting	May 2000
*Final Adopted Coastal Land Use Plan and General Plan	May 2000

Note: * Signifies work product milestones

Update & EIR Coastal Commission Grant Budget

Task	Consultant Team	City Staff	Total	Quarterly Total
Prepare administrative draft general plan elements*	65,000.00		65,000.00	
City staff review and Consultation with Coastal Commission		1,800.00	1,800.00	
Prepare draft general plan elements**	9,500.00		9,500.00	76,300.00
City staff review		1,800.00	1,800.00	
Prepare and Distribute NOP	1,200.00		1,200.00	
Public Mailer completed and sent	880.00		880.00	
Prepare administrative draft comprehensive general plan**	1,250.00		1,250.00	
City staff review		1,800.00	1,800.00	
Receive comments on NOP	800.00		800.00	
Prepare draft comprehensive general plan**	3,450.00		3,450.00	11,180.00
Attend kick off meeting for environmental review*	6,000.00		6,000.00	
Prepare Admin. Draft EIR & Mitigation Monitoring Program**	20,000.00		20,000.00	
City Staff review		1,800.00	1,800.00	
Prepare Draft EIR and Mitigation Monitoring Program**	4,550.00		4,550.00	32,350.00
Prepare and distribute NOC	1,350.00		1,350.00	
Conduct public workshop on DEIR*	7,000.00		7,000.00	
Prepare Final Program Level EIR**	9,300.00		9,300.00	
Prepare final draft comprehensive plan**	6,500.00		6,500.00	
City staff review and Consultation with Coastal Commission		2,025.00	2,025.00	
Prepare planning commission project consideration package**	6,300.00		6,300.00	32,475.00
Attend planning commission public hearings (2)*	7,000.00		7,000.00	
Prepare memo of suggested changes**	1,250.00		1,250.00	
Prepare city council project consideration package**	5,000.00		5,000.00	
Attend city council public hearings (2)*	7,000.00		7,000.00	
Attend Coastal Commission hearings (2)*	7,000.00		7,000.00	
Prepare, file, and post NOD	2,100.00		2,100.00	
Prepare final adopted comprehensive general plan**	5,500.00		5,500.00	34,850.00
Projected Cost	177,930.00	9,225.00	187,155.00	

* Budget includes travel expenses

** Budget includes reproduction costs for number of copies indicated in the work program

*** In kind contribution from the City of Half Moon Bay

WORK PROGRAM AND BUDGET

Task	Budget		Products	Schedule
	Lawrence Associates	City Staff		
Research <ul style="list-style-type: none"> ♦ Review current LCP and Implementation Ordinances ♦ Review model documents recommended by CCC ♦ Overview of related documents and City policies ♦ Coordinate with CCC staff for current Coastal Act requirements ♦ Conduct staff meetings and reconnaissance of Coastal Zone 	\$3,375	1,014		8/3-8/28/98
Issues Identification <ul style="list-style-type: none"> ♦ Identify issues with current LCP ♦ Coordinate with staff and other departments ♦ Prepare defined statement of issues for staff review 	\$1,125	391	Issues Statement	8/31-9/4/98
Outline <ul style="list-style-type: none"> ♦ Prepare draft outline of Coastal Element for staff review ♦ Prepare more detailed work program for staff review 	\$1,125	243	Draft Outline (Table of Contents)	9/7-9/11/98
Goals, Policies and Objectives <ul style="list-style-type: none"> ♦ Update Goals, Policies and Objectives to address identified issues ♦ Staff review ♦ Revise Draft Goals, etc. ♦ Staff review 	\$3,000	670	Draft Goals, Policies and Objectives	9/14-10/29/98 10/29-11/15/98 11/15-11/30/98 11/30/98-2/12/99
Background <ul style="list-style-type: none"> ♦ Prepare draft background and area description sections ♦ Update data and inventories where appropriate ♦ Staff review 	\$3,000	1,119	Draft Report	11/30-12/15/98 12/15-1/7/99
Figures and Graphics <ul style="list-style-type: none"> ♦ Prepare tables, figures and graphics ♦ Staff review 	\$2,250	617	Draft tables, figures and graphics	1/11-2/19/99 2/19-2/26/99
Circulation of Goals, etc. <ul style="list-style-type: none"> ♦ Study Sessions with Planning Commission and City Council ♦ Revisions to Goals, etc. 	\$750	932		2/23-3/15/99 3/15-3/22/99

EXHIBIT NO. 10

APPLICATION NO.

HUNTINGTON BEACH

1 of 2

Implementing Ordinances ♦ Review implementing ordinances, specific plans and admin. Procedures for consistency with Goals, Policies and Objectives ♦ Identify ordinance, SP and admin. Amendments if needed. ♦ Staff review	\$3,375	1,119	Draft Implementing Ordinances	3/15-3/31/99
Final Draft ♦ Prepare final draft of Coastal Element ♦ Staff review	\$1,500	1,231	Final Draft Element	2/26-3/31/99
Public Comment Period ♦ Advertise and Circulate Draft for Public Comment prior to public hearings	750	356		4/1-4/30/99
Public Hearings ♦ Planning Commission ♦ City Council	750	782		5/11/99 6/1/99
Final Draft Revisions ♦ Modify draft pursuant to public comments and results of public hearings ♦ Staff Review	750	503		6/2-6/11/99
Submit Draft to Coastal Commission for Review and Processing ♦ Submittal of Local Coastal Program Update ♦ Coastal Commission Hearing	750	1,231		6/14/99 8/99
TOTAL	\$21,750	\$10,208		

SANTA BARBARA COUNTY
COASTAL ZONING ORDINANCE UPDATE
WORK PROGRAM

TASK 1

- Develop text changes to Article II, Santa Barbara County Coastal Zoning Ordinance, to conform the County's discretionary permit appeal process to the California Coastal Commission's Administrative Regulations. The structure of the County's certified Coastal Zoning Ordinance allows for certain projects to be appealed to the Coastal Commission both at the discretionary and follow-up land use clearance stage (the point when the county issues a Coastal Development Permit). This proposed CZO update would remedy this situation by requiring the approval of the Coastal Development Permit in conjunction with the discretionary permit (Conditional Use Permit, Development Plan, Oil Production Plan, etc.). In addition, the proposed update will focus on resolving jurisdiction and enforcement responsibility issues that arise when a County Coastal Development Permit is appealed to the Commission and is modified in the appeal process.

TASK 2

- Internal review, including County Counsel, of proposed amendments and make any necessary revisions.

TASK 3

- Hold one public workshop to obtain comments on the proposed amendments from interested parties.

TASK 4

- Revised proposed amendments based comments from the public.
- Conduct the required environmental analysis.

TASK 5

- Staff Report for Decision-maker and Public Hearing Preparation
- Present amendments to the Planning Commission (1 public hearing) for recommendations to be transmitted to the Board of Supervisors.

TASK 6

- Board Letter for Decision-maker and Public Hearing Preparation
- Present Planning Commission recommendation to the Board of Supervisors (1 public hearing).

TASK 7

- California Coastal Commission Certification Hearings and Administration

TASK 8

- Implementation, training and publication

EXHIBIT NO. 11
APPLICATION NO.
STA. BARBARA COUNTY
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**SANTA BARBARA COUNTY
CZO COMPREHENSIVE UPDATE
BUDGET**

TASKS								staff hours (\$78.00/hr)	cost
TASK 1 -- Ordinance Preparation								50	3900
TASK 2 -- Internal/County Counsel Review								40	3120
TASK 3 -- Public Workshop								15	1170
TASK 4 -- Revise Ordinance Amend./Conduct Environmental Review								50	3900
TASK 5 -- Planning Commission Hearing and Preparation								25	1950
TASK 6 -- Board of Supervisors Hearing and Preparation								25	1950
TASK 7 -- CCC Certification Hearings and Administration								40	3120
TASK 8 -- Implementation, training, publication								20	1560
Hearing/Noticing/Travel Costs								0	2000
TOTAL HOURS/COST								265	22670

SANTA BARBARA COUNTY
COASTAL ZONING ORDINANCE UPDATE
TIMELINE/PRODUCTS

FIRST QUARTER

TASK 1 -- Develop text changes to Article II (7/1/99-8/1/99)

TASK 2 -- Internal review (8/2/99-8/20/99)

TASK 3 -- public workshop (8/25/99)

TASK 4 -- Revised proposed amendments and conduct the required environmental analysis (8/26/99-9/15/99)

SECOND QUARTER

TASK 5a -- Staff Report and Public Hearing Preparation (9/23/99-10/6/99)

TASK 5b -- Planning Commission hearing (10/13/99)

TASK 6a -- Board Letter and Public Hearing Preparation (10/14/99-11/10/99)

TASK 6b -- Planning Commission hearing (11/23/99)

TASK 7 -- California Coastal Commission Certification Hearings and Administration (11/24/99-1/18/00)

THIRD QUARTER

TASK 8 - Implementation, training and publication (1/19/00-2/15/00)

PROJECT COMPLETION DATE: February 27, 2000

Schedule Assumes Project Start Date July 1, 1999

* *Copies of work products will be forwarded to the Coastal Commission staff*

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SANTA BARBARA COUNTY CZO UPDATE SCHEDULE

ID	Name	Duration	July					August				September				October				November				December					
			27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19	26
1	Task 1 -- Develop Text Changes	4.4w	██████████																										
2	Task 2 -- Internal Review and Revisions	3w					██████████	██████████	██████████	██████████	██████████																		
3	Task 3 -- Public Workshop	0d									●																		
4	Task 4 -- Revise per public cmnts/Env. Rvw.	3w									██████████	██████████	██████████	██████████	██████████														
5	Task 5a --Staff Report/Hearing Preparation	2w												██████████	██████████														
6	Task 5b -- Planning Commission Hearing	0d															●												
7	Task 6a- Board Letter/ Hearing Preparation	4w															██████████	██████████	██████████	██████████	██████████	██████████							
8	Task 6b -- Board of Supervisors Hearing	0d																				●							
9	Task 7 -- CCC Certification Hearing/Admin	8w																				██████████	██████████	██████████	██████████	██████████	██████████	██████████	██████████
10	Task 8 -- Implementation/Training/Publication	4w																											
11	Project Completion	0d																											

Project:
Date: 1/28/99

Critical



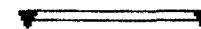
Noncritical



Milestone



Summary



SANTA BARBARA COUNTY CZO UPDATE SCHEDULE																																															
January					February				March				April				May				June				July				August				September				Octobe										
2	9	16	23	30	6	13	20	27	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	3	10	17	24	1	8	15						

Project:
Date: 1/28/99

Critical Noncritical Milestone Summary

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