

CALIFORNIA COASTAL COMMISSION

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W 9**RECORD PACKET COPY**

November 16, 2000

TO: Commissioners and Interested Persons

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

SUBJECT: **Recommended Funding for FY 2000-01 Local Coastal Program (LCP) Assistance Grant Program** (for Commission review and action at its meeting of December 13, 2000 in San Francisco).

The FY 2000/01 Coastal Commission budget contains \$500,000 to disburse for LCP Assistance Grants to local governments. The staff is recommending awards totalling \$400,000 of this budget for LCP grants to eleven cities and counties. A recommendation for award of the remaining \$100,000 is being deferred until the Commission has the opportunity to review a twelfth application, the City of Malibu's work program to develop a total LCP. The City of Malibu is submitting an LCP grant application in response to the passage of AB 988 (Hertzberg. Local Coastal Program: City of Malibu). The Malibu grant application will be set for Commission as expeditiously as possible.

STAFF RECOMMENDATION

Staff recommends that the Commission approve eleven grants, as conditioned, to fund the LCP work programs of eleven jurisdictions with \$400,000 in local assistance grant money. The chart below lists the jurisdictions, their proposed projects, the amounts requested, and the grant awards recommended. A summary of the staff recommendation is located on pages 3-5. In addition, each grant request and any proposed condition of each award are discussed in the report, as indicated by the page numbers in the chart. The complete work program proposed by each jurisdiction is attached as an exhibit.

| Jurisdiction | Project Description (p. in staff rept.) | Grant Request | Recom. Award |
|-----------------------|---|------------------|------------------|
| 1) Del Norte Co. | LCP Update (p. 6) | \$35,778 | \$35,778 |
| 2) Crescent City | LCP Update (p. 7) | 36,480 | 30,200 |
| 3) San Mateo Co. | LCP (Mid-Coast) Update (p. 8) | 40,537 | 40,537 |
| 4) Half Moon Bay | LUP Partial Update (p. 9) | 74,030 | 64,030 |
| 5) Carmel-by-the-Sea | LUP Historic Structures Survey (p. 10) | 40,000 | 36,000 |
| 6) S. Luis Obispo Co. | LCP (North Coast) Update (p. 12) | 86,869 | 16,506 |
| 7) Morro Bay | LCP (Urban Runoff) Update (p. 13) | 41,584 | 36,310 |
| 8) Los Angeles Co. | LCP Completion - S. Mon. Mts. (p. 14) | 75,000 | 61,500 |
| 9) Hermosa Beach | LCP Completion (p. 15) | 5,970 | 5,970 |
| 10) Redondo Beach | LUP Update/LCP Completion (p. 16) | 75,000 | 49,621 |
| 11) City of San Diego | La Jolla PD Ordinance Update (p. 18) | 35,932 | 23,548 |
| Total | | \$547,180 | \$400,000 |

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

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

CRITERIA

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

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

In addition, special consideration was given to applications that provided an opportunity to complete planning work in areas where the Commission has previously adopted priorities for completing or reviewing LCPs. After application review based on the criteria, other factors

entered into the staff recommendation. The staff reviewed the applications for adequacy, clarity, and completeness of the work programs, and staff assessed whether the work programs provided adequate guidelines to achieve intended results and to enable the Commission to monitor compliance of the grant.

SUMMARY OF RECOMMENDATION

The FY 2000/01 Coastal Commission budget contains \$500,000 to disburse for LCP Assistance Grants to local

governments. \$400,000 of this budget is available now to award LCP grants to the eleven cities and counties that have applied for funding assistance.

Staff recommends full funding for three of the eleven LCP grant applications: the Counties of Del Norte and San Mateo, and the City of Hermosa Beach. Staff recommends partial funding for the remaining eight applications.

In the case of all eleven grant recommendations, the jurisdictions' applications meet all or most of the grant evaluation criteria. The Hermosa Beach and Redondo Beach applications are for funds to complete the cities' LCPs, and the County of Los Angeles application is for funds to complete the Malibu/Santa Monica Mountains LCP segment. Two jurisdictions, Del Norte County and Crescent City, are applying for funds to complete comprehensive updates of their total LCPs, while San Luis Obispo County's request is for funds to complete a comprehensive update of the North Coast Area LCP.

San Mateo County's grant request is to fund several steps in a comprehensive Mid-Coast LCP update, already underway, and the City of San Diego request is for funds to amend the LCP ordinances for the La Jolla and La Jolla Shores communities. The three other grant applications, from Half Moon Bay, Carmel, and Morro Bay, are proposals to develop new or updated LCP policies or implementation measures related to specific issues. These include geologic hazards, and the transfer or retirement of development rights (Half Moon Bay), non-point pollution control (Half Moon Bay and Morro Bay), and the preservation of community character (Carmel).

All eleven applications reflect the Commission's priorities for programs that achieve certification of LCPs or propose LCP comprehensive updates. All the applications' work programs result in the achievement of significant products relative to Commission priorities. The total funding recommended for these eleven applications is \$400,000.

\$100,000 is being deferred pending review of the City of Malibu's application. AB 988, approved by the Governor on September 29, 2000, requires the Commission to submit a draft LUP to the City of Malibu by January 15, 2002, and to adopt an LCP for the City by September 15, 2002. While this statute requires the Commission to prepare an LCP for the City of Malibu, such an effort will need the active participation of the City. To that end the City is submitting a grant application to assist the Commission in the preparation of the LCP. The preliminary budget for the Malibu LCP work program, being prepared as a cooperative effort between the City of Malibu and Commission staff, is \$100,000. The pending Malibu grant application will be reviewed at a future Commission meeting.

FUNDING LIMITATIONS

With limited funding available, it is unfortunately not possible to consider full funding for all eleven requests. In considering allocation of the available \$400,000, staff concluded that the limited funds could best be utilized by directing them to tasks which can be completed within

the proposed grant period, and to actual planning costs rather than to operating costs. The funding recommendations reflect this as noted:

- Work program funding is limited to tasks up to and/or including the submittal stage, except in cases where the grant application is for funds specifically to complete the certification of a project already submitted (Hermosa Beach) or nearly ready for submittal (Del Norte County and Crescent City).
- Funding of budget items identified in applications as operating expenses is limited to operating costs specified for public noticing (\$1,000 for Del Norte County and \$880 for the City of San Diego) and/or to operations where the total operations budget (including printing costs) is \$1,000 or less (\$250 for San Mateo County, \$703 of Hermosa Beach, and \$1,000 for Redondo Beach). Examples of operating costs not funded where total operating costs exceed \$1,000 include travel, office supplies, postage, other printing and copying, and graphics preparation.

Additionally, funding for tasks that are related to requirements of other state mandates, such as the California Environmental Quality Act (CEQA), rather than to specific Coastal Act mandates, are not recommended for funding. Also, funding is not recommended for specific tasks or project components (such as "optional" meetings) whose need has not been demonstrated in submitted application materials.

CONDITIONS OF GRANT AWARD

Where a recommendation results in a modified work program budget, the grant is conditioned for the submittal of a revised work program to reflect the tasks actually approved and the actual grant funding level.

Staff is also recommending that several grants be subject to conditions requiring a modification of work program focus. Given emerging and evolving coastal issues, the local assistance grant program should be considered as a tool to implement key coastal policies. Furthermore, given the Commission's staffing limitations, the more direction and specificity relative to LCP preparation that can be provided at the onset, the less modification that may need to be done by the Commission upon submittal.

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

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

Five of the jurisdictions that are recommended to receive grant awards are proposing LCP updates and have outstanding OTDs (Del Norte Co., Crescent City, San Mateo Co., Half Moon Bay, and San Luis Obispo Co.). As specified in the conditions recommended for these five awards, the local government will be required to develop, in conjunction with the LCP update work funded by the grant, new or updated Access Component policies and/or standards that outline a strategic plan for accepting, constructing and operating these access easements, in order to ensure the easements are accepted and managed by an appropriate and willing entity. The access components will include a strategy to achieve acceptance of OTDs within two years following certification. The awards to the other six jurisdictions are not similarly conditioned because the jurisdictions either do not have any OTDs (Carmel, Morro Bay, Hermosa Beach, and Redondo Beach), or the jurisdictions already are developing such access policies/standards as required by previous grant awards (Los Angeles Co. and City of San Diego).

Polluted runoff is a topic of national, state, and regional concern. To ensure that LCPs contain land use development mitigation measures that prevent and control polluted runoff, four of the eleven grant awards (Del Norte Co, Crescent City, San Mateo Co., and Redondo Beach) are conditioned to require, as part of the LCP update work being funded by the grant, new or updated policies to address polluted runoff. To assist local government to address this condition, as much as possible staff will provide technical assistance to aid in LCP development including suggested policies and implementing ordinances. The awards to the cities of Half Moon Bay and Morro Bay are not similarly conditioned because the applications already include tasks to address polluted runoff. The awards to four other jurisdictions (Carmel, San Luis Obispo Co., Los Angeles Co., and City of San Diego) are not conditioned to address polluted runoff because the jurisdictions already are addressing the issue as required by previous grant awards. The Hermosa Beach application does not include a condition relating to polluted runoff because the LCP already has been submitted, and the proposed work program is only to carry the submittal through the certification process.

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

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

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

PROPOSED LOCAL COASTAL PROGRAM GRANT ALLOCATIONS

1. Del Norte County **Recommended \$35,778**

Proposal Category: LCP Update
Total Project Cost: \$71,556 **Amount Requested:** \$35,778
Project Timeline: 10 months (April 2001 – January 2002)

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

Condition 1. Offers to Dedicate Public Access. Task 1-A (Submittal of LCP Update Amendments to Coastal Commission) shall include new or updated access policies and/or standards to identify a strategy for acceptance of the seventeen (17) outstanding offers to dedicate, by either the County or other acceptable entity, within two years from the date of certification of the County's LCP Update Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. Polluted Runoff. Within Task 1-A, new or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the County's LCP update.

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

Discussion.

Del Norte County initially assumed coastal permitting authority in February 1984. The County exercises coastal permit authority throughout its coastal zone, except in the Point St. George geographic segment and the Pacific Shores Subdivision area of deferred certification (ADC), two areas without a certified LCP.

The County's request for a \$35,778 grant is to provide partial funding for completion of an update to the County's LCP. The County began work on the update in 1996, and is nearly ready to submit the update to the Commission as an LCP amendment. The work program's proposed tasks include preparing the submittal package, meeting with Commission staff, participating at Commission hearings, conducting subsequent County hearings to respond to any concerns raised at Commission hearings, and publishing the updated LCP and maps.

The staff is recommending a grant of \$35,778, the full amount requested by the County to fund 50% of the project's total \$71,556 cost. The recommended funding is intended to cover all staff costs (\$24,390 for work program Tasks 1a-1e), 45% (\$10,388) of consultant costs, and the requested \$1,000 for public noticing.

Because the County is updating its LCP, the staff is recommending the grant award subject to Condition 1 requiring the update of LCP policies to outline a strategy for dealing with offers to dedicate public access. Furthermore, as explained in the summary of the recommendation, the grant award is subject to Condition 2 requiring that the LCP update

include the development of new or updated policies to address polluted runoff as part of the LCP.

****Staff recommends full grant award to Del Norte County: \$35,778**

2. Crescent City **Recommended \$30,200**

Proposal Category: LCP Update

Total Project Cost: \$84,880

Amount Requested: \$36,480

Project Timeline: 10 months (April 2001 – January 2002)

Conditions of Approval: 1) Offers to Dedicate Public Access, 2) Polluted Runoff, 3) File Sharing, 4) Revised Work Program 5) Acceptance of Conditions.

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

Condition 2. Polluted Runoff. Within Task 1-A, new or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the City's LCP update.

Condition 3. GIS File Sharing. The City shall coordinate with Commission staff as part of Task 6.0 to ensure compatibility of Geographical Information System (GIS) formatting and shall agree to product data sharing with the Commission.

Condition 4. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program, budget, and budget allocation summary to reflect funding for the specific tasks approved in this \$30,200 grant.

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

Discussion.

Crescent City initially assumed coastal permitting authority in March 1983. The City exercises coastal permit authority throughout its coastal zone, except in the Little Mo-Peepe area of deferred certification (ADC), which consists of two small areas where the LCP is not yet certified.

The City's request for a \$36,480 grant is to provide partial funding for completion of an update to the City's LCP. The City began work on the update in 1997, and is nearly ready to submit the update to the Commission as an LCP amendment. The work program's proposed tasks include preparing the submittal package, meeting with Commission staff, participating at Commission hearings, conducting subsequent City hearings to respond to any concerns raised at Commission hearings, and publishing the updated LCP and maps.

The staff is recommending a grant of \$30,200, 83% of the amount requested by the City. The recommended funding is intended to cover all requested staff costs (\$9,500) and consultant costs (\$18,300), and the requested costs (\$2,400) for Geographical Information System (GIS) mapping. The 17% portion of the grant request not being funded represents \$6,280 in operating costs.

Because the City is updating its LCP, the staff is recommending the grant award subject to Condition 1 requiring the update of LCP policies/standards to outline a strategy for dealing with an offer to dedicate public access as part of the LCP Access Component. Furthermore, as explained in the summary of the recommendation, the grant award is subject to Condition 2 requiring that the LCP update include the development of new or updated policies/standards to address polluted runoff as part of the LCP. Staff is recommending Condition 3 (GIS File Sharing) to ensure that GIS products developed with grant funds can be shared. Condition 4 (Revised Work Program) is attached to ensure that the grant contract reflects the approved work program and budget.

****Staff recommends partial grant award to Crescent City: \$30,200**

3. San Mateo County Recommended \$40,537

Proposal Category: LCP (Mid-Coast) Update

Total Project Cost: \$141,400

Amount Requested: \$40,537

Project Timeline: 12 months (December 1, 2000 – November 30, 2001)

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

Condition 1. Offers to Dedicate Public Access. Tasks 8 and 9 (Community Workshops/Refining Policy Changes, and Preparing LCP Amendment Text) shall include new or updated access policies and/or standards to identify a strategy for acceptance of the thirteen (13) outstanding offers to dedicate, by either the County or other acceptable entity, within two years from the date of certification of the County LCP Update Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. Polluted Runoff. Within Tasks 8 and 9, new or updated policies and/or standards that implement applicable management measures to identify, prevent and control nonpoint source pollution shall be incorporated into the County's LCP update.

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

Discussion.

San Mateo County initially assumed coastal permitting authority in April 1981, and exercises coastal permit authority throughout its entire coastal zone.

The County's request for a \$40,537 grant is to partially fund an update of the County's LCP for the Mid-Coast area. The Mid-Coast is the area from just north of the City of Half Moon Bay to just south of the City of Pacifica. The project component for which grant funds are requested includes the evaluation of existing LCP policies and current Mid-Coast land use

issues, and the development of LCP amendments as appropriate. The County began work on this component in July 2000.

The work program for the total project consists of thirteen tasks. The first six of these tasks already have been completed or are scheduled to be completed by November 2000. This grant request is to fund three of the remaining seven tasks, specifically **Tasks 7-9**. These three tasks include preparing an Alternatives Report for each issue already identified (**Task 7**), conducting a series of community workshops to discuss, revise and refine the Alternatives Report, particularly policy changes recommended in the Report (**Task 8**), and preparing draft LCP amendments text for subsequent (to the grant period) public hearings (**Task 9**). Funding for completion of the remaining four tasks could be considered for future LCP grant funds.

The staff is recommending a grant of \$40,537, the amount requested by the County to fund 29% of the project's total \$141,000 cost. The recommended funding is intended to cover all requested staff costs (\$34,287) and operations (\$250), and all requested consultant costs (\$6,000).

Because the County is updating its LCP, the staff is recommending the grant award subject to Condition 1 requiring the update of LCP policies/standards to outline a strategy for dealing with offers to dedicate public access. Furthermore, as explained in the summary of the recommendation, the grant award is subject to Condition 2 requiring that the LCP update includes the development of new or updated policies/standards to address polluted runoff as part of the LCP.

****Staff recommends full grant award to San Mateo County: \$40,537**

4. Half Moon Bay **Recommended \$64,030**

Proposal Category: Partial LUP Update
Total Project Cost: \$450,000 **Amount Requested: \$74,030**
Project Timeline: 12 months (January 1, 2001 – December 32, 2001)

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

Condition 1. Offers to Dedicate Public Access. A task shall be added to the work program that develops new or updated access policies and/or standards to identify a strategy for acceptance of the three (3) outstanding offers to dedicate, by either the City or other acceptable entity, within two years from the date of certification of the City LCP Update Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program, budget, and budget allocation summary to reflect funding for the specific tasks approved in this \$64,030 grant.

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

Discussion.

The City of Half Moon Bay initially assumed coastal permitting authority in April 1996, and exercises coastal permit authority throughout its entire coastal zone.

The City's request for a \$74,030 grant is to partially fund a comprehensive update of the City's LUP, which was effectively certified in 1985. The update process, already underway, was initiated to modify LUP policies in response to changing demographics, land use distribution, and coastal access and resource protection issues. This grant request is to fund three specific tasks: two of these tasks, developing methods for transferring or retiring development rights (**Task 1**), and developing policies for non-point pollution control (**Task 3**), are designed to address issues not currently addressed in the LUP. The latter task also will reflect the Commission's priorities to address polluted runoff in LCP planning efforts. The third task, creating mapping and policies for geological and flood/tsunami hazards (**Task 2**), is designed to improve existing hazards policies and maps that have caused interpretative difficulties.

The staff is recommending a grant of \$64,030, 86% of the amount requested. The recommended funding is intended to cover all requested staff costs (\$20,030) and consultant costs (\$44,000). The 14% portion of the grant request not being funded represents \$10,000 in operating costs

Because the City is updating its LCP, the staff is recommending the grant award subject to Condition 1 requiring the update of LCP policies to outline a strategy for dealing with offers to dedicate public access. Condition 2 (Revised Work Program) is attached to ensure that the grant contract reflects the approved work program and budget.

****Staff recommends partial grant award to Half Moon Bay: \$64,030**

5. Carmel-by-the-Sea Recommended \$36,000

Proposal Category: LUP Historic Structures Survey
Total Project Cost: \$84,400 **Amount Requested: \$40,000**
Project Timeline: 12 months (January 1, 2001 – December 31, 2001)

Conditions of Approval: 1) File Sharing, 2) Revised Work Program, 3) Acceptance of Conditions.

Condition 1. GIS File Sharing. The City shall coordinate with Commission staff as part of **Task 6.0** to ensure compatibility of Geographical Information System (GIS) formatting and shall agree to product data sharing with the Commission.

Condition 2. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program, budget, and budget allocation summary to reflect funding for the specific tasks approved in this \$36,000 grant. The work program shall be revised to indicate that a portion of the grant funds will be directed to new tasks related to completion of the implementation portion of the LCP, with a concomitant reduction in funded tasks related to the historic structures survey. The work plan should also indicate how the revised tasks fit into the City's ongoing work program for full completion of the Local Implementation Plan (LIP) by December 31, 2001.

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

Discussion.

The Commission approved 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. Because neither the suggested modifications for the LUP nor for the Implementation Plan were accepted by the City, Carmel does not have a certified program.

In March 1999, the Commission awarded the City a \$53,500 LCP grant (LCP-98-11) to prepare an Administrative Draft LUP, a Public Review Draft LUP, and, following Planning Commission hearings on the Public Review Draft, a Revised Draft LUP, which would provide the basis for development of implementation measures to carry out the LUP policies. The work program's final tasks are Planning Commission review of the recommended implementation measures and the preparation of a Final LCP Land Use Plan as approved by the Planning Commission. The grant's work program does not include any tasks involving City Council review of the document or final LCP submittal to the Commission. This grant will expire at the end of April 2001. The City already has made significant progress carrying out work program tasks focusing on the development of LUP policy alternatives. It is anticipated at this time that the City will submit a full LUP for Commission review and approval by April 2001.

The City's 1999 grant attached a condition that the approved work program includes the development of policies and/or implementation measures that identify and protect community character, including historical resources to the extent that these resources contribute to the special community character of Carmel. The grant was also conditioned to include the development of an LCP polluted runoff component and a beach management plan.

The City's current request for a \$40,000 grant is to partially fund preparation of an historic structures survey to support LCP implementing programs relating to the preservation of community character, including historic architectural resources, now being developed. The proposed work program includes historic structures survey research and reconnaissance tasks, public outreach workshops, database development (including information on parcels, building types and styles, significance ratings, and photos), preparation of a final survey report with survey evaluations and findings, and adoption of a final historic structures survey.

While the data development to support implementation measures to address historic resources is important, the priorities of the Commission in use of LCP grant funds is generally to support tasks directed to achieving total LCP certification. Funding only a data survey would not reflect these priorities. Therefore, in order to encourage the City to continue progress on completion of their LCP, condition 2 requires that at least some of the grant funds awarded be redirected to fund tasks related to development of an Implementation Program and ordinances. The City would cover the costs of the remaining historic structures survey and implementation work, some of which has already been completed. As such, this grant is conditioned for the submittal of a revised work program that results in funding some of the historic structures survey work, as well as tasks related to the development of a Local Implementation Plan (LIP) to carry out the LUP. The City's schedule calls for the LIP to be completed by December 31, 2001.

The staff is recommending a grant of \$36,000, 90% of the amount requested by the City. The recommended funding is intended to cover all staff costs (\$5,400) and approximately 35% (\$26,600) of consultant costs. The 10% portion of the grant request not being funded represents \$4,000 in operating costs.

The City's proposed work program **Task 6.0** (Database Development) includes inputting research and survey information into the City's Geographical Information System (GIS) program. Staff is recommending Condition 1 (GIS File Sharing) to ensure that GIS products developed with grant funds can be shared. Condition 2 (Revised Work Program) is attached to ensure that the grant contract reflects the approved work program and budget.

****Staff recommends partial grant award to Carmel: \$36,000**

6. San Luis Obispo County Recommended \$16,506

Proposal Category: LCP Update (North Coast Area)
Total Project Cost: \$286,869 **Amount Requested:** \$86,869
Project Timeline: 12 months (January 1, 2001 – December 31, 2001)

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

Condition 1. Offers to Dedicate Public Access. A task shall be added to the work program that develops new or updated access policies and/or standards to identify a strategy for acceptance of the eight (8) outstanding offers to dedicate, by either the County or other acceptable entity, within two years from the date of certification of the County LCP Update Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. Revised Work Program. Prior to execution of the contract, the County shall submit a revised work program, budget, and budget allocation summary to reflect funding for the specific tasks approved in this \$16,506 grant.

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

Discussion.

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

In November 1999, the Commission awarded the County an \$80,000 LCP grant (LCP-99-02) to provide partial funding for an LCP update of the North Coast Area Plan. The 1999 work program's emphasis is on responding to changed conditions and new information since an initial plan update, for the same geographic area, that the Coastal Commission reviewed in San Luis Obispo Co. LCP Amendment No. 1-97, approved (with suggested modifications) in January 1998. The grant's work program will result in another LCP amendment submittal that: 1) responds to the Commission's findings adopted for the previous review of the North Coast Area Plan Update in 1998 regarding project scope, accuracy of information and issue areas, and, 2) where appropriate, provides for and encourages public participation at each

step in the update process. Also, the grant award included a condition that the work program include the development of a polluted runoff component.

The County's current request for an \$86,869 grant is to partially fund additional tasks the County considers necessary to complete the North Coast Area Plan Update. Specifically, the work program requests funds for: 1) preparing a Fiscal Analysis that includes an overview, an analysis of potential fiscal effects associated with planned visitor serving and coastal dependent uses, and an analysis of economic and development/demographic trends (**Task E**, \$12,354); 2) in conjunction with the preparation of the Public Hearing Draft Plan, conducting up to five additional staff for public meetings, carrying out unanticipated studies, and hiring a mediation specialist (**Task H**, \$41,502); and 3) in conjunction with the project's Review and Adoption phase, attending public hearings (**Task I.1**, \$8,253), preparing a Final EIR (**Task I.2**, \$16,507), and conducting County adoption hearings (**Task I.3**, \$8,253).

Staff is recommending a grant in the amount of \$16,506, 19% of the amount requested by the County. The recommended funding is intended to cover all requested costs for **Tasks I.1 and I.3**, public hearing/County adoption costs. The 81% of the grant request not being funded represents the \$70,363 total budget of **Tasks E, H.4, and I.2**.

Funds are not recommended for **Task E**, fiscal analysis, consistent with considerations previously addressed by the Commission. In FY 98/99, for example, in reviewing the City of Newport Beach grant request the Commission declined to fund fiscal analysis tasks, including market feasibility studies for commercial areas. The Commission noted that with limited funds, such economic development related studies were more appropriately funded by local government. No funding is recommended for **Task H** (Public Hearing Draft Plan additional meetings, studies, and mediation) because the application does not demonstrate that the additional work outlined is required. If a need for additional work does materialize, funding could be considered from future LCP grant funds. **Task I.2**, preparation of a Final EIR, is not eligible for funding because Commission's LCP grant funds are available only for certain work related to Coastal Act requirements, and not for requirements of other state mandates such as the California Environmental Quality Act (CEQA).

Because the County is updating its LCP, the staff is recommending the grant award subject to Condition 1 requiring the update of LCP policies/standards to outline a strategy for dealing with offers to dedicate public access. Condition 2 (Revised Work Program) is attached to ensure that the grant contract reflects the approved work program and budget.

****Staff recommends partial grant award to San Luis Obispo County - \$16,506**

7. Morro Bay **Recommended \$36,310**

Proposal Category: Urban Runoff Program (LCP Update)
Total Project Cost: \$45,053 **Amount Requested: \$41,584**
Project Timeline: 12 months (January 1, 2001 – December 31, 2001)

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

Condition 1. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program, budget, and budget allocation summary to reflect funding for the specific tasks approved in this \$36,310 grant.

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

Discussion.

The City of Morro Bay assumed full coastal permitting authority in October 1984. The City's request for a \$41,584 grant is to develop policies and regulations to control polluted runoff, as part of the City's General Plan/LCP update. The urban runoff program will incorporate scientific and policy information being developed through the Commission's Plan for Controlling Polluted Runoff (CPR Plan), the Model Urban Runoff Program (MURP), and the National Estuary Program's Comprehensive Conservation and Management Plan (CCMP). The work program includes coordination with the Morro Bay National Estuary Program and the Regional Water Quality Control Board to ensure consistency in interpretation of goals, objectives, and implementation measures. The urban runoff program will be submitted as an LCP amendment.

This project will reflect the Commission's priorities to address polluted runoff in LCP planning efforts. The staff is recommending a grant of \$36,310, 87% of the amount requested by the City. The recommended funding is intended to cover all staff costs (\$36,310) through Task 6.4, amendment submittal. The 13 % portion of the grant not being funded represents \$3,848 for post-submittal tasks (Tasks 6.5-7.1) and \$1,426 in operating costs.

Condition 1 (Revised Work Program) is attached to ensure that the grant contract reflects the approved work program and budget.

****Staff recommends partial grant award to Morro Bay: \$36,310**

8. Los Angeles County Recommended \$61,500

Proposal Category: LCP Completion - Malibu/Santa Monica Mountains Segment

Total Project Cost: \$240,000 **Amount Requested:** \$75,000

Project Timeline: 12 months (May 1, 2001 – April 30, 2002)

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

Condition 1. Revised Work Program. Prior to execution of the contract, the County shall submit a revised work program, budget, and budget allocation summary to reflect funding for the specific tasks approved in this \$61,500 grant.

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

Discussion.

The Commission in December 1986 certified the County of Los Angeles Land Use Plan (LUP) for the Malibu/Santa Monica Mountains segment. In June 1998, the Commission awarded the County a \$125,000 LCP planning grant (LCP-98-01) for Phase 1 of a two-phase County work program to achieve certification of the segment's LCP. The two-phase work program consisted of a total of eight tasks, with several subtasks. The Phase I work program

included the first four of these eight tasks, and a portion of the fifth task, designed to develop an Administrative Draft of the LCP Implementation Program, and to prepare a limited revision to the LUP. The LUP revision was to reflect the 1991 incorporation of a portion of the County's Malibu/Santa Monica Mountains segment into the new City of Malibu.

Having completed the 1998 grant's work program, the County is currently carrying out tasks in its Phase 2 work program, which was approved by the Commission in March 1999. The 1999 LCP grant (LCP-98-13), also for \$112,500, consists of preparing a draft Implementation Plan and LCP for public review, conducting public hearings, Coastal Commission review, and publishing a certified LCP. The grant was conditioned to include the development of an LCP strategy for dealing with offers to dedicate public access and the development of an LCP polluted runoff component. The 1999 grant will expire at the end of April 2001.

Although the County has been making significant progress on the 1999 Phase 2 grant work program, because of unforeseen delays the County will not complete the work program before the grant expires. The County expects, by that time, to have completed most of **Task 5** (drafts of the Implementation Program and LCP), representing \$52,500 in costs, but not the work program's last three tasks, representing \$60,000 of the grant's \$112,500 budget.

The County's current \$75,000 grant application is for funds to complete the total project's work program. The application identifies the work program for these remaining tasks as Phase 3. The current request is for funds to complete **Task 5** (specifically **Task 5.3**, preparing the Public Review Draft), and the costs to carry out **Tasks 6 - 8**, i.e., the project's public review, public hearing and publication components. \$15,000 is requested to provide supplemental funds to the budgets for four subtasks (**Tasks 5.3** Public Review Draft, **6.2** Regional Planning Commission public hearings, **6.3** Revisions to Public Review Draft LCP, and **6.5** Prepare Transmittal Package to Coastal Commission). The County expects that the \$15,000 supplemental funding will allow a more comprehensive public hearing process than that originally contemplated.

The County of Los Angeles has made substantial progress completing this high priority LCP, and staff believes it is important to continue to support County efforts to achieve certification. To continue the momentum of the project underway, the County proposes the grant's start date for May 1, 2001, the day following the expiration of the current grant. The staff is recommending a grant of \$61,500, 82% of the amount requested by the County. The recommended funding is intended to cover all staff costs (\$61,500) through **Task 7.1**, LCP submittal coordination. The 18 % portion of the grant request not being funded represents \$9,000 for post-submittal tasks (**Tasks 7.2-8.3**) and \$4,500 in operating costs.

Condition 1 (Revised Work Program) is attached to ensure that the grant contract reflects the approved work program and budget.

****Staff recommends partial grant award to Los Angeles County: \$61,500**

9. Hermosa Beach **Recommended \$5,970**

Proposal Category: LCP Completion

Total Project Cost: \$5,970

Amount Requested: \$5,970

Project Timeline: 8 months (July 1, 2000 - April 1, 2001)

Conditions of Approval: None

Discussion.

The Commission certified the City of Hermosa Beach LUP in April 1982. In June 1998, the Commission awarded the City a \$35,405 LCP planning grant (LCP-98-03), to develop revisions to the LUP to reflect changes in the City's General Plan since the 1982 LUP certification, to ensure consistency of the documents, and to develop draft zoning ordinances which would be reviewed by the public and adopted by the Planning Commission and Council. The work program called for submittal of the LCP and response to any action of the Commission on the submittal. The 1998 grant expired April 30, 2000.

Although the City made significant progress on the 1998 grant work program, there were unforeseen delays in work program completion. The Commission's reimbursement to the City for work completed by that time amounted to \$33,266 of the \$35,405 grant, for completion of tasks associated with drafting the LCP documents, preparing for City hearings, and initial costs of coordination with Commission staff in preparation of the LCP submittal.

The City's current \$5,970 grant application is a request for \$1,536 to fund the two tasks in the prior work program that were not completed before the grant expired (**Tasks 7.3 and 7.4**, i.e., prepare/package the actual submittal, and work with Commission staff to finalize the submittal), and \$4,434 to fund three new tasks (**Tasks 7.5, 7.6, and 8**, i.e., participation at Commission hearings, incorporating conditions into final document, and program initiation) and printing.

The staff is recommending this fiscal year 2000-01 grant be approved for \$5,970, the full amount requested by the City for the work program as proposed. The recommended funding is intended to cover all requested staff salary costs (\$3,652) and operations (\$703 for printing), and all requested consultant costs (\$1,615).

****Staff recommends full grant award to Hermosa Beach: \$5,970**

10. Redondo Beach Recommended \$49,621

Proposal Category: LUP Update/LCP Completion
Total Project Cost: \$676,735 **Amount Requested:** \$75,000
Project Timeline: 12 months (January 1, 2001 – December 31, 2001)

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

Condition 1. Revised Work Program. \$23,643 of the \$75,000 grant is to fund preparation of a waterfront public access component, to be developed in conjunction with public access related work contained in the Heart of the City Specific Plan (Work Program **Tasks 1.1 and 1.3**). Prior to execution of the contract, the City shall submit a revised task description and budget for work program **Tasks 1.1 and 1.3** that includes a more specific breakdown of the \$23,643 budget by specific tasks to develop the LUP Public Access Component as part of the Specific Plan. **Tasks 1.1 and 1.3** can include portions of specific, already designed consultant tasks if such tasks will result in an Access Component that includes policies and implementing measures that assure that maximum public access to the coast and public recreation areas is provided. The policies and implementing measures shall include provisions to maximize pedestrian and bicycle access (and minimize the potential for conflicts between pedestrian and bicycle routes and vehicular routes), improve vehicular circulation

and parking availability, improve existing and alternative public transit opportunities, and preserve and enhance coastal view corridors.

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

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

Discussion.

The Commission certified the Land Use Plan (LUP) for the City of Redondo Beach in June 1981. In January 2000, the City submitted to the Commission the first phase of an update to the LUP, intended to provide a greater level of specificity to land use and development standards. The LUP amendment submittal, which the City refers to as Phase I of the LUP update, includes the City's entire coastal zone except for the area known as the "Heart of the City," an area that includes the AES Power Plant site, the Harbor/Pier area, and the North Catalina Avenue Corridor.

The City's request for a \$75,000 grant is to partially fund development of a Specific Plan for the Heart of the City area (**Task 1**), and to fully fund preparation of the LUP update's Phase II (i.e., **Task 2**, preparing additional LUP revisions consistent with the Heart of the City Specific Plan), and preparation of the LCP Implementation Program to implement the LUP as updated in Phases I and II (**Task 3**). The request also includes full funding for **Tasks 4-11**, the steps associated with LCP public hearings, Commission review, and initiation of local permitting authority.

The proposed \$75,000 budget includes details only of the costs for **Tasks 2 through 11**, as well as the costs for operations (city overhead) and printing. The combined costs for these budget items total \$30,417. The remainder of the \$75,000 application amounts to \$44,583, which the City requests be generally directed to the \$646,318 Heart of the City Specific Plan budget (**Task 1**). According to the City's application, "This new plan is expected to revitalize the waterfront as a pedestrian-oriented village, to reconnect the community to the waterfront, to enhance coastal access for residents and visitors, and to revitalize the Catalina Corridor as the entry to the City's waterfront area." Although the application includes the consultant's work program for the Specific Plan project, the application does not identify which consultant tasks the City wants to fund through the requested grant, other than to note that certain identified pages of the consultant's work program contain "services tied to land use plan and coastal access issues." Coastal access issues addressed in the consultant's work program include pedestrian and bicycle access needs, deficiencies in vehicular circulation patterns, parking availability, and public transit, and opportunities for the preservation and enhancement of coastal view corridors.

The staff is recommending a grant of \$49,621, two-thirds of the amount requested by the City. The recommended funding is intended to cover all staff salary and overhead costs (\$24,978) through **Task 8** (LCP submittal coordination), printing (\$1,000), and, for preparation of an LCP waterfront public access component, approximately one-half (\$23,643) of the Heart of the City Specific Plan request.

Although the City's LUP update program emphasizes the encouragement of public coastal access, the proposed grant work program does not propose consolidating and focusing LCP access policies and implementation measures in a specific public access component that assures that maximum public access to the coast and public recreation areas is provided, as required by the Coastal Act. The staff recommendation for a grant award of \$49,621 therefore includes a condition which requires that \$23,643 of the grant specifically be used to prepare an LCP waterfront public access component, to be developed in conjunction with public access work contained in the Heart of the City Specific Plan. The condition also requires that before the grant contract is executed the City must submit a revised task description and budget that includes a more specific breakdown of the access component's \$23,643 budget.

Furthermore, as explained in the summary of the recommendation, the grant award is subject to Condition 2 requiring that the LUP update and implementation program include the development of new or updated policies and standards to address polluted runoff as part of the LCP.

The 33% portion of the grant request not being funded represents \$4,439 for post-submittal tasks (Tasks 9-11) and \$20,940 of the \$44,583 requested for the Heart of the City Specific Plan.

****Staff recommends partial grant award to Redondo Beach: \$49,621**

11. City of San Diego **Recommended \$23,548**

Proposal Category: Partial LCP Update (La Jolla/La Jolla Shores PD Ordinance)
Total Project Cost: \$71,864 **Amount Requested: \$35,932**
Project Timeline: 12 months (January 1, 2001 – December 31, 2001)

Conditions of Approval: 1) Revised Work Program, 2) Revised Schedule, 3) Acceptance of Conditions.

Condition 1. Revised Work Program. Prior to execution of the contract, the City shall submit a revised work program, budget, and budget allocation summary to reflect funding for the specific tasks approved in this \$23,548 grant.

Condition 2. Revised Schedule. The contract start date shall be revised to run from June 2001 through May 2002. If the Council's review of the La Jolla Community Plan and LUP Update is not completed by June 2001, this grant for the PDO updates then shall be reviewed by the Commission to determine if it should be terminated and its funds reallocated.

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

Discussion.

The City of San Diego assumed coastal permitting authority for the La Jolla/La Jolla Shores Planned District in November 1989. In November 1999, the Commission awarded the City a \$23,270 LCP grant (LCP-99-05) to complete an LUP update, by addressing public views and visual access issues, for the La Jolla community. The 1999 work program effort, currently underway, is directed toward making the policies in the La Jolla/La Jolla Shores Community

Plan LUP consistent with new citywide Land Development Code regulations, effective January 2000, regarding public views and visual access. Also, the 1999 grant was conditioned to include the development of an LCP strategy for dealing with offers to dedicate public access and the development of an LCP polluted runoff component. In February 2000, the City's Land Use and Housing Committee directed City staff to initiate a process to update the City's eighteen Planned District Ordinances (PDOs), including the PDOs for the La Jolla and La Jolla Shores communities. The City's current request for a \$35,932 grant is to provide partial funding for amending the PDOs for these two communities, so the communities' LCP implementing ordinances will conform with the La Jolla/La Jolla Shores Community Plan LUP update, as well as with the Land Development Code. The proposed \$35,932 budget includes \$30,732 in staff costs and \$5,180 for operations. Staff tasks include a review of the existing PDOs, the development and evaluation of alternatives, coordination with Commission staff, preparation of draft documents, environmental analysis, participation in public review and certification hearings, and distribution of the certified PDOs.

Staff is recommending a grant in the amount of \$23,548, two-thirds of the amount requested by the City. The recommended funding is intended to cover \$22,668 of all staff costs through **Task 5.1** submittal except for EIR/CEQA-related tasks, and the requested \$880 for public noticing.

The one-third of the grant request not being funded represents \$4,509 for post-submittal tasks (**Tasks 5.2-6.1**), \$4,300 in operating costs, and \$3,575 for three tasks associated with the program's environmental review. In the Commission's grant program, grant funds are available only for certain work related to Coastal Act requirements, and not for requirements of other state mandates such as the California Environmental Quality Act (CEQA). In the case of this grant application, the recommended reduction of \$3,575 represents the staff costs and related benefits of CEQA-related tasks **2.3, 3.5, and 4.4**. Condition 1 (Revised Work Program) is attached to ensure that the grant contract reflects the approved work program and budget.

Staff also recommends a second condition (Revised Schedule), requiring that the one-year work program run from June 2001 through May 2002, instead of through all of calendar year 2001 as proposed. This condition will help ensure coordination between the proposed work program and the current Community Plan Update work program. Since the proposed work program is intended to produce implementing ordinances conforming with the La Jolla/La Jolla Shores Community Plan, it would be premature to devote any significant time to the proposed work program before the Community Plan amendment is prepared. As proposed the project would begin before public hearings on the Community Plan Update are completed. The most recent schedule for the Community Plan Update anticipates the Planning Commission hearing in January 2001, and the City Council hearing in April 2001. Staff therefore recommends the June 2001 start date for the grant, allowing for the possibility that the Council may require a second hearing meeting in May 2001.

****Staff recommends partial grant award to the City of San Diego: \$23,548**

EXHIBITS

A. GRANT APPLICATIONS

1. Del Norte County

2. Crescent City
3. San Mateo County
4. Half Moon Bay
5. Carmel-by-the-Sea
6. San Luis Obispo County
7. Morro Bay
8. Los Angeles County
9. Hermosa Beach
10. Redondo Beach
11. City of San Diego

B. CORRESPONDENCE

1. Midcoast Community Council Letter Supporting San Mateo County Application

A. Grant Applications



LCP Grant Application FY 2000/2001 Submittal Summary

Applicant: Del Norte County Community Development Department

Project Director: Ernest Perry **Title:** Director

Address: Del Norte County Community Development Department
981 H Street, Suite 110
Crescent City, CA 95531

Phone: 707-464-7254 **Fax:** 707-465-0340 **E-mail:** _____

Fiscal Officer: Christie Babich **Title:** County Auditor

Address: Del Norte County Auditors Office
981 H Street
Crescent City, CA 95531

Phone: 707-464-7202 **Fax:** _____ **E-mail:** _____

Title of Proposed LCP Work: Del Norte County General Plan/LCP Update

Total Cost of Proposed Program: \$ 71,556

Grant amount requested: \$ 35,778 (50 % of Proposed Program)

Months Required to Complete Grant Work Program: 7-8 months
Work beginning on apx April 2001
and ending on apx December 2001

Authorized Official: Ernest Perry

Title: Director Community Development **Signature:** 

Date: September 5, 2000

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|------------------|
| EXHIBIT NO. A.1 |
| APPLICATION NO. |
| Del Norte County |
| Pg. 1 of 6 |

**LCP Grant Application 2000/2001
 Grant Budget Allocation Summary**

Grant Applicant: Del Norte County Community Development Department

Project Title: Del Norte County General Plan/LCP Update

CURRENT GRANT REQUEST: *

A. Personal/Consulting Services

1. Personal Services

Classifications and Rates (itemize, use separate sheets if needed):

| <u>Classification</u> | <u>Rate **</u> | x | <u>Hours</u> | = | <u>Salary</u> |
|-----------------------|----------------|---|--------------|---|---------------|
| Director (D) | \$ 81.56/hr# | | 88 | | \$ 7,178 |
| Senior Planner (SP) | 44.68/hr# | | 370 | | 16,352 |
| Planner III (P3) | 37.53/hr# | | 18 | | 676 |
| | | | | | |
| | | | | | |

| | | | | | |
|------------------------------------|-----------|--|--|--|-----------------|
| #rate includes benefits & overhead | | | | | Total \$ 24,386 |
| a. Salary (from line above) | \$ 24,386 | | | | |
| b. Benefits *** | \$ 0 | | | | |
| c. Total (1.a. and 1.b.) | \$ 24,386 | | | | |

2. Professional and Consulting Services \$ 23,100

3. Total Personal/Consulting Services \$ 47,486
 (total of A.1.c. and A.2)

B. Operating Expenses \$ 24,070
 (total of Operations itemized on
 attached Work Program Budget form)

TOTAL BUDGET (totals of A.3 and B.) \$ 71,556

* Please round off all budget amounts to nearest dollar.
 ** Monthly, weekly, or hourly rate.

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: Del Norte County - Community Development Department
Title of Proposed Project: Del Norte County General Plan/LCP Update
Proposed Grant Amount: \$ 35,778

| Work Program Items | Budget * |
|---|------------------|
| Operations (itemize below) | |
| Travel | \$5,600 |
| Overhead Costs (rate here:13% in %, and amount in budget column) hourly rate | 0 |
| Office supplies | 150 |
| Postage | 450 |
| Printing | 16,870 |
| Other: PUBLIC NOTICES | 1,000 |
| | |
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| | |
| | |
| Operations Total | \$ 24,070 |

* Round to the nearest dollar.

DEL NORTE COUNTY
WORK PROGRAM FOR UPDATE OF GENERAL PLAN/COASTAL PLAN
AND RELATED ZONING UPDATES

Coastal Issues

In 1983 the California Coastal Commission certified the Del Norte County Local Coastal Program. This included a General Plan document with Land Use Maps and a Coastal Zoning Ordinance with Maps. Implementation began in February 1984. In 1996 Del Norte County undertook a bid process and contracted with J. Laurence Mintier and Associates and Jones & Stokes of Sacramento and began the update of its existing General Plan/LCP and related Coastal Zoning consistency amendments. As of August 2000 the County has expended almost \$400,000 utilizing its own funds, a \$95,000 US-EDA Option 9 Federal grant, and a \$25,000 Surface Transportation Act grant.

Although provided documents, notices and special invitations to participate in review and development meetings several times, Coastal staff participation during the 5 year period of local development and review has been minimal. As the County now begins its final local hearings it recognizes that there could be substantial discussion and/or revision once submitted for Coastal Commission review due to prior lack of participation on Coastal staff's part. This grant request is for assistance in the completion of Del Norte County General Plan/LCP Update (including related Coastal Zoning Amendments) during the California Coastal Commission LCP Amendment Review process and in the final publication of the updated documents.

While the Work Program reflects a 2 Year schedule **the request has been based only upon the Year 1 (Tasks 1-A thru 1E) schedule and budget.**

Work Program

YEAR 1

Task 1-A. Submittal of General Plan/LCP (including Zoning) Update LCP Amendments to Coastal Commission

- County and consultant would prepare Board of Supervisors approved Update documents for submittal.
- Sumittal package to Coastal would include: 1 large set of Land Use Maps and Update Policy Document each with reduced size maps and LCP Zoning Appendix, background information including DEIR and related documents, Background Report, supportive documents, and copies of the Public Record.
- County will make copies of submittal (maps, documents) available for the public

April-May 2001

Task 1-B. Review Meetings with Coastal Staff

- County staff and consultant would meet for review of documents and comments at the Coastal Eureka and/or San Francisco offices. It is estimated that 5-6 meetings would

occur.

- Additional consultation via phone calls and correspondence is anticipated
June 2001-August 2001

Task 1-C. Coastal Commission Hearings

- County and consultant will participate in Coastal Commission hearings and provide information/response which may be needed. It is estimated that 2 meetings will be held.
October-November 2001

Task 1-D. County Review of Coastal Commission Action- Board of Supervisors/Planning Commission

- The County will hold public hearings at the Board of Supervisors and Planning Commission to consider any changes which the Coastal Commission action. It is estimated that 3 meetings will be held.
November- December 2001

if CCZC actions are accepted:

Task 1-E. Printing of Updated General Plan/LCP and maps

- County would arrange publication of 300 copies of the final General Plan/LUP Policy Documents and Land Use Maps for distribution to public agencies and the public.
- County would arrange publication of Coastal Zoning Ordinance text and map changes.
December 2001-January 2002

YEAR 2 (if CCZC actions not accepted):

Task 2-A. Resubmittal to Coastal Commission

- County resubmittal including additional proposals, documents and public record
- County and consultant meetings with coastal staff
December 2001-January 2002

Task 2-B. Coastal Commission Hearings

- County and consultant attendance at Coastal Commission hearings
March-April 2002

Task 2-C. County Review/Acceptance of Coastal Commission Action

- County Board of Supervisors and Planning Commission public hearing review of Coastal Commission action
April-May 2002

Task 2-D. Printing of Updated General Plan/LCP and maps

- Same as task 1E
May-June 2002

**LCP GRANT APPLICATION FY 2000/2001
SUBMITTAL SUMMARY**

Applicant: City of Crescent City

Project Director: David M. Wells Title: City Manager

Address: 377 J Street, Crescent City CA 95531

Phone: (707) 464-7483 **Fax:** (707) 464-4405 **E-mail:** ccmanagr@cc.northcoast.com

Fiscal Officer: Carol Leuthold Title: Finance Director

Address: 377 J Street, Crescent City CA 95531

Phone: (707) 464-7483 **Fax:** (707) 464-4405 **E-mail:** ccmanagr@cc.northcoast.com

Title of Proposed LCP Work: General Plan and LCP Update

Total Cost of Proposed Program: \$ 84,880

Grant amount requested: \$ 36,480 (43% of Proposed Program)

Months Required to Complete Grant Work Program:

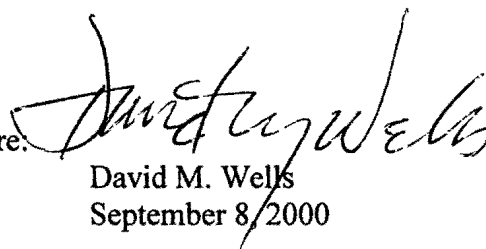
Work beginning on April 2001

And ending on June 2002

Authorized Official:

Title: City Manager

Signature:



David M. Wells

Date:

September 8/2000

| |
|-----------------|
| EXHIBIT NO. A.2 |
| APPLICATION NO. |
| Crescent City |
| Pg. 1 of 6 |

California Coastal Commission
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105 – 2219
 (415) 904-5200
 fax (415) 904-5400

**LCP Grant Application FY 2001/2002
 Proposed Work Program Budget**

Jurisdiction: City of Crescent City
Title of Proposed Project: General Plan Update /LCP Amendments
Proposed Grant Amount: \$36,480

| Work Program Items | Budget | | |
|---|----------|------------|-----------|
| | Staff | Consultant | Total |
| 1A. Submittal to Coastal | \$ 1,800 | \$ 0 | \$ 1,800 |
| 1B. Review Meetings w/ Coastal Staff | \$ 2,400 | \$11,100 | \$ 13,500 |
| 1C. Coastal Commission Hearings | \$ 1,200 | \$3,600 | \$ 4,800 |
| 1D. City Review of Coastal Action | \$ 3,200 | \$0 | \$ 3,200 |
| 1E. (If final action) Publication of Document | \$ 900 | \$3,600 | \$ 4,500 |
| Task Totals | \$ 9,500 | \$18,300 | \$ 27,800 |

| | |
|--|-----------|
| Task Total | \$ 27,800 |
| Operations Total (see next page) | \$ 8,680 |
| Work Program Total (sum of Tasks Total and Operations Total) | \$ 36,480 |

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105 - 2219
(415) 904-5200
fax (415) 904-5400

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction: City of Crescent City
Title of Proposed Project: General Plan Update /LCP Amendments
Proposed Grant Amount: \$36,480

| Work Program Items | Budget |
|---|-----------------|
| Operations (itemized below) | |
| Travel (8 trips @ \$600 per trip) | \$4,800 |
| Overhead Costs (City's use of consultants will minimize overhead) | 0 |
| Office Supplies | \$ 200 |
| Postage | \$200 |
| Printing (includes 30 draft and 30 final copies @ \$18/copy) | \$ 1,080 |
| Mapping costs (GIS) | \$ 2,400 |
| Other | 0 |
| Operations Total | \$ 8,680 |

CITY OF CRESCENT CITY WORK PROGRAM FOR UPDATE OF THE LOCAL COASTAL PLAN

Coastal Planning Issues

In 1984 the California Coastal Commission certified the Crescent City Local Coastal Program. Implementation began in February 1984. In 1997 Crescent City undertook a bid process and contracted with J. Laurence Mintier and Associates, Dowling Associates, and Jones & Stokes and began the update of the existing General Plan/LCP. The Draft General Plan updates and consolidates the City's planning policies and programs (from the Crescent City/Del Norte County General Plan and Crescent City Local Coastal Plan) into a single document, unifying policies that had been separated since 1984.

Coastal Commission staff participation during the three-year period of local development and review has been minimal. As the City now begins its final local hearings it recognizes that there could be substantial discussion and/or revision once submitted for Coastal Commission review due to prior lack of participation on Coastal staff's part. This grant request is for assistance in the completion of the Crescent City General Plan/LCP Update (including related Coastal Zoning Amendments) during the California Coastal Commission LCP Amendment Review process and in the final publication of the updated documents.

While the Work Program reflects a two year schedule, **the request has been based only upon the Year 1 (Tasks 1-A through 1E) schedule and budget.**

Work Program - Year 1

Task 1-A. Submittal of General Plan/ Update LCP Amendments to Coastal Commission

- City and consultant will prepare City Council-approved Update documents for submittal. Submittal package to Coastal Commission will include: one (1) full-sized Land Use Diagram; Draft Policy Document; and background information including Draft EIR and related documents, Background Report, supportive documents, and Public Record. copies.
- City will make copies of submittal (i.e., maps, documents) available for the public.

Schedule: April-May 2001

Task 1-B. Review Meetings with Coastal Commission Staff

- City staff and consultant would meet for review of documents and comments at the Coastal Commission's Eureka and/or San Francisco offices. It is estimated that five (5) to six (6) meetings will occur.
- Additional consultation via phone calls and correspondence is anticipated.

Schedule: June 2001-August 2001

Task 1-C. Coastal Commission Hearings

- City and consultant will participate in Coastal Commission hearings and provide

X5

A.2 (5)

information/response which may be needed. It is estimated that two (2) meetings will be held.

Schedule: October-November 2001

Task 1-D. City Review of Coastal Commission Action - City Council/Planning Commission

- The City will hold several City Council/Planning Commission public hearings to consider any changes from Coastal Commission action. It is estimated that three (3) meetings will be held.

Schedule: November- December 2001

**Task 1-E. Printing of Updated General Plan/LCP and Diagrams
(If CCZC Actions Accepted)**

- City will arrange publication of 300 copies of the final General Plan/LUP Policy Document and Land Use Diagram for distribution to public agencies and the public.
- City would arrange publication of Coastal Zoning Ordinance text and map changes.

Schedule: December 2001-January 2002

Work Program - Year 2 (If CCZC actions not accepted):

Task 2-A. Resubmittal to Coastal Commission

- City resubmittal including additional proposals, documents and public record.
- City and consultant meetings with coastal staff.

Schedule: December 2001-January 2002

Task 2-B. Coastal Commission Hearings

- City and consultant attendance at Coastal Commission hearings.

Schedule: March-April 2002

Task 2-C. City Review/Acceptance of Coastal Commission Action

- City Council and Planning Commission public hearing review of Coastal Commission action

Schedule: April-May 2002

Task 2-D. Printing of Updated General Plan/LCP and maps

- Same as task 1E

Schedule: May-June 2002

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

| |
|------------------|
| EXHIBIT NO. A.3 |
| APPLICATION NO. |
| San Mateo County |
| Pg. 1 of 10 |

**LCP Grant Application FY 2000/2001
Submittal Summary**

Name of Applicant: San Mateo County

Project Director: Terry Burnes

Title: Planning Administrator

Project Planner: George Bergman

Title: Senior Planner

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

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

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

Address: Same as above

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

Title of Proposed LCP Work: Mid-Coast LCP Update Project

Total Cost of Proposed Program: \$141,000

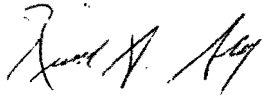
Months Required to Complete Work Program: Twelve months (excluding consideration by elected officials)

For Period Beginning On: December 1, 2000 and **Ending On:** November 30, 2001

Grant Amount Requested: \$45,537 (29% of Proposed Program)

Authorized Official: Richard S. Gordon

Title: President, Board of Supervisors

Signature:  _____

Date: 9/8/00

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

**LCP Grant Application FY 2000/2001
Grant Budget Allocation Summary**

Grant Applicant: San Mateo County

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

Project Title: Mid-Coast LCP Update Project

Grant Amount Requested: \$40,537 **Grant Period:** December 1, 2000 to November 30, 2001

Authorized Official: Richard S. Gordon **Title:** President, Board of Supervisors

Current Grant Request

Personnel Services

Classification and Rates: Planner 1 (Step B)- \$19.26/hour (60% time)
Salary and Wages: \$34,287
Benefits: None

Total Personnel Services: \$34,287

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

Total Personnel/Consulting Services: \$40,287

Operating Expenses

Office Supplies: \$100
Postage: \$50
Printing: \$100

Total Operating Expenses: \$250

Total Budget: \$40,537

GDBK1357_WKM.DOC (9/6/2000)

45-2000 12-28 PLANNING & BUDGETING 338 363 4643 11/27/04
 *5 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219
 (415) 904-5200
 fax (415) 904-5400

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

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CALIFORNIA
 COASTAL COMMISSION

Jurisdiction: San Mateo County
Title of Proposed Project: Mid-Coast LCP Update Project
Proposed Grant Amount: \$40,537

| Work Program Items * | Budget ** | | |
|--|-------------------------|-----------------|-----------------|
| | Staff | Consultant | Total |
| Task 7. Prepare the <u>Alternatives Report</u> | \$ | \$ | \$ |
| (1) Research and describe all factual background and regulatory data relevant to each issue in the scope of study. | 8,550 | | |
| (2) Identify the desired outcome to be achieved by revising/developing policy responsive to each issue, and how it improves Coastal Act compliance. | 1,500 | | |
| (3) Analyze all issues associated with attaining the desired outcome, including relevant opportunities and constraints. | 8,600 | | |
| (4) Formulate alternative policy approaches. | 3,400 | | |
| (5) Evaluate the benefits and shortcomings of each alternative policy approach. | 6,875 | | |
| (6) Select the preferred policy approach, and LCP amendment provision. | 1,500 | | |
| Task 8. Conduct a series of workshops to discuss, revise and refine the <u>Alternatives Report</u>. A professional facilitator would be retained to advance the community workshop process. | 2,237 | 6,000 | |
| Task 9. As community agreement is reached, prepare Final LCP amendment text for the elected bodies to consider. | 1,625 | | |
| Totals | \$34,287 | \$ 6,000 | \$ |
| Tasks Total (equals Budget Allocation Summary form's line A.3) | | | \$40,287 |
| Operations: (itemize on next page) | | | |
| | Operations Total | | \$ 250 |
| Work Program Total (sum of Tasks Total and Operations Total) | | | \$40,537 |

LCP Grant Application FY 2000/2001
Proposed Work Program Budget

Jurisdiction: San Mateo County
Title of Proposed Project: Mid-Coast LCP Update Project
Proposed Grant Amount: \$40,537

| Work Program Items | Budget * |
|---|---------------|
| Operations (itemize below) | |
| Travel | \$ |
| Overhead Costs (rate here: %, and amount in budget column) | |
| Office supplies | 100 |
| Postage | 50 |
| Printing | 100 |
| Other: | |
| | |
| | |
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| | |
| | |
| | |
| Operations Total | \$ 250 |

* Round to the nearest dollar.

MID-COAST LCP UPDATE PROJECT SUMMARY PROJECT DESCRIPTION

PURPOSE

To comprehensively review and update the Local Coastal Program (LCP) as it affects the Mid-Coast for improved Coastal Act consistency.

SCOPE

The project is divided into three parts, as follows:

1. Prepare a set of zoning amendments that more restrictively limit house size, shape and design.
2. Prepare new residential design criteria and standards.
3. Evaluate existing LCP policies and current Mid-Coast land use issues, and propose LCP amendments where necessary.

The first part, i.e., preparation of new house size limits, has been approved by the Board of Supervisors, and will be considered by the Coastal Commission in late 2000. Following Coastal Commission certification of these amendments, a newly constituted Design Review Committee will assist staff in preparing design criteria changes (2, above) to complement the house size limits.

The third part, i.e., evaluation and update of the LCP, commenced in July, 2000. It is this project component for which grant money is being requested. Specifically, the Mid-Coast LCP Update Project will identify and evaluate:

1. LCP provisions that are ineffective, impede Coastal Act consistency, or pose administrative difficulties, and
2. Land use policy issues that require further analysis, particularly those issues raised repeatedly during permit appeals.

In June, 2000, staff prepared and widely distributed the attached informational document, entitled Mid-Coast LCP Update Project – Study Area Handbook. This handbook is intended to provide community participants with a factual and regulatory overview of the study area and foster effective project participation.

Two public scoping sessions were held in July and August, 2000, where Mid-Coast stakeholders suggested the issues, topics, and administrative and regulatory changes they desired to be

included within the scope of this LCP update effort. The general suggestions for project scope that emerged from the two sessions are, as follows:

1. Preserve the Mid-Coast's small town ambiance and character.
2. Recalculate and enforce Mid-Coast buildout.
3. Relate buildout to transportation and infrastructure capacity.
4. Correct the jobs-housing imbalance.
5. Provide local employment opportunities.
6. Reduce commuter traffic volumes and congestion.
7. Strengthen substandard lot development controls.
8. Update and improve resource maps.
9. Provide sufficient community parkland.
10. Maintain and provide additional public trails and shoreline access.
11. Provide existing Mid-Coast open space.
12. Improve LCP administration and enforcement.

A complete list of the specific suggestions made at the scoping sessions is attached. From this list, County staff is currently preparing a proposed project scope of study reflective of the most significant and agreed upon suggestions.

PROCESS

In October, 2000, community meetings will be scheduled to attain general agreement on the project scope. Subsequently, County staff will prepare an Alternatives Report that: (1) analyzes the issues under study, (2) describes and evaluates a set of alternatives, and (3) recommends a preferred alternative/policy change.

Multiple community workshops will be scheduled to discuss, revise and refine the Alternatives Report, particularly the recommended policy changes. A professional facilitator would be retained to foster and advance the workshop process. As general agreement is attained, staff will prepare the exact draft amendment language for elected officials to consider.

The Mid-Coast Community Council would review the amendments, and submit its recommendation to the Planning Commission. The Planning Commission and Board of

Supervisors would act on the amendments, followed by the Coastal Commission certification process.

TIMING

It is anticipated that the remaining project tasks will take twelve months to complete, including consideration by elected officials.

RESOURCES

Staff resources will include one project planner (60% time basis) and one supervising planner (65% time basis). If the requested \$40,537 Coastal Commission grant (29% of project cost) is approved, an extra-help planner and professional facilitator would be retained.

ATTACHMENTS

1. Complete list of community suggestions from scoping sessions.
2. Mid-Coast LCP Update Project – Study Area Handbook.

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(09/07/00)

MID-COAST LCP UPDATE PROJECT WORK PROGRAM

Completed Pre-Project Tasks

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

Completed Project Tasks

- Task 4. Through a community driven "scoping session" process, identify the issues, topics, policies, and administrative and regulatory changes that the participants want included in this LCP update process. A complete list of the scoping session suggestions comprises Attachment 1.

Future Project Tasks

- Task 5. Prepare the proposed project scope of study as derived from the suggested issues, topics, policies and procedures that: (a) represent strong community agreement, (b) improve Coastal Act consistency, and (c) could be resolved or accomplished within one year with available resources.
- Task 6. Hold community meeting(s) to discuss and refine the proposed scope of study. Optionally, general agreement on the final project scope will be reached.
- Task 7. Prepare an Alternatives Report for each issue or topic included in the final scope of study. At minimum, the Alternatives Report would:
 - a. Describe all existing factual and regulatory information relevant to the issue/topic.
 - b. Identify the desired outcome that could be achieved by revising or developing policy responsive to this issue, and how it relates to the Coastal Act requirements.

- c. Analyze all issues associated with achieving the desired outcome, including relevant opportunities and constraints.
 - d. Formulate alternative policy approaches.
 - e. Evaluate the benefits and shortcomings of each policy approach.
 - f. Select the preferred policy approach, and associated LCP amendment provision.
- Task 8. Conduct a series of workshops to discuss, revise and refine the Alternatives Report, particularly the recommended policy changes. A professional facilitator would be retained to advance the community workshop process.
- Task 9. As general community agreement is reached, prepare draft LCP amendments text (ordinances and resolutions) for elected official to consider.
- Task 10. Mid-Coast Community Council reviews the amendments at a public hearing. The Council's recommendation would be reported to the Planning Commission.
- Task 11. Planning Commission consideration of the amendments at a public hearing, preceded by a community field trip. The Commission recommendation would be transmitted to the Board of Supervisors.
- Task 12. Board of Supervisors consideration of the amendments at a public hearing.
- Task 13. Coastal Commission consideration of the amendments approved by the Board of Supervisors for consistency with the Coastal Act.

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(9/7/00)

MID-COAST LCP UPDATE PROJECT TIME SCHEDULE

| | 2000 | | | | | | | | | 2001 | | | | | | | | | | |
|----------------------------|-------------------|-----|-----|-----|-----|-----|-----|-----|--|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | |
| PROJECT START-UP | | | | | | | | | | | | | | | | | | | | |
| Task 1 | X | | | | | | | | | | | | | | | | | | | |
| Task 2 | X | X | | | | | | | | | | | | | | | | | | |
| Task 3 | X | X | | | | | | | | | | | | | | | | | | |
| SCOPE OF STUDY | | | | | | | | | | | | | | | | | | | | |
| Task 4 | | | X | X | | | | | | | | | | | | | | | | |
| Task 5 | | | | | X | X | | | | | | | | | | | | | | |
| Task 6 | | | | | | X | X | | | | | | | | | | | | | |
| ALTERNATIVES REPORT | | | | | | | | | | | | | | | | | | | | |
| Task 7 | | | | | | | X | X | | X | X | X | | | | | | | | |
| PUBLIC WORKSHOPS | | | | | | | | | | | | | | | | | | | | |
| Task 8 | | | | | | | | | | | | X | X | X | X | X | | | | |
| Task 9 | | | | | | | | | | | | | | | | X | X | | | |
| PUBLIC HEARINGS | | | | | | | | | | | | | | | | | | | | |
| Task 10 | | | | | | | | | | | | | | | | | | | | X |
| Task 11 | (To Be Announced) | | | | | | | | | | | | | | | | | | | |
| Task 12 | (To Be Announced) | | | | | | | | | | | | | | | | | | | |
| Task 13 | (To Be Announced) | | | | | | | | | | | | | | | | | | | |

A.3(10)

LCP Grant Application FY 2000/2001 Submittal Summary

Applicant: City of Half Moon Bay

Project Director: Ken Curtis Title: Planning Director

Address: 501 Main Street
Half Moon Bay, CA 94019

Phone: (650) 726-8250 Fax: (650) 726-9389
E-mail: planning@coastside.net

Fiscal Officer: Jon Ellis Title: Finance Director

Address: 501 Main Street
Half Moon Bay, CA 94019

Phone: 726-8270 Fax: (650) 726-9389 E-mail: finance@coastside.net

Title of Proposed LCP Work: Year 2000 Comprehensive LCP
Amendment Process

Total Cost of Proposed Program: \$ 450,000

Grant amount requested: \$ 74,030 (17.0 % of Proposed Program)

Months Required to Complete Grant Work Program: 12
Work beginning on 1/1/01
and ending on 12/31/01

Authorized Official: Blair King

Title: City Manager **Signature:** *Blair King* FOR BLAIR KING
ACTING CITY MGR.

Date: 9-8-2000 8-Sep-00

| |
|-----------------|
| EXHIBIT NO. A.4 |
| APPLICATION NO. |
| Half Moon Bay |
| Pg. 1 of 9 |

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: Half Moon Bay
Title of Proposed Project: Year 2000 Comprehensive LCP Amendment Process
Proposed Grant Amount: \$74,030

| Work Program Items * | Budget ** | | |
|---|------------------|-------------------------|------------------|
| | Staff | Consultant | Total |
| Tasks/Subtasks: | | | |
| TASK 1: Transfer or retirement of development rights | | | \$ - |
| 1.1 develop comprehensive list of possibilities | 2,030 | | 2,030 |
| 1.2 develop RFP/FRQ based on possibilities | 1,000 | | 1,000 |
| 1.3 produce comprehensive document with recommendation | | 16,000 | 16,000 |
| 1.4 utilize document for creation of draft policies | 2,000 | 1,000 | 3,000 |
| 1.5 hold workshops on draft policies | 500 | 500 | 1,000 |
| 1.6 produce draft policies for insertion in LUP amendment | 1,000 | | 1,000 |
| | | | - |
| TASK 2: New mapping and policies for geologic hazards | | | - |
| 1.1 develop RFP/RFQ for technical mapping work | 2,000 | | 2,000 |
| 1.2 produce comprehensive mapping | | 25,000 | 25,000 |
| 1.3 develop draft policy document using mapping | 3,000 | | 3,000 |
| 1.4 hold workshops on draft policies | 500 | 1,500 | 2,000 |
| 1.5 produce draft policies for insertion into the LUP amendme | 1,000 | | 1,000 |
| | | | - |
| TASK 3: Develop policies for non-point pollution control | | | - |
| 1.1 determine scope | 4,000 | | 4,000 |
| 1.2 interact with Regional WQ Board on issue development | 2,000 | | 2,000 |
| 1.3 create draft policies that address local concerns for LUP | 1,000 | | 1,000 |
| | | | - |
| | | | - |
| | | | - |
| | | | - |
| | | | - |
| | | | - |
| Totals (of above & any additional rows after p. 4) | \$ 20,030 | \$ 44,000 | \$ 64,030 |
| Tasks Total (equals Budget Allocation Summary form's line A.3) | | | \$ 64,030 |
| Operations (itemize on next page): | | | |
| | | Operations Total | \$ 10,000 |
| Work Program Total (sum of Tasks Total and Operations Total) | | | \$ 74,030 |

* Provide descriptions of individual tasks, and a schedule for completion of tasks/task groups, as attachments.

** Round to the nearest dollar.

If additional rows for tasks are needed, use those just below end of Page 4.

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: City of Half Moon Bay
Title of Proposed Project: Year 2000 Comprehensive LCP Amendment Process
Proposed Grant Amount: \$74,030

| Work Program Items | Budget * |
|--|------------------|
| Operations (itemize below): | |
| Travel | \$ |
| Overhead Costs (rate here: %, and amount in budget column) | |
| Office supplies | |
| Postage | 5,000 |
| Printing | 5,000 |
| Other: | |
| | |
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| | |
| | |
| | |
| | |
| Operations Total | \$ 10,000 |

* Round to the nearest dollar.

LCP Grant Application FY 2000/2001
Supporting Materials
City of Half Moon Bay
LCP Grant Application FY 2000/2001
September 8, 2000

ELIGIBILITY

Background

The City of Half Moon Bay has currently undertaken a comprehensive update of the Land Use Plan, certified in 1993. Subsequently, a comprehensive update of the implementing ordinances (certified in 1996) is planned. This update process was initiated to make significant modifications to LUP policies. Among other issues, these new policies will address changing demographics, land use distribution, coastal access and resource protection within the City Limits.

The whole comprehensive update includes multiple tasks, including project management, technical studies, policy drafting, map update and development, development of a public participation program, iterative public workshops, Planning Commission hearings, City Council hearings, and Certification hearings.

The technical studies that we believe are needed in order to complete the LUP update include an update inventory of wetlands and sensitive habitat, an update geological hazards mapping, an update visual resources including mapping, an update to the analysis of agriculture resources and protection methods, refinement of existing substandard lot statistics and attendant policies, development of a viable program to transfer or retire development rights on various large tracts, an update analysis of drainage and water quality (non-point pollution control) an update composite development constraints map, preparation of an analysis of total development potential, and preparation of an analysis of public service needs.

FY 2001 Request

Realizing the comprehensive scope of even these subcategories to the entire plan, we have chosen to focus our request on three subcategories of information and attendant policy development, For purposes of this grant, we are requesting funding for three key technical studies and development of the attendant LUP policies:

- TASK 1. Develop methods for transferring or retiring development rights. In the planning process to date, we have investigated a transfer of development rights program. We have also considered various open space funding sources. We have yet to investigate a citywide open space bond. We think that an analysis of the long term costs

of development versus the long term costs of purchase of open space would be instructive in developing policies or in actually floating the bond.

The work program for TASK 1 involves an initial literature search for state of the art ideas that will focus a request for proposals or qualifications process. Following this, the consultant effort will clarify how policy language can be drafted. This work will be performed by staff in consultation with local decision makers.

- 1.1 Develop comprehensive list of possibilities from a literature search. All work to be produced in the first quarter.
- 1.2 Develop RFP/FRQ based on possibilities. The request for proposals/qualifications will be issued in the first quarter.
- 1.3 Produce comprehensive document with recommendations. This work will take place in the second and third quarters, for completion at the end of the third quarter.
- 1.4 Utilize document for creation of draft policies. This work will be completed by the end of the third quarter.
- 1.5 Hold workshops on draft policies. All workshops will be held in the fourth quarter.
- 1.6 Produce draft policies for insertion in LUP amendment. This draft will be completed by the end of the fourth quarter.

TASK 2. Create mapping and new policies for geological hazards including tsunami, flood zones, dam inundation zones, and earthquake hazards. Our mapping is very old and is not precise. We have important land use decisions that are decided using this imprecise mapping. It has spawned appeals of Coastal Development Permits that would be avoided if the mapping were more precise and the attendant policies more focused.

The work program for TASK 2 includes consultant services for mapping and staff effort in conjunction with local decision-makers on policy development.

- 1.1 Develop RFP/RFQ for technical mapping work. All of this work is to be prepared in the first quarter.
- 1.2 Produce comprehensive mapping. This work is to be prepared over the first and second quarters, $\frac{1}{4}$ in the first quarter and $\frac{3}{4}$ in the second quarter.
- 1.3 Use mapping to facilitate creation of draft policies. All of this work is to be prepared in the fourth quarter.
- 1.4 Hold workshops on draft policies. All workshops will be held in the fourth quarter.

1.5 Develop draft policy document for insertion in LUP amendment. All of this work will be completed toward the end of the fourth quarter.

TASK 3: We need to conduct an analysis of drainage and water quality (non-point source pollution). The City Public Works Department is currently performing a comprehensive storm drainage study with the intent to improve the storm drainage in town. The existing LUP contains no discussion of these issues, nor any policies. We think that this significant topic that needs specific policy development. Because the Public Works Department is developing the underlying data, policy development could be performed for relatively little expenditure of money.

The work program for TASK 3 is relatively limited, and will primarily involve staff effort in consultation with regional agencies.

- 1.1 Determine scope. This work will be completed by the end of the second quarter.
- 1.2 Interact with regional board on issue development. This work will be completed by the end of the second quarter.
- 1.3 Create draft policies that address local concerns for insertion into the LUP. This work will be completed by the end of the third quarter.

CRITERIA FOR EVALUATION

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

Half Moon Bay has a high volume of appeals of Coastal Development Permits to the Coastal Commission; usually with complex issues pertaining to the overall development process, including balancing development rights with protection of sensitive coastal resources such as wetlands, riparian zones and sensitive habitat, protection of resources from sediment or pollutant infiltration, or public service capacity [such as traffic].

The City of Half Moon Bay has many citizens with an intense interest in land use. There is a high degree of public involvement in the local coastal permitting process. We believe that addition of new policies, and update and improvement of the accuracy of the mapping would significantly reduce the incidence of appeals that currently occupy much time and expense for both Half Moon Bay and the Coastal Commission.

- 2. The Local Government is willing to assume local coastal development permit processing responsibility. Alternatively, in the**

case of certified LCPs, the local government is willing to substantially update one or more LCP components, with special consideration given to policy components addressing: Non-point pollution control; public access; wetland and environmentally sensitive habitat; urban-rural boundaries; coastal hazards and protection of agricultural land.

The Local Coastal Program Update will give special consideration to the following policy components:

- Creation of a transfer of development or retirement of development rights program.
- Protection of wetlands and environmentally sensitive habitat. A comprehensive update of the location of habitat areas.
- Non-point pollution control. Policy language consistent with the City requirement to meet the new EPA mandated rules on non-point pollution control for local governments is being incorporated into the plan, heretofore found only in the broad resource policies of the existing LCP.
- Appropriate development of infrastructure such as roads, water supply, and sewer capacity. Assumptions and numbers are being updated.
- Implementation of the voter adopted growth control policy.
- The LCP update will include potential revisions to coastal land use plan map as well as text policies.
- Development of new polices will require comprehensive update of the technical information on which the policies are based, such as resource mapping, mapping of flood, tsunami, dam failure areas, geotechnical hazards, bluff stability and determination of visual resource areas.

This list is not intended to be comprehensive. Rather, it includes the high points in areas for which grant funding is being requested.

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

The LCP update will offer an opportunity to coordinate with update of other components of the City's General Plan, especially the Circulation [Transportation] Element. Also, there is an opportunity to coordinate with the San Mateo County Mid-coast planning process because the two planning processes are proceeding at the same time. The opportunities for coordination are particularly significant because the mid-coast area is within the City's LAFCO-adopted "Sphere of Influence." A number of issues facing the /city have an effect on the county Mid-coast and visa versa. A few examples of this overlap include public service capacities [roads and traffic, water, sewer], rate of buildout, total residential development potential, and visual resources.

4. **The local government is expressly willing to contribute or to obtain other matching funds at a suggested 1 to 1 ratio necessary to complete the work.**

The City is requesting \$75,000 for expenditure in the year 2001 in three separate technical study and policy development increments. This amount is split equally between staff time and consultant time. While it is likely that the City will expend considerably more on LUP development, the municipal budget for FY 2001 (July 2000 to June 2001) is \$125,000, which includes both staff and consultant time.

5. **There is a history of successful performance under previous LCP grants.**

In the early 1990s, the Coastal Commission awarded the City of Half Moon Bay moderate grant funding for amendment of its LUP Implementation Ordinances. The project was a success. The Implementing Ordinances were certified by the Coastal Commission in April 1996.

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

Half Moon Bay exhibits significant controversies and conflicts revolving around coastal resources, including land use, wetlands and habitat areas, traffic and coastal access, protection of water quality, visual resources, total amount of residential development, and others.

August 7, 2000

RECEIVED
SEP 12 2000

**LCP Grant Application FY 2000/2001
Submittal Summary**

CALIFORNIA
COASTAL COMMISSION

Applicant: City of Carmel-by-the-Sea

Project Director: Mary Bilse **Title:** Associate Planner

Address: P.O. Drawer G
Carmel, CA 93921-

Phone: (831) 620-2010 **Fax:** (831) 620-2014

E-mail: N/A

Fiscal Officer: Greg D'Ambrosio **Title:** Asst. City Administrator

Address: P.O. Drawer G
Carmel, CA 93921

Phone: 620-2000 **Fax:** (831) 620-2004 **E-mail:** N/A

Title of Proposed LCP Work: City of Carmel Historic Survey

Total Cost of Proposed Program: \$ 84,400

Grant amount requested: \$ 40,000 (47.0 % of Proposed Program)

Months Required to Complete Grant Work Program: 12 months

Work beginning on 1/1/00

and ending on 12/31/00

Authorized Official: Mary Bilse

Title: Associate Planner **Signature:** Mary Bilse

Date: 8-Sep-00

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|-----------------|
| EXHIBIT NO. A.5 |
| APPLICATION NO. |
| Carmel |
| Pg. 1 of 9 |

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: City of Carmel-by-the-Sea
Title of Proposed Project: City of Carmel Historic Survey
Proposed Grant Amount: \$40,000

| Work Program Items | Budget * |
|--|-----------------|
| Operations (itemize below): | |
| Travel | \$ - |
| Overhead Costs (rate here: %, and amount in budget column) | 0 |
| Office supplies | |
| Postage | 1,460 |
| Printing | 2,540 |
| Other: | 0 |
| | |
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| | |
| Operations Total | \$ 4,000 |

* Round to the nearest dollar.

LCP Grant Application 2000 - City of Carmel-by-the Sea
Introduction/Project Narrative

The City of Carmel-by-the Sea seeks to obtain funding under the 2000 Local Coastal Program (LCP) Assistance Grant Program for preparation of the City's Historic Survey to support implementing programs in the LCP. The City is currently in the process of developing a Local Coastal Program (LCP). The Coastal Commission has made it clear that the City's LCP must address issues related to character preservation, including historic resources. The City is currently developing the policies and implementation measures to achieve this. Among these measures will be a historic preservation program. Adopting policies and implementing ordinances in the LCP will create a need for a comprehensive historic survey. This will be critical in creating a defensible data-set to carry out the LCP policies and ordinances. The requested funds would be used to prepare the City's Historic Survey. This would result in a substantial reduction in the coastal permit and appeals processing work-load by Coastal Commission staff without the survey.

If awarded this grant, the City's Historic Survey 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). 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 the Historic Survey with the LCP preparation and with other planning work currently being undertaken by Carmel (e.g., the Beach Management Master Plan). The City is willing and able to contribute funding and staff time towards the Historic Survey preparation process, which can serve as a local match to the proposed grant.

Under this proposed grant funded project, the City of Carmel-by-the-Sea would assume the entire responsibility for administering the Historic Survey planning and preparation process. The City would hire an architectural history consultant 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. Planning and Building Department Associate Planner Mary Bilse would serve as the Project Director. Ms. Bilse would be responsible for reviewing and approving the work products prepared as part of the program.

**LCP Grant Application 2000 - City of Carmel-by-the Sea
Work Program**

PHASE 1: RECONNAISSANCE SURVEY PHASE

Objectives:

- To establish working relationships with pertinent City staff, consultant, and Coastal Commission staff, etc.
- To review existing regulations and policies.

Task 1.0 Start-up Meeting/Scoping

Consultant will meet with city staff to discuss the following:

- Review and fine tune goals, objectives, schedules for survey;
- Review previous research conducted on potential historic resources;
- Review relevant materials and documents;
- public participation program;
- coordination with staff;
- project management.

Task 2.0 Review of Existing Information Base

Consultant will review any public records/files provided by the City related to historic surveys.

Task 3.0 Set-up Database and Recordation Forms

Consultant will create a database of all pre-1950 parcels in the City. This, along with enlarged block maps and field forms will be the basis of the field survey. Electronic files will be provided to the City of the database.

Task 4.0 Public Outreach Workshop II

Consultant and City will hold a public outreach workshop to:

- Explain the purpose of the survey;
- Explain the methodology we will use to perform the survey;
- Alert residents that survey people will be driving and walking the neighborhoods to look at their properties.

Task 5.0 Perform Reconnaissance Survey

Consultant will drive and walk the entire one square mile survey area, identifying buildings that are 50 years old or older, assigning significance ratings, photographing each resource, and identifying preliminary districts. Portions of the survey area with high concentrations of historic resources may be surveyed on foot. Field forms will be used to note building features, condition and context. During the reconnaissance survey the consultant will review City records and complete an overview of all sites that should be further analyzed in the Intensive Survey. All survey properties will be photographed using regular black and white photography. Approximately 500 buildings will be surveyed during this phase.

Task 6.0 Database Development

The consultant will input information resulting from the survey and research into the City's Geographical Information System (GIS) program. Building information including parcel number, current owner/business, historic building type, architecture style, rating, and photo number will be placed in the database.

Task 7.0 Public Outreach Workshop II

The consultant will present a program to the public on the results of the reconnaissance survey. A question and answer period will also be available. Information will be provided that states the intent and purpose of the Intensive Survey.

PHASE II INTENSIVE SURVEY

Task 1.0 Historic Research

The consultant will conduct focused research on designated and potential significant historical resources.

Task 2.0 Survey Forms

The consultant will prepare Primary Record and Building Structure and Object forms (DPR 523) for approximately 150 historic resources identified as potential historic resources. The consultant will evaluate local, state and national significance for all resources over 50 years old.

Task 3.0 Prepare Survey Report

The consultant will prepare a draft and final survey report for the evaluations and findings, reflecting the results of the work items listed above.

Task 4.0 Public Meetings

Public meetings will be held with the Historic Preservation Committee, Planning Commission and City Council to review and adopt the survey list.

LCP Grant Application 2000 - City of Carmel-by-the Sea
Quarterly Meetings and Products

First Quarter 2001 (January 1, 2001 to March 31, 2001)

- Start-up Meeting/Scoping
- Review of Existing Information Base
- Set-up Database and Recordation Forms
- Public Outreach Workshop II
- Perform Reconnaissance Survey

Second Quarter 2001 (April 1, 2001 to June 30, 2001)

- Database Development
- Public Outreach Workshop II
- Historic Research
- Survey Forms

Third Quarter 2001 (July 1, 2001 to September 30, 2001)

- Prepare Survey Report
- Public Meetings

Fourth Quarter 2000 (October 1, 2001 to December 31, 2001)

- City Council hearing on Draft Historic Survey
- Revised Draft Historic Survey
- Final Historic Survey Adopted

* Schedule assumes a project start date of January 1, 2001

LCP Grant Application FY 2000/2001 Submittal Summary

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

Project Director: Bryce Tingle Title: Assistant Planning Director

Address: County of San Luis Obispo, Department of Planning and Building,
County Government Center, San Luis Obispo, Calif. 93408

Phone: (805) 781-5600 Fax: (805) 781- 1242 E-mail: btingle@co.slo.ca.us

Fiscal Officer: Kimberly Miramon Title: Administrative Services Officer

Address: County of San Luis Obispo, Department of Planning and Building,
County Government Center, San Luis Obispo, Calif. 93408

Phone: (805) 781-5600 Fax: (805) 781- 1242 E-mail: kmiramon@co.slo.ca.us

Title of Proposed LCP Work: Completion of Comprehensive Update to the North Coast
Area Plan portion of the LCP

Total Cost of Proposed Program: \$ 286,869

Grant Amount requested: **\$86,869** (Match: 100% for North Coast)

Months required to Complete Work Program: 12

Work beginning on January 1, 2001 and ending on December 31, 2001.

Authorized Official: Bryce Tingle, AICP

Title: Assistant Planning Director Signature:  Date: 9/6/00

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| EXHIBIT NO. A.6 |
| APPLICATION NO. |
| San Luis Obispo Co. |
| Pg. 1 of 16 |

California Coastal Commission
45 Fremont Street, Suite 200
San Francisco, CA 94105
(415) 905-5200
fax (415) 905-5400

September 6, 2000

**LCP Grant Contract 2000/2001
Grant Budget Allocation Summary**

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

Project Title: Comprehensive Update to North Coast Area Plan

| | | |
|----|--|------------------|
| A. | Personal/Consulting Services | |
| 1. | Personal Services | \$ <u>0</u> |
| 2. | Professional and Consulting Services | \$ <u>86,869</u> |
| 3. | Total Personal/Consulting Services (Total of A.1 and A.2) | \$ <u>86,869</u> |
| B. | Operating Expenses (Total of Operations itemized on attached Work Program Budget form) | \$ <u>0</u> |
| | Total Budget (totals of A.3 and B.) | \$ <u>86,869</u> |

LCP GRANT APPLICATION FY 2000/20001 PROPOSED WORK PROGRAM BUDGET

Jurisdiction: San Luis Obispo County
Title of Proposed Project: Completion of Comprehensive Update of The North Coast Area Plan
Proposed Grant Amount: \$86,869

The following table indicates remaining Tasks needed to complete the North Coast Area Plan update that this requested Local Assistance Grant will fund.

| Work Program Items | | Budget | | |
|--------------------|--|--------|-------------|-------------|
| Task | Description | Staff | Consultant | Total |
| E. | Fiscal analysis overview including coastal dependant visitor serving impacts. | | \$12,354 | \$12,354.00 |
| H. | Optional staff meeting/hearings Unanticipated studies Possible mediation | | \$41,502 | \$41,502.00 |
| I. | Review and Adoption | | \$33,013 | \$33,013.00 |
| | | | \$86,869.00 | \$86,869.00 |

QUARTERLY WORK PRODUCTS & MEETINGS

Note: Shaded Expenditures Reflect Approval of Second LCP Grant to complete Update of North Coast Area Plan.

| EXPENDITURES BY QUARTER - FY 2000-01 | | | | | | |
|--------------------------------------|--|--------|--------|--------|----------------------|------------|
| Task | Description | 1 | 2 | 3 | 4 | Task Total |
| A. | Project Initiation | 11,357 | | | | \$11,357 |
| B. | Area Plan Scoping | 20,027 | | | | 20,027 |
| C. | Environmental Scoping | 9,582 | | | | 9,582 |
| D. | Technical Review | 13,115 | 53,226 | | | 66,341 |
| E. | Fiscal Analysis | 3,089 | | | 12,354 | 15,443 |
| F. | Alternatives Analysis | | 7,000 | 24,812 | | 31,812 |
| G. | Admin Draft Plan and EIR | | 17,091 | 9,318 | | 26,409 |
| H. | Public Review Draft Plan and EIR | | | 16,158 | | 16,158 |
| | Optional Staff Meetings Unanticipated Studies Possible mediation | | | | 41,502 | 19,310 |
| I. | Review and Adoption | | | | 33,013 | 33,013 |
| | Public Hearings | | | | * (8,253) | |
| | Final EIR Certif. and Adoption Hearings | | | | (16,507) (8,253) | |
| | Totals | 57,170 | 77,317 | 50,288 | 86,869 | 249,452 |

*Cost breakdown of sub-tasks in parentheses.

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
For the purposes of this Grant Request:

The following is the work program for updating the North Coast Area Plan. However, for the purposes of this additional grant request, funding is needed for Tasks E, I, and for added Optional meetings and hearings, and contingency for additional studies and possible mediation which are anticipated to occur in the fourth quarter.

COMPREHENSIVE UPDATE OF THE NORTH COAST AREA PLAN

WORK PROGRAM

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

Task A. Project Initiation

1. Start-Up Meetings

Hold an initial start-up session to identify concerns and issues, review information needs and discuss expectations for the process and products.

2. Existing Data Collection

Collect available data on the North Coast in general and on the Area Plan and its previous EIR.

3. Site Visits

Visit and photograph the North Coast Planning Area to identify existing conditions. Each consultant team member will conduct the necessary field work to fully document the relevant issues.

Table 1 Work Program Summary

Task A. Project Initiation

| | |
|-----------------------------|-------------------------|
| 1. Start-Up Meeting | 3. Site Visits |
| 2. Existing Data Collection | 4. Base Map Preparation |

Task B. Area Plan Scoping

| | |
|---------------------------------------|--|
| 1. Project Description Refinement | 4. Hearst Ranch Analysis |
| 2. Public Review Session(s) | 5. Creation of the Preferred Alternative |
| 3. Environmental Constraints Analysis | |

Task C. Environmental Scoping

| | |
|--|----------------------------------|
| 1. EIR Project Description Formulation | 3. Environmental Scoping Session |
| 2. Notice of Preparation | 4. Work Scope Refinement |
| 2. Agency Contact and Coordination | |

Task D. Technical Review

| | |
|-----------------------------|--|
| 1. Public Policy | 9. Soils, Geology, Erosion and Bluff Creep |
| 2. Land Use | 10. Flooding |
| 3. Agricultural Impacts | 11. Biology |
| 4. Growth Inducement | 12. Cultural Resources |
| 5. Water Supply | 13. Air Quality |
| 6. Other Community Services | 14. Noise |
| 7. Visual Impacts | 15. Seawalls and Bluff Creep (Optional) |
| 8. Traffic and Circulation | |

Task E. Fiscal Analysis Overview

| | |
|------------------------------------|--|
| 1. Fiscal Overview | |
| 2. Economic and Development Trends | |
| 3. Development Policies | |

Task F. Alternatives Analysis

| | |
|----------------------------------|---------------------------|
| 1. Continuation of Existing Plan | 4. Increased Development |
| 2. No Further Development | 5. Additional Alternative |
| 2-3. Reduced Development (2) | |

Task G. Administrative Draft Area Plan and EIR

| | |
|--------------|--|
| 1. Area Plan | 3. Administrative Draft Submittal and Review |
| 2. EIR | |

Task H. Public Hearing Draft Area Plan and Draft EIR

| | |
|---------------------------------|-------------|
| 1. Area Plan and EIR Production | 3. Printing |
| 2. Pre-Publication Review | |

Task I. Review and Adoption

| | |
|--|-----------------------------------|
| 1. Public Hearings | 4. Final Area Plan |
| 2. Final EIR | 5. Implementation Monitoring Plan |
| 3. Certification and Adoption Hearings | |

4.. Base Map Preparation

Collect and prepare report-sized base maps for the planning area, Cambria, and other critical areas. A large number of appropriate maps and graphics are already included in the Project Description, and we will arrange to get electronic copies of those maps for use in the Area Plan and EIR.

Task B. Area Plan Scoping

1. Project Description Refinement

Refine with the County's existing Project Description to formulate a working draft of the Area Plan. This working draft will serve as the basis for initial discussions with County staff and the local community to

finalize the issues and policy directions that will be covered in the NCAP.

2. Public Review Session(s)

Two public review sessions to introduce the refined Project Description and the components that are proposed for inclusion in the Area Plan will be conducted. These meetings will serve to ensure that members of the local community are familiar with and generally supportive of the proposed direction for the Area Plan. Public comment at these meetings will be intended to give ideas on changes that should be made before a Preferred Alternative is created.

The results of these meetings will serve to modify the project description into a Preferred Alternative in Task B.5.

3. Environmental Constraints Analysis

Review existing available documents regarding the environmental issues described under Task E to prepare an Environmental Constraints Analysis for the North Coast. This document will summarize known environmental constraints and explain the need for specific planning policies and regulations to be included in the Preferred Alternative to be prepared in Task B.5.

Based on County staff review of this document, a final Environmental Constraints Analysis will be prepared.

4. Hearst Ranch Analysis

Prepare a memorandum summarizing known planning and environmental constraints for Hearst Ranch, reviewing the six previously proposed alternatives for Hearst Ranch and recommending a planning policy direction for it. A seventh alternative, that of no project with respect to the Hearst Resort concept will also be analyzed. This memorandum will result in a recommendation to require a Specific Plan for any future development at Hearst Ranch; this approach will minimize environmental impacts from the Area Plan and streamline the Area Plan process.

5. Creation of the Preferred Alternative

Based on the outcome of the meetings described above, and the results of Task C, formulate a Preferred Alternative. This Preferred Alternative will not be the Area Plan in its final format, but it will serve as the basis for technical and environmental review in Tasks D through G. The Preferred Alternative will incorporate comments on it before beginning the environmental review work.

Task C. Environmental Scoping

Elicit public input on the appropriate scope of work for the environmental analysis to be conducted for the project.

1. EIR Project Description Formulation

Write a concise project description that describes the Preferred Alternative and the changes that it would allow relative to both existing conditions and to the existing North Coast Area Plan. This document will be significantly shorter than either the existing "Project Description" published with the RFP or the Preferred Alternative, and it will be specifically intended for use in the Initial Study/Notice of Preparation and in the Draft EIR itself.

A key element of this task will be the determination of a projected growth rate to use as the basis of analysis in the Plan and EIR. Review the historic growth rate in Cambria and changing conditions that could lead to changes in that growth rate. We will then propose a growth rate for use as the basis for analysis in the EIR.

2. Agency Contact and Coordination

Contact all agencies known to have concerns about the project to ascertain their opinions regarding the project scope. At a minimum, agencies to be contacted will include the Coastal Commission, Caltrans, the US Fish and Wildlife Service, the Department of Fish and Game, the CCSD and the San Simeon Community Services District.

3. Environmental Scoping Session

Hold at least one scoping session to gather public input specifically on environmental issues and potential impacts that should be considered in the EIR.

4. Work Scope Refinement

If the environmental scoping process results in identification of significant environmental issues that need to be addressed in the planning process and are not adequately covered in this scope of work, recommend changes to the work scope at this time. This review of the work scope will ensure that the planning process and the ultimate EIR adequately cover all environmental issues raised through the scoping process.

Task D. Technical Review

Undertake studies of individual resources that would be affected by the Area Plan to document and assess the following:

- ◆ Existing environmental conditions in the Planning Area;
- ◆ Standards of significance for the evaluation of impacts;
- ◆ Impacts that would result from Plan implementation; and
- ◆ Measures necessary to mitigate or limit identified impacts.

Review the preliminary findings of the environmental review process. We anticipate that this meeting will be held when Task D is approximately 70% complete.

The impact analysis will be based on two different scenarios: full build-out of the Area Plan (at an uncertain date in the future) and 20-year development based on the growth rate determined in Task D.1. The following impact categories will be analyzed:

1. Public Policy

Review and assess the policy implications of the North Coast Area Plan, with particular regard to compliance with other parts of the County General Plan and the Coastal Act.

2. Land Use

Quantify the amount of development in various land use categories that could occur under the Area Plan, and document how these development scenarios would relate to existing development levels.

3. Agricultural Impacts

Review existing maps of prime soils and crop locations in the Planning Area to determine areas that qualify as "prime" farmland and other categories of Coastal Act concern as well as those of state-wide and local significance. We will then quantify any changes to agricultural land and its viability that would occur under the Area Plan.

4. Growth Inducement

Consider ways in which growth could be induced under the Area Plan. This assessment will include comparisons of foreseen vs. unforeseen growth inducement, as well as comparisons of growth in urban service areas as opposed to growth in rural areas.

5. Water Supply

Review the general process of acquisition, storage, transmission, treatment, and distribution of water. The result of this review will be an evaluation of the adequacy of current estimates of safe yield for planning purposes, and recommendations for further work. Identify future technical studies necessary to plan the water supply for new development areas and ensure a secure supply for existing users. In addition, work to refine the land use controls that have been suggested by Coastal Commission staff for inclusion in the Area Plan for use during the period before the CCSD Water Supply Master Plan Update is complete. The review of groundwater resources will provide technical support for these land use controls and/or suggest refinements as necessary.

Analyze the technical issues relating to groundwater availability including the geological and hydrogeological data involving the size and characteristics of the aquifers, rainfall rates, surface flows, and other matters

involved in computing the affects of groundwater withdrawals. This information will be used to review and evaluate the current estimates of safe yield from the developed aquifers, and compare these estimates with current withdrawal rates and estimates of future consumption. The evaluation will consider the needs of agricultural uses, habitat preservation, visitor serving uses, as well as other land uses existing and proposed within the plan update.

Using data collected in Tasks A and D, evaluate estimates (past and current) of the safe yield for each of the aquifers under study (Santa Rosa Creek, San Simeon Creek, Pico Creek, and Arroyo del la Cruz) in light of the quality of the available data and reasonableness of estimates of future water consumption. The degree of detail in these evaluations will vary from one groundwater basin to the next due to differences in the extent of prior studies. No new detailed numerical modeling will be performed as part of this evaluation.

6. Other Community Services

Prepare projections of service demands that would result from various levels of development under the Area Plan. Review existing service provision and the ability to serve this additional growth for services other than water in the North Coast Planning Area. Specific services to be assessed include sewer service in Cambria and San Simeon, schools, solid waste disposal, police and fire protection, and parks and recreation services. The analysis will include a complete review of all services provided by special districts and utility providers. It will result in appropriate policies for inclusion in the Area Plan, as well as impact discussions for inclusion in the EIR.

7. Visual Impacts

Evaluate views within the Planning Area as seen from the Critical Viewsheds identified by the Coastal Commission including but not limited to State Highways 1 and 46 and from Hearst Castle. This analysis will address these resources by evaluating four components: 1) visual quality, 2) visual fragility or sensitivity, 3) view quality (visual integrity) and 4) visual conflicts. This analysis will be provided for both north and southbound travelers along Highways 1 and 46 and Hearst Castle. Analysis will be subdivided into coherent visual sub-areas (e.g. North of Hearst Ranch: Ragged Point Area) for ease of discussion and application of area policies and standards.

The analysis will identify, based upon the criteria above, four levels of visual resource sensitivity in descending order: 1) highly sensitive, 2) moderately sensitive, and 3) low sensitivity. An example of highly sensitive would be an unobstructed view of a rocky headland or the Piedras Blancas Lighthouse with the Pacific Ocean in the background. A related standard would be that no intervening development or change in the natural landscape should occur. The other extreme for areas of low sensitivity would be land (from a visual viewpoint) which is suitable for development assuming it met the County's basic design guideline policies, and that development would have little adverse effect on the surrounding visual resources.

Work will be presented in a series of maps portraying each visual sub-area and identifying the resources and their level of sensitivity. Prepare accompanying text which: 1) identifies applicable Coastal and County policies, 2) provides an overview of the area and methodology used, 3) defines the visual sub-areas, 4) analyses and defines the criteria and applies it to each sub-area, 5) applies appropriate area goals, objectives, programs and standards, and 6) concludes with a with conformance evaluation with County and Coastal policies.

8. Traffic and Circulation

Assess traffic and circulation conditions in the Planning Area and the related impacts of the Area Plan.

(a) Traffic Conditions

Collect needed traffic data, including information on traffic volumes and intersection turning movements. This scope of work includes obtaining new traffic counts during two periods per day at fourteen different locations. Three segment counts will also be performed. Caltrans is able to supply segment counts for three additional segments.

The fourteen intersections proposed to be analyzed are the following:

1. Highway 1/Highway 46
2. Highway 1/Main-Ardath (in Cambria)
3. Highway 1/Burton (in Cambria)
4. Highway 1/Cambria Drive (in Cambria)
5. Highway 1/Windsor (in Cambria)
6. Highway 1/Weymouth (in Cambria)
7. Highway 1/Cambria Pines (in Cambria)
8. Highway 1/Vista del Mar (in San Simeon Acres)
9. Highway 1/Pico (in San Simeon Acres)
10. Highway 1/SLO San Simeon (Hearst Castle access)
11. Main/Burton (in Cambria)
12. Main/Pine Knolls (in Cambria)
13. Main/Cambria Drive (in Cambria)
14. Main Windsor (in Cambria)

The analysis will include a total of six segments, with two in Cambria along Highway 1, one south of Hearst Castle on Highway 1 and the other three at the approaches to the Highway 1/Highway 46 intersection. Select link analysis of future traffic will be performed to determine the origin and destination of Highway 1 traffic. Through traffic, Hearst Castle and Cambria traffic will be separated on the six analysis segments.

The existing North Coast Area T-Model network and land use files will be updated and calibrated to reflect existing conditions and used for all future analysis. Using the T-Model model, six study segments will be analyzed for level of service, and warranted traffic control devices and channelization based on the PM peak hour traffic conditions under the existing, 20-year and Area Plan buildout development conditions.

Intersection level of service will be evaluated at the 14 study intersections for buildout conditions. These intersections will be analyzed for level of service, and warranted traffic control devices and channelization based on the PM peak hour traffic conditions.

(b) Passing Lanes

Evaluate the need for, efficacy of and potential locations for passing lanes on Highway 1.

The capacity of a section of Highway 1 where a passing lane is installed will be evaluated and compared to a similar section without passing lanes. The length of the lanes, the vehicle classification of the traffic and the slope will be among the factors affecting capacity calculations. A weighted average will be applied based on segment lengths to determine an overall level of service.

Based on this information, determine the shortest passing lane length that would provide realistic and safe passing opportunities will be determined. The Caltrans *Highway Design Manual* and *A Policy on Geometric Design of Highways and Streets* (American Association of State Highway and Transportation Officials) as well as other publications from the Federal Highway Administration will be utilized in determining the appropriate lengths of passing lanes.

For each studied highway segment, the reserve capacity (to LOS C) with existing geometry and/or with improved geometry by adding passing lanes will be evaluated. The relationship between new development and the amount of reserve capacity will also analyzed. This analysis will be based on a percentage of traffic increase, which may then be correlated to more specific types of development if necessary.

The reserve capacity calculations performed in the previous task will be updated to reflect a lower LOS threshold, and the difference between the existing LOS C standard and a hypothetical LOS D standard presented in terms of quantity of new development allowable with and without passing lanes.

(c) Alternative Modes and Travel Demand Management

Assess travel demand in the area, and consider travel demand management techniques such as ridesharing, transit, parking pricing and bicycle/pedestrian incentives. Home based work trips and tourism related trips will be the two main targets of such strategies. Quantification of the number of vehicle trips which may be potentially eliminated and the feasibility of these measures are included in this analysis.

9. Soils, Geology, Erosion and Bluff Creep

Review existing available information on soils, geotechnical issues, erosion and bluff creep in the Planning Area. This information will be compared to allowed development in the Planning Area, and impacts regarding soils, geology, erosion and bluff creep will be identified.

10. Flooding

Based on existing information gathered in Tasks A and D, including information from Questa Civil Engineering on Santa Rosa Creek, the PRA Group will prepare brief discussions of flood issues in the Planning Area, and particularly on Santa Rosa Creek. This work will be suitable for use in policy development and for inclusion in the EIR.

11. Biology

Update and augment the biological resources information in the existing Project Description and EIR. In particular, provide policy guidance to protect sensitive habitats known from existing mapping. Include available background information policy guidance regarding pine pitch canker and the Cambria pine forest; such information will be generated through CCSD's new work on the *Cambria Forest Plan*.

12. Cultural Resources

Review available information regarding cultural resources in the Planning Area and work with the County to develop cultural resource preservation policies for inclusion in the Area Plan. Any cultural resources impacts and needed mitigation measures will be identified.

13. Air Quality

Summarize available data regarding air quality in the North Coast Area, as contained in the previous EIR on the Area Plan, the Clean Air Plan and other documents. Assess the draft Area Plan for its compliance with the Clean Air Plan, and recommend any additional measures from the Clean Air Plan that are necessary to ensure compliance. No modeling analysis of air quality issues or Plan-related emissions will be conducted.

14. Noise

Summarize information regarding noise from the County's General Plan Noise Element, the previous EIR on the Area Plan, and other sources, if available, to explain noise conditions in the North Coast Area and identify measures that should be included in the Plan or its EIR to mitigate projected noise impacts. This effort will provide a comparison between the existing and proposed plans and to what extent the proposed mitigation measures will reduce impacts.

15. Seawalls and Bluff Creep

Provide information regarding seawalls and bluff creep, and with policies and mitigation measures to be included in the Area Plan and EIR. DC&E will include these items in the documents as appropriate.

Task E. Fiscal Analysis

Complete a market and fiscal overview for the Area Plan.

1. Fiscal Overview

To analyze the potential effects associated with visitor serving and other coastal dependant uses envisioned in the NCAP a fiscal overview will be provided. In addition, this analysis will discuss the expected magnitude of new operating revenues and public service expenditures that will result from the proposed plan including previously mentioned visitor serving impacts. To perform this fiscal analysis, examine proposed development under the Plan at the 20-year horizon, the public services analysis and budgets for existing County services and service districts. Compile budget information detailing all revenue and public service expenditures within the Plan Area including information from service districts. The final product of this task will be a narrative report that examines fiscal impacts that would occur under the Plan; it will not include a fiscal impact model.

2. Economic and Development Trends

To provide background for the NCAP planning process, analyze historic and current demographic trends
California Coastal Commission
2000-01 LCP Grant Contract

and conditions for the North Coast compared to San Luis Obispo County and the state as a whole. Factors to be analyzed will include population and household growth, household size, age distribution, household income distribution, tenure, housing stock characteristics, jobs/housing balance, resident occupations, employment by industry, disposable income, tourism trends and taxable retail sales. Data sources will include U.S. Census, Claritas demographic estimates and State Department of Finance. For taxable retail sales, the County will provide store-by-store or aggregated sales data by store type as generated by the State Board of Equalization and reported to the County. Additionally, conduct a qualitative review of shopping patterns within the North Coast region. The product of this task will be a series of demographic and economic data tables, together with a brief report summarizing conclusions that can be drawn from the data.

Task F. Alternatives Analysis

Complete an analysis consistent with CEQA requirements of up to five alternatives to the Area Plan. As noted in Chapter 1, this task differs somewhat from that shown in the RFP. Our approach will result in an alternatives analysis that is both legally adequate and useful for decision-makers and the public, and that will not include unnecessary detail about issues that are outside of the scope of the Area Plan. Evaluate a total of up to four alternatives in the EIR. Determine the exact nature of the alternatives, but we preliminarily believe that they might be as follows:

- ◆ Continuation of Existing Plan. This alternative will consider the impacts of continued development under the existing North Coast Area Plan. This would result in a population for Cambria of 19,000 to 26,000.
- ◆ No Further Development. This alternative will document what would occur in the North Coast Planning Area if no additional development were to occur. This would include a population for Cambria of about 6,000.
- ◆ Reduced Development. This Two alternatives will evaluate the impacts that would occur if development were reduced below that foreseen in the Area Plan. It these alternatives will include reductions reflecting a slower growth rate in Cambria (either by mandate or through economic conditions), reductions in keeping with Coastal Commission suggestions for the Plan, and reductions that reflect a more "sustainable resource based" approach to planning for the area. The build-out population of Cambria in one of these this alternatives would be about 8,500.
- ◆ Increased Development. This alternative will examine the impacts of development at a faster growth rate than foreseen in the project. This alternative will also include any property owner requests for additional development that are not included in the Area Plan. We understand from County staff that there are few such requests.
- ◆ Additional Alternative. The nature of one additional alternative will be determined in consultation between DC&E and County staff.

As a part of the alternatives development process, calculate the "carrying capacity" of the North Coast Area vis-a-vis the environmental resources assessed in Task D. This information will be used as the basis for the creation of one of the Reduced Development Alternatives.

For each alternative, qualitatively describe the impacts that would occur, noting any differences in impact from those of the proposed Area Plan. As with the project itself, three of the five alternatives will be analyzed for both build-out conditions and a 20-year development horizon. Two of the five alternatives will be analyzed for only one time horizon (either build-out or 20 years).

Prepare a summary table showing the relative environmental benefits and liabilities of each alternative, and we will identify the environmentally superior alternative as required by CEQA.

We have not proposed quantitative evaluation of the impacts of alternatives in our basic scope of work, because such an evaluation is not required by CEQA and we do not believe that it would add to the public's

or decision-makers' ability to evaluate the proposed Area Plan.

As an optional task, calculate the traffic impacts of two of the alternatives, which will probably be the Reduced Development and Increased Development Alternatives. This quantitative assessment will allow a detailed determination as to whether or not changes in amounts of development would have a significant impact traffic impact. The three traffic assessments of alternatives will include a total of five time frames (build-out or 20 year horizon).

Task G. Administrative Draft Area Plan and EIR

Using the results of Tasks A through G, prepare Administrative Drafts of the Area Plan and its Environmental Impact Report (EIR).

1. Area Plan

The Area Plan will be an integrated document that includes easy-to-read graphics, pull-quotes and tables. It will be formatted to clearly show land use designations throughout the Planning Area, standards for specific areas such as Cambria, its neighborhoods and other development areas, and a clear hierarchy of goals, policies and programs. Suggestions regarding the outline for the Area Plan are included in Chapter 1 of this proposal.

The Area Plan will also include all conclusions from the environmental review process, including background on key environmental conditions and all necessary mitigation measures, which shall be formatted as plan policies or programs.

Implementation will also be a key component of the Area Plan. Each policy or program will clearly stipulate the County department or other party responsible for implementation, and, where possible, the costs and timeframe for implementation will also be shown. We also expect that the Area Plan will include performance requirements for a future Specific Plan for Hearst Ranch.

2. EIR

Although environmental conclusions will be included in the Area Plan, a stand-alone Program EIR will also be prepared to include all environmental analysis.

All mitigation measures should be incorporated directly into the Area Plan itself.

The EIR will include the following key elements:

- ◆ Executive Summary. Create a summary in a form consistent with CEQA Guidelines Section 15123.
- ◆ Introduction. This section will serve to place the NCAP within its historical context, and explain the legal basis for the report.
- ◆ Project Description. Use the project description developed in Task D.1 to clearly and succinctly describe the project.
- ◆ Environmental Review. The existing setting information developed in Task E will be used to create chapters describing the existing environmental setting, and potential impacts and necessary mitigation measures for each topic.
- ◆ Alternatives. The alternative evaluation completed in Task G will be compiled for the EIR.
- ◆ Required Topics. Prepare assessment conclusions to meet CEQA guidelines for the following mandatory findings:
 - growth inducement
 - cumulative impacts
 - unavoidable significant effects
 - significant irreversible changes

impacts found not to be significant

- ◆ Report Preparers and Bibliography, including agencies and persons contacted and literature reviewed.
- ◆ Other Appendices as deemed necessary.

3. Administrative Draft Submittal and Review

Prepare an Administrative Draft Area Plan and EIR to for review. At the end of the review period, discuss comments on the Administrative Drafts.

Task H. Public Hearing Draft Area Plan and Draft EIR

Create a Public Hearing Draft Area Plan and Draft EIR based on comments on the Administrative Drafts.

1. Area Plan and EIR Production

Incorporate direction on the Administrative Drafts to produce the Public Hearing Draft Area Plan and Draft EIR

2. Pre-Publication Review

Submit pre-publication review copies of the Plan and EIR to County staff for review and final approval.

3. Printing

Print sufficient copies of the Public Hearing Draft Area Plan and EIR. We will submit them, together with an electronic version.

4. Optional Staff Meetings

Up to five (5) additional staff or public meetings are being provided for as needed to complete the Public Hearing Draft Plan.

5. Unanticipated Studies

Based on past experience, this section provides for the possibility of additional studies that may be necessary prior to completion of the North Coast Area Plan.

6. Mediation

Due to the number of contentious issues surrounding the North Coast Area Plan update, and the possibility of impasse between disagreeing groups which would greatly extend the completion time for the update, this section provides for the hiring of an mediation specialist to aid in bring consensus and closure to such issues

Task I. Review and Adoption

In this final task, facilitate review and adoption of the Area Plan and certification of the EIR.

1. Public Hearings

During the CEQA-required 45-day public review period, attend public hearing on the Draft Area Plan and EIR.

2. Final EIR

Following public review of the Public Hearing Draft Area Plan and Draft EIR, respond to comments on the EIR and prepare a Final EIR. Formulate responses to substantive comments on the Draft EIR, including review period comments received from the public, Planning Commission, Coastal Commission and other interested agencies. Prepare a Final EIR Addendum that includes verbatim comments received, the responses to comments, changes to the Draft EIR necessitated by the responses and a revised summary of impacts and mitigation measures.

3. Certification and Adoption Hearings

In these final hearings, County decision-makers will review the Public Hearing Draft Area Plan and the Final EIR, with the goal of certifying the EIR and adopting the Plan.

4. Final Area Plan

Create a Final Area Plan with changes made during the adoption process for consideration by the Coastal Commission. The final plan will be a desk-top published document with all graphics and text suitable for offset or xerox reproduction.

5. Coastal Commission Hearings

Attend hearings on the Area Plan before the Coastal Commission.

II. SCHEDULE

The schedule for the project is shown in Figure 2. This schedule will result in submittal of an Administrative Draft Area Plan and EIR in six months and Plan Adoption within 12 months.

III. PRODUCTS

In completing the project, prepare and submit the following products.

- ◆ Draft Environmental Constraints Analysis (Task B.3)
- ◆ Final Environmental Constraints Analysis (Task B.3):.
- ◆ Hearst Ranch Analysis (Task B.4)
- ◆ Preferred Alternative (Task B.5)
- ◆ One set of full-size maps for visibility mapping (no less than 2 feet by 3 feet) of sufficient scale for use at large group presentations.
- ◆ Administrative Draft Area Plan (Task G)
- ◆ Administrative Draft EIR (Task G).
- ◆ Public Hearing Draft Area Plan (Task H)
- ◆ Draft EIR (Task H)
- ◆ Administrative Final EIR(Task I)
- ◆ Final EIR (Task I):
- ◆ Final Area Plan (Task I).

All products will be delivered in camera-ready formats for copying and distribution by the County. All products will include graphic displays of relevant plan and environmental information and tables to summarize data and quantitative information.

IV. MEETINGS

Attend meetings throughout the EIR preparation process.

A. Staff Meetings

Attend a total of twelve staff meetings as part of the project. Some of the meetings will be held as follows:

- ◆ Project Kick-off (Task A).
- ◆ Area Plan Refinement (Task B).
- ◆ Environmental Scoping Discussion (Task D).
- ◆ Environmental Impact Discussion (Task E).
- ◆ Review Administrative Draft EIR (Task H).
- ◆ Review comments Public Comments on the Draft EIR (Task J).

B. Public Meetings

This scope of work includes two workshops or hearings at each of the following five junctures, for a total of ten public workshops and hearings:

- ◆ Confirm Area Plan contents (Task B)
- ◆ Environmental Scoping (Task C.4)
- ◆ Hearings on the Draft Area Plan and EIR (Task I.1)
- ◆ Final Adoption Hearings (Task I.3)
- ◆ Coastal Commission Hearings (Task I.5)

V. COSTS

As shown in Table 2, the total cost to complete the scope of work described in this document is \$249,452.

G:\Adv\Chuck\NCU\LCPGrant\NCAP#2

LCP Grant Application FY 2000/2001
Submittal Summary

RECEIVED
SEP 25 2000

Applicant: The City of Morro Bay

CALIFORNIA
COASTAL COMMISSION

Project Director: Greig S. Cummings

Title: Planning Manager

Address: City of Morro Bay, Public Services Department
590 Morro Bay Blvd.
Morro Bay, CA 93442

Phone: (805) 772-6261

Fax: (805) 772-6266

E-mail: gcummings@mbps.morrobay.usa.com

Fiscal Officer: Jim Koser

Title: Finance Director

Address: City of Morro Bay
595 Harbor Blvd.
Morro Bay, CA 93442

Phone: 772-6200

Fax: 772-7329

E-mail: jkoser@mbps.morrobay.usa

Title of Proposed LCP Work: Local Coastal Plan Periodic Review - Controlling
Urban Runoff

Total Cost of Proposed Program: \$ 45,053

Grant amount requested: \$ 41,584 (92.3 % of Proposed Program)

Months Required to Complete Grant Work Program: twelve months

Work beginning on 01/01/2001

and ending on 12/31/2001

Authorized Official: Greig S. Cummings

Title: Planning Manager

Signature: 

Date: 9/21/00

corrected copy

| |
|-----------------|
| EXHIBIT NO. A.7 |
| APPLICATION NO. |
| Morro Bay |
| Pg. 1 of 8 |

**LCP Grant Application 2000/2001
 Grant Budget Allocation Summary**

Grant Applicant: City of Morro Bay

Project Title: Local Coastal Plan Periodic Review & Controlling Urban Runoff

CURRENT GRANT REQUEST: *

A. Personal/Consulting Services:

1. Personal Services

Classifications and Rates (itemize):

If extra lines are needed, use those just below the end of this page.

| Classification | Rate ** | x | Hours | = | Salary |
|-----------------------------|-----------|-------------|--------------|----|---------------|
| Public Services Dir. | \$ 60.69 | | 120 | \$ | 7,283 |
| Planning Manager | 34.39 | | 265 | | 9,113 |
| Engineer | 36.56 | | 275 | | 10,054 |
| Associate Planner | 21.26 | | 250 | | 5,315 |
| Intern | 6.80 | | 250 | | 1,700 |
| | | | Total | \$ | 33,465 |
| a. Salary (from line above) | \$ 33,465 | | | | |
| b. Benefits | \$ 6,693 | (@ 20.00 %) | | | |
| c. Total (1.a. and 1.b.) | \$ 40,158 | | | | |

2. Professional and Consulting Services \$ 0

(total of Consultant column on attached Work Program Budget form)

3. Total Personal/Consulting Services \$ 40,158
 (total of A.1.c. and A.2)

B. Operating Expenses: \$ 4,895
 (total of Operations itemized on attached Work Program Budget form)

TOTAL BUDGET (totals of A.3 and B.) \$ 45,053

* Please round off all budget amounts to nearest dollar.

** Hourly, weekly, or monthly rate. If rate includes benefits and overhead, then line A.1.b. on this page, and the "Overhead Costs" line on Page 4, should not show the dollar amounts of benefits/overhead but only the rates used for calculating benefits/overhead.

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: City of Morro Bay
 Title of Proposed Project: Local Coastal Plan Periodic Review
 Proposed Grant Amount: \$41,583

| Work Program Items * | Budget ** | | |
|---|-------------------------|-------------|------------------|
| | Staff | Consultant | Total |
| Tasks/Subtasks: | | | |
| 1.1 Review City Reg. | \$ 1,759 | | \$ 1,759 |
| 1.2 Estuary Program | 1,865 | | 1,865 |
| 1.3 Review MURP | 1,967 | | 1,967 |
| 1.4 Consult MBNEP | 1,765 | | 1,765 |
| 1.5 Consult RWQCB | 1,635 | | 1,635 |
| 2.1 Draft Summary Report | 2,466 | | 2,466 |
| 2.2 Review w/ Boards | 1,165 | | 1,165 |
| 2.3 Final Report | 3,123 | | 3,123 |
| 3.1 LCP & Ord Amendments | 2,784 | | 2,784 |
| 3.2 Public Review Draft | 5,625 | | 5,625 |
| 3.3 Public Info doc | 1,258 | | 1,258 |
| 4.1 Public Notification | 378 | | 378 |
| 4.2 Enhanced Notification | 1,306 | | 1,306 |
| 5.1 Board & PC Review | 1,267 | | 1,267 |
| 5.2 City Council Hearing | 936 | | 936 |
| 6.1 Meet w/ Coastal Staff | 1,778 | | 1,778 |
| 6.2 Work w/ Coastal Staff | 1,877 | | 1,877 |
| 6.3 Coordinate w/ Agencies & Final Report | 1,878 | | 1,878 |
| 6.4 Work w/ Coastal Staff for final | 1,478 | | 1,478 |
| 6.5 City Staff to Attend CC Hearing | 1,296 | | 1,296 |
| 6.6 Review Conditions of Approval | 885 | | 885 |
| 7.1 Initial Changes to Procedures | 1,667 | | 1,667 |
| | | | - |
| | | | - |
| Totals (of above & any additional rows after p. 4) | \$ 40,158 | \$ - | \$ 40,158 |
| Tasks Total (equals Budget Allocation Summary form's line A.3) | | | \$ 40,158 |
| Operations (itemize on next page): | | | |
| | Operations Total | | \$ 4,895 |
| Work Program Total (sum of Tasks Total and Operations Total) | | | \$ 45,053 |

* Provide descriptions of individual tasks, and a schedule for completion of tasks/task groups, as attachments.

** Round to the nearest dollar.

If additional rows for tasks are needed, use those just below end of Page 4.
 2000-01 LCP Grant Application

CITY OF MORRO BAY
WORK PROGRAM FOR COMPLETING THE LOCAL COASTAL PROGRAM

Coastal Planning Issues

New scientific and policy information being developed through the Coastal Commission CRP Plan, Municipal Urban Runoff Program (MURP), National Estuary Program's Comprehensive Conservation Management Plan (CCMP) will provide new policies that should be incorporated into the City of Morro Bay's new General Plan/Local Coastal Plan Update. Also, incorporate the Coastal Commission CRP Plan and MURP and other runoff and pollution best practice control strategies.

Work Program

TASK 1. Review of Adopted Plans, Policies and Regulations

Objectives:

- Thoroughly review existing policies and regulations of the City as they affect the bay.
- Compare City's goals and policies as they relate to the Morro Bay National Estuary Program and the Regional Water Quality Control Board's objectives on nonpoint source pollutants in the bay.
- Review the Coastal Commission CRP Plan and Model Urban Runoff Program and other strategies to control runoff and pollution.

Work Organization:

- 1.1 Review the text of the Morro Bay Land Use Plan for consistency with goals and objectives.
- 1.2 Review the Morro Bay Estuary Program, Comprehensive Conservation Management Plan.
- 1.3 Review County of San Luis Obispo regulations to look for areas to coordinate efforts.
- 1.4 Review Municipal Urban Runoff Program (MURP)
- 1.5 Consult with the MBNEP as to interpretation of their goals and objectives in the Comprehensive Conservation Management Plan.
- 1.6 Consult with the RWQCB as to interpretation and implementation of regulations.

TASK 2. Develop A Summary Report

Objective:

- Provide a status report of any implementation to date of policies and programs related to nonpoint source pollution control and any goals or policies of the CCMP.
- Summarize the steps that must be taken to implement the CCMP and RWQCB regulations, the Coastal Commission CRP Plan, Model Urban Runoff Program and other strategies to control runoff and pollution.

Work Organization

- 2.1 Prepare a draft summary report. Describe new policies and regulations that will be needed. Clearly indicate how the new regulations will fit into the process of development review and permitting to ensure implementation of the best practices implemented by the regulations.
- 2.2 Review draft report with city boards.
- 2.3 Final Report

TASK 3. Prepare LUP Amendments and Draft Ordinance Provisions

Objective

- Complete revisions to the city's LUP and incorporate into the final Local Coastal Program.
- Amend provisions to the city Zoning Ordinance to implement policies developed from pollution prevention.
- Create drafts for public review.

Work Organization:

- 3.1 Prepare the administrative draft of all final Local Coastal Program amendments and updates to policies and a draft of all changes to the Zoning Ordinance.
- 3.2 A public review draft shall be prepared for distribution to the Planning Commission, City Council and public. A final public review draft will be prepared.
- 3.3 Prepare a public information document that summaries the changes and their effect. A matrix may be included to help identify changes to the plan and ordinance.

TASK 4 Public Noticing and Hearings

Objectives

- Inform the public of the proposed changes and receive oral and written testimony.
- Comply with legal noticing and hearing requirements.
- Provide notification through the mail and prominent ads and electronic media, etc.

Work Organization:

- 4.1 Provide notification through local newspaper, mailings and electronic media.
- 4.2 Enhance notification through graphics, brochures, newspaper inserts and/or other methods.

TASK 5 Public Hearings and Adoption

Objectives:

- Obtain input from the public, city Public Works Advisory Board, Planning Commission, City Council and obtain city approval.

Work Organization:

- 5.1 The city will present the program and documents before the Public Works Advisory Board and hold hearings before the Planning Commission to receive testimony, considerations and recommendations regarding inclusion into the Local Coastal Program. Include Zoning Ordinance amendments and establishment of permitting requirements.
- 5.2 The city will hold City Council hearings to receive recommendations from the Planning Commission, Public Works Advisory Board and further testimony for final review, consideration and adoption.

TASK 6 Coastal Commission Consideration and Certification

Objectives

- Coordinate with Coastal Commission staff throughout the project.
- Obtain comments and final approval from the Coastal Commission

Work Organization:

- 6.1 Hold a preliminary meeting with the city and Coastal Commission staffs prior to completion of the final approach/summary report, present the draft approach and solicit input from Coastal Staff.
- 6.2 Work with Coastal Commission staff throughout the project.
- 6.3 Coordinate with various agencies throughout the project and prepare the draft and then final reports, amendments and ordinance provisions.
- 6.4 Work with Coastal Commission staff to finalize and complete package prior to Coastal Commission hearing.
- 6.5 City Staff will attend Coastal Commission hearings.
- 6.6 City staff will review conditions of approval for possible incorporation into final product.

TASK 7 Program Initiation

Objective:

- Train city staff, to administer new requirements as necessary to implement the new adopted provisions.

Work Organization

- 7.1 Initiate changes to procedures for processing and instituting new requirements through assigning and training staff, preparation and revision of informational handouts an.

MORRO BAY FY 00/01 Work Program Schedule

Schedule/Milestones

| | Projected Time Frame/Products |
|---|--|
| TASK 1 Review of Adopted Plans, Policies Regulations | January - March 2001 |
| 1.1 Review City Regulations | |
| 1.2 Review Estuary Program | |
| 1.3 Review MURP | |
| 1.4 Consult with MBNEP | |
| 1.5 Consult with RWQCB | |
| TASK 2 Develop A Summary Report | April - June 2001 |
| 2.1 Draft Summary Report | |
| 2.2 Review with city boards | Draft document - May 30, 2001 |
| 2.3 Final Report | Final document - June 30, 2001 |
| TASK 3 Prepare LUP Amendments and Draft Ordinance Provisions | July - August 2001 |
| 3.1 LCP & Ordinance Amendments | Draft Ordinance & |
| 3.2 Public review draft | LCP Amends. - August 30, 2001 |
| 3.3 Public information Document | |
| TASK 4 Public Noticing and Hearings | August - September 2001 |
| 4.1 Public Notification | Newspaper Legal Notice & |
| 4.2 Enhanced Notification | Other notice - September 15, 2001 |
| TASK 5 Public Hearings and Adoption | September - October 2001 |
| 5.1 Board and Planning Commission Review | Board & PC Review - September 15, 2001 |
| 5.2 City Council Hearings | Council Review - October 15, 2001 |
| TASK 6 Coastal Commission Consideration and Certification | November - December 2001 |
| 6.1 Meet w/ Coastal Commission Staff | On going- |
| 6.2 Work w/ Coastal Commission Staff | |
| 6.3 Coordinate w/ Agencies and Final Report | Complete LCP submittal November 1, 2001 |
| 6.4 Work w/ Coastal Staff to Finalize Package | Coastal Commission Hearing November 15, 2001 |
| 6.5 City Staff to Attend CC Hearings | |
| 6.6 Review Conditions of Approval | |
| TASK 7 | |
| 7.1 Initial Changes to Procedures | December 2001 |

LCP Grant Application FY 2000/2001 Submittal Summary

Applicant: Los Angeles County Department of Regional Planning

Project Director: James E. Hartl, AICP

Title: Director of Planning

Address: 320 W. Temple Street
Room 1390
Los Angeles, CA 90012

Phone: 213-974-6401

Fax: 213-626-0434

E-mail: jhartl@planning.co.la.ca.us

Fiscal Officer: Ted Elias

Title: Administrator

Address: 320 W. Temple Street
Room 1390
Los Angeles, CA 90012

Phone: 213-974-6433

Fax: 213-626-0434

E-mail: telias@planning.co.la.ca.us

Title of Proposed LCP Work: Santa Monica Mountains Local Coastal Program

Total Cost of Proposed Program: \$ 240,000

Grant amount requested: \$ 75,000 (31.3 % of Proposed Program)

Months Required to Complete Grant Work Program: _____ 12

Work beginning on 5/1/01
and ending on 4/30/02

Authorized Official: James E. Hartl, AICP

Title: Director of Planning

Signature: 

Date: 8-31-2000

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CALIFORNIA
COASTAL COMM.

EXHIBIT NO. A.8

APPLICATION NO.

Los Angeles County

Pg. 1 of 26

**LCP Grant Application 2000/2001
 Grant Budget Allocation Summary**

Grant Applicant: Los Angeles County Department of Regional Planning
Project Title: Santa Monica Mountains Local Coastal Program

CURRENT GRANT REQUEST: *

A. Personal/Consulting Services:

1. Personal Services

Classifications and Rates (itemize):

If extra lines are needed, use those just below the end of this page.

| Classification | Rate ** | x | Hours | = | Salary |
|-------------------------|----------|---|-------|----|--------|
| Regional Plan. Asst. II | \$ 58.79 | | 597 | \$ | 35,098 |
| Senior Biologist | 67.5 | | 90 | | 6,075 |
| Supervising Reg. Plan. | 81.41 | | 298 | | 24,260 |
| Data Process. Sp. I | 97.45 | | 52 | | 5,067 |
| | | | | | - |
| | | | Total | \$ | 70,500 |

| | | |
|---------------------------------|------------------|-------------|
| a. Salary (from line above) | \$ 70,500 | |
| b. Benefits | \$ 0 | (@ 11.11 %) |
| c. Total (1.a. and 1.b.) | \$ 70,500 | |

2. Professional and Consulting Services \$ 0
 (total of Consultant column on
 attached Work Program Budget form)

3. Total Personal/Consulting Services \$ 70,500
 (total of A.1.c. and A.2)

B. Operating Expenses: \$ 4,500
 (total of Operations itemized on
 attached Work Program Budget form)

TOTAL BUDGET (totals of A.3 and B.) \$ 75,000

* Please round off all budget amounts to nearest dollar.
 ** Hourly rate includes benefits and overhead.

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: Los Angeles County Department of Regional Planning
Title of Proposed Project: Santa Monica Mountains Local Coastal Program
Proposed Grant Amount: \$75,000

| Work Program Items * | Budget ** | | |
|---|------------------|-------------------------|------------------|
| | Staff | Consultant | Total |
| Tasks/Subtasks: | | | |
| Task 5: Draft LCP | | | \$ - |
| 5.3: Prepare Public Review Draft LCP | 6,500 | | 6,500 |
| 5.5: Public Workshop | 3,000 | | 3,000 |
| 5.6: Regional Planning Commission briefing | 1,000 | | 1,000 |
| Sub-total | 10,500 | | |
| Task 6: Formal Public Review | | | |
| 6.1: Public Hearing Notification | 4,000 | | 4,000 |
| 6.2: Regional Planning Commission public hearings | 15,500 | | 15,500 |
| 6.3: Revisions to Public Review Draft LCP | 11,000 | | 11,000 |
| 6.4: Board of Supervisors public hearing | 7,500 | | 7,500 |
| 6.5: Prepare Transmittal Package to Coastal Commission | 5,000 | | 5,000 |
| Sub-total | 43,000 | | |
| Task 7: Coastal Commission Review | | | |
| 7.1: Coordinate with Coastal Commission staff | 8,000 | | 8,000 |
| 7.2: Coastal Commission public hearing | 4,000 | | 4,000 |
| Sub-total | 12,000 | | |
| Task 8: Certification of LCP | | | |
| 8.1: Board of Supervisors acceptance of certification order | 2,000 | | 2,000 |
| 8.2: Executive Director's report to Coastal Commission | 2,000 | | 2,000 |
| 8.3: Publish certified LCP | 1,000 | | 1,000 |
| Sub-total | 5,000 | | |
| Totals (of above & any additional rows after p. 4) | \$ 70,500 | \$ - | \$ 70,500 |
| Tasks Total (equals Budget Allocation Summary form's line A.3) | | | \$ 70,500 |
| Operations (itemize on next page): | | | |
| | | Operations Total | \$ 4,500 |
| Work Program Total (sum of Tasks Total and Operations Total) | | | \$ 75,000 |

* Provide descriptions of individual tasks, and a schedule for completion of tasks/task groups, as attachments.

** Round to the nearest dollar.

If additional rows for tasks are needed, use those just below end of Page 4.

California Coastal Commission
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219
 (415) 904-5200
 fax (415) 904-5400

August 7, 2000

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: Los Angeles County Department of Regional Planning
Title of Proposed Project: Santa Monica Mountains Local Coastal Program
Proposed Grant Amount: \$75,000

| Work Program Items | Budget * |
|---|-----------------|
| Operations (itemize below): | |
| Travel | \$ - |
| Overhead Costs (rate here: 41.42 %, and amount in budget column) | 0 |
| Office supplies | 250 |
| Postage | 650 |
| Printing | 3,000 |
| Other: | |
| Micellaneous Copying | 600 |
| | |
| | |
| | |
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| | |
| | |
| | |
| Operations Total | \$ 4,500 |

* Round to the nearest dollar.

**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

August 31, 2000

COUNTY OF LOS ANGELES
SANTA MONICA MOUNTAINS
LOCAL COASTAL PROGRAM

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| Budget | 18/19 |

WORK PROGRAM
Revised: August 31, 2000

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

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

affe

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

5.1a Additional Tasks Required by the Coastal Commission

In its action of March 10, 1999 approving the second phase of the grant, the Coastal Commission added the following three items to Task 5:

- ☞ Offers to Dedicate (OTDs) Public Access: The public access component shall include a strategic plan to provide for the acceptance of approximately 90 outstanding OTDs by either the County or other acceptable entity within two years from the date of certification of the LCP. The plan shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.
- ☞ Polluted Runoff: Incorporate policies and implementation measures that implement applicable management measures to identify, prevent and control nonpoint source pollution.
- ☞ Public Parking Inventory: Prepare a comprehensive inventory and map of all public parking that includes both parking lots and public street parking located within a quarter mile of the ocean, parkland, trails and trailheads.

Action: Prepare OTD strategic plan.

Add nonpoint source pollution policies and implementation measures to LCP

Prepare parking inventory and maps as an appendix to the LUP; add appropriate policies and implementation measures to LCP

5.2 Review of the Administrative Draft of the LCP

The revised Administrative Draft LCP, which includes Coastal Commission staff comments, will be circulated to the groups listed below 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

Quarterly Meetings and Products
November 1998 — April 2002

Fourth Quarter 1998 (1 November — 31 January 1999)

Task 1 Preliminary review and organizational planning *[Completed]*

First Quarter 1999 (1 February — 30 April)

Task 2 Approach and Structure *[Completed]*

Task 3 Revise Santa Monica Mountains Land Use Plan *[Completed]*

Second Quarter 1999 (1 May — 31 July)

Task 3 Revise Santa Monica Mountains Land Use Plan (cont.) *[Completed]*

Task 4 Production of Revised Policy Maps in ARCInfo Format *[Completed]*

Third Quarter 1999 (1 August — 31 October)

Task 4 Production of Revised Policy Maps (cont.) *[Completed]*

Task 5 Draft of LUP *[Completed]*

Fourth Quarter 1999 (1 November — 31 January 2000)

Task 5 Draft of LIP and LCP (cont.)

☛ Review of Draft LUP by Coastal Commission staff

First Quarter 2000 (1 February — 30 April)

Task 5 Draft of LIP and LCP (cont.)

☛ Review of Draft LUP by Coastal Commission staff

Second Quarter 2000 (1 May — 31 July)

Task 5 Draft of LIP and LCP (cont.)

☛ Review of Draft LUP by Coastal Commission staff

☛ DRP prepare Administrative Draft LIP *[Completed]*

Third Quarter 2000 (1 August — 31 October)

Task 5 Draft of LIP and LCP (cont.)

☛ Complete review of Draft LUP by Coastal Commission staff

☛ Begin "broad-brush" review of Administrative Draft LIP by Coastal Comm. staff

☛ DRP prepare strategic plan for Offers to Dedicate trail easements, survey parking by trailheads, beaches and parks, and develop policies and programs relating to nonpoint source pollution

Fourth Quarter 2000 (1 November — 31 January 2001)

Task 5 Draft of LIP and LCP (cont.)

- Complete "broad brush" review of Administrative Draft LIP by CCC staff
- Begin detailed review of Administrative Draft LIP by Coastal Commission staff

First Quarter 2001 (1 February — 30 April)

Task 5 Draft of LIP and LCP (cont.)

- Complete review of Administrative Draft LIP by Coastal Commission staff
- Meetings with advisory committees (TAC, ERB, County Counsel)
- Summary list of comments and suggested changes
- Public Review Draft LCP
- Report on zoning consistency analysis; recommendations for zone changes

Second Quarter 2001 (1 May — 31 July)

Task 5 Draft of LIP and LCP (cont.)

- Public Review Draft LCP

Third Quarter 2001 (1 August — 31 October)

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

Fourth Quarter 2001 (1 November — 31 January 2002)

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

First Quarter 2002 (1 February — 30 April)

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: Nov. 1998 — Oct. 1999 Phase 2 Period: Nov. 1999 — April 2001 Phase 3 - Grant Application - Period: May 2001 — April 2002 |
|--|

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

Total Phase 1 Budget \$112,500

Phase 2

November 1999 to April 2001 Amount

Task 5 Draft of LIP and LCP (cont.)

5.1a Offers to Dedicate, Nonpoint Source Pollution, Parking Inventory \$10,500

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

Sub-total \$52,500

Total Phase 2 Budget \$52,500

Phase 3 Grant Application Budget

May 2001 to April 2002 Amount

Task 5 Draft of LIP and LCP (cont.)

5.3 Prepare Public Review Draft of LCP \$6,500

5.5 Public Workshop 3,000

5.6 Regional Planning Commission briefing 1,000

Sub-total \$10,500

Task 6 Formal Public Review

6.1 Public Hearing Notification \$5,000 ^A

6.2 Regional Planning Commission public hearings 15,500

6.3 Revisions to Public Review Draft LCP 11,500 ^B

Los Angeles County

Department of Regional Planning

1920
 A: includes \$1,000 of \$4,500 "operations" costs.
 B: includes \$500 of \$4,500 "operations" costs.

BVB, 11/14/00

| | | |
|-----|---|-------|
| 6.4 | Board of Supervisors public hearing | 7,500 |
| 6.5 | Prepare Transmittal Package to Coastal Commission | 5,000 |

Sub-total \$44,500

Task 7 Coastal Commission Review

| | | |
|-----|--|---------|
| 7.1 | Coordinate with Coastal Commission staff | \$8,000 |
| 7.2 | Coastal Commission public hearing | 4,000 |

Sub-total \$12,000

Task 8 Certification of LCP

| | | |
|-----|---|--------------------|
| 8.1 | Board of Supervisors acceptance of certification orders | \$2,000 |
| 8.2 | Executive Director's report to Coastal Commission | 2,000 |
| 8.3 | Publish certified LCP | 4,000 ^c |

Sub-total \$8,000

Grant Application Total Budget Request \$75,000

Total Project Budget \$240,000

*C: includes \$3,000 of \$4,500 "operating" costs.
BUB, 11/14/00*

LCP Grant Application FY 2000/2001 Submittal Summary

Applicant: City of Hermosa Beach

Project Director: Sol Blumenfeld

Title: Community Dev. Director

Address: City of Hermosa Beach, Community Development Department
1315 Valley Drive
Hermosa Beach, CA 90254

Phone: (310) 318-0242

Fax: (310) 937-6235

E-mail: krobertson@hermosabch.org

Fiscal Officer: Viki Copeland

Title: Finance Director

Address: City of Hermosa Beach, Finance Department
1315 Valley Drive
Hermosa Beach, CA 90254

Phone: 318-0225

Fax: _____

E-mail: vcopeland@hermosabch.o

Title of Proposed LCP Work: Completion of outstanding tasks of work program to
to obtain final approval and certification of LCP

Total Cost of Proposed Program: \$ 5,970

Grant amount requested: \$ 5,970 (100.0 % of Proposed Program)

Months Required to Complete Grant Work Program: _____ **9**

Work beginning on 7/1/00
and ending on 04/01/2001

Authorized Official: Sol Blumenfeld

Title: Director

Signature: 

Date: 09/07/2000

| |
|-----------------|
| EXHIBIT NO. A.9 |
| APPLICATION NO. |
| Hermosa Beach |
| Pg. 1 of 6 |

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: City of Hermosa Beach
Title of Proposed Project: Completion of Outstanding Tasks to obtain LCP Certification
Proposed Grant Amount: \$5,970

| Work Program Items | Budget * |
|---|----------|
| Operations (itemize below): | |
| Travel | \$ |
| Overhead Costs (rate here: 10 %, and amount in budget column) | |
| Office supplies | |
| Postage | |
| Printing | 703 |
| Other: | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Operations Total | \$ 703 |

* Round to the nearest dollar.

CITY OF HERMOSA BEACH WORK PROGRAM
OUTSTANDING TASKS FOR CERTIFICATION OF THE LOCAL COASTAL PROGRAM

Coastal Planning and LCP Grant

The City recently provided a timely submittal for its proposed Local Coastal Program to the Coastal Commission, consisting of amendments to the City's Coastal Commission Certified Land Use Plan and implementing regulations (Zoning Ordinance Amendments) and related maps and supporting documents. Final review and certification of the LCP is pending Coastal Commission staff review and Commission hearing(s). The City's work to prepare the LCP was funded, in part, by a 1998 Coastal Commission grant. The City was not able to receive the full complement of the 1998 approved grant as some final tasks were not completed by the April 30, 2000 deadline due to review of earlier drafts of the submitted documents.

In addition to requesting additional grant funds to reimburse the City for costs incurred since June 2000, the City anticipates additional work necessary to complete the process. The tasks are necessary for the City to complete its responsibility under terms of the Coastal Act to complete its Local Coastal Program.

Work Program (Outstanding Tasks)

7. Coastal Commission Consideration and Certification -

Objectives:

- Coordinate with Coastal Commission Staff throughout the project
- To obtain the comments and final approval from the Coastal Commission.

Work Organization:

- 7.3 City Staff and Consultant will coordinate to submit the package of items that comprise a complete Local Coastal Program (proposed local ordinance, amendment to L.U.P. policies, any new zoning maps; and permitting procedures) for Coastal Commission consideration and approval.
- 7.4 Work with Coastal Commission staff to finalize and complete package prior to Coastal Commission hearing, including additional copying, revisions etc.
- 7.5 City Staff and Consultant will attend Coastal Commission hearing
- 7.6 Consultant and City Staff will incorporate conditions of approval into final document.

Task 8. Program Initiation -

Objective:

- To efficiently train City Staff, and to incorporate new procedures, as necessary to implement the new implementing provisions of the Local Coastal Program

Work Organization:

Initiate necessary changes to procedures for processing and issuing permits within the Coastal Zone, including assigning and/or training staff, preparation/revision of informational handouts.

Schedule/Budget Summary

| Outstanding Tasks | Word Product/Date | Budget |
|---|---|----------------|
| 7. Coastal Commission Coordination/ Final Review | - | |
| 7.3 prepare/package the program submittal | Complete LCP submittal – July 2000 | 1500* |
| 7.4 work with C.C. staff to finalize | July-Fall 2000 | 639* |
| 7.5 Coastal Comm. Hearing | Coastal Commission Hearing – Fall/Winter 2000 | 1311 |
| 7.6 Incorporate conditions / final approval | Final LCP - Winter 2000/2001 | 974 |
| Subtotal | | |
| 8. Program Initiation (City Staff | Winter 2001 | 1546 |
| | | |
| | <i>Total for Outstanding Tasks</i> | <i>\$5,970</i> |

*\$2,139 is the amount of 1998 grant not received as work completed or to be completed past 4/30/2000 deadline

RECEIVED
SEP 16 2000

**LCP Grant Application FY 2000/2001
Submittal Summary**

CALIFORNIA
COASTAL COMMISSION

Applicant: City of Redondo Beach

Project Director: William Meeker

Title: Planning Director

Address: 415 Diamond Street
Redondo Beach, CA. 90277

Phone: 310-318-0637

Fax: 310-372-8021

E-mail: William.Meeker@Redondo.org

Fiscal Officer: Agnes Walker

Title:

Financial Services Director

Address: 415 Diamond Street
Redondo Beach, CA. 90277

Phone: 310-318-0601

Fax: 310-937-6616

E-mail: Agnes.Walker@Redondo.org

Title of Proposed LCP Work: LCP Comprehensive Update and Implementation
Program

Total Cost of Proposed Program: \$ 676,735

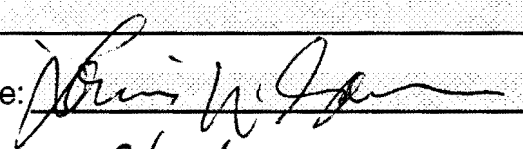
Grant amount requested: \$ 75,000 (11.1 % of Proposed Program)

Months Required to Complete Grant Work Program: 12

Work beginning on 1/1/01
and ending on 12/31/01

Authorized Official: Louis Garcia

Title: City Manager

Signature: 

Date: 9/5/00

| |
|------------------|
| EXHIBIT NO. A.10 |
| APPLICATION NO. |
| Redondo Beach |
| Pg. 1 of 10 |

**LCP Grant Application 2000/2001
 Grant Budget Allocation Summary**

Grant Applicant: City of Redondo Beach

Project Title: LCP Comprehensive Update and Implementation Program

CURRENT GRANT REQUEST: *

A. Personal/Consulting Services:

1. Personal Services

Classifications and Rates (itemize):

If extra lines are needed, use those just below the end of this page.

| <u>Classification</u> | <u>Rate **</u> | x | <u>Hours</u> | = | <u>Salary</u> |
|-----------------------------|----------------|----|--------------|----|----------------|
| Planning Director | \$ 50 | | 25 | \$ | 1,250 |
| Senior Planner 1 | 45 | | 500 | | 22,500 |
| Senior Planner 2 | 45 | | 15 | | 675 |
| Associate Planner | 39 | | 15 | | 585 |
| Admin. Secretary | 19 | | 30 | | 570 |
| | | | Total | \$ | 175,580 |
| a. Salary (from line above) | \$ 175,580 | | | | |
| b. Benefits | \$ | (@ | 35.00 %) | | |
| c. Total (1.a. and 1.b.) | \$ 175,580 | | | | |

2. Professional and Consulting Services \$ 473,818

(total of Consultant column on attached Work Program Budget form)

3. Total Personal/Consulting Services \$ 649,398

(total of A.1.c. and A.2)

B. Operating Expenses: \$ 27,337

(total of Operations itemized on attached Work Program Budget form)

TOTAL BUDGET (totals of A.3 and B.) \$ 676,735

* Please round off all budget amounts to nearest dollar.

** Hourly, weekly, or monthly rate. If rate includes benefits and overhead, then line A.1.b. on this page, and the "Overhead Costs" line on Page 4, should not show the dollar amounts of benefits/overhead but only the rates used for calculating benefits/overhead.

Classifications and Rates (continued):

| Classification | Rate ** | x | Hours | = | Salary |
|-----------------------------------|---------|---|-------|---|------------|
| **** Staff: Heart of City plan | \$ 50 | | 3000 | | \$ 150,000 |
| | | | | | - |
| | | | | | - |
| | | | | | - |
| | | | | | - |

**** combined hours of City Manager, Planning Director, Harbor Properties Director, Economic Development Manager, City Engineer, Recreation and Community Services Director, 2 Senior Planners, Associate Planner, Associate Civil Engineer, Harbor Facilities Manager, Harbor Assistant, Transit Manager, and Harbor Properties Associate

** Hourly, weekly, or monthly rate.

(415) 904-5200
 fax (415) 904-5400

LCP Grant Application FY 2000/2001 Proposed Work Program Budget

Jurisdiction: City of Redondo Beach
 Title of Proposed Project: LCP Comprehensive Update and Implementation Program
 Proposed Grant Amount: \$75,000

| Work Program Items | Budget * |
|--|------------------|
| Operations (itemize below): | |
| Travel | \$ |
| Overhead Costs (rate here: 15 %, and amount in budget column) | 26,337 |
| Office supplies | |
| Postage | |
| Printing | 1,000 |
| Other: | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| Operations Total | \$ 27,337 |

* Round to the nearest dollar.

Tasks/Subtasks (continued):

| Work Program Items * | Budget ** | | |
|----------------------|-----------|------------|-------|
| Tasks/Subtasks: | Staff | Consultant | Total |
| | | | \$ - |

A.10(5)

CITY OF REDONDO BEACH
WORK PROGRAM FOR COMPLETING THE LOCAL COASTAL PROGRAM

Coastal Planning Issues

Phase I of Update to the Coastal Land Use Plan (LUP)

In January 2000, the City of Redondo Beach submitted to the Coastal Commission the first phase of a major update to the Coastal Land Use Plan (adopted in 1980) to bring the LUP into consistency with the City's General Plan and Harbor/Civic Center Specific (adopted in 1992). The update provides a much greater level of specificity to land use and development standards in the Coastal Zone, and the overall effect is a reduction in development intensities and height limits. This phase of the update applies to the entire Coastal Zone with the exception of the AES Power Plant site, the Harbor/Pier area, and the North Catalina Avenue corridor. This phase of the LUP update is expected to be scheduled for a public hearing at the October 2000 Coastal Commission meeting.

Phase II of Update to the Coastal Land Use Plan (LUP)

A major new planning effort is currently underway to consider new land use and development standards for the AES Power Plant site, the Harbor/Pier area, and the North Catalina Avenue corridor in conjunction with the proposed modernizing and reduction in size of the AES generating plant. This new plan is expected to revitalize the waterfront as a pedestrian-oriented village, to reconnect the community to the waterfront, to enhance coastal access for residents and visitors, and to revitalize the Catalina Corridor as the entry to the City's waterfront area.

The City first contracted with the Urban Land Institute to develop a new vision for the City's waterfront and surrounding area (completed in March 2000). In May 2000 the City contracted with Freedman, Tung and Bottomley to refine and expand upon the ULI study. The consultant is conducting an extensive community planning process and developing a detailed Specific Plan for this portion of the coastal zone ("Heart of the City Specific Plan"). The second phase of the update to the LUP would bring the Coastal LUP into consistency with the detailed standards developed in the Heart of the City Specific Plan.

Adoption of Implementing Ordinance

The City will adopt amendments to the Zoning Ordinance to implement the updated LUP. With certification of the LUP and implementing ordinance the City would complete its Local Coastal Program and gain authority to issue Coastal Development Permits under the authority of the Coastal Act.

Work Program

Task 1. Heart of the City Specific Plan

Objectives:

- Develop a master plan and implementation strategy for revitalization of the "Heart of the City" comprising the harbor area, AES power plant site, and Catalina entry

corridor, including land use and development standards, design guidelines, circulation and parking element, and capital improvements element.

- Prepare the Environmental Impact Report (EIR) for the Heart of the City Specific Plan.

Work Organization:

- 1.1 Preparation of Heart of City Specific Plan (see attached contract for consultant services with Freedman, Tung and Bottomley).
- 1.2 Preparation of EIR for the Heart of the City Specific Plan (City has contracted with EIP Associates, but the cost of the EIR has not been included in the budget summary).
- 1.3 Coordination by City staff of consultant activities, providing data and information, reviewing consultant work, and providing information to the public.

Task 2. Preparation of LUP Phase II amendments

Objectives:

- Prepare necessary revisions to the City's LUP consistent with the "Heart of the City Specific Plan".

Work Organization:

- 2.1 City staff will prepare amendments to the LUP.

Task 3. Preparation of implementing ordinance

Objectives:

- Prepare necessary revisions to the City's Zoning Ordinance to implement the LUP as updated in Phase I and Phase II.

Work Organization:

- 3.1 City staff will prepare amendments to the Zoning Ordinance.

Task 4. Preparation of public information document

Objectives:

- Inform the public of the contents of the proposed update to the Local Coastal Program.

Work Organization:

- 4.1 City staff will prepare a public information document summarizing the proposed amendments to the LUP and Zoning Ordinance, including a comparison table highlighting changes in land use and development standards.

Tasks 5, 6, and 7. Public hearing process

Objectives:

- To obtain input from the public, the Harbor Commission, the Planning Commission, and City Council.
- To adopt the Phase II update to the LUP.
- To adopt amendments to the Zoning Ordinance implementing Phase I and Phase II of the update to the LUP.

Work Organization:

- 5.1 City will hold a public hearing before the Harbor Commission to receive comments on the proposed Phase II update to the LUP and on amendments to the Zoning Ordinance implementing the LUP.
- 6.1 City will hold a public hearing before the Planning Commission on the proposed Phase II update to the LUP and on amendments to the Zoning Ordinance implementing the LUP. City staff will provide notice of the hearing according to law.
- 7.1 City will hold a public hearing before the City Council on the proposed Phase II update to the LUP and on amendments to the Zoning Ordinance implementing the LUP. City staff will provide notice of the hearing according to law.

Task 8. Ongoing Coordination with Coastal Commission

Objectives:

- Coordinate with Coastal Commission staff throughout the project.

Work Organization:

- 8.1 Hold a preliminary meeting with Coastal Commission staff to obtain comments during the Preliminary Master Plan concept development phase for the Heart of the City Specific Plan.
- 8.2 Work with Coastal Commission staff throughout the project.

Task 9. Coastal Commission hearing

Objectives:

- Obtain final approval from the Coastal Commission.

Work Organization:

- 9.1 City staff will provide all required documents in application to Coastal Commission for certification of the Local Coastal Program.
- 9.2 City staff will attend Coastal Commission hearing and respond to questions or comments if necessary.

Task 10. Incorporate conditions/final approval by City Council

Objectives:

- Adoption by the City Council of changes, if any, required by the Coastal Commission as a condition of certification of the Local Coastal Program.

Work Organization:

- 10.1 City staff will prepare amendments to the LUP and/or Zoning Ordinance as required by the Coastal Commission.
- 10.2 A public hearing will be scheduled before the Planning Commission to consider amendments, if any, required by the Coastal Commission.
- 10.3 A public hearing will be scheduled before the City Council to consider amendments, if any, required by the Coastal Commission.

Task 11. Initiate local permitting authority

Objectives:

- Train City staff to implement the new provisions of the Local Coastal Program, including procedures for issuing Coastal Permits.

Work Organization:

- 11.1 Develop new informational handouts on issuing Coastal Permits.
- 11.2 Review with Planning Department and Building Department staff all changes in standards and procedures relating to the Local Coastal Program.
- 11.3 Assign staff responsibility for issuing Coastal Permits.

WORK PROGRAM SCHEDULE

| Task | Time frame | Product |
|--|-------------------------|--|
| 1.1 Preparation of Heart of City Specific Plan | May 2000 to March 2001 | Draft Specific Plan |
| 1.2 Preparation of EIR for the Heart of the City Specific Plan (not part of work program budget) | Oct. 2000 to April 2001 | Draft EIR for Specific Plan |
| 1.3 Coordination by City staff of consultant activities | May 2000 to April 2001 | |
| 2.1 Phase II amendments to the LUP | Jan. 2001 to March 2001 | Draft update to LUP |
| 3.1 Amendments to the Zoning Ordinance | Jan. 2001 to April 2001 | Draft amendments to Zoning Ordinance |
| 4.1 Summary public information document | May 2001 | Summary report |
| 5.1 Joint public hearing before the Harbor Commission and Planning Commission | June 2001 | Adoption of resolutions recommending approval of update to LCP |
| 6.1 | | |

| Task | Time frame | Product |
|---|------------------------|--|
| 7.1 Public hearing before the City Council | July 2001 to Aug. 2001 | Adoption of resolution approving Heart of City Specific Plan and update to LUP; introduction of ordinance amending Zoning Ordinance; final adoption of amendments to Zoning Ordinance implementing LUP |
| 8.1 Preliminary meeting with Coastal Commission staff | Oct. 2000 | |
| 8.2 Ongoing coordination with Coastal Commission staff | ongoing | |
| 9.1 Application to Coastal Commission for certification of LCP | Aug. 2001 | Staff reports, resolutions, maps, etc. comprising application |
| 9.2 Coastal Commission public hearing | Oct. 2001 | |
| 10.1 Prepare amendments to the LUP and/or Zoning Ordinance as required by the Coastal Commission | Nov. 2001 | Draft amendments to LCP |
| 10.2 Public hearing before the Planning Commission to consider amendments, if any, required by the Coastal Commission | Nov. 2001 | |
| 10.3 Public hearing before the City Council to consider amendments, if any, required by the Coastal Commission | Dec. 2001 | Final adoption of updated LCP |
| 11.1 Develop new informational handouts on issuing Coastal Permits | Dec. 2001 | Informational handouts |
| 11.2 Review with Planning Department and Building Department staff all changes in standards and procedures relating to the Local Coastal Program | Dec. 2001 | |
| 11.3 Assign staff responsibility for issuing Coastal Permits | Dec. 2001 | |

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

August 7, 2000

LCP Grant Application FY 2000/2001 Submittal Summary

Name of Applicant: City of San Diego

Project Director: Linda Johnson Title: Land Development Code Program Manager

Address: 1222 First Avenue, M.S. 302; San Diego, CA 92101-4155

Phone: (619) 446-5243 Fax: (619) 446-5499 Email: LYJ@sdcity.sannet.gov

Fiscal Officer: Ernie Anderson Title: Financial Management Director

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

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

Title of Proposed LCP Work: La Jolla and La Jolla Shores Planned District Ordinance (PDO)

Updates

Total Cost of Proposed Program: \$ 71,864

Grant amount requested: \$ 35,932 (50 % of Proposed Program)

Months Required to Complete Work Program: 12

Work beginning on 1/1/2001
and ending on 12/31/2001.

Authorized Official: Stephen M. Haase

Title: Development Review Manager

Signature: Steve Halbert
Date: 9.8.00 for S. Haase

| |
|-------------------|
| EXHIBIT NO. A.11 |
| APPLICATION NO. |
| City of San Diego |
| Pg. 1 of 9 |

**LCP Grant Application 2000/2001
 Grant Budget Allocation Summary**

Grant Applicant: City of San Diego

Project Title: La Jolla and La Jolla Shores Planned District Ordinance (PDO) Updates

Current Grant Request:*

A. Personal/Consulting Services

1. Personal Services

Classification and Rates (itemize, use separate sheets if needed):

| <u>Classification</u> | <u>Rate**</u> | x | <u>Hours</u> | <u>Salary</u> |
|-----------------------|---------------|---|--------------|---------------|
| Senior Planner | \$56.74/hr. | | 320 | \$18,161 |
| Junior Planner | \$39.75/hr. | | 152 | \$6,053 |
| | | | Total | \$24,214 |

- a. Salary (from line above) \$ 24,214
- b. Benefits *** \$ 6,538 (@ 27 %)
- c. **Total** (1.a. and 1.b.) \$ 30,752

2. Professional and Consulting Services \$ 0

3. Total Personal/Consulting Services \$ 30,752
 (total of A.1.c. and A.2.)

B. Operating Expenses \$ 5,180
 (total of Operations itemized on
 attached Work Program Budget form)

TOTAL BUDGET (totals of A.3 and B.) \$ 35,932

* Please round off all budget amounts to the nearest dollar.

** Monthly, weekly, or hourly rate.

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: City of San Diego
Title of Proposed Project: La Jolla / La Jolla Shores PDO Updates
Proposed Grant Amount: \$35,932

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

| Work Program Items* | Budget** | | |
|---|----------|------------|---------|
| | Staff | Consultant | Total |
| Task 1 - Review La Jolla/La Jolla Shores PDOs and Issue Identification | | | |
| 1.1 Existing PDO Review | \$3,358 | \$0 | \$3,358 |
| 1.2 Community Workshop | \$630 | \$0 | \$630 |
| 1.3 Meet with Coastal Commission Staff | \$420 | \$0 | \$420 |
| 1.4 Develop Issues Matrix | \$420 | \$0 | \$420 |
| Task 2 - Develop and Evaluate Policy Alternatives | | | |
| 2.1 Development of PDO Policy Alternatives | \$840 | \$0 | \$840 |
| 2.2 Develop PDO Framework | \$420 | \$0 | \$420 |
| 2.3 Environmental Analysis | \$2,500 | \$0 | \$2,500 |
| Task 3 - Prepare Amended La Jolla / La Jolla Shores PDOs | | | |
| 3.1 Develop Draft La Jolla PDO Develop Draft La Jolla Shores PDO | \$2,100 | \$0 | \$2,100 |
| | \$2,100 | \$0 | \$2,100 |
| 3.2 Internal Review of Draft PDOs | \$210 | \$0 | \$210 |
| 3.3 Prepare Draft PDOs for Public Review | \$840 | \$0 | \$840 |
| 3.4 Distribute Draft PDOs for Public Review | \$210 | \$0 | \$210 |
| 3.5 Distribute Environmental Documentation | \$210 | \$0 | \$210 |
| Task 4 - Public Review/Plan Adoption | | | |
| 4.1 Attend Community Meetings to Discuss Comments on Draft PDOs | \$631 | \$0 | \$631 |
| 4.2 Prepare Response to Comments | \$420 | \$0 | \$420 |

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: City of San Diego
Title of Proposed Project: La Jolla / La Jolla Shores PDO Updates
Proposed Grant Amount: \$35,932

| Work Program Items* | Budget** | | |
|---|----------|------------|----------|
| | Staff | Consultant | Total |
| 4.3 Develop and Present Workshop for Planning Commission | \$840 | \$0 | \$840 |
| 4.4 Circulate/Final Environmental Document | \$105 | \$0 | \$105 |
| 4.5 Prepare Final Draft of PDO Documents | \$840 | \$0 | \$840 |
| 4.6 Attend Planning Commission Hearing | \$1,050 | \$0 | \$1,050 |
| 4.7 Attend Land Use and Housing Committee Meeting | \$1,050 | \$0 | \$1,050 |
| 4.8 Attend City Council Hearing | \$1,050 | \$0 | \$1,050 |
| Task 5 - Coastal Commission Certification | | | |
| 5.1 Prepare and Submit PDOs to Coastal Commission | \$420 | \$0 | \$420 |
| 5.2 Attend Coastal Commission Hearing | \$1,050 | \$0 | \$1,050 |
| Task 6 - Final La Jolla / La Jolla Shores PDOs | | | |
| 6.1 Produce and Distribute Final PDOs | \$2,500 | \$0 | \$2,500 |
| Totals | \$24,214 | \$0 | \$24,214 |
| Tasks Total (equals Budget Allocation Summary form's line A.3) | | | \$30,752 |
| Operations (itemize on next page) | | | |
| Operations Total | | | \$5,180 |
| Work Program Total (sum of Tasks Total and Operations Total) | | | \$35,932 |

• Provide descriptions of individual tasks, and a schedule for completion of tasks/task groups, as attachments.

** Round to the nearest dollar.

California Coastal Commission
 45 Fremont Street, Suite 2000
 San Francisco, CA 94105-2219
 (415) 904-5200
 fax (415) 904-5400

August 7, 2000

**LCP Grant Application FY 2000/2001
 Proposed Work Program Budget**

Jurisdiction: City of San Diego
Title of Proposed Project: La Jolla / La Jolla Shores PDO Updates
Proposed Grant Amount: \$35,932

| Work Program Items | Budget* |
|--|----------------|
| Operations (itemize below) | |
| Travel | \$0 |
| Overhead Costs (rate here: %, and amount in budget column) | ** |
| Office Supplies | \$100 |
| Postage | \$200 |
| Printing | \$2,000 |
| Other: | |
| Preparation of Graphics | \$2,000 |
| Noticing | \$880 |
| Operations Total | \$5,180 |

* Round to the nearest dollar.

**No overhead amount is shown in this column because overhead costs have been taken into consideration within staff salary rates as identified in the Grant Budget Allocation Summary.

**CITY OF SAN DIEGO
LOCAL COASTAL PROGRAM PLANNING GRANT PROPOSAL
FOR
LA JOLLA AND LA JOLLA SHORES PLANNED DISTRICT ORDINANCE
COMPREHENSIVE LCP UPDATES
September 2000**

A. BACKGROUND

As a result of a seven year updating effort, the City of San Diego adopted a new Land Development Code (LDC) on September 28, 1999. The LDC was effectively certified by the California Coastal Commission on November 4, 1999, and became effective citywide on January 1, 2000. With the implementation of the LDC underway, the work program has now focused on bringing the City's 18 Planned district Ordinances (PDOs) into conformance with the LDC, as well as any other applicable policy documents. At its meeting of February 5, 2000, the Land Use and Housing Committee directed City staff to initiate a two-phase process to update the City's 18 PDOs. This is envisioned as a multi-year task, with no prescribed order as to which PDOs would be updated first.

The City of San Diego has a hierarchy of documents that guide development. At the head of the hierarchy is the *Progress Guide and General Plan*, which addresses the City-wide goals, policies and objectives. More specific in nature are the City's land use plans, which deal with local community goals, policies and objectives (La Jolla Community Plan and Local Coastal Program). Zoning regulations and planned district ordinances (La Jolla and La Jolla Shores Planned District Ordinances) function as the implementing tools that are used to achieve the goals, policies and objectives of the City's plans.

As part of the Coastal Commission's Fiscal Year 1999/2000 Local Coastal Program Grant, the City of San Diego was awarded funds to update the La Jolla Community Plan and Local Coastal Program. This process is underway with an anticipated public review of the proposed document scheduled for the end of September 2000.

B. PROJECT DESCRIPTION AND WORK PROGRAM

In conjunction with the certification of the City of San Diego's new La Jolla Community Plan and Local Coastal Program, the City proposes to amend the PDOs for the coastal communities of La Jolla and La Jolla Shores. The effort will be directed toward making these implementing ordinances conform with the update of the La Jolla Community Plan and Local Coastal Program, as well as the new Land Development Code. The work program for achieving these updates is broken down into six tasks that conform to a one year quarterly schedule for work product milestones.

Quarterly Schedule and Work Product Milestones

| First Quarter (January 1, 2001 - March 31, 2001) | | |
|--|--|----------------------------------|
| Subtask | | Subtask Cost |
| 1.1 | City staff will review the existing Planned District Ordinances (PDO) for the La Jolla and La Jolla Shores communities. The review will identify any discrepancies between the PDOs and the Land Development Code, and between the PDOs and the draft La Jolla Community Plan and Local Coastal Program. | \$3,358 |
| 1.2 | City staff will conduct publicly noticed community workshops with the La Jolla Community Planning Association, which encompasses the areas covered by the La Jolla and La Jolla Shores PDOs. The workshops will assist staff in identification of issues related to improving implementation of the La Jolla Community Plan and LCP. | \$630 |
| 1.3 | City staff will be involved in a series of meetings with staff of the San Diego area Coastal Commission office. The meetings will focus on methods for maintaining the unique characteristics of each community, implementing the La Jolla Community Plan and LCP and consolidating regulations that are in the Land Development Code. | \$420 |
| 1.4 | Develop Issues Matrix based on the City's review of the PDOs, feedback from community workshops and meeting with the Coastal Commission staff. | \$420 |
| 2.1 | City staff will establish working groups consisting of representatives of the La Jolla Community Planning Association, the San Diego Chapter of the Sierra Club, residents and businesses located in specific PDO and the San Diego area Coastal Commission office. The working groups will develop and evaluate policy alternatives to address the issues identified in the Issues Matrix developed in Task 1 | \$840 |
| 2.2 | City staff will develop the framework for the proposed PDOs based on the recommendations of the working groups. | \$420 |
| Work Product for First Quarter : <ul style="list-style-type: none"> • Issues Matrix • La Jolla PDO Update Outline • La Jolla Shores PDO Update Outline | | Task Total \$6,088 |
| Second Quarter (April 1, 2001 - June 30, 2001) | | |
| Subtask | | Subtask Cost |
| 2.3 | City staff will review the scope of work proposed and identify the need for any supplemental environmental review. City staff will begin preparation of any necessary environmental documentation. | \$2,500 |
| 3.1 | City staff will develop detailed recommendations for amending the PDOs and produce drafts of the La Jolla and the La Jolla Shores PDO for internal review. The draft PDO updates will address the issues identified during the public outreach process described in Task 1 and the alternatives and recommendations developed in Task 2. | \$4,200 (\$2,100/ea.) |
| 3.2 | The internal review drafts will be circulated for comment to interested City departments and governmental agencies (e.g. City Parks and Recreation and San Diego area Coastal Commission). All comments will be addressed and incorporated as appropriate. | \$210 |

| Second Quarter (April 1, 2001 - June 30, 2001) | | |
|--|---------------------|----------------|
| Subtask | Subtask Cost | |
| 3.3 Public review drafts of the PDO updates will be prepared upon completion of the modifications resulting from the comments received during the internal review period. | \$840 | |
| 3.4 The public review drafts will be circulated to the La Jolla Community Planning Association, members of the working groups identified in Task 2 and other interested members of the community. | \$210 | |
| 3.5 Environmental documentation, if necessary, will be prepared and distributed for public review in accordance with the California Environmental Quality Act. | \$210 | |
| Work Product for Second Quarter : <ul style="list-style-type: none"> • Internal Draft of La Jolla PDO • Draft La Jolla PDO (for public review) • Internal Draft of La Jolla Shores PDO • Draft La Jolla Shores PDO • Draft Environmental Documentation | Task Total | \$8,170 |
| Third Quarter (July 1, 2001 - September 30, 2001) | | |
| Subtask | Subtask Cost | |
| 4.1 City staff will present the drafts of the La Jolla and La Jolla Shores PDOs to the La Jolla Community Planning Association for their consideration and recommendations. | \$631 | |
| 4.2 City staff will modify, as necessary, the draft PDO updates in response to comments received from the La Jolla Community Planning Association. | \$420 | |
| 4.3 City staff will conduct a Planning Commission workshop to discuss the recommendations and proposed implementation of the PDO updates. | \$840 | |
| 4.4 City staff will circulate the draft environmental document, if necessary, and prepare the final documents 14 days prior to the Planning Commission hearing. | \$105 | |
| 4.5 City staff will modify, as appropriate, the draft PDO updates in response to comments received from the Planning Commission. | \$840 | |
| 4.6 City staff will docket and notice the PDO updates, as well as any necessary environmental documentation, for a public hearing before the Planning Commission. | \$1,050 | |
| 4.7 Prepare for and attend Land Use and Housing Committee. | \$1,050 | |
| 4.8 City Staff will prepare for and attend City Council hearing. | \$1,050 | |
| Work Product for Third Quarter : <ul style="list-style-type: none"> • Final draft La Jolla PDO Update • Final draft La Jolla Shores PDO Update • Final Environmental Document • Reports and Presentations to: Planning Commission, Land Use and Housing Committee and City Council | Task Total | \$5,986 |

| Fourth Quarter (October 1, 2001 - December 31, 2001) | | |
|--|---------------------|----------------|
| Subtask | Subtask Cost | |
| 5.1 City staff will prepare and submit the La Jolla PDO and La Jolla Shores PDO updates to the San Diego area Coastal Commission offices for their review and scheduling of a hearing for certification before the Coastal Commission. | \$420 | |
| 5.2 City staff will attend the California Coastal Commission hearing to provide testimony and answer questions. | \$1,050 | |
| 6.1 City staff will produce and distribute the final La Jolla PDO and the La Jolla Shores PDO. | \$2,500 | |
| Work Product for Fourth Quarter : <ul style="list-style-type: none"> • La Jolla PDO Update Submittal Package • La Jolla Shores PDO Update Submittal Package • Presentation of Updates to Coastal Commission • Final Production and Distribution of the La Jolla and La Jolla Shore PDOs | Task Total | \$3,970 |
| GRAND TOTAL | \$24,214 | |

Quarterly Status Reports

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

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

C. BUDGET

See application package.



B. Correspondence

1. Midcoast Community Council Letter Supporting San Mateo County Application.

Midcoast Community Council
P.O. Box 64
Moss Beach, CA 94038

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CALIFORNIA
COASTAL COMMISSION

An elected Municipal Advisory Council of the San Mateo County Board of Supervisors
Serving 12,000 Coastal Residents

September 27, 2000

Mr. Bill Van Beckum
LCP Grants Manager
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

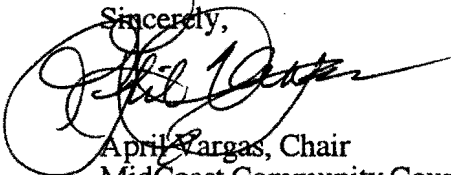
Dear Mr. Van Beckum:

I am writing to you on behalf of the MidCoast Community Council, an elected body which advises the San Mateo County Board of Supervisors. The LCP Update Project currently underway has been eagerly anticipated by MidCoast residents for quite some time. Improvement of Coastal Act consistency and review of land use policy, two key components of this project, may well reduce the frequency of permit appeals to the Coastal Commission.

The Council is appreciative of the commitment by San Mateo County to encourage community involvement as this process moves forward. We are aware of the time and resources which must be allocated to this effort to ensure a timely and successful outcome. As you know, the County has submitted an application for a matching grant from the Coastal Commission to assist in funding for this project. The MidCoast Community is squarely in support of their request. We believe that this area, its residents and its visitors will be best served by a review process which is comprehensive in scope yet limited in duration.

We urge the Coastal Commission to carefully consider this application and award the grant to San Mateo County. Thank you for your time and attention.

Sincerely,



April Vargas, Chair
MidCoast Community Council
P.O. Box 64
Moss Beach, CA 94038

cc: Supervisor Richard Gordon
Project Planner George Bergman

EXHIBIT NO. B

APPLICATION NO.

San Mateo County

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