CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000 SAN FRANCISCO, CA 94105-2219 VO TDD (415) 904-5200





RECORD PACKET COPY

November 20, 2001

TO:

Commissioners and Interested Persons

FROM:

Peter M. Douglas, Executive Director

Elizabeth Fuchs, AICP, Coastal Program Manager

Bill Van Beckum, LCP Assistance

SUBJECT:

Recommended Funding for FY 2001-02 Local Coastal Program (LCP)

Assistance Grant Program (for Commission review and action at its meeting

of December 11-14, 2001 in San Francisco).

The FY 2001/02 Coastal Commission budget contains \$500,000 to disburse for LCP Assistance Grants to local governments. The staff is recommending awards totalling all \$500,000 for ten LCP grants to ten different cities and counties.

STAFF RECOMMENDATION

The chart below lists the ten jurisdictions applying for eleven LCP grants, their proposed projects, the

amounts requested, and the grant awards recommended. Each grant request, along with any proposed award condition, is discussed in this staff report on the page indicated in the chart. The complete work program proposed by each jurisdiction is attached as an exhibit.

Staff recommends full funding for one of the grant applications, the City of Seal Beach, and partial funding for nine of the remaining ten applications. Only one application - one of two applications submitted by the County of San Luis Obispo - is not recommended for any funding, due to limited grant funds.

In the case of the ten recommendations for grant awards, all the applications reflect the Commission's priorities for programs that achieve certification of LCPs or ADCs (Seal Beach and Capitola), propose LCP updates (the counties of Humboldt, Mendocino, Sonoma, Marin, and Santa Barbara, and the cities of Fort Bragg, Capitola, and San Buenaventura), or respond to Commission-initiated periodic reviews (San Luis Obispo County). All these applications' work programs as conditioned are expected to result in the achievement of significant products relative to Commission priorities.

Jurisdiction	Project Description (p. in staff	Grant	Recom.
	report)	Request	Award
1) Humboldt Co.	LCP Update (p. 5)	\$ 46,052	\$ 41,260
2) Mendocino Co.	LCP Update (p. 6)	133,583	79,504
3) Fort Bragg	IP Update (p. 7)	54,600	39,600
4) Sonoma Co	LCP Update (p. 8)	75,000	37,500
5) Marin Co.	LCP Update (p. 9)	50,000	37,500
6) Capitola	LCP Update/ADC (p. 11)	40,500	35,838
7) San Luis Obispo Co. (A)	Implement Periodic Review (p. 12)	150,000	124,000
8) Santa Barbara Co.	Gaviota Coast LCP Update (p. 13)	55,182	36,505
9) San Buenaventura	LCP Update (p. 15)	75,000	38,293
10) Seal Beach	LCP (p. 16)	30,000	30,000
11) San Luis Obispo Co. (B)	San Luis Bay Area LCP Update (p. 17)	100,000	-0-
	Total	\$809,917	\$500,000

MOTION

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

Staff recommends a YES vote.

PRIORITIES

At the 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 priority 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 reviewing the grant applications in terms of these four eligible planning activity categories, the applications were evaluated in terms of each of the following adopted 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 provide an opportunity to complete planning work in areas where the Commission has previously adopted priorities for completing or reviewing LCPs. Those priorities, adopted in December 1998, include the counties of San Luis Obispo, Monterey, Santa Barbara, San Mateo, and Mendocino. Other factors also 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.

FUNDING LIMITATIONS

With limited funding available, it unfortunately is not possible to consider full funding for all ten awards. In considering allocation of the available \$500,000, staff concluded that the limited funds could best be utilized by directing them to priority tasks which can be completed within a one-year period, mostly coinciding with calendar year 2002. Also, work program funding is limited to tasks up to and/or including the submittal stage.

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 need 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 these 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.

Four of the jurisdictions that are proposing LCP updates and that are recommended to receive grant awards have outstanding OTDs (Humboldt Co., Sonoma Co., Marin Co., and the City of Capitola). As specified in the conditions recommended for these four 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 access OTDs (Santa Barbara Co., San Buenaventura, and Seal Beach), or the jurisdictions already are developing such access policies/standards as required by previous grant awards (Mendocino Co., San Luis Obispo Co., and Fort Bragg).

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, seven of the ten grant awards (the counties of Humboldt, Sonoma, Marin, and Santa Barbara, and the cities of Capitola, San Buenaventura, and Seal Beach) are conditioned to require, as part of the LCP update work being funded by the grant, new or updated policies and standards 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 other three jurisdictions (Mendocino Co., San Luis Obispo Co., and the City of Fort Bragg) are not conditioned to address polluted runoff because the jurisdictions already are addressing the issue as required by previous grant awards.

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 each grant award that requires that the local government, within 60 days, indicate acceptance of the award and any grant condition(s) and submit any required work program, budget, and schedule revisions, 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. Humboldt County

Recommended \$41,260

Proposal Category: LCP Update

Total Project Cost: \$100,000 Amount Requested: \$46,052

Project Timeline: 12 months (February 2002 – January 2003)

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

3) Acceptance of Conditions/Submittal of Revised Work Program.

Condition 1. Offers to Dedicate Public Access. Tasks 4.1-4.2 (LCP Update Amendments Submittal Package) shall include the provision of new or updated access policies and/or standards to identify a strategy for acceptance of the eighteen (18) 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. <u>Polluted Runoff.</u> Tasks 4.1-4.2 (LCP Update Amendments Submittal Package) shall include the provision of new or updated policies and/or standards that implement applicable management measures to identify, prevent, and control nonpoint source pollution.

Condition 3. <u>Acceptance of Award/Submittal of Revised Work Program.</u> Within 60 days from Commission approval of this \$41,260 grant award, the County shall (a) indicate in writing that it accepts the award as approved with conditions, and (b) submit a revised work program, budget and schedule to reflect the funding for the specific tasks and products approved in the award.

Discussion.

Humboldt County assumed full coastal permitting authority for its six LCP geographic segments in February 1986. The County's request for a \$46,052 grant is to provide partial funding to prepare a comprehensive update to the County's LCP, the first such update since the 1986 certification.

The work program's proposed tasks include: analyzing potential update and amendment issues (including public access and recreation issues, water and marine resources/non-point source pollution issues, environmentally sensitive habitat areas (ESHAs) issues, agricultural land conversion issues, and shoreline erosion and tsunami hazards); preparing draft amended plans, regulations and maps; conducting local public review; preparing the amendment submittal package in coordination with Commission staff; participating at Commission hearings; conducting subsequent County hearings to respond to any concerns raised at Commission hearings; publishing the updated LCP; and conducting staff training for implementing amended LCP provisions.

The staff is recommending a grant of \$41,260, to cover all requested project costs up to and including the update amendment's submittal tasks, i.e., **Tasks 1.1** through **4.2**. Limited grant

funds preclude funding at this time the 4,792 in costs associated with the proposed post-submittal tasks (Tasks 4.3 - 4.6).

Staff is recommending that the grant award be subject to Condition 1, requiring that updated LCP policies include a strategy for dealing with outstanding offers to dedicate public access (OTDs), such strategy to be developed in conjunction with public access recommendations for addressing outstanding OTDs the County proposes to develop in **Tasks 1.1–1.4**. Furthermore, as explained in the staff report's **Conditions of Grant Award** (pp. 3-4), the Humboldt County award is subject to Condition 2 requiring that the LCP update include the development of new or updated policies and/or standards to address polluted runoff as part of the LCP, such policies/standards to be developed in conjunction with the County's proposed review of non-point source issues in **Task 1.1**.

Condition 3 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

**Staff recommends a partial grant award to Humboldt County: \$41,260

2. Mendocino County

Recommended \$79,504

Proposal Category: LCP Update

Total Project Cost: \$185,490 Amount Requested: \$133,583

Project Timeline: 12 months (January 2002 – December 2002)

Condition of Approval: 1) Acceptance of Award/Submittal of Revised Work Program.

Condition 1. <u>Acceptance of Award/Submittal of Revised Work Program.</u> Within 60 days from Commission approval of this \$79,504 grant award, the County shall (a) indicate in writing that it accepts the award as approved, and (b) submit a revised work program, budget and schedule to reflect the funding for the specific tasks and products approved in the award.

Discussion.

Mendocino County assumed coastal permitting authority in October 1992 for all areas within the County's Coastal Zone except for the Town of Mendocino, and areas with pygmy soils and vegetation. The County assumed permitting authority in the Town of Mendocino in December 1996. The Coastal Commission has identified Mendocino County as one of five priority areas for a periodic review.

The County's request for a \$133,583 grant is to provide continued funding for an LCP comprehensive update that includes evaluation of the effectiveness of the LCP, and preparation of updated policies and ordinances. The County is currently carrying out tasks in a LCP grant work program that began the update, and that was approved by the Commission in December 1999 (LCP Grant 99-10, for \$81,860). The 1999 grant's work program includes tasks related to database preparation and LCP evaluation, public participation program design, Administrative Procedures Update and LCP Policies and Regulations Amendment tasks (Tasks 3.1 and 3.4), and the first nine months of Public Scoping Meetings (Task 4.2). 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 is scheduled to expire on December 31, 2001, with a possible extension to April 30, 2002.

The County's current \$133,583 grant application is for funds to: complete the expansion of the County's coastal resources database, complete the analysis of resource protection issues, complete the draft administrative procedures update and draft amendments to LCP policies and regulations, prepare pygmy vegetation policies and draft amendments for low /moderate income housing, prepare draft amendments regarding public access and polluted runoff, continue public scoping meetings and workshops, and hold Planning Commission hearings on proposed amendments.

Staff considers it is important to continue to support the County's efforts to comprehensively update this high priority LCP. To continue the momentum of the project underway, the staff is recommending a grant of \$79,504 to partially fund the proposed work program. The award will cover, in part, all requested costs of **Task 2.1** (Analyze Resource Protection Issues, \$11,567), **Tasks 3.1-3.2** (Administrative Procedures Update and Draft LCP Policies and Regulations Amendments, \$36,294), and **Task 3.5** (Pygmy Vegetation Policies, \$10,067). The award also will cover half (\$7,400) of **Task 1.1** (i.e., costs for expanding coastal resources database, except for estimated costs of Task 1.1 soils survey GIS work recently completed), and \$14,176 to cover prorated operations costs (\$5,643) and costs of public scoping meetings, workshops and announcements (\$8,533).

Limited grant funds preclude funding at this time the \$26,302 in costs associated with two other tasks, **Tasks 3.6** and **4.2** (draft amendments for low/moderate income housing, and Planning Commission hearings). Moreover, staff is not recommending the requested \$12,852 for work related to public access and polluted runoff because the County already has agreed to carry out this work as part of its current grant's contract.

Condition 1 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

\$39,600

**Staff recommends partial grant award to Mendocino County - \$79,504

3. Fort Bragg Recommended

Proposal Category: LCP Implementation Program Update

Total Project Cost: \$114,600 Amount Requested: \$54,600

Project Timeline: 15 months (January 2002 – March 2003)

Condition of Approval: 1) Acceptance of Award/Submittal of Revised Work Program.

Condition 1. Acceptance of Award/Submittal of Revised Work Program. Within 60 days from Commission approval of this \$39,600 grant award, the City shall (a) indicate in writing that it accepts the award as approved, and (b) submit a revised work program, budget, and one-year schedule to reflect the funding for the specific tasks and products approved in the award.

Discussion.

The City of Fort Bragg assumed coastal permitting authority in August 1983. The City's request for a \$54,600 grant is to provide funding for preparation of the Implementation Program (IP) for the City's comprehensive LCP update now under preparation.

The City is currently carrying out tasks in an LCP grant work program for the update of an approximately 400-acre Georgia-Pacific Corporation property; that grant was approved by the

Commission in December 1999 (LCP Grant 99-9, for \$47,150). The 1999 grant's work program includes tasks to fund public participation and planning efforts to provide guidance in the City's LCP for the eventual redevelopment of the Georgia-Pacific lumber mill site. 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 is scheduled to expire on December 31, 2001, with a possible extension to April 30, 2002.

The staff is recommending a grant of \$39,600 to cover all requested project costs up to and including preparation of the Administrative Draft IP, i.e., **Tasks 1.1**—**3.1**. The proposed work program shows these tasks occurring within the first twelve month's of the fifteen-month total work program. Limited grant funds preclude funding at this time the \$15,000 associated with the work program's remaining tasks (**Tasks 3.2**—**4.4**, internal review, workshops, and public hearings).

Condition 1 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

**Staff recommends partial grant award to Fort Bragg - \$39,600

4. Sonoma County

Recommended \$37,500

Proposal Category: LCP Update

Total Project Cost: \$150,000 Amount Requested: \$75,000

Project Timeline: 24 months (January 2002 – December 2003)

<u>Conditions of Approval</u>: 1) Offers to Dedicate Public Access, 2) Polluted Runoff, 3) Acceptance of Conditions/Submittal of Revised Work Program.

Condition 1. Offers to Dedicate Public Access. Tasks 1 and 2 work on access plan and access policies shall include the provision of new or updated access policies and/or standards to identify a strategy for acceptance of the fourteen (14) 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. <u>Polluted Runoff</u>. Tasks 1 – 3 work on water quality standards and regulations shall include the provision of new or updated policies and/or standards that implement applicable management measures to identify, prevent, and control nonpoint source pollution.

Condition 3. Acceptance of Award/Submittal of Revised Work Program. Within 60 days from Commission approval of this \$37,500 grant award, the County shall (a) indicate in writing that it accepts the award as approved with conditions, and (b) submit a revised work program, budget, and one-year schedule to reflect the funding for Phase I tasks and products approved in the award, including the work related to public access and polluted runoff issues as required by Conditions 1 and 2. The revised work program shall indicate how the County will distribute the awarded funds among Phase I's four task groups, such distribution to include directing a portion of the funds to the three task groups that specifically propose work on public access and polluted runoff issues (Tasks 1–3).

Discussion.

Sonoma County assumed full coastal permitting authority in 1982. The County's request for a \$75,000 grant is to provide partial funding to prepare a comprehensive update to the County's LCP, the first such update since the 1982 certification..

The proposed work program would expand upon work that resulted in LCP Amendment 1-00, which the Commission approved, with modifications, in July 2001. Amendment 1-00, which includes changes to the Coastal Plan (LUP) and the Implementation Program (Coastal Zoning Ordinance and Administrative Manual), was not intended as a full-scale LCP update but rather was primarily intended to bring the Coastal Plan into full conformance with the County-wide General Plan and to incorporate into the LUP various changes that have been approved by the Board of Supervisors in recent years but not previously submitted to the Coastal Commission for review and approval.

The County's current, proposed program is to comprehensively update the LCP in two, one-year phases, each costing \$75,000: **Phase I** – Year 1, Research and Development of Draft Plan; and, **Phase II** – Year 2, Public Review and Hearings. Phase I includes updating demographic and historical data, updating the Environmental Resource Management section and related maps, developing stronger policies to address shoreline and bluff top development, improving water quality standards for prevention and management of polluted runoff, and reviewing s and revising the LCP Access Plan and policies for acquiring access.

The County's LCP grant request is for a \$75,000 grant, to fund half the costs of the two-year, \$150,000 update program. Limited grant funds preclude funding at this time for any more than half the \$75,000 costs of the project's first year phase. Staff therefore is recommending a grant award for \$37,500, to fund half of the **Phase I** (**Research and Development of Draft Plan**) work program.

Staff is recommending that the grant award be subject to Condition 1, requiring that updated LCP policies include a strategy for dealing with outstanding offers to dedicate public access (OTDs), such strategy to be developed in conjunction with the public access plan and policy work the County proposes in **Tasks 1 and 2**. Furthermore, as explained in the staff report's **Conditions of Grant Award** (pp. 3-4), the Sonoma County award is subject to Condition 2, requiring that the LCP update include the development of new or updated policies and/or standards to address polluted runoff as part of the LCP, such policies/standards to be developed in conjunction with the water quality work the County proposes in **Tasks 1– 3**.

Condition 3 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award, and requires that the revised work program indicates how the County will distribute the awarded funds among Phase I's four task groups, such distribution to include directing a portion of the funds to the three task groups that specifically propose work on public access and polluted runoff issues (Tasks 1–3).

**Staff recommends a partial grant award to Sonoma County: \$37,500

5. Marin County

Recommended \$37,500

Proposal Category: LCP Update

Total Project Cost: \$100,000 Amount Requested: \$50,000

Project Timeline: 12 months (January 2001 – December 2002)

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

Condition 1. Offers to Dedicate Public Access. Task 1.3 (LCP Background Updates) shall include the provision of new or updated access policies and/or standards to identify a strategy for acceptance of the thirty-three (33) 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. <u>Polluted Runoff.</u> Task 1.6 (Identification of Best Management Practices) shall include the provision of new or updated policies and/or standards that implement applicable management measures to identify, prevent, and control nonpoint source pollution.

Condition 3. Acceptance of Award/Submittal of Revised Work Program. Within 60 days from Commission approval of this \$37,750 grant award, the County shall (a) indicate in writing that it accepts the award as approved, and (b) submit a revised work program, budget and schedule to reflect the funding for the specific tasks and products approved in the award.

Discussion.

Marin County assumed full coastal permitting authority for its two LCP geographic segments in May 1982. The County's request for a \$50,000 grant is to provide partial funding for the first phase (Preparation of Draft LCP Reports) of a two-phase comprehensive update to the County's LCP, the first such update since the 1982 certification. The County anticipates undertaking Phase 2 (Preparation of the Final LCP and Implementing Ordinances) in 2003.

The work program for Phase I includes five tasks. The staff is recommending a grant of \$37,500, to cover the requested costs of three of these tasks: updating resource maps and background reports (**Task 1.3**); reviewing the LCP to determine which policies are still applicable and which will require modification or deletion (**Task 1.4**); and proposing coastal-specific "best management practices" (BMPs) (**Task 1.6**).

Limited grant funds preclude funding the other two Phase 1 tasks at this time: review and coordination with the Countywide Plan and Watershed Management Plan (being prepared with other funding) (Task 1.5); and completing trends, issues, and strategies reports (Task 1.7).

Staff is recommending that the grant award be subject to Condition 1, requiring that the development of updated LCP policies, being considered during the **Task 1.3** review of LCP public access provisions, include a strategy for dealing with outstanding offers to dedicate public access (OTDs). Furthermore, as explained in the staff report's **Conditions of Grant Award** (pp. 3-4), the Marin County award is subject to Condition 2 requiring that the LCP update include the development of new or updated policies and/or standards to address polluted runoff as part of the LCP, such policies/standards to be developed in conjunction with the County's identification of best management practices in **Task 1.6**.

Condition 3 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

^{**}Staff recommends a partial grant award to Marin County: \$37,500

6. Capitola Recommended \$35,838

Proposal Category: Complete ADC and LCP Update

Total Project Cost: \$72,710 Amount Requested: \$40,500

Project Timeline: 12 months (January 2002 – December 2002)

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

3) Acceptance of Conditions/Submittal of Revised Work Program.

Condition 1. Offers to Dedicate Public Access. Tasks 7.3-7.4 (LCP Update Amendments/Capitola Parcels LCP Submittal Package) shall include the provision of new or updated access policies and/or standards to identify a strategy for acceptance of the four (4) outstanding offers to dedicate, by either the City or other acceptable entity, within two years from the date of certification of the City's LCP Update Amendment. The policies shall establish priorities and a timeline for acceptance, construction (where applicable) and operation of said easements.

Condition 2. <u>Polluted Runoff.</u> Tasks 7.3-7.4 (LCP Update Amendments/Capitola Parcels LCP Submittal Package) shall include the provision of new or updated policies and/or standards that implement applicable management measures to identify, prevent, and control nonpoint source pollution.

Condition 3. Acceptance of Award/Submittal of Revised Work Program. Within 60 days from Commission approval of this \$35,838 grant award, the City shall (a) indicate in writing that it accepts the award as approved with conditions, and (b) submit a revised work program, budget and schedule and to reflect the funding for the specific tasks and products approved in the award.

Discussion.

The City of Capitola assumed coastal permitting authority, except relating to any proposed development in the Capitola Parcels Area of Deferred Certification (ADC), in April 1990. The City's request for a \$40,500 grant is to provide partial funding to: (a) complete the LCP for the Capitola Parcels Area (10.25 acres consisting of the Rispin Mansion parcel, the Shadowbrook Restaurant parcels, and the El Salto Resort parcels), and (b) prepare a comprehensive update to the City's LCP, the first such update since the 1990 certification.

The work program's proposed tasks include: reviewing existing plans, policies and regulations and determining significant update issues; preparing draft amendments and updates to LUP policies and Zoning Ordinance provisions; completing the Capitola Parcels LCP; conducting local public review, hearings and adoption; preparing the amendment/Capitola Parcels LCP submittal package, in coordination with Commission staff; participating at Commission hearings; conducting subsequent work to respond to any concerns raised at Commission hearings; and conducting staff training for implementing new and amended LCP provisions.

The staff is recommending a grant of \$35,838, to cover all requested project costs up to and including the update amendment/Capitola Parcels LCP submittal tasks, i.e., **Tasks 1.1** through **7.4**, as well as \$3,000 in operations costs. Limited grant funds preclude funding at this time the \$4,662 in costs associated with the proposed post-submittal tasks (Tasks **7.5** – **8**).

Staff is recommending that the grant award be subject to Condition 1, requiring that updated LCP policies include a strategy for dealing with outstanding offers to dedicate public access (OTDs). Furthermore, as explained in the staff report's **Conditions of Grant Award** (pp. 3-4), the Capitola award is subject to Condition 2 requiring that the LCP update include the development of new or updated policies and/or standards to address polluted runoff as part of the LCP.

Condition 3 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

**Staff recommends a partial grant award to Capitola: \$35,838

7. San Luis Obispo County County (A)

Recommended \$124,000

Proposal Category: Planning in Conjunction with Coastal Commission LCP

Periodic Review

Total Project Cost: \$300,000 Amount Requested: \$150,000

Project Timeline: 12 months (January 2002 – December 2002)

Conditions of Approval: 1) Acceptance of Award/Submittal of Revised Work Program.

Condition 1. Acceptance of Award/Submittal of Revised Work Program. Within 60 days from Commission approval of this \$124,000 grant award, the County shall (a) indicate in writing that it accepts the award as approved with conditions, and (b) submit, in consultation with Commission staff, a revised work program, budget and schedule to reflect the funding for the specific tasks and products approved in the award. Specifically, the work program shall describe projected work products (e.g. general focus of LCP amendment or focus of new or revised procedures) to implement priority Periodic Review recommendations related to:

- New development and public services recommendations related to Cambria development and water issues;
- ESHA identification and protections;
- Implementation of post construction controls and BMPs in state NPS plan;
- Agriculture recommendations related to lot line adjustments and non-agricultural development;
- Implementation of Scenic and Critical Viewshed recommendations;
- Improving existing implementation procedures; and,
- Minor LCP Amendments in various policy areas.

Discussion.

San Luis Obispo County assumed coastal permitting authority in March 1988 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-99-01) to provide partial funding for participating in the Commission's Periodic LCP Review. The 1999 work program included five major tasks:

Task 1 to participate in collecting and exchanging resource data:

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

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

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

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

To date, most of the awarded 1999 grant funds have been spent on Tasks 1-4. The County's coordination with the Coastal Commission was instrumental in the preparation of the draft Periodic Review and the final Periodic Review, which was adopted by the Commission on July 12, 2001.

The 1999 grant is scheduled to expire on December 31, 2001, with a possible extension to April 30, 2002.

The County's current request for a \$150,000 grant is to implement recommendations of the Periodic Review. The proposed work program, however, lacks specificity as to the focus of projected work tasks and products. Instead, the work program largely describes the procedures the County would follow to develop updated, but as-yet-not-defined, administrative procedures, minor LCP amendments, major LCP amendments, and additional studies. As the Coastal Commission indicated in adopting the Periodic Review last July, however, the implementation of the Periodic Review is intended to be a collaborative effort. Therefore, the staff is recommending a condition that would allow the County and Commission staff to work together to identify priority action items in several key areas as part of a revised work program.

Limited grant funds preclude funding an award of more than \$124,000 at this time. The staff is recommending the \$124,000 grant to partially fund the modified work program. Condition 1 sets forth the requirements for the revised work program.

**Staff recommends partial grant award to San Luis Obispo County - \$124,000

8. Santa Barbara County

Recommended \$36,505

Proposal Category: LCP Update (Gaviota Coast)

Total Project Cost: \$85,182 Amount Requested: \$55,182

Project Timeline: 12 months (January 2002 – December 2002)

<u>Conditions of Approval</u>: 1) Polluted Runoff, 2) Acceptance of Conditions.

Condition 1. <u>Polluted Runoff/Revised Work Program</u>. Subtask 3.1 (Preparation of Draft LCP Policy and Coastal Zone Ordinance Revisions) shall include the provision of new or updated policies and/or standards for the Gaviota Coast LCP Update that implement applicable management measures to identify, prevent, and control nonpoint source pollution.

Condition 2. <u>Acceptance of Award/Submittal of Revised Work Program.</u> Within 60 days from Commission approval of this \$36,505 grant award, the County shall (a) indicate in

writing that it accepts the award as approved, and (b) submit a revised work program, budget and schedule to reflect the funding for the specific tasks and products approved in the award.

Discussion.

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

The County's request for a \$55,182 grant is to provide partial funding for the second phase (Long-range Planning and LCP Policy Updates) of a three-phase update to the County's LCP for the Gaviota Coast, the first such update since the 1982 certification. The County expects to complete its Phase 1 work currently underway (Gaviota Coast Resource Study) by the end of this year, and anticipates undertaking Phase 3 (LCP Amendments Adoption) in 2003 and early 2004.

The Coastal Commission has identified Santa Barbara County as one of five priority areas for a periodic review. Although the requested grant is not comprehensive for the entire County coastal zone, the work program would address a geographic area that raises significant coastal resource issues. An LCP update for another of the County's coastal areas, Ellwood Beach-Santa Barbara Shores, is now in process, partially funded by an LCP grant awarded to the County by the Commission in 1999.

The work program for Phase 2 includes three tasks, comprised of fifteen subtasks. The staff is recommending a grant of \$36,505, to cover the requested \$2,211 project administration costs and the requested \$34,294 costs of eleven of these subtasks: conducting preliminary studies on LCP amendments pertaining to improved coastal access, resource protection, and visitor-serving uses (Subtasks 2.1 – 2.10), and preparing draft LCP policy and coastal zone ordinance revisions (Task 3.1).

Limited grant funds preclude funding the other four Phase 2 subtasks at this time: stakeholder involvement and voluntary conservation programs, preparation of maps and studies relating to current litigation over "Lot Size Compliance and Lot Line Adjustment Program," and review and comment on National Parks Service (NPS) National Seashore Feasibility Study when released (**Subtasks 1.1 –1.3**), and preparation of staff report and graphics for amendment initiation hearings (**Subtask 3.2**).

As explained in the staff report's **Conditions of Grant Award** (pp. 3-4), the Santa Barbara County award is subject to Condition 1 requiring that the Gaviota Coast LCP update include the development of new or updated policies to address polluted runoff as part of the LCP, such policies to be developed in conjunction with the County's preparation of draft text and ordinances in **Subtask 3.1**.

Condition 2 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

**Staff recommends a partial grant award to Santa Barbara County: \$36,505

9. City of San Buenaventura

Recommended \$38,293

Proposal Category: LCP Update

Total Project Cost: \$203,020 Amount Requested: \$75,000

Project Timeline: 12 months (January 2002 – December 2002)

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

Condition 1. <u>Polluted Runoff.</u> Tasks 4, 6-7 (Resource Management Analysis and Drafting Updated Policies and Implementation Programs) shall include the provision of new or updated policies and/or standards that implement applicable management measures to identify, prevent, and control nonpoint source pollution.

Condition 2. Acceptance of Award/Submittal of Revised Work Program. Within 60 days from Commission approval of this \$38,293 grant award, the City shall (a) indicate in writing that it accepts the award as approved with conditions, and (b) submit a revised work program, budget and schedule to reflect the funding for the specific tasks and products approved in the award.

Discussion.

The City of San Buenaventura assumed full coastal permitting authority in January 1984. The City's request for a \$75,000 grant is to provide partial funding to prepare a comprehensive update to the City's LCP. The City has updated its LCP once before, in 1990. That update was certified by the Commission as LCP Amendment No. 1-90 (Major).

The proposed LCP update is part of a multi-year City program updating the City's Comprehensive Plan, of which the LCP is a part. Although the Comprehensive Plan Update has a three-year timeline (beginning in the last half of 2001 and extending into 2004), the City's \$75,000 grant request is to partially fund only the initial twelve months (calendar year 2002) of the LCP update.

The work program's proposed seven tasks include: evaluating existing conditions and trends, identifying potential update and amendment issues, and refining project scope (Tasks 1-2); coordinating community concerns and public participation (Task 3); inventory and analysis of coastal resources, including management of coastal access and stormwater runoff/water quality (Task 4); preparing draft Issues and Alternatives Report for public review (Task 5); and developing, in coordination with Commission staff, draft LCP update goals, policies, and implementation programs (Tasks 6-7).

The staff is recommending a grant of \$36,896, to fund approximately half of each of the seven tasks' proposed budgets and half of proposed operations costs. Limited grant funds preclude additional funding at this time.

As explained in the staff report's **Conditions of Grant Award** (pp. 3-4), staff is recommending that the San Buenaventua award be subject to Condition 1 requiring that the LCP update include the development of new or updated policies and/or standards to address polluted runoff as part of the LCP, such policies/standards to be developed in conjunction with the City's proposed review of stormwater runoff/water quality issues in **Task 4** and drafting of updated policies and implementation programs in **Tasks 6-7**.

Condition 2 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

**Staff recommends a partial grant award to San Buenaventura: \$38,293

10. Seal Beach

Recommended \$30,000

Proposal Category: LCP Completion

Total Project Cost:

\$60,000

Amount Requested: \$30,000

Project Timeline:

12 months (January 2002 - December 2002)

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

Condition 1. Polluted Runoff. Task 4.1 (Administrative Draft LCP) shall include the provision of policies and/or standards that implement applicable management measures to identify, prevent, and control nonpoint source pollution.

Condition 2. Acceptance of Award/Submittal of Revised Work Program. Within 60 days from Commission approval of this \$30,000 grant award, the City shall (a) indicate in writing that it accepts the award as approved with conditions, and (b) submit a revised work program, budget and schedule to reflect the funding for the specific tasks and products approved in the award.

Discussion.

The Commission certified the Seal Beach LUP with suggested modifications in 1983. The City did not adopt the suggested modifications and the Commission action lapsed after six months.

The City's grant request proposes a work program to prepare the LCP. The proposed tasks include: preliminary research/work program start-up; reviewing existing plans, policies, and regulations; preparing draft LUP policies and Zoning Maps and Ordinances; conducting local public review, hearings and adoption; preparing the LCP submittal package, in coordination with Commission staff; participating at Commission hearings; conducting subsequent work to respond to any concerns raised at Commission hearings; and conducting staff training for implementing the LCP.

The staff is recommending a grant of \$30,000, the full amount requested by the City to fund 50% of the project's total \$60,000 cost. The recommended funding is intended to cover all proposed consultant costs for preparing the Administrative Draft LCP (Tasks 2.1 - 4.1, \$28,250), with the award's balance of \$1,750 funding a portion of the work program's start-up costs (Tasks 1.1-1.3, \$4,600).

As explained in the staff report's Conditions of Grant Award (pp. 3-4), the Seal Beach award is subject to Condition 1 requiring that the work program include the development of policies and/or standards to address polluted runoff as part of the LCP.

Condition 2 (Revised Work Program) is attached to ensure the timely preparation of a grant contract reflecting the approved award.

^{**}Staff recommends full grant award to Seal Beach: \$30,000

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

11. San Luis Obispo Co. (B) – San Luis Bay Area Plan Comprehensive Update \$0

Proposal Category: Partial LCP Update

Total Project Cost: \$200,000 Amount Requested: \$100,000

Project Timeline: 12 months (January 2002 – December 2002)

The staff is not able to recommend funding this request, a proposal to update the 1984adopted San Luis Bay Area Plan, because the limited amount of local assistance money in this year's budget precludes new multiple grants for any single jurisdiction.

EXHIBITS

A. GRANT APPLICATIONS

- 1. Humboldt County
- 2. Mendocino County
- 3. Fort Bragg
- 4. Sonoma County
- 5. Marin County
- 6. Capitola
- 7. San Luis Obispo County (A) Implement Periodic Review
- 8. Santa Barbara County
- 9. San Buenaventura
- 10. Seal Beach
- 11. San Luis Obispo County (B) San Luis Bay Area LCP Update

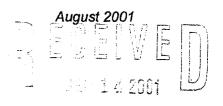
B. CORRESPONDENCE

1. Senator O'Connell Letter Supporting Santa Barbara County Application

.

A. Grant Applications

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

Submittal Summ	ary DAGGE COMMISSION
Applicant: County of Humboldt	
Project Director: Tom Hofweber Title:	Supervising Planner
Address: 3015 H Street Eureka, CA 95501	
Phone: 707-268-3738 Fax: 707-445-7446 E-m	ail: thofweber@co.humboldt.ca.us
Fiscal Officer: Neil Prince Title:	Auditor-Controller
Address: 825 5th Street Eureka, CA 95501	
Phone: 707-476-2452 Fax: 707-445-7449 E-m	ail: nprince@co.humboldt.ca.us
Fitle of Proposed LCP Project: Humboldt LCP Com	prehensive Update
_CP Project Cost: \$100,000	
.CP Grant Request: \$ 46,052 (= 46 % of	LCP Project Cost)
Juridsiction Match: \$53,948	LCP Project Cost)
Months Needed to Complete LCP Grant Work Progra	am:12 months
Work beginning on: Feb. 1, 2002 and ending on: Jan. 31, 2003	
Authorized Official:	/ Kirk A. Girard
itle: Director of Comm. Dev. Services Signat	ure: Kufe Thran
, ,	Date: Sept. 10, 2001
	EXHIBIT NO. A.1
001-02 LCP Grant Application	APPLICATION NO. Page 1
• •	Humboldt County

Pg. 1 of 8

LCP Grant Application 2001/2002 **Grant Budget Allocation Summary**

Grant Applicant:	County of Humboldt
Project Title:	Humboldt LCP Comprehensive Update

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.

Personnel Classification	Rate **	X	Hours	=		Salary
Supervising Planner	\$ 65.17		346		\$	22,549
Senior Planner	47.66		346			16,490
Senior Office Asst	28.69					2,152
Planning Tech I/II	<u> 35.19</u>		60			2,111
	100		1,787 × 111			
			T	otal	\$	43,302
 a. Salary (from line above) 	\$ 43,302					
b. Benefits	S	(@		•		
c. Overhead	\$	(@	15.70	%)	1	
d. Total (of a. through c.)	\$ 43,302					
Professional and Consulting Service (total of Consultant column on attached Work Program Budge)		\$			•	
3. Total Personal/Consulting Services (total of A.1.d and A.2 above)	i	\$	43,30	02_		
B. Operating Expenses: (total of Operations itemized on attached Work Program Budge		9	5 <u>2,7</u> 8	<u>50</u>		
TOTAL BUDGET (totals of A.3 and B ab	ove)	\$	46,05	52		

^{*} Please round off all budget amounts to nearest dollar.

^{**} Hourly, weekly, or monthly rate. If personnel salary rates include built-in benefits and/or overhead costs, then the Benefits and/or Overhead lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used for calulating the built-in benefits/overhead amounts.

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:

County of Humboldt

Title of Proposed Project:

Humboldt LCP Comprehensive Update

Proposed Grant Amount:

\$46,052

Work Program Items *		⊛ Budget **	
Tasks/Subtasks:	Staff	Consultant	Total
1.1 LCP Review	\$ 9,026		\$ 9,026
1.2 Prepare Issue Identification Report	4,513		4,513
1.3 Public Workship on Issues	855		. 855
1.4 Revised Issue Report	1,285		1,285
2.1 Follow-up Research & Analysis	1,128		1,128
2.2 Draft Amendments	14,112		14,112
3.1 Publish Draft, Issue Notice	715		715
3.2 Planning Commission Hearings	1,454		1,454
3.3 Staff Report Revisions	1,041		1,041
3.4 Planning Commission Report	564		564
3.5 Board of Supervisors Hearings	1,033		1,033
3.6 Staff Report Revisions	564		564
3.7 Submittal Authorization	878		878
4.1 Submitted Package Preparation	890		890
4.2 CCC Coordination	452		452
4.3 CCC Hearings	1,685		1,685
4.4 County Adoption Hearings	1,033		1,033
1.5 LCP Publication	802	ser i i i i i i i i i	802
4.6 Staff Training	1,272		1,272
	\$ 1.		
	, · · · · ·		,
Totals (of above & any additional rows after p. 4)	\$ 43,302	\$ -	\$ 43,302
Tasks Total (equals Budget Allocation Sun		n's line A.3)	\$ 43,302
Operations (Itemize on next page):			
	Oner	ations Total	\$ 2,750
Work Program Total Journ of Total			\$ 46,052
Work Program Total (sum of Tasks Total a	and Opera	ions rotal)	Ψ 40,032

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

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

2001-02 LCP Grant Application

Page 3

^{**} 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

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:	
---------------	--

County of Humboldt

Title of Proposed Project: Proposed Grant Amount:

Humboldt LCP Comprehensive Update

ınt: \$46,052

Distriction of the control of the	BENEGIES.
Openiation (then and enough)	
Travel	\$ 450
Office supplies	
Postage	
Printing	
Other:	2,300
Sign and the contract of the c	S (5 2-7/5(i)

^{*} Round to the nearest dollar.

County of Humboldt Local Coastal Plan (LCP) Comprehensive Update Work Program

Introduction

Humboldt County's Land Use Plans (LUP's) were developed in the early 1980's, with implementing regulations approved in 1985. No comprehensive updates have been undertaken since. The County is currently in the process of updating its General Plan, and will be reviewing the potential for integration of its coastal plans.

Task 1. Review of Existing LCP's, Update Issue Identification

Conduct a detailed review of the existing plans and regulations and identify areas needing updating due to: physical changes, regulatory changes, land use changes, out of date text, and policy clarifications and refinement.

1.1 County staff will review the six area plan LUP's and Coastal Zoning Regulations, analyzing potential update and amendment issues. The 14 Coastal Act policy groups in the Commission's LCP Manual will be used as a guide for policy review, as well as other relevant Commission publications and policy rulings. County staff will meet with Coastal staff to assist in scoping out the issues to be addressed. If warranted, a public scoping meeting will be held. (The County has held numerous public scoping sessions associated with the general plan update.)

Some of the key issues to be addressed include:

Access - Review of the access inventories in each of the plans for needed changes based on physical changes to the shoreline, implemented improvements, changes in State and federal land management, and changes in land use. Review will include recommendations for addressing outstanding OTD's (offers to dedicate). The access issues of the Trinidad geographically disapproved area will also be assessed.

Recreation - Review of changes in State and federal land ownership and management policies, and review of visitor-serving uses and policies.

Water and Marine Resources - Review non-point source issues.

Wetland Policies - Review pocket marsh policies, wetland buffer policies, and clarification of estuarine, riverine, and farmed wetland types.

Environmentally Sensitive Habitat Areas - Review policies with respect to new information and species listings such as snowy plover, and refinement of vegetated dune policies.

Agriculture - Review agricultural land conversion issues, compatible use issues such as homestays, and agricultural uses which may not be adequately addressed such as intensive agricultural operations.

Hazards - Review of shoreline erosion issues, including the Big Lagoon uncertified area, and tsunami hazard issues.

Visual Resources - Review of visual resource and community character policies.

Industrial and Energy - Review industrial and coastal dependent industrial land use designations, offshore oil & gas and power plant siting policies.

- 1.2 Prepare an Issue Identification report outlining potential changes.
- 1.3 Conduct public workshops and public review of issues document.
- 1.4 Prepare revised Issue Identification report

Task 2. Prepare Draft LCP Amendments

Use the Issue Identification report to guide research and drafting of amendments.

- 2.1 Based on the issue identification report prepared in Task 1, conduct follow-up research and analyses as necessary to formulate draft amendments.
- 2.2 Draft amended plans, regulations, and maps.

Task 3. Local Public Review

Conduct local public review in accordance with Coastal Commission regulations and state planning laws.

- 3.1 Publish draft amendments and issue notice and availability a minimum six weeks prior to first hearing.
- 3.2 Conduct public hearing before the Planning Commission.
- 3.3 Write staff reports and revisions to amendments as needed.
- 3.4 Write Planning Commission report to Board of Supervisors on revised amendment package.
- 3.5 Conduct public hearing before the Board of Supervisors.
- 3.6 Write staff reports and revisions to amendments as needed.
- 3.7 Resolution of Approval and submittal authorization.

Task 4. Submittal and Adoption

- 4.1 Prepare submittal package in accordance with prescribed guidelines.
- 4.2 Coordinate with CCC staff to finalize submittal
- 4.3 Coastal Commission hearing review CCC staff report, prepare testimony, attend hearing.

- 4.4 Hold Planning Commission and/or Board of Supervisors hearing(s) on adoption package and possible modifications and final adoption.
- 4.5 Publish amended LCP's.
- 4.6 Conduct staff training on revised LCP's.

Work Program Items * Schedule							
Tasks/Subtasks:	Feb-02	Apr-02	Jun-02	Aug-02	Oct-02	Dec-02	Jan-03
1.1 LCP Review	Start Feb	1					
1.2 Prepare Issue Identification Report		15-Apr					
1.3 Public Workship on Issues		15-May					
1.4 Revised Issue Report							
2.1 Follow-up Research & Analysis					-		
2.2 Draft Amendments			10-Jul				
3.1 Publish Draft, Issue Notice			15-Jul				
3.2 Planning Commission Hearings				30-Aug			
3.3 Staff Report Revisions							
3.4 Planning Commission Report							
3.5 Board of Supervisors Hearings					30-Sep		
3.6 Staff Report Revisions							
3.7 Submittal Authorization							
4.1 Submitted Package Preparation					15-Oct		
4.2 CCC Coordination							
4.3 CCC Hearings						Dec-Jan	
4.4 County Adoption Hearings							Jan
4.5 LCP Publication							25-Ja
4.6 Staff Training							30-Ja

COUNTY OF MENDOCINO LOCAL COASTAL PROGRAM COMPREHENSIVE UPDATE (PHASE II)

INTRODUCTION

The Mendocino County Planning and Building Services Department is requesting a grant of \$133,583 from the Coastal Commission's FY 2001/2002 Grant Program for Local Coastal Program (LCP) Planning. We propose to utilize the funds to assist in the comprehensive update of the Mendocino County LCP. This second phase of the LCP Update will build upon the work accomplished with 1999/2000 Commission Grant funding by producing draft policy amendments to the LCP, holding public workshops on potential amendments and holding Planning Commission public hearings on those amendments.

CONSISTENCY WITH GRANT EVALUATION CRITERIA

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

Within the 1999 grant request the County wrote: "Since September of 1992 the County has processed approximately 700 coast permits, about 20 of which have been appealed to the Commission. The appeals have involved issues including environmentally sensitive habitat areas, highly scenic areas, blufftop setbacks and coastal access." Over the past two years the pace of development remains similar to that experienced between 1992 and 1999...

In December 1998 the Coastal Commission identified Mendocino County as one of five priority jurisdictions for LCP review. Funding of a comprehensive update would reflect the Commission's priorities.

The initial phase of the LCP update has been funded as part of the 99/00 LCP Assistance Grant Program. This initial phase of the Update (which is currently underway) will analyze natural resources, including environmentally sensitive habitat areas, agriculture, non point pollution, public access, visual resources, and coastal hazards. Funding for Phase II will allow the County to prepare draft amendments to the LCP, educate the public on these amendments and hold public hearings by the Planning Commission on these diverse issues.

EXHIBIT NO. A.2

APPLICATION NO.

Mendocino County

Pg. 1 of 10

CALIFORNIA

COASTAL COMMISSION

The proposed work program will not only allow the County to build upon the initial phase of the LCP update but it will dovetail with several other planning efforts currently in progress within the County. For example, the County has just begun the multi-year effort to update its General Plan. Conservation, housing and traffic issues addressed in the General Plan Update will impact and be relevant to the LCP Update. Specifically within the Coastal Zone the County has prepared a "Development Report" which quantifies all development which has occurred in the Coastal Zone since the certification of the LCP. We have also prepared the "Mendocino Town Plan Review" and a Citizens Advisory Committee has been appointed to further evaluate and respond to development issues within the Town of Mendocino. Further the County has prepared the Gualala Town Plan and a Gualala Traffic Improvement Finance Study.

Finally the County has requested funding from the Resources Agency under the Coastal Resources Grant Program to update the 1994 State Route 1 Corridor Study (\$46,800 grant plus 10 percent County match). Each of these programs address issues relevant to the LCP Update and the County's substantial investment therein which comprises a greater than 1:1 match for this grant.

WORK PROGRAM FOR LCP COMPRENSIVE UPDATE

The work program for the LCP comprehensive update includes four phases consistent with the 99/00 LCP Grant. The four phases include date collection, LCP policy evaluation, preparation of LCP amendments and public participation and will in many instances be conducted concurrently. While it took longer than anticipated to begin the work under the 99/00 Grant, the County has recently hired a consulting firm and substantial progress should be made over the next few months towards completing those tasks in the 99/00 LCP Grant. Similar delays are not anticipated for this next phase of the LCP Update. It should be noted that as a phased Update the County expects to submit an application in future funding cycles of this grant program to complete the processing of final LCP policy and ordinance amendments. Future funding may also be requested if the LCP policy amendments dictate, either directly or indirectly, changes to the adopted LCP maps.

TASK 1: DATA COLLECTION

Task 1.1 Expand Coastal Resources Database

- A. Convert Natural Diversity Data Base Information into County GIS.
- B. Convert Western Mendocino County Soils Survey into County GIS.
- C. Prepare Inventory and Map Activities and Plans of Agencies and Land Trusts.

The County has over the past two years committed substantial funds towards the creation of a Geographic Information System. The current system has several "layers" of data

including political boundaries, assessors parcels and zoning/General Plan designations. Incorporating the Natural Diversity Data Base as well as the recently "published" Western Mendocino County Soils Survey will provide valuable information and tools for analysis to assist in the preparation of LCP policy amendments addressing non-point pollution, public access, environmentally sensitive habitat areas, coastal hazards and agricultural protection.

Task 1.1 (C) would inventory and map the Coastal Zone activities of public or private agencies and land trusts. Such an inventory would be of great benefit in bringing together into one resource document the breadth of programs undertaking by these public or private agencies as well as land trusts. Additionally these activities will influence the LCP amendments in Task 3.2.

TASK 2: LOCAL COASTAL PROGRAM EVALUTION

Task 2.1 Analyze Resource Protection Issues Related to Development Activities

The current grant includes a task to (1) analyze the effectiveness of the LCP in achieving policy goals related to coastal resources and (2) "...recommend areas for further research and discussion". This task (2.1) will research those areas that may not be adequately addressed in Task 2.2 of the 99/00 Grant and identify possible LCP amendment options.

TASK 3: DRAFT LCP AMENDMENTS

Task 3.1 Update Administrative Procedures

In the course of administering the LCP, the County has identified numerous areas of ambiguity, internal discrepancies and potential conflicts within the document. In addition we believe there are situations where the permitting process could be streamlined with no adverse effects on resource protection.

The requested funding would allow the County to proceed with "cleanup" measures consistent with Task 3.1 of the 99/00 Grant and would result in draft proposals and Planning Commission hearings on measures to update administrative procedures.

Task 3.2 Prepare Draft Amendments of LCP Policies and Regulations

Preparation of administrative draft amendments is to be initiated in the 99/00 Grant. Task 3.2 under the 01/02 Grant will include the drafting of specific LCP policy and ordinance amendments. The draft amendments will be accompanied by a detailed analysis of the purpose of the amendments, alternative approaches to addressing the issues and the technical and administrative basis for selecting the proposed approach. This task includes coordination with responsible agencies to ensure that proposed policy amendments are consistent with local, state and federal agency requirements. Planning Commission hearings on the draft amendments will be held in the one year time frame.

Task 3.3 Prepare Draft Amendments to LCP Public Access Policies to Address Offers to Dedicate and Court Decisions

The Coastal Commission in approving the 99/00 Grant required as a condition of the grant that the County identify a strategy for the acceptance of the 110 offers-to-dedicate. The 99/00 Grant includes funding to prepare administrative draft amendments to the LCP to address this topic. Task 3.3 within this current request will result in the preparation of draft policies and Planning Commission hearings within the one year time frame.

Task 3.4 Prepare Draft Amendments to LCP Policies to Address Polluted Runoff

The Coastal Commission in approving the 99/00 Grant required as a condition of the grant that the County prepare administrative draft amendments to LCP policies to identify, prevent and control non point source pollution. Task 3.4 within this current grant proposal will result in the preparation of draft policies and Planning Commission hearings within the one year time frame.

Task 3.5 Amend Pygmy Vegetation Policies.

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

Task 3.6 Prepare Draft Amendments to Facilitate Low and Moderate Income Housing

As with probably every jurisdiction within the Coastal Zone, Mendocino County has a paucity of housing opportunities for low and moderate income individuals and families. This situation is exacerbated in this County because much of the land area adjacent to the Coastal Zone is reserved for resource use through TPZ, Agricultural/Rangeland zoning and/or the Williamson Act and thus not available for housing.

This task will analyze resource protection issues as well as the update to the 1994 State Route 1 Corridor Study in relation to housing opportunities. If it is concluded that housing opportunities for low/moderate can be achieved without damage to coastal resources or without adverse effects upon Highway 1 traffic, the County will prepare LCP policy amendments and hold hearings by the Planning Commission within the one year time frame.

PHASE 4: PUBLIC PARTICIPATION

Task 4.1 Public Scoping Meetings, Announcements and Workshops

Based upon the public participation program prepared under the 99/00 Grant, the County will provide announcements, and hold public scoping meetings and/or workshops to obtain input from the local community regarding coastal planning issues.

Task 4.2 Public Hearings by the County Planning Commission

This task covers costs associated with preparation for, and attendance at, the Planning Commission hearings for Task 3.1, 3.2, 3.3, 3.4 3.5 and 3.6.

LCP Grant Application FY 2001/2002 Submittal Summary

Applicant: County of Mendocino
Project Director: Raymond Hall Title: Director - Mendocino County
Address: 501 Low Gap Road, Room 1440 Ukiah, CA 95482
Phone: 707/463-4281 Fax: 707/463-5709 E-mail: hallr@co.mendocino.ca.us
Fiscal Officer: Dennis Huey Title: Auditor
Address: 501 Low Gap Road, Room 1440 Ukiah, CA 95482
Phone: 707/463-4388 Fax: 707/463-2503 E-mail: hueyd@co.mendocino.ca.us
Title of Proposed LCP Project: County of Mendocino - Local Coastal Program Comprehensive Update (Phase II)
LCP Project Cost: \$ 185,490+
LCP Grant Request: \$ 133,583 (= 72 % of LCP Project Cost)
Jurisdiction Match: \$ 51,490 (= 28 % of LCP Project Cost)
Months Needed to Complete LCP Grant Work Program: 12 months
Work beginning on: January 1, 2002 and ending on: December 31, 2002
Authorized Official: Raymond Hall
Title: Director, Planning and Building Signature: Paymone Holl
Date: 9/10/2001

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

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

Grant Applicant:

County of Mendocino

Planning and Building Services Department

Project Title:

County of Mendocino - LCP Comprehensive Update (Phase II)

CURRENT GRANT REQUEST: *

A. Personal/Consulting Services:

1. Personal Services

Classifications and Rates (itemize):

	Personnel Classification	Rate **	X	Hours	=	Salary
	Director	\$ 34		228	\$	7,752
	Senior Planner	24		496		11,904
	Planner il	20		192		3,840
	Planner I	20		60		1,200
	Staff Assistant IV	15		144		2,160
	Commence of the Commence of th			To	otal \$	26,856
	a. Salary (from line above)	\$ 26,856			To share	
	b. Benefits	\$ 8,997	(@	33.50 %	%)	
	c. Overhead	\$ 7,251	(@		%)	
	d. Total (of a. through c.)	\$ 43,104			·	
2 D.	ofessional and Consulting Service			81,00	· ·	•

2

(total of Consultant column on attached Work Program Budget form Page 3)

3. Total Personal/Consulting Services

124,104

(total of A.1.d and A.2 above)

(total of Operations itemized on

attached Work Program Budget form Page 4)

TOTAL BUDGET (totals of A.3 and B above)

133,583

B. Operating Expenses:

Please round off all budget amounts to nearest dollar.

^{**} Hourly, weekly, or monthly rate. If personnel salary rates include built-in benefits and/or overhead costs, then the Benefits and/or Overhead lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used for calculating the built-in benefits/overhead amounts.

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:

County of Mendocino

Title of Proposed Project:

County of Mendocino - LCP Comprehensive Update (Phase II)

Proposed Grant Amount:

\$

Work Program Items *		Budget	
Tasks/Subtasks:	Staff	Consultant	Total
1.1 Expand Coastal Resources Database	\$ 2,798	\$ 12,000	\$ 14,798
2.1 Analyze Resource Protection Issues	1,567	10,000	11,567
			-
3.1 Update Administrative Procedures	8,355	2,000	10,355
3.2 Prepare Draft Amendments to LCP Policies and Regs	5,939	20,000	25,939
3.3 Prepare Draft Amendments to LCP Public Access	2,176		7,176
3.4 Prepare Draft Amendments to LCP re: Polluted Runoff	1,676	4,000	5,676
3.5 Pygmy Vegetation Policies	2,067	8,000	10,067
3.6 Prepare Draft Amendments for Low/Mod Income Housing	3,287	4,000	7,287
			-
4.1 Public Scoping Meetings, Announcements & Workshops	5,190	7,000	12,190
4.2 Public Hearings by the Planning Commission	10,015	9,000	19,015
	H to a		**
			•
			•
			-
	177		*
			*
			-
			-
			*
Totals (of above & any additional rows after p. 4)	\$ 43,070	\$ 81,000	\$ 124,070
Tasks Total (equals Budget Allocation Sur			\$ 124,070
Operations (Itemize on next page):	F. S. Stranger		
	Oner	ations Total	\$479
Work Program Total Journal Tarks Total	and the state of t	2,000 (10,10,100)	and the second s
Work Program Total (sum of Tasks Total	and Operat	ions rotal)	\$ 133,549

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

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

2001-02 LCP Grant Application

Page 3

^{**} Round to the nearest dollar.

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:

County of Mendocino

Title of Proposed Project:

County of Mendocino -LCP Comprehensive Update (Phase II)

Proposed Grant Amount:

\$134,204

Work Program Items	Budget*
Operations (itemize below):	
Travel	1,264
Office supplies	675
Postage	250
Printing	1,260
Other: Planning Commission perdiem and meeting room rental	6,030
Operations Total	\$ 9,479

^{*} Round to the nearest dollar.

SCHEUDLE FOR LCP COMPREHENSIVE UPDATE (PHASE II)

Task	. • • • • • • • • • • • • • • • • • • •	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
1.1	Expand Coastal Resource Database	Initiate	Complete		
2.1	Analyze Resource Protection Issues		Initiate	>	Identify LCP Amendment Options
-3.1	Update Administrative Procedures	> ,	>	PC Hearings	PC Hearings
3.2	Draft Amendments of LCP Policies	>	Prepare Administrative Draft	Prepare Draft	PC Hearings
3.3	Draft Amendments to Public Access Policies	>	Prepare Draft	PC Hearings	PC Hearings
3.4	Draft Amendments to Address Pollutes Runoff	>	Prepare Draft	PC Hearings	PC Hearings
3.5	Amend Pygmy Vegetation Policies	Initiate	Prepare Administrative Draft	Prepare Draft	PC Hearings
3.6	Draft Amendments to Facilitate Low/Mod Income Housing		Initiate	Prepare Draft	PC Hearings
4.1	Public Scoping Meetings, Announcements and Workshops	Ongoing	Ongoing	Ongoing	Ongoing
4.2	Public Hearings by Planning Commission			PC Hearings	PC Hearings

CITY OF FORT BRAGG

416 NORTH FRANKLIN ST., FORT BRAGG, CA 95437 PHONE 707/961-2827 FAX 707/961-2802

MEMORANDUM

DATE:

September 10, 2001

TO:

Coastal Commission; Local Assistance Program

ATTN: Bill Van Beckum

FROM:

Linda Ruffing, Community Development Director

SUBJECT: FY 01/02 LCP Planning Grant Program

Attached and transmitted via facsimile is the City of Fort Bragg's application for an LCP grant to help offset costs associated with preparation of the implementing ordinances for the Comprehensive LCP Update which is currently under preparation. We will transmit the originals by Express Mail tomorrow and submit an authorizing resolution prior to October 1, 2001.

We are requesting a total of \$54,600 from the Local Assistance Grant Program to be directed towards development of the LCP Implementation Program. As explained in the attached application, specific regulations necessary to implement the updated LCP include:

- ⇒ Development standards for the new "Timber Products Processing" zoning district which is assigned to the 350+ acre Georgia-Pacific timber mill property which is entirely within the coastal zone. The City was awarded a 1999 LCP Assistance Grant to develop programmatic policies addressing Coastal Act issues related to the future redevelopment of the G-P property.
- ⇒ Procedures, regulations and standards for "Special Review Areas" to protect environmentally sensitive habitat areas, archaeological resources, etc.
- ⇒ Implementing regulations for coastal access provisions of Coastal Element.
- ⇒ Design review standards for protection of scenic resources.
- ⇒ Grading ordinance to address issues associated with erosion, stormwater runoff, and alteration of natural landforms.

The City has allocated \$60,000 of general fund and redevelopment revenues in its FY 2001/2002 budget for initiation of a comprehensive update to the zoning ordinance. We expect to allocate additional funds in the FY 2002/2003 budget to complete the task. The comprehensive zoning ordinance update is necessary to provide implementing regulations for the City's recently revised General Plan and Coastal Element.

Please feel free to call me at 707-961-2827 if you have any questions or desire further clarification or information. Thank you very much for your consideration of this request.

EXHIBIT NO. A-3

APPLICATION NO.

Fort Bragg

Pg. 1 of 10

LCP Grant Application FY 2001/2002 Submittal Summary

Applicant:	City of F	ort Brag	9			,,, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>		
Project Din	ector: L	inda Ruf	fing		Title:	Community E	Development [Director
Address:	416 Nor		elopment De in Street 95437	epartmen	t			
Phone: 7	07-961-2	827	Fax: <u>707</u> -	-961-2802	2_E-ma	ail: <u> ruffing@ci</u>	.fort-bragg.ca.us	
Fiscal Offic	cer: S	Shirley Jo	hnson	·	Title:	Assistant Fin	ance Director	
Address:			in Street					
Phone: 7	07-961-2	825	Fax: <u>707</u> -	-961-2802	2_E-m	ail: <u>siohnson@</u>	ci.fort-bragg.ca	us
Title of Pro	•	-		re Update	e- Imple	mentation Pr	ogram	
LCP Projec	t Cost:	\$	114,600					
LCP Grant	Reques	t: \$	54,600	(=	48 % of	LCP Project (Cost)	
Juridsiction	Match:	\$	60,000	(=	<u>52</u> % o	LCP Project (Cost)	
Months Ne	eded to	Complet	e LCP Gra	nt Work	Progra	m:	15 monti	ns
			ing on: ng on:					
Authorized	d Official						Constance	C. Jackson
Title: C	City Mana	ger		<u> </u>	Signa	ture:	dance C	Vachron
					1	Date: <u>10-Sep-</u> ((

2001-02 LCP Grant Application

Page 1

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

Grant Appli	icant:	City of Fort Bragg						
Project Title	e:	City of Fort Bragg LCP Comprehensive Update- Implementation Program						
		CURRE	NT GRANT REQU	JEST: *				
A. Persona	al/Consul	ting Services:						
1. Persona	l Service	! S						
	Classific	cations and Rates	(itemize):					
	Personr	nel Classification	Rate **	× <u>1</u>	lours	= \$	Salary -	
						***************************************	-	
2	Salanı (f	rom line above)	• ************************************	-	To	otal \$		
b.	Benefits	•	\$	_ (@_		6)		
	Overhea Total (o	id f a. through c.)	\$	_ (@_ -		%)		
(to	otal of Co	l Consulting Servi nsultant column on ork Program Budg	1	\$_	54,60	00		
		onsulting Service I.d and A.2 above)		\$_	54,60	0		
	otal of Op	nses: erations itemized o /ork Program Budg		\$_				
TOTAL BU	DGET (to	tals of A.3 and B a	above)	\$_	54,60	0		

2001-02 LCP Grant Application

^{*} Please round off all budget amounts to nearest dollar.

^{**} Hourly, weekly, or monthly rate. If personnel salary rates include built-in benefits and/or overhead costs, then the **Benefits** and/or **Overhead** lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used for calulating the built-in benefits/overhead amounts.

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

Jurisdiction:

City of Fort Bragg

Title of Proposed Project: LCP Comprehensive Update- Implementation Program

Proposed Grant Amount: \$54,600

Work Program Items * Budget **				
Tasks/Subtasks:	Staff	Consultant	1	Cotal
1.1 Prepare and Distribute Request for Proposals			\$	-
1.2 Select Consultant				-
2.1 Prepare draft Work Program and Schedule		2,400		2,400
2.2 City review of Work Program and Schedule				-
2.3 Prepare final Work Program and Schedule		1,200		1,200
3.1 Prepare admin draft LCP implementation program		36,000		36,000
3.2 City review of admin draft LCP implementation program				-
3.3 Prepare public review draft LCP implementation program		6,000		6,000
3.4 Prepare summary for public workshop on ordinances		1,800		1,800
4.1 Provide public notices of hearings				-
4.2 Conduct joint workshops of PC/City Council		2,400		2,400
4.3 Conduct public hearings before PC		2,400		2,400
4.4 Conduct public hearings before City Council		2,400		2,400
				-
	*		L	-
				-
		·		_
				-
				-
				_
				-
				-
Totals (of above & any additional rows after p. 4)		\$ 54,600		54,600
Tasks Total (equals Budget Allocation Sur	nmary for	m's line A.3)	\$	54,600
Operations (itemize on next page):				
	Op	erations Total	1\$	-
Work Program Total (sum of Tasks Total				54,600

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

2001-02 LCP Grant Application

Page 3

Round to the nearest dollar.

City of Fort Bragg Local Coastal Program Comprehensive Update— Implementation Program

Coastal Planning Issues

The City of Fort Bragg is completing a comprehensive update of its Local Coastal Program, in conjunction with an update of the General Plan. The City has prepared a preliminary draft Coastal Element of the General Plan, which will undergo public review later this year, with final hearings and adoption anticipated in Spring of 2002.

In December 2001, the City will begin updating the implementing ordinances for the LCP and General Plan (Fort Bragg Municipal Code, Title 18, Zoning Ordinance). We anticipate that development of the implementing ordinances will take approximately 12 months to complete, with certification by the Coastal Commission taking approximately 3 additional months. Our goal is to focus initially on the implementation program for the LCP, in order that the implementing regulations are well underway when the updated Coastal Element and other LCP policies which have been prepared as part of the comprehensive General Plan update are submitted to the Coastal Commission for certification.

The timely preparation of the implementing ordinances for the City's LCP is essential in order for us to effectively carry out the City's implementation of Coastal Act policies.

Work Program

Task 1. Project Scoping and Selection of Consultant

Objectives

⇒ Procure the services of a qualified consultant to prepare the implementing ordinances for the General Plan and Coastal Element.

Work Organization

- 1.1 City staff will prepare and distribute a Request for Proposals for the update of the implementing ordinances for the General Plan and Coastal Element.
- 1.2 Based on a review of proposals and interviews, select the most qualified consultant.

Task 2. Develop Approach to Zoning Ordinance Update

Objectives

⇒ Establish a detailed work program and schedule for the update of the implementing ordinances, with an emphasis on the regulations necessary to implement the Coastal Element and Land Use Plan.

Work Organization

- 2.1 Consultant will prepare a detailed work program and schedule. The work program shall identify specific deliverables and outline a program for public participation. The work program will specifically identify interim measures which are necessary to govern development activity while the implementing ordinances are being prepared.
- 2.2 City staff will review the draft work program and schedule and provide direction to consultant regarding outstanding issues, necessary revisions, clarification, etc.
- 2.3 Consultant will provide a final work program and schedule for completion of the necessary implementation program.

Task 3. Prepare Draft Ordinance

Objectives

- ⇒ Complete necessary amendments to the City's zoning ordinance to fully implement the policies of the updated Coastal Element. New zoning regulations will be needed to address the following policy areas of the Coastal Element:
 - Establish development standards for new "Timber Products
 Processing" zoning district which is assigned to the 350+ acre
 Georgia-Pacific timber mill property. This will include the requirement
 for preparation of a Specific Plan prior to any change in use on the
 property.
 - Develop standards for Special Review Areas which are established to protect environmentally sensitive habitat, archaeological resources, and address geologic and other hazards.
 - Develop implementing regulations for the coastal access provisions of the Coastal Element.
 - Establish Design Review standards and procedures to ensure that new development enhances visual and scenic resources.
 - Develop Grading Ordinance to address issues related to vegetation clearing, earth moving and placement of fill, including requirements for control of stormwater runoff, erosion control measures, protection of natural landforms, etc.

Work Organization

3.1 Consultant will prepare administrative draft of zoning ordinance amendments to implement LCP policies.

LCP Grant Application September 10, 2001 Page 3

- 3.2 City staff will review the administrative draft, and provide instructions to consultant regarding necessary revisions, clarification, etc.
- 3.3 Consultant will address staff comments and provide a public review draft of ordinance amendments pertaining to LCP implementation.
- 3.4 Consultant will prepare summary sheets and discussion outlines for public workshops on the implementing ordinances.

Task 4. Public Noticing and Hearings

Objectives

- ⇒ To comply with legal noticing and hearing requirements
- ⇒ To fully inform the public of the proposal and receive oral and written testimony to be considered prior to final adoption of the implementing ordinances for the LCP.

Work Organization

- 4.1 City staff will provide notification through local newspapers, selected mailings, and posting of notices in accordance with City and Coastal Act requirements.
- 4.2 City will conduct joint Planning Commission/City Council workshops to review proposed LCP Implementation program.
- 4.3 City will conduct public hearings before the Planning Commission to receive testimony and for the Commission to review and provide a recommendation to the City Council regarding the implementing ordinances for the LCP. Consultant will attend hearings.
- 4.4 The City will conduct public hearings before the City Council to receive further testimony and for final review, consideration and adoption of the implementing ordinances by the City Council.

Task 5. Coastal Commission Certification of LCP Implementation Program

Objectives

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

Work Organization

- 5.1 Meet on a regular basis (bi-monthly) with Coastal Commission staff to review approach and progress to development of LCP implementation program.
- 5.2 City staff and consultant to coordinate on submittal of LCP certification package for Coastal Commission consideration and approval.
- 5.3 Work with Coastal Commission staff to complete package prior to Coastal Commission hearing.
- 5.4 City staff and Consultant will attend Coastal Commission hearing.
- 5.5 City staff and Consultant will incorporate suggested modifications into final implementation program.

Schedule/Milestones

Task 1. Project Scoping and Consultant Selection Dec 2001 - Feb 2002

Task 2. Develop Approach to LCP Update Feb - March 2002

Task 3. Prepare Draft Ordinance April - September 2002

Task 4. Public Hearing & Notices August - December 2002

Task 5. Coastal Commission Certification December – March 2003

- 3.2 City staff will review the administrative draft, and provide instructions to consultant regarding necessary revisions, clarification, etc.
- 3.3 Consultant will address staff comments and provide a public review draft of ordinance amendments pertaining to LCP implementation.
- 3.4 Consultant will prepare summary sheets and discussion outlines for public workshops on the implementing ordinances.

Task 4. Public Noticing and Hearings

Objectives

- ⇒ To comply with legal noticing and hearing requirements
- ⇒ To fully inform the public of the proposal and receive oral and written testimony to be considered prior to final adoption of the implementing ordinances for the LCP.

Work Organization

- 4.1 City staff will provide notification through local newspapers, selected mailings, and posting of notices in accordance with City and Coastal Act requirements.
- 4.2 City will conduct joint Planning Commission/City Council workshops to review proposed LCP Implementation program.
- 4.3 City will conduct public hearings before the Planning Commission to receive testimony and for the Commission to review and provide a recommendation to the City Council regarding the implementing ordinances for the LCP. Consultant will attend hearings.
- 4.4 The City will conduct public hearings before the City Council to receive further testimony and for final review, consideration and adoption of the implementing ordinances by the City Council.

Task 5. Coastal Commission Certification of LCP Implementation Program

Objectives

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

Work Organization

- 5.1 Meet on a regular basis (bi-monthly) with Coastal Commission staff to review approach and progress to development of LCP implementation program.
- 5.2 City staff and consultant to coordinate on submittal of LCP certification package for Coastal Commission consideration and approval.
- 5.3 Work with Coastal Commission staff to complete package prior to Coastal Commission hearing.
- 5.4 City staff and Consultant will attend Coastal Commission hearing.
- 5.5 City staff and Consultant will incorporate suggested modifications into final implementation program.

Schedule/Milestones

Task 1. Project Scoping and Consultant Selection Dec 2001 - Feb 2002

Task 2. Develop Approach to LCP Update Feb - March 2002

Task 3. Prepare Draft Ordinance April - September 2002

Task 4. Public Hearing & Notices August - December 2002

Task 5. Coastal Commission Certification December – March 2003



LCP Grant Application FY 2001/2002 Submittal Summary

CALIFORNIÀ DOASTAL COMMISSION

Applicant:	County of Sonoma COASTAL COMMISSION
Project Director:	Kathi Jacobs Title: Planner III
Address:	Permit and Resource Management Department2 2550 Ventura Ave. Santa Rosa, CA 95403
Phone: <u>(7</u>	707)565 -1934 Fax: (707)565-3767 E-mail: Kjacobs@sonoma-county.org
Fiscal Officer:	Karen Martin Title: Acting Administrative Services Officer
Address:	PRMD 2550 Ventura Ave. Santa Rosa, CA 95403
Phone: <u>(7</u>	707)565-1756 Fax: (707)565-1103 E-mail: Kmartin@sonoma-county.org
Title of Proposed	LCP Project: LCP Update
	세마하다 경험 경영 전문 이 이 분들이 11시간 중심하는 11시간 11시간 11시간 11시간 11시간 11시간 11시간 11시
LCP Project Cost:	\$150,000
LCP Grant Reques	st: \$ (= % of LCP Project Cost)
Juridsiction Match:	\$
Months Needed to	Complete LCP Grant Work Program: 24 months
Work beginning on: and ending on:	01/01/0 /2 12/31/03
Authorized Officia	I: Chris Arnold
Title: PI	RMD Director Signature: Of Arrold by But
	Date: 9/7/0
	EXHIBIT NO. A-4
2001-02 LCP Grant A	pplication APPLICATION NO. Page 1

Sonoma County

Pg. 1 of 9

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

Grant Applicant:	County of Sonoma	
Project Title:	LCP Update	

CURRENT GRANT REQUEST: *

A. Personal/Consulting Services:

1. Personal Services

Total \$ a.

C.

Classifications and Rates (itemize):

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

Personnel Classification	Rate **	X	Hours	=	Salary
Director/Asst. Director	\$ 120		50	\$	6,000
Comp Planning Mgr	100		200		20,000
Planner III	75		1120		84,000
Clerical	35		200		7,000
					*
					117,000
Salary (from line above)	\$ 117,000				
Benefits	\$	(@	17.00	%)	
Overhead	\$	(@	48.00	%)	

2. Professional and Consulting Services

Total (of a. through c.)

\$ 30,000

(total of Consultant column on attached Work Program Budget form Page 3)

3. Total Personal/Consulting Services (total of A.1.d and A.2 above)

\$ 147,000

B. Operating Expenses:

\$ 3,000

(total of Operations itemized on attached Work Program Budget form Page 4)

TOTAL BUDGET (totals of **A.3** and **B** above)

\$ 150,000

2001-02 LCP Grant Application

^{*} Please round off all budget amounts to nearest dollar.

^{**} Hourly, weekly, or monthly rate. If personnel salary **rates** include built-in benefits and/or overhead costs, then the **Benefits** and/or **Overhead** lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used for calulating the built-in benefits/overhead amounts.

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

Jurisdiction:

County of Sonoma

Title of Proposed Project: LCP Update

Proposed Grant Amount:

\$75,000

Work Program Items *	411.00	Budget **	
Tasks/Subtasks:	Staff	Consultant	Total
Phase I			\$ -
Initial research and review of plan and policies; hire			-
consultant & work on water quality & access plan	13,000	4,000	17,000
2. Update statistics, history, demographics; explore and			-
develop water quality standards, access policies	15,000	6,000	21,000
Community and agency meetings; develop draft plan			-
and new water quality regulations	13,000	8,000	21,000
 Administrative draft, review; public notice and review; 	·		-
public workshops, consult w/ CC staff	13,000	2,000	15,000
			-
Phase II			-
 Revisions, notice and public review; hearings before 			-
Planning Commission	15,000	3,000	18,000
Revisions, notice and public review; hearings before	1.0		-
Board of Supervisors	16,000	3,000	19,000
3. Revisions and submittal to Coastal Commission; con-		47.	_
sult with CC staffrevisions	16,000	4,000	20,000
 Coastal Commission hearings; modifications as neces- 			-
sary; finalize plan	16,000		16,000
			•
			-
			-
			-
	<u> </u>		-
Totals (of above & any additional rows after p. 4)	\$ 117,000	\$ 30,000	\$ 147,000
Tasks Total (equals Budget Allocation Summary for	m's line A.3)	\$ 147,000
Operations (itemize on next page): 💯 🎉 🛴 👢	San Land		104000
Operations Total		+ Company	\$ 3,000
Work Program Total (sum of Tasks Total and Opera	tions Total)	Carry and Charles Salary Anna Salary	\$ 150,000
Tronk i rogizani rotan (sanir or rasks rotan and Opera	ciona iotaly		Ψ 100,000

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

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

2001-02 LCP Grant Application

Page 3

Round to the nearest dollar.

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:	County of Sonoma
Title of Proposed Project:	Comprehensive LCP update

Proposed Grant Amount: \$75,000

Operations (itemize below) Travel	\$
Office supplies	vive. pas ide i el
Postage	500
Printing	2,500
Other:	

*	Pounc	i ta	tha	negroet	dollar

2001-02 LCP Grant Application

Page 4

Tasks/Subtasks (continued):

APPLICATION FOR FUNDS LCP GRANT PROGRAM 2001-2002 SONOMA COUNTY LCP UPDATE

A. PROJECT DESCRIPTION

Sonoma County's Local Coastal Program (LCP) has been in place for 20 years without a comprehensive update or review of its policies. Several LCP revisions approved by the Board in 1999, and currently pending final certification by the Coastal Commission, are focused on bringing certain elements into compliance with the General Plan and improving consistency throughout the coastal program. However, one of the goals of the County's General Plan Update, which commenced in early 2001, is to concurrently update and revise the LCP in a comprehensive way to meet state law requirements and provide improved protection for coastal resources in several areas. The County proposes to update demographic and historical data, update the Environmental Resource Management section and the maps, develop stronger policies to address shoreline and bluff top development, and improve water quality standards for prevention and management of polluted runoff, in response to forthcoming mandates from the Coastal Commission and Regional Water Quality Control Board. The County also intends to review and revise the LCP Access Plan and policies for acquiring access. These efforts will enable the County to improve its coastal resource management responsibilities.

The two most significant aspects of the update will address the following:

Polluted Runoff

The LCP contains many recommendations for resource protection (Section III), but additional management measures are needed to comply with the Clean Water Act and to link the County's regulations to the Coastal CPR Plan for controlling and preventing polluted runoff. The current LCP does provide standards for retention of natural vegetation and erosion control, but more specific measures are being mandated by the Coastal Commission for storm water management practices, soil stabilization practices on disturbed slopes, and containment and filtration systems.

To improve protection of water quality, the County proposes to work with a consultant, with the Coastal Commission, and with the Water Quality Control Board to implement regulations to control polluted runoff in the Coastal Zone. The County will also evaluate new standards for septic systems, which may include monitoring and tracking of all new septic systems as well as existing. Regulations regarding The Site Development and Erosion Control Standards of the Coastal Zoning Ordinance will be amended to reflect the new standards. Funding through this grant program will allow us to hire a consultant for the technical aspects of this portion. Inclusion of this task in the County's update is dependent upon financial support from the Commission or other agencies.

Public Access

The Coastal Commission staff has recommended that Sonoma County review and revise the access policies, considering court cases such as the Nollan decision, which have affected how

and when access can be required. The County may utilize a draft format prepared by the Coastal Commission staff and will review relevant legal decisions as well as policies utilized by other jurisdictions. Sonoma County's Access Plan has resulted in establishment of many public trails and it should be updated to reflect the current status. The remaining access locations in the plan should be re-evaluated, possibly adding or deleting some of the accessways, and reprioritizing the development of remaining accessways. The County plans to undertake a coordinated approach to linking the existing and future offers-to-dedicate, working through agencies such as Regional and State Parks, the Coastal Conservancy, and the Coastal Commission.

Timing of Project

The project is planned in two phases over a period of two years, beginning January of 2002. Phase I (first year) will consist of review of current policies, consultation with the Coastal Commission staff relative to Commission direction and recent legal decisions, meetings with public agencies and interest groups, and development of a draft report. Phase II (second year) will primarily be the public notice and hearing phases, from the Planning Commission through the Board of Supervisors, to the Coastal Commission. Implementation will include the follow-up revisions, printing and distribution of the documents, and training of staff. The Board of Supervisors has approved the General Plan work program including the update of the Local Coastal Program, and they have allocated funds for the project.

The County has concurrently applied for a grant of \$100,000 from the Resources Agency. This grant would essentially cover the same work program but with a lesser local match. If we are selected we would accept the money from the Resources Agency for the update. However, if the County is not selected for that program, then we would request that you consider our application for funding a two-year plan of \$75,000, or \$37,500 each year. Alternatively, if partial funding is available, we would be willing to revise our request as necessary.

WORK PROGRAM BUDGET

PHASE IYEAR 1	Research and Development of Draft	Plan
---------------	-----------------------------------	------

13,000 \$4,000 17,000
<u>\$4,000</u> 17,000
<u>\$4,000</u> 17,000
17,000
-
5.000
5.000
6,000
21,000
. 1,000
3,000
8,000
1,000
2,000
_,000
3,000
2,000
5,000
0,000
5,000
-,
5,000
3,000
1,000
1,000
9,000
9,000
9,000
9,000 6,000 3,000
9,000 6,000 3,000
9,000 6,000 3,000
9,000 6,000 3,000 9,000 6,000 1,000
9,000 6,000 3,000 9,000 6,000 1,000 4,000
9,000 6,000 3,000 9,000 6,000 1,000
9,000 6,000 3,000 9,000 6,000 1,000 4,000
9,000 6,000 3,000 9,000 6,000 1,000 1,000
9,000 6,000 3,000 9,000 6,000 1,000 4,000
9,000 6,000 3,000 9,000 5,000 1,000 1,000
9,000 6,000 3,000 9,000 6,000 1,000 1,000
9,000 6,000 3,000 9,000 6,000 1,000 1,000 6,000 6,000
9,000 6,000 3,000 9,000 5,000 1,000 1,000
9,000 6,000 3,000 9,000 6,000 1,000 1,000 6,000 6,000

Project Budget WORK PROGRAM

Phase I--First year

- 1. January-March 2002
- Initial review of existing plan and scoping of update
- Hire consultant for engineering/hydrology expertise in water quality standards
- Begin researching Coastal Commission regulations, comparing existing policies and identifying areas requiring new policies.

2. April-June 2002

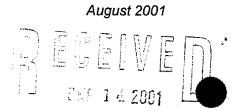
- Revise and update the language and demographics in the plan
- Work with the consultant, the Commission staff, and the Regional Water Quality Control Board to develop current regulations to prevent runoff and pollution.
- Review access plan and policies, legal decisions, and access plans of other jurisdictions and begin revising the County's plan.
- 3. July--September 2002
- Hold community and public agency meetings for input
- Develop draft changes with the consultant
- Work closely with the Coastal Commission staff to insure consistency with the Coastal Act.
- 4. October-December 2002
- Administrative draft, review by staff
- Public notice and review of the draft plan
- Hold public workshops and take comment
- Work with CC staff

Phase II-Second year

- 1. January-March 2003
- Revisions based on workshops and public review
- Notice and public review of the revised draft
- Hearing(s) by the Planning Commission
- 2. April-June 2003
- Revisions as necessary following Planning Commission recommendation
- Notice of hearing before the Board of Supervisors

- 3. July-September 2003
- Revisions as necessary following Board decision
- Submission to Coastal Commission
- Work with CC staff to insure consistency with Coastal Act
- 4. October-December 2003
- Coastal Commission hearing Return amendment to County Board if necessary for modification
- Finalize plan documents and reprint

There will be follow up with staff training, map changes as necessary, distribution to agencies and individuals.



LCP Grant Application FY 2001/2002 Submittal Summary

CAUPCONIA TOASTAL COMMISSION

Page 1

Applicant: Mari	n County	y Community Deve	lopment Agenc	y and the second of the second
Project Director	: Alex H	Hinds	Title:	CDA Director
3501	Civic C	y Community Deve enter Drive, Room CA 94903		
Phone: 415-49	9-6278	Fax: 415-499)-7880 E-mail:	ahinds@marin.org
Fiscal Officer:	Jody	Timms	Title:	Administrative Services Manager
3501	Civic C	y Community Deve enter Drive, Room CA 94903		
Phone: 415-49	9-6280	Fax: 415-499	0-7880 E-mail:	jtimms@marin.org
Title of Propose Update of the M	200		al Program, Un	its I and II-(Phase I)
LCP Project Cos	t: \$	100,000		
LCP Grant Requ	uest: \$	50,000	(= <u>50</u> % of LC	CP Project Cost)
Juridsiction Matc	h: \$	50,000	(= <u>50</u> % of LC	CP Project Cost)
Months Needed	to Com	plete LCP Grant	Work Program	phase I = 12 months
W	_		January 1, 2002 ember 31, 2002	
Authorized Offic	cial:	Alex Hinds		
Title: CDA D	irector	EXHIBIT NO. A. APPLICATION NO.	.5 Signat	ure: Alax Hinds
			Da	ite: 9/10/01

Marin County

Pg. 1 of 11

2001-02 LCP Grant Appli

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

G	Grant Applicant: Alex Hinds, Community Development Agency Director							
Pı	oject Title:	Update of the Mar	n County LCP, U	nits I	and II (Pha	se I)		
		CURREN"	F GRANT REQU	EST:	*			
A.	Personal/Consu	ılting Services:						
1.	Personal Servic	es						
		ications and Rates If extra lines are nee nel Classification	•	st belo	ow the end o		page. Salary	
			\$ 0	•	0	\$ ===	-	
					0	4	~	
			0	_	0		_	_
	b. Benefitsc. Overhe		\$	(@ (@	Tota %) %)	ŕ	•	
2.	(total of Co	d Consulting Servio Insultant column on Fork Program Budge		\$	50,000			
3.		Consulting Services 1.d and A.2 above)	3	\$ _	50,000			
В.	•	nses: erations itemized on /ork Program Budge		\$				

TOTAL BUDGET (totals of A.3 and B above)

50,000

^{*} Please round off all budget amounts to nearest dollar.

Hourly, weekly, or monthly rate. If personnel salary rates include built-in benefits and/or overhead costs, then the **Benefits** and/or **Overhead** lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used for calulating the built-in benefits/overhead amounts.

August 2001

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:

County of Marin

Title of Proposed Project:

Update to the Marin County LCP, Units I and II (Phase I)

Proposed Grant Amount:

\$50,000

Work Program Items C∗	A A	· Budget	, de A	gija ja ja
Tasks/Subtasks:	Staff	Consultant		Γotal
1.1 Select consultant				-
1.2 Develop detailed scope of work		y process of the contract of		-
1.3 Update resource maps/background reports		25,000		25,000
1.4 Review Local Coastal Program, Units I and II		2,500		2,500
1.5 Review and coord.w/ CWP and watershed mgmt. Plan		2,500		2,500
1.6 Identify best management practices		10,000		10,000
1.7 Complete trends, issues and strategies reports		10,000		10,000
하는 사람들이 되었다. 그는 사람들이 되었다. 그는 사람들이 되었다. 그 그들은 사람들이 살아보고 되었다. 그 사람들이 되었다. 생각 보고 있는 것이 되었다. 그는 사람들이 되었다. 그는 사람들이 되었다. 그는 사람들이 되었다.				
				-
Totals (of above & any additional rows after p. 4)	\$ -	\$ 50,000	\$	50,000
Tasks Total (equals Budget Allocation Sum	mary form	n's line A.3)	\$	50,000
Operations (itemize on next page):				
Contract of the Contract of th	Ope	rations Total	\$	
Work Program Total (sum of Tasks Total a			\$	50,000

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

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

2001-02 LCP Grant Application

Page 3

^{**} Round to the nearest dollar.

CALIFORNIA COASTAL COMMISSION

LOCAL COASTAL PROGRAM UPDATE

GRANT PROPOSAL

PURPOSE

The Marin County Local Coastal Program (Units I and II), was certified by the California Coastal Commission (CCC) on April 1, 1981. This Local Coastal Program (LCP) has never been comprehensively updated. Although much of this document remains on point today, there have been considerable physical, environmental, political and cultural changes in Marin County's coastal communities over the past 20 years. The purpose of this grant is to update both units of the LCP in order to guide current and future land use and to assure that Marin's coastal resources are properly managed and protected.

ELIGIBILITY

Eligibility

The Marin County LCP update proposal is eligible for CCC funding because it will involve a comprehensive review of our existing LCP, revise and update existing policies and implementation measures, address new development issues and trends, and ensure consistency with the Coastal Act.

Evaluating Criteria

1. Permit Workload and Appeals

The Marin County Local Coastal Program (Units I and II) was certified by the CCC on April 1, 1981. Although only a very limited number of appeals to the Coastal Commission have been received on coastal permit applications, appeals from the Marin County Planning Commission to the Board of Supervisors have increased from 0 appeals in 1999 to 3 appeals so far in 2001. Much of the controversy around coastal projects focuses on newly listed species and streamside conservation issues. A comprehensive update to both units of our LCP is necessary to update existing data resource maps and LCP regulations in order to continue to minimize the number of coastal appeals.

2. Policy Update

Since the certification of Marin's LCP over twenty years ago, the County continues to confront both existing and new environmental and development issues within the coastal zone. These include, but are not limited to:

- Public access to, and along, our coastline;
- Tourism/visitor-serving destinations which include the Golden Gate National Recreation Area and Point Reyes National Seashore;

Page 1 of 6 i:cur/af/alex/grants:ccc

- Increased pressure for residential and commercial development on agricultural land within the coastal zone;
- Impact of non-point source pollution on creeks, estuaries, wetlands, bays and coastline from a variety of sources including agricultural waste, failing individual waste disposal systems, and sedimentation due to development activities;
- Impact of development on environmentally sensitive habitat areas and identified threatened and endangered species, including Coho salmon, Steelhead trout, Redlegged frogs and plant species such as the Point Reyes Birds Beak, White-Rayed Pentachaeta, and Showy Indian Clover.

3. Inter- and Intra-Agency Coordination

The County of Marin proposes to update our LCP in conjunction with other local policy and regulatory documents. Specifically, the County of Marin is currently in the process of updating the Marin Countywide Plan and Titles 20 (Subdivision) and 22 (Zoning Ordinance) of the Marin County Code. Additionally, Marin County has recently been funded to prepare a countywide watershed management plan through the Coastal Impact Assistance Program administered through the National Oceanic and Atmospheric Administration. It is our intention to more efficiently update each document by coordinating staff time, materials, and public outreach in these efforts.

Countywide Plan: The Countywide Plan will be reorganized and updated to address a variety of issues pertaining to our natural and built environment. The update of the Countywide Plan will specifically address watershed issues and result in the adoption of policies and programs to continue to protect our natural and coastal resources. The following list identifies new and expanded topics for inclusion into the Natural Systems section of the CWP:

- Watershed management which includes the Tomales Bay Watershed Plan, recommendations to improve water quality contained in Start at the Source, prepared by the Bay Area Stormwater Management Agency and the Fishnet 4 (c) report;
- Food and agriculture which will address land use and sustainable farming issues;
- Waste which will address septic and water issues; and
- Endangered Species, which will include the most current federal, state and local information regarding rare, threatened and/or endangered species.

Comprehensive Countywide Watershed Management Plan: This program has recently been funded through the Coastal Impact Assistance Program to protect, restore, conserve and enhance our existing coastal and watershed resources. The objective of the watershed plan is to develop a management strategy that addresses Marin's resources such as: 1) the National, State and local parks and County open space areas; 2) diverse and abundant wildlife, including several federally and state threatened and endangered plant and animal species; and 3) recreational opportunities such as kayaking, hiking and bicycling. This management strategy would result in a series of goals, policies and programs to guide land use decisions for future generations, through:

- Inclusion into the Marin Countywide Plan and Local Coastal Program;
- Establishment of a framework for future preparation of watershed-specific plans; and

Implementation of adopted policies through code revisions and funding of best management practices and restoration projects.

To effectively evaluate existing resources and update policies and programs relative to protection, enhancement and restoration of our environment for inclusion into the Countywide Plan, the LCP and the Watershed Management Plan, the County calls for updating a variety of resource maps and incorporating them into the County's GIS system. In addition to the below listed maps currently being prepared countywide, the updating of the LCP will also require updating environmentally sensitive habitat area maps within the coastal zone.

Resource Maps: Geology, Alquist-Priolo Special Study Zone, LCP Coastal

Zone Boundary

Environmental Hazard Maps: Faultlines and Fault Activities, Floodplains, Landslide/Debris

Flow, Liquifaction

Natural Resource Maps: Natural Diversity Data Base, NRCS Soils, Baylands and

Wetlands

Threshold Maps: Noise/Air Corridor

Zoning and Subdivision Ordinance Update: The update to the zoning ordinance includes two phases: the first is intended to clarify, correct and better organize the document and the second phase will incorporate those policies and programs created as part of the update to each document. The effective implementation of many planning policies ultimately involves reviewing projects for consistency with adopted codes. The phase II update of the Marin County Zoning and Subdivision Ordinance will help to further protect coastal resources by implementing recommended policies contained in the updated Countywide Plan and LCP within the coastal zone.

4. Matching Funds

To fund the LCP update, the County of Marin proposes a minimum of a one-to-one funding match of \$50,000 for this phase I request for 2002. At least \$50,000 will be matched by the County of Marin in staff and consultant costs. Additional County matching funds will be financed via funds received for preparation of a Watershed Management Plan through NOAA's Coastal Impact Assistance Program. These funds will assist in financing environmental analysis and policy development to create a draft LCP (phase I). An additional \$50,000 will also be requested from the California Coastal Commission for the phase II of the LCP update to complete the LCP, implementing coastal regulations and associated environmental review in the following year.

5. Past Performance

The preparation of Marin County's Local Coastal Program was funded and successfully completed through a grant administered by the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the Coastal Zone Management Act of 1972. The County of Marin has relied on this LCP since its certification by the California Coastal Commission on April 1, 1981. As previously noted, Marin County has successfully implemented its Local Coastal Program.

6. Coastal Resources

Marin County is bordered by the Pacific Ocean along its entire west side and supports a variety of significant waterways that traverse our landscape to the coast, including Lagunitas Creek and Walker Creek. The existing ecosystem supports abundant and diverse wildlife including aquatic animals and shorebirds, as well as increasingly rare native plant These amenities also attract new homebuilders, tourists and weekend communities. recreational visitors which impact local creeks, estuaries, wetlands and bays. A prime example is the impacts on Tomales Bay resulting from roads, tourism, agriculture, and small town settlements. This increase in human activity has resulted in reduced water quality due to increased sedimentation, high coliform counts, and excessive nutrient loading. The most recent reports reveal that Marin provides habitat for twelve plant, and ten animal, species that are designated as threatened and/or endangered by either Federal or State agencies. The increased human activity has been partially responsible for the loss of estuarine habitat and riparian corridors, ultimately causing a decrease in the numbers of many species including coho salmon, steelhead trout, red-legged frogs, and plant species such as Point Reyes Bird's Beak, White-Raved Pentachaeta, and Showy Indian Clover.

GOALS

It is the goal of the County of Marin to work in cooperation with the many community, environmental, and watershed groups to facilitate partnerships and promote stewardship of our important coastal resources. The County is dedicated to updating and preparing the Countywide Plan and Local Coastal Program to include best management practices in compliance with existing federal, state and local regulations that would protect, enhance and restore our significant resource areas and the plant and animal species that depend on them.

The following goals are proposed for updating the LCP:

- Updating information on environmentally sensitive coastal resources;
- Pursuing a watershed based approach to coastal planning;
- Reviewing and refining policies that protect identified natural resources;
- Ensuring that the design of the built environment is compatible with its natural setting;
- Updating and further refining existing stream conservation zone policies intended to locate new development away from sensitive riparian areas;
- Protecting species identified on the federal and state endangered species list, including Coho salmon and Steelhead trout;
- Identifying and limiting non-point pollution to reduce sediment loads in local watersheds.

WORK PROGRAM

The Local Coastal Program will be conducted in three phases in conjunction with the Watershed Management Plan and the Marin Countywide Plan update. However, this grant request is only for phase I.

Phase I - Preparation of draft LCP reports: January 2002 - December 2002

Objectives:

- Update environmental resource maps
- Identify trends and issues
- Prepare strategies (policies, programs, best management practices)

Work Program Items:	Schedule
Develop detailed scope of work	01-02/2002
Select consultant	02/2002
Update resource maps	02-06/2002
Review Local Coastal Program, Units I and II	02-06/2002
• Review and coordinate with Countywide Plan update and Watershed Management Pla	n 02-11/2002
Identify best management practices	09-11/2002
Complete trends, issues and strategies report	12/2002
	•
County contribution to work program items	Matching Cost
 County contribution to work program items Develop detailed scope of work 	Matching Cost \$ 1,000.
•	J
Develop detailed scope of work	\$ 1,000.
Develop detailed scope of workSelect consultant	\$ 1,000. \$ 1,000.
 Develop detailed scope of work Select consultant Update resource maps/background reports 	\$ 1,000. \$ 1,000. \$20,000. \$ 1,000.
 Develop detailed scope of work Select consultant Update resource maps/background reports Review Local Coastal Program, Units I and II 	\$ 1,000. \$ 1,000. \$20,000. \$ 1,000.
 Develop detailed scope of work Select consultant Update resource maps/background reports Review Local Coastal Program, Units I and II Review and coordinate with Countywide Plan update and Watershed Management Plan 	\$ 1,000. \$ 1,000. \$20,000. \$ 1,000. a \$20,000.

Phase II – Preparation of the final LCP and implementing ordinances: January 2003 – December 2003 (\$50,000 to be applied for next year)

Objectives:

- Complete final LCP
- Complete implementing Coastal Regulations
- Complete environmental review

Work Program Items:

- Update existing policies and programs
- Review zoning code update
- Complete final draft
- Circulate final draft
- Complete environmental review

Phase III - Adoption of the LCP and implementation ordinances: January 2004 - December 2004 (It is not anticipated that grant funding will be requested to complete phase III)

Objectives:

- Planning Commission/Board of Supervisors Public hearings to approve LCP and implementing regulations
- Coastal Commission approval

Work Program Items:

- Conduct public noticing
- Present draft LCP at Planning Commission hearing for approval
- Present draft LCP at Board of Supervisors hearing for approval
- Coordinate with CCC staff
- Make final revisions to LCP
- Submit to CCC
- CCC Public hearings
- Incorporate any revisions to LCP
- Initiate updated LCP

California Coastal Commission <u>Local Coastal Program Update for Marin County - Grant Proposal</u> 10/29/01 Modifications (Clarifications) to LCP Grant Request

Task 1.3 Update Resource Map/Background Report

Grant funding will only be spent within the Coastal Zone and will focus on updating background reports and resource maps in areas such as: Bolinas, Point Reyes, Tomales, Stinson Beach, Inverness and Olema where development impacts are occurring. These reports will determine what coastal-specific information and mapping is required for example, we anticipate updated information will be needed regarding:

- Air Quality
- Noise (e.g., impacts of increased motor vehicle traffic on wildlife and biotics)
- Archeology
- Biology & Wetland protection (e.g., streams, creeks, riparian wetlands, sensitive habitats like Monarch butterfly)
- Geology (e.g., cliff erosion)
- Hydrology/Water Quality
- Flooding
- Public Access
- Cliff Erosion
- Viewshed (e.g., views to protect from roadway)
- Utilities Availability (roadway, water, sewer, fire, police)

In addition to identifying what additional analysis is required in communities, the background reports will clarify which LCP policies are adequate or require modifications based on new Federal or State laws.

Task 1.4 Review of Local Coastal Program 1 and II

State and Federal regulations since 1980 will be reviewed to determine whether the existing LCP policies are still applicable, require modification or deletion. Since 1980 there has been changes in rare and endangered and special species regulations, as well as nonpoint source and Coho Salmon regulations.

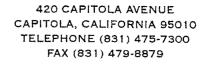
Task 1.5 Review and coordination of CWP and Watershed Management Plan
The Watershed Management plan (being prepared with other funding) will propose
countywide policies on watershed management along with a finer grain analysis within
the coastal zone. The more detailed analysis may include access, water quality, stream
conservation, coastal dunes and other sensitive land habitats and natural resource habitats
that exist in the LCP area that don't exist in the Countywide Plan area.

Task 1.6 Identify Best Management Practices

Local coastal specific best management practices will be proposed for water quality, erosion, hydrology, water quality, special status species, setbacks, and streamside conservation.

Task 1.7 Complete Trends, Issues and Strategies Reports
This is being conducted concurrently with the background reports and assists in focusing the update of the LCP.

I/adv/lcp/amendment to grant proposal





September 6, 2001

Bill Van Beckum California Coastal Commission 45 Freemont Street, Suite 2000 San Francisco, CA 94105-2219

RE: GRANT APPLICATION FOR LOCAL COASTAL PROGRAM PLANNING

Dear Mr. Van Beckum:

Please find attached the City of Capitola's grant application for completing the Zoning Ordinance, Implementation Plan, and Certification of Deferred Areas, which is necessary for Coastal Act consistency and to implement the City's Coastal Commission certified Land Use Plan adopted in June 1981 as amended. To comply with the Coastal Act, the City of Capitola's Local Coastal Program must be amended to include proposed Zoning Ordinance changes, development standards for the un-certified areas, and revised standards to the City's Local Coastal Implementation Plan.

In addition to carrying out the City's responsibilities under terms of the Coastal Act to complete its Local Coastal Program, revising the Zoning Ordinance and upgrading the standards of the Implementation Plan will address contemporary issues required under the Coastal Act and expressed by the California Coastal Commission. The City of Capitola will also incorporate development standards within the Implementation Ordinance for three deferred areas of certification, which will have the effect of allowing the City of Capitola to issue Coastal Development permits for these areas.

If you have any questions please call me at 831-475-7300 or 831-818-8914.

Sincerely,

Anthony J. "Bud" Carney, AICP

Interim Community Development Director

ENC: Grant Application

EXHIBIT NO. A.6

APPLICATION NO.

Capitola

Pg. 1 of 14

LCP Grant Application FY 2001/2002 Submittal Summary

Applicant:	City of Cap	itola					
Project Dire	ctor: Anti	ony J. Carn	ey, AICP	Title: Int	erim Commun	ity Developme	nt Directo
-	430 Capito Capitola, C						
Phone: <u>47</u>	5-7300	Fax:	479-8879	E-mail:	bcarney@ci.caj	oitola ca us	
Fiscal Office	er: <u>Mic</u> l	nele Brauchi		Title: Fir	ance Director		
	430 Capito Capitola, C						
Phone: <u>47</u>	5-7300	Fax:	479-8879	E-mail:	mbraucht@cl.c	apitola.ca.us	
	d Local C	oastal Plan				se Consisten ation of Three	
LCP Project	Cost:	\$ <u>72,71</u>	0				
LCP Grant F	Request:	\$ 40,50	<u>)0</u> (=	56 % of LCI	Project Cost		
Juridsiction !	Match:	\$ 32,21	<u>0</u> (= <u></u>	44 % of LCI	Project Cost	·)	
Months Nee	eded to Co	mplete LCI	Grant Worl	k Program:	12	months	
			January			•	
Authorized	Official:	Rich Hill					
Title: Cit	y Managei			Signature	:		
				Date	:		

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

Grant Applicant: CITY OF CAPITOLA

Project Title: Zoning and LandUse Consistency Analysis and Local

Coastal Plan Amendment including the Incorporation of Deferred Certified Areas

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.

Personnel Classification	Rate **	X	Hours =	Salary
Com Dev Dir	85	=	40 \$	3,400
Associate Planner	50	-	90	4,500
Assistant Administrative A	34	_	60	2,040
		_		-
			· .	-
			Total \$	9,940
a. Salary (from line above)	9,940		,	
b. Benefits	5	(@_	%)	
c. Overhead	\$	(@	<u></u> %)	
d. Total (of a. through c.)	9,940			
2. Professional and Consulting Services		\$	27,560	
(total of Consultant column on		-		
attached Work Program Budget for	m Page 3)			
3. Total Personal/Consulting Services		\$	37,500	
(total of A.1.d and A.2 above)		· -		
B. Operating Expenses:		\$	3,000	
(total of Operations itemized on		Ť =		
attached Work Program Budget for	m Page 4)		•	
TOTAL BUDGET (totals of A.3 and B above))	\$_	40,500	

- * Please round off all budget amounts to nearest dollar.
- ** Hourly, weekly, or monthly rate. If personnel salary rates include built-in benefits and/or overhead costs, then the **Benefits** and/or **Overhead** lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used for calulating the built-in benefits/overhead amounts.

August 2001

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:

City of Capitola

Title of Proposed Project:

City of Capitola - Zoning and LandUse Consistency Analysis

Proposed Grant Amount:

\$40,500

	Work Program Items *		Budget **		
Tas	ks/Subtasks:	Staff	Consultant		Total
1.1	Research	\$ 509	\$ -	\$	509
1.2	Develop detailed scope/RFP	678	0		678
1.3	Select consultant	459	0		459
2.1	Review of LUP	0	2,350		2,350
2.2	Review of regulations	0	3,600		3,600
2.3	Review/Comparison with Coastal Regs	0	1,750		1,750
3.1	Draft summary report	0	3,200		3,200
3.2	City review	1,884	0		1,884
3.3	Final	0	1,250		1,250
4.1	L.U.P. Administrative Draft	0	3,350		3,350
4.2	City staff review	995	0		995
4.3	Public review draft	0	1,500		1,500
4.4	Public information summary document	287	2,200		2,487
5.1	Required notification	287	0		287
5.2	Additional public information	287	600		887
6.1	Planning Commission	287	375		662
6.2	City Council	287	375		662
7.1	Prelim. Meeting with CCC staff	659	400		1,059
7.2	Ongoing coordination	287	900		1,187
7.3	Prepare/package the program submittal	219	2,050		2,269
7.4	Work with CCC staff to finalize submittal	553	1,260		1,813
7.5	Coastal Commission hearing	170	1,800		1,970
7.6	Incorporate conditions/final approval	337	600		937
8.	Program initiation	1,755	0		1,755
	Totals (of above & any additional rows after p. 4)	\$ 9,940	\$ 27,560	\$	37,500
	Tasks Total (equals Budget Allocation S	ummary forn	n's line A.3)	\$	37,500
Operations (itemize on next page):					renistra Politica
		Ope	rations Total	\$	3,000
	Work Program Total (sum of Tasks Tot		tions Total)	\$	40,500

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

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

2001-02 LCP Grant Application

Page 3

^{**} 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

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:	<u> </u>		
Title of Proposed Project:			
Proposed Grant Amount:	\$	 - 	

Work Program Items		Bud	get *
Operations (itemize below):		or Captivia (Bird) Alla	
Travel		\$	
Office supplies			_
Postage			
Printing			2,000
Legal Advertizing			1,000
On	erations Total	\$ 3	3,000

^{*} Round to the nearest dollar.

ATTACHMENT A

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA

WHEREAS, the City of Capitola does have a fully certified Local Coastal Program, and;

WHEREAS, the City of Capitola, recognizing the problems and issues identified in the attached application for Local Coastal Program Grant, desires to provide for a planning study contributing to the comprehensive and major updating of its certified LCP, and;

WHEREAS, the City of Capitola has developed an application package to address these development problems and issues, and;

WHEREAS, the City of Capitola desires to revise its certified LCP to update significant policies implementing provisions of the Coastal Act, including the certification of areas currently not certified, and;

WHEREAS, the California Coastal Commission, under authority of the California Coastal Act, may provide planning and financial assistance for such a program,

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Capitola hereby requests the Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, not to exceed the amount of \$40,500. Such financial assistance is more particularly described in a project description that is attached hereto and made a part of this Resolution as if fully set forth herein.

BE IT FURTHER RESOLVED, that the City Manager, of the City of Capitola, is hereby authorized and empowered to execute, in the name of the City of Capitola, all necessary applications, contracts and agreements and amendments hereto to implement and carry out the purposes specified in this Resolution.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 27th day of September 2001. Effective, September 27, 2001, by the following vote:

Pamela Greeninger, City Clerk	•
ATTEST:	,CMC
	Dennis Norton, Mayor
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	

ATTACHMENT B

STATE CONTRACTING MANUAL FISCAL CONTROL GUIDELINES Sec. 3.17.2 SUBVENTION AID OR LOCAL ASSISTANCE CONTRACT FISCAL CONTROL PROVISIONS

A. City of Capitola will comply with payment provisions in subvention aid contracts, which require a cost-reimbursement basis with a ceiling specifying the maximum dollar payable by the agency. Contracts will set forth in detail the reimbursable items, unit rates, and extended total amounts for each line item.

ATTACHMENT C

CITY OF CAPITOLA - FY 01/02 WORK PROGRAM

CITY OF CAPITOLA

WORK PROGRAM FOR COMPLETIG THE LOCAL COASTAL PROGRAM

Coastal Planning Issues

The completion of implementing regulations, Zoning Ordinance, Implementation Plan, and Certification of Deferred Areas is necessary for consistency and to implement the City's Coastal Commission certified Land Use Plan adopted in June 1981 as amended. To comply with the Coastal Act, the City of Capitola's Local Coastal Program must be amended to include proposed Zoning Ordinance changes, development standards for the un-certified areas, and revised standards to the City's Local Coastal Implementation Plan.

In addition to carrying out the City's responsibilities under terms of the Coastal Act to complete its Local Coastal Program, revising the Zoning Ordinance and upgrading the standards of the Implementation Plan will address contemporary issues required under the Coastal Act and expressed by the California Coastal Commission. The City of Capitola will also incorporate development standards within the Implementation Ordinance for three deferred areas of certification, which will have the effect of allowing the City of Capitola to issue Coastal Development permits for these areas.

Work Program

Task 1. Preliminary Research, Scoping and Selection of Consultant

Objectives:

Determine significant issues, necessary procedural changes, and other elements necessary to complete the Zoning Ordinance, Implementation Plan, and Certification of Deferred Areas to conform to the Coastal Act. Based on this research prepare a detailed scope of work.

Issue a Request For Proposals that includes a detailed scope of work.

Select the most qualified consultant based on review of proposals and interview.

Work Organization:

- 1.1 City staff will research the City's current L.U.P and zoning ordinance as they relate to Coastal Act laws and procedures, and any changes in City laws and policies that may need to be included in an updated L.U.P.
- 1.2 Based on the above research, city-staff, will prepare a more detailed scope of work to be released in conjunction with an RFP. The RFP will be distributed to qualified Planning Consultants.
- 1.3 City staff will interview and make consultant selection.

Task 2. Review of Existing Plans, Policies, and Regulations

Objectives:

To thoroughly review and examine existing policies and regulations of the City. To compare the City's policies and regulations to those set forth in the Coastal Act, identifying areas for new or amended policies and new or amended regulations.

Work Organization:

- 2.1 Consultant will examine the text of the Coastal L.U.P. including an analysis for potential amendments and updates based on the Coastal Act and any changes in the City General Plan Maps and/or Zoning Maps and Ordinances that have occurred since adoption of the L.U.P.
- 2.2 Consultant will examine the format and substantive content of the City's existing ordinances that regulate development in the Coastal Zone.
- 2.3 Consultant win examine the L.U.P., and City's ordinances for consistency and compliance with requirements of the Coastal Act and Coastal Commission Administrative Regulations, identifying the major changes that will be necessary to achieve compliance with the Coastal Act.

Task 3. Develop Approach, Prepare Summary Report.

Objective:

Provide a complete status report of what the City has implemented to date and what needs to be implemented to comply with the Coastal Act.

Develop a detailed approach of necessary steps to complete the Local Coastal Program update and to achieve certification of un-certified areas, including any needed updates/changes to City Land Use and Zoning Maps.

Summarize the approach a format that is easy to use and understand for staff, elected officials and the public.

Work Organization:

- 3.1 Consultant will draft a status report, develop the approach, and prepare a draft summary report for review by the City. The type of new or revised regulations that are needed will be described in sufficient detail to enable City Staff to understand and evaluate the proposed program. The consultant will clearly indicate how the new regulations will fit into the process of development review and permitting to ensure an effective and efficient process.
- 3.2 City Staff will review the draft, and meet with consultant to discuss outstanding issues, necessary revisions, and clarifications.
- 3.3 Consultant will prepare final report.

Task 4. Preparation of L. U.P. Amendments and Draft Ordinance

Objectives:

To complete any necessary revisions to the City's Certified L.U.P. to be incorporated into a final Local Coastal Program Document.

To complete the necessary new and amended provisions to the City's Zoning Ordinance. To inform the public on the content of the City's Local Coastal Program including the implementing provisions.

Work Organization:

- 4. 1 Consultant will prepare an administrative draft of all elements of the Local Coastal Program, including amendments and updates to the policies currently in the L.U.P. and Zoning Ordinance amendment provisions establishing the procedures for review and approval of Coastal Development Permits consistent with the Coastal Act, including description of categories of development proposed for exclusions.
- 4.2 City staff will review the draft, submitting a single marked up copy of the report documenting staff's comments.
- 4.3 Consultant will edit the draft to reflect staff's comments, to be incorporated into a. public review draft to be suitable for distribution to the Planning Commission and City Council. Final public review draft will encompass all needed elements of the Local Coastal Program, including recommended permitting procedures.
- 4.4 Consultant will prepare a public information document, setting forth the proposal in summary form, including a matrix or comparison table highlighting prominent code changes/new code provisions, suitable for general public distribution, and as an executive summary document.

Task 5- Public Noticing and Hearings

Objectives:

To comply with legal noticing and hearing requirements

To fully inform the public of the proposal, and receive oral testimony to be considered prior to final adoption of the revised Local Coastal Program.

Work Organization

- 5.1 City Staff will provide notification through local newspapers, selected mailings, and set the public hearing dates.
- 5.2 The Consultant will work with City Staff to enhance the notification beyond legal requirements, with the use of additional mailing, prominent ads, and the use of electronic media, etc.

6. Public Hearings and Adoption

Objective:

To obtain input from the public, the Planning Commission and City Council, and to obtain *City* approval.

Work Organization:

- 6.1 The City will hold a Planning Commission hearing to receive testimony, and for Commission review, consideration and recommendations to the City Council for the Local Coastal Program update. The Consultant will attend the hearing to present recommendations.
- 6.2 The City Council will hold a public hearing to receive further testimony, and adopt the final Local Coastal Program recommendations that will be forwarded to the California Coastal Commission.

7. Coastal Commission Consideration and Certification

Objectives:

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

Work Organization:

7.1 Hold a preliminary meeting with City Staff, the Consultant, and Coastal Commission Staff prior to preparation of the final approach/summary report, present draft approach and solicit input from Coastal Staff.

- 7.2 Work with Coastal Commission staff throughout the project for input and clarification.
- 7.3 City Staff and Consultant will coordinate to submit the package of items that comprise a complete Local Coastal Program for Coastal Commission consideration and approval.
- 7.4 Work with Coastal Commission staff to finalize and complete package prior to Coastal Commission hearing.
- 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.

Prepare informational handouts.

ATTACHMENT D

Work Program Schedule FY 01/02

SCHEDU	TE	MIT	FCT	ONES
SCIEDO		IVIL	LOI	CITICO

PROJECTED TIME FRAME AND PRODUCTS

Task 1. Preliminary Research Select Consultant January-February 2002

1.1 Research

1.2 Develop detailed RFP scope

1.3 Select Consultant

January 2002

RFP/detailed Scope-February 1 Select Consultant-February 30

Task 2. Review Existing Work

March 2002

2.1 Review of L.U.P

2.2 Review of Regulations

2.3 Review/Comparison with Coastal Regs

Task 3. Develop Approach/Summary Report

April – May 2002

3.1 Draft Document

3.2 City Review

3.3 Final Document

Task 4. Draft Ordinance - LUP Amendments

May - July 2002

4.1 Administrative Draft

4.2 City staff review

4.3 Public review draft

4.4 Public information summary document

Draft Document - June 15, 2002

Final Draft LCP – July 15, 2002

Final Draft Summary - July 31, 2002

Task 5. Public Noticing

August 2002

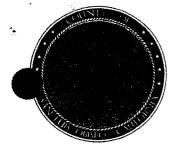
5.1 Required Notification

5.2 Additional public information

Newspaper Ads – August 1, 2002

August 1, 2002

Task 6. Public Hearings/Adoption	September – October 2002
6.1 Planning Commission 6.2 City Council	Planning Commission – September City Council – October 2002
Task 7. Coastal Commission Coordination Final Review	Ongoing November – December 2002
7.1 Preliminary meeting with staff	
7.2 Ongoing Coordination7.3 Prepare submittal documents	Complete LCP submittal
7.4 Work with Coastal Commission staff	Complete LCI submittal
7.5 Coastal Commission Hearing	Coastal Commission Hearing
7.6 Incorporate conditions / final approval	Final LCP
Task 8. Program Implementation - City Staff	On-going after final approval



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP DIRECTOR



BRYCE TINGLE, AICP ASSISTANT DIRECTOR

ELLEN CARROLL ENVIRONMENTAL COORDINATOR

EXHIBIT NO. A.7

San Luis Obispo Co. (A) Periodic Review

Pg. 1 of 10

APPLICATION NO.

CALIFORNIA COASTAL COMMISSION FORREST WERMUTH CHIEF BUILDING OFFICIAL

August 31, 2001

Bill Van Beckum, Grants Coordinator California Coastal Commission 45 Fremont Street, Suite 2000 San Francisco, Calif. 94105-2219

Re: Grant application for San Luis Obispo County Local Assistance Funding - FY 2001-2002

Dear Mr. Van Beckum,

Enclosed is our request for grant funds from the California Coastal Commission to assist San Luis Obispo County with review and update of our Local Coastal Program.

As you know, the County of San Luis Obispo is in the process of comprehensive updates for several of our coastal areas, including the North Coast ans Estero Area Plans of our LCP. In addition, San Luis Obispo County has been participating in the Coastal Commission initiated Periodic Review, and is entering the implementation phase.

The county is applying for funding under both the <u>Periodic Review</u> and Comprehensive Update categories, and is able to provide the required matching amount. The required resolution will be considered by our Board of Supervisors on September 11, 2001, and will be transmitted to you under separate cover.

We appreciate your assistance as we were preparing our submittal. We look forward to working with you on these projects and being a successful candidate for the grant funds. As the grant process proceeds, we will be glad to work with you in answering questions or providing additional materials.

Please contact Bryce Tingle, AICP, Assistant Director, if you have questions at (805) 781-5600.

Sincerely.

Victor Holanda, AICP, Director

Department of Planning and Building

D:\Corel\Suite8\Grant-PerRev-2001\9GRANT2001-SUB.wpd

Attachments:

Full Grant Application & 3 copies

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600 • 1-800-834-4636

EMAIL: ipcoping@slonet.org • FAX: (805)781-1242 • WEBSITE: http://www.slonet.org/vv/ipcoping

 \checkmark

California Coastal Commission 45 Fremont Street, Suite 200 San Francisco, CA 94105 (415) 904-5200 fax (415) 904-5400

LCP Grant Application FY 2001/2002 Grant Budget Allocation Summary

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

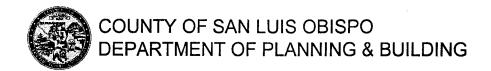
Address: County of San Luis Obispo, Department of Planning and Building,
County Government Center, San Luis Obispo, Calif. 93408

Project Title: Implementation of Periodic Review & Comprehensive Update to the San Luis Bay Area Plan

Current Grant Request: \$250,000.00 Grant Period: 1/1/2002 to 12/31/2002

\$\frac{4}{5}\$ \$150,000 of \$\frac{4}{5}\$ \$250,000 request is FRETIENCE.

						periodic REV
Part A						
Implementation of Periodic Review - Grant Budget Allocation Summary Hours Rate Percent Amount Comment						
A	Personal Services	nours	Rate	reicent	Amount	Comment
			054.40	404	64 440	
1	Planning Director	80	\$51.40	4%	\$4,112	
2	Assistant Director	90	\$39.51	4%	\$3,556	
3	Principal Planner	135	\$32.90	6%	\$4,442	
4	Supervising Planner	240	\$29.93	11%	\$7,183	
5	Senior Planner	840	\$27.21	40%	\$22,856	
6	Assistant Planner	420	\$16.98	20%	\$7,132	
7	Mapping Technician	300	\$22.19	14%	\$6,657	
	Total Hours	2,105				
	a. Total Salary & Wages				\$55,938	
	b. Benefits				\$19,578	
	c. Indirect Overhead				\$57,754	
		TOTAL P	ERSONAL S	ERVICES	\$133,270	
В	Operating Expenses					
1	Consulting Services				\$0	
2	Travel				\$5,230	
3	Office Supplies				\$1,500	
4	Printing				\$6,000	
5	Postage				\$4,000	
		TOTAL OP	ERATING E	XPENSES	\$16,730	,
С	тот	AL BUDGET	for Periodi	c Review	\$150,000	Match is 1:1





Work Programs and Budgets

Because of the complexity of the proposed grant, we have separated the application into 2 parts. Note that because of grant funding uncertainties, the county is not showing consultant services at this time. However, if this grant application is fully funded, the county may utilize consultants for some of the environmental or other tasks at the budget amount shown.

CONTENTS

PART A.	IMPLEMENTATION OF PERIODIC REVIEW	4 <i>GE</i> 9
	 Description of Tasks, Products & Costs Work Program Budget Completion Schedule & Quarterly Expenditure Plan 	14
PART B.	COMPREHENSIVE UPDATE OF THE SAN LUIS BAY PLAN 1	16
	Description of Tasks, Products & Costs	20

PART A. IMPLEMENTATION OF PERIODIC REVIEW

1. Description of Tasks, Products & Costs

County of San Luis Obispo WORK PROGRAM FOR IMPLEMENTING PERIODIC REVIEW

Coastal Planning Issues:

The Periodic Review process will be more useful if maximum opportunities for implementation of the recommendations are provided. An important practical component is grant funding assistance. According to this work program, the county will finalize it's review of the recommendations of the Coastal Commission, and move forward with implementation. The desired result is a Local Coastal Program (LCP) that achieves greater consistency with the California Coastal Act.

A major issue is the scope and complexity of the approximate 165 recommendations from the Coastal Commission. A clear estimate of costs and alternative approaches needs to be developed, with a final county decision on how to implement the recommendations. As a result, an action plan may first include developing new administrative procedures, with improved coordination and staff training. Next, regulatory changes will likely be needed to the certified Local Coastal Program that can only be done through the LCP amendment process. Last, some of the recommendations may involve additional research or studies.

Note: At the time of this grant application, the county intends that most of the work will be conducted by county staff. However, we may find that some tasks may be best accomplished using consulting services.

Work Program:

Task 1. Agency Coordination.

Objective:

To continue regular meetings between staff from the County and California Coastal. Commission, and other affected agencies and groups.

Work Organization:

- 1.1 Staff Meetings. Conduct at least 8 meetings (2 per quarter) during the year with staff from the Coastal Commission, to receive early input on proposed amendments of procedures, LCP amendments, and other work products.
- 1.2 Coordination with affected County departments and other agencies. Provide early information about proposals and meetings and encourage comments. Stakeholders included are: The Agricultural Commissioner's Office, Public Works Department, County Counsel and General Services. The Regional Water Quality Control Board, the US Fish & Wildlife Service, the US Army Corps of Engineers, and the California Department of Fish & Game are also involved in this task.

Task 2. Public Participation.

Objective:

To provide maximum opportunities for public participation. Continue regular updates about progress of Periodic Review issues with community advisory councils, groups, and individuals.

Work Organization:

- **2.1 Advisory Council Updates.** Provide progress reports regarding Periodic Review for advisory council meetings. The Advisory Councils include: North Coast, Cayucos, Los Osos, Avila, Oceano and Nipomo.
- **2.2 Notice and Distribution.** Provide formal notice to interested persons, groups and agencies prior to key public meetings. Also provide copies of documents, such as staff reports, studies, and proposed LCP amendments. Where practical, provide updates and documents on the department's web site.

Task 3. Work Estimates, Alternatives, Final Decisions.

Objective:

To provide additional information about recommendations in terms of costs, timing, and alternatives in order to prioritize the recommendations in order to maximize the effectiveness of the implementation efforts.

Work Organization:

- **3.1 Where necessary, develop work plans and cost estimates.** Some of the 165 recommendations involve development of additional information, such as work plans, cost estimates, that will affect how and when the county may be able to implement the program. These work plans need to be developed prior to the Board of Supervisors decision to adopt a specific plan of action.
- **3.2 Develop Alternative Strategies.** Where a recommendation may be difficult to implement because of costs or timing constraints, the county will consult with the Coastal Commission on potential alternatives.
- **3.3 Obtain Board of Supervisor's approval.** The Board will review staff's recommendation during public hearing, and if found acceptable, adopt a plan of action for implementation for the 165 recommendations.

Task 4. Update Administrative Procedures.

Objectives:

To improve county planning and development review procedures to implement recommendations of Periodic Review, and maximize consistency with the California Coastal Act.

Work Organization:

4.1 Identify recommendations to be implemented by "in-house" procedures. Implement the recommendations found acceptable in the category of administrative procedures.

- **4.2 Establish formal county policy, procedures, or rules of interpretation.** Develop amended procedures in consultation with the Coastal Commission staff to formalize changes in an updated policy and procedures manual.
- **4.3 Conduct staff training and public orientation.** Where changes are found acceptable, conduct staff training of updated processes and procedures. Where applicable, conduct orientation for development groups and building industry.

Task 5. Phase 1 - Minor LCP Amendments.

Objective:

To improve adopted county programs, policies, standards and ordinances in achieving better consistency with the policies of the California Coastal Act.

Work Organization:

- **5.1 Identify recommendations to be implemented by Minor LCP Amendment.** In consultation with Coastal Commission staff, develop a list of acceptable changes that may be made by minor amendments to existing provisions of the Local Coastal Program.
- **5.2 Authorization.** Begin the LCP amendment process by taking the list to the Board of Supervisors for authorization to proceed.
- **5.3 Adopt amended language.** In consultation with Coastal Commission staff, develop improved text and/or map changes. After required environmental review, process amendments by holding public hearings before the Planning Commission, Board of Supervisors, and California Coastal Commission.

Task 6. Environmental Review.

Objective:

To conduct necessary environmental review for the LCP amendments proposed as part of the Periodic Review implementation packages.

Work Organization for both Major and Minor Amendments:

- **6.1 Environmental Determination.** Conduct an initial study to evaluate the proposed amendments for potential environmental effects.
- **6.2 Perform applicable Environmental Review.** Prepare either a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

Task 7. Phase 2 - Major Amendments.

Objective:

To improve adopted county programs, policies, standards and ordinances in achieving better consistency with the policies of the California Coastal Act.

Work Organization:

7.1 Identify recommendations to be implemented by Major LCP Amendment. In consultation with Coastal Commission staff, develop a list of acceptable changes

that will necessitate major amendments to existing provisions of the Local Coastal Program.

- **7.2 Authorization.** Begin the LCP amendment process by taking the list to the Board of Supervisors for authorization to proceed.
- 7.3 Adopt amended language, and if necessary alternatives. In consultation with Coastal Commission staff, develop improved text and/or map changes. Amendments that may trigger major issues may need development of alternative approaches. After required environmental review, process amendments by public hearings before the Planning Commission, Board of Supervisors, and California Coastal Commission.

Task 8. Other Recommended Studies.

Objectives:

On a priority basis, and as resources allow, conduct additional studies where indicated in the recommendations found acceptable by the county.

Work Organization:

- **8.1 Prioritize Studies.** In consultation with Coastal Commission staff, prepare a prioritized list of new research or studies to be completed.
- **8.2 Prepare Studies**. According to agreed upon priorities, conduct high priority studies within the budget limits of this grant.
- **8.3 Additional Funding Sources.** This task includes research of potential additional grant funding sources for priority studies without adequate funding. As grant programs are offered, and as funds allow, a limited number of new grant applications will be prepared.

Task 9. Public Hearings.

Objectives:

To provide maximum opportunity to participate in the decision making process for implementation of recommendations from Periodic Review.

Work Organization:

- **9.1 Public Notice and distribution.** Provide continued notice of meetings and public hearings to interested persons, groups and agencies. Within limits of this grant budget, provide copies of reports, recommendations, and studies at no cost.
- **9.2 Conduct Public Hearings.** Conduct at least one public hearing regarding the county's decision on the recommendations of the Coastal Commission. Additional hearings before the Planning Commission, Board of Supervisors will also be held to allow the public the opportunity to appear and comment about proposed LCP Amendments necessary to implement the recommendations from Periodic Review.

Task 10. Follow-up of Implementation

Objectives:

To provide an opportunity to evaluate the progress and results of the implementation efforts of Periodic Review.

Work Organization:

10.1 Follow up Meeting. The county will meet with Coastal Commission staff at least once to determine if results were achieved as intended. Additional actions may be necessary, and future funding discussed for tasks not completed by the end of this grant term.

California Coastal Commission 45 Fremont Street, Suite 200 San Francisco, CA 94105 (415) 904-5200

fax (415) 904-5400

LCP Grant Application FY 2001/2002 Work Program Budget

Jurisdiction: County of San Luis Obispo

Title of Proposed Project: Implementation of Periodic Review

Proposed Grant Amount: \$150,000

Work Program Items		Budget	
Tasks/Subtasks	Staff	Consultant	Total
Agency Coordination	\$11,327		\$11,327
2. Public Participation	\$8,327		\$8,327
3. Estimates, Alternatives, Decisions	\$10,327		\$10,327
4. Update Admin Procedures	\$10,827		\$10,827
5. Phase 1 - Minor LCP Amendments	\$10,827		\$10,827
6. Environmental Review	\$3,327		\$3,327
7. Phase 2 - Major LCP Amendments	\$28,327		\$28,327
8. Other Recommended Studies	\$33,327		\$33,327
9. Public Hearings	\$15,827		\$15,827
10. Follow up	\$827		\$827
Task Subtotal	\$133,270	\$0	\$133,270
Task Total (Same as Line A3)			\$133,270
Operations Total			\$16,730
Work Program Grand Total ★			\$150,000
Note: While not currently anticipated, County may use consultants for any tasks.	* C	ounty 1:1 Matc	h is \$150,000
Operations		Budget	
1. Travel			\$5,230
2. Office Supplies			\$1,500
3. Printing			\$6,000
4. Postage			\$4,000
5. Other	emerces segment	etie jakotu ja jos etie Johannia	\$0
Operations Total			\$16,730

2. Schedule of Quarterly Work Products & Expenditures

Project: Implementation of Periodic Review. The County will start scheduled tasks in January 2002 and complete the project by December 31, 2002.

LCP Grant Application FY 2001/2002 Project Completion Schedule & Quarterly Expenditures

Part A. Implementation of Periodic Review Project Completion Schedule & Quarterly Expenditure Plan						
	Step/Task	Jan-Mar 2002	Apr-June 2002	July-Sept 2002	Oct-Dec 2002	
1	Agency Coordination	\$3,500	\$3,500	\$3,500	\$2,500	
2	Public Participation	\$2,500	\$2,500	\$2,500	\$2,500	
3	Estimates, Alternatives, Decisions	\$12,000				
4	Update Admin Procedures		\$7,500	\$5,000		
5	Phase 1 - Minor LCP Amendments		\$7,500	\$5,000		
6	Environmental Review			\$5,000		
7	Phase 2 - Major Amendments			\$20,000	\$10,000	
8	Other Recommended Studies		\$15,000	\$10,000	\$10,000	
9	Public Hearings	\$2,500		\$5,000	\$10,000	
10	Implementation				\$2,500	
				4		
	Quarterly Subtotal	\$20,500	\$36,000	\$56,000	\$37,500	
	Grant Application Total	\$150,000				
	* County Match	\$150,000				
	Project Total	\$300,000				
	Notes: * All estimates are one-half of real costs. County match is proposed at 1:1, or \$150,000.					



County of Santa Barbara Planning and Development

John Patton, Director

September 10; 2001

Bill Van Beckum Local Coastal Program Planning Grants California Coastal Commission 45 Fremont Street, Suite 2000 San Francisco, CA 94105

RE: Santa Barbara County LCP Planning Grant Application

Dear Mr. Van Beckum:

Salleward

Santa Barbara County is pleased to submit the enclosed application for a \$55,182 grant towards updating its Local Coastal Plan for the Gaviota Coast area. The signed resolution by the Board of Supervisors will be sent to you separately the week of September 24th. We appreciate the opportunity to compete for LCP Planning grant funding and look forward to your favorable consideration of our proposal. Thank you.

Sincerely,

Dave Ward

Project Director, Planning and Development

F:\GROUP\COMP\Co-wide Programs\GRANTS\LCP planning\2001\Gaviota\Draft Application\Cover letter.doc

EXHIBIT NO. A.8

APPLICATION NO.

Sta. Barbara County

Pg. 1 of 13

123 East Anapamu Street · Santa Barbara CA · 93101-2058 Phone: (805) 568-2000 Fax: (805) 568-2030

LCP Grant Application FY 2001/2002 Submittal Summary

Applicant: Santa Barbara County Planning & Development Department
Project Director: David Ward Title: Planner III
Address: 123 E. Anapamu Street Santa Barbara, CA 93101
Phone: (805) 568-2072 Fax: (805) 568-2030 E-mail: dward@co.santa-barbara.ca.us
Fiscal Officer: Betsy Blaine Title: Business Manager
Address: 123 E. Anapamu Street Santa Barbara, CA 93101
Phone: (805) 568-2065 Fax: (805) 568-2030 E-mail: betsy@co.santa-barbara.ca.us
Title of Proposed LCP Project: Long-range Planning and LCP Policy Updates on the Gaviota Coast
LCP Project Cost: \$85,182*
LCP Grant Request: \$ 55,182 (= 65 % of LCP Project Cost)
Juridsiction Match: \$ 30,000 (= 35 % of LCP Project Cost)
Months Needed to Complete LCP Grant Work Program: 12 months
Work beginning on: January 1, 2002 and ending on: December 31, 2002
Authorized Official: John Patton
Title: Director Signature:
Date:

^{*} Note: project cost represents phase 2 and 3 of the project. Phase 1 is funded and will be complete prior to the start date of the LCP grant work program. The total project cost for all three phases is approximately \$195,182; thus the LCP grant, if awarded, is 28% of total project cost, matched by 72% County and other grant program funds.

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

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

Grant Applicant:

Santa Barbara County Planning & Development Department

Project Title:

Long-range Planning and LCP Policy Updates for the Gaviota Coast

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.

Personnel Classification	Rate **	x Hours	=	Salary
Planner I/II	\$ 34.78	562	\$	19,546
Planner III	43.63	225		9,817
Sup. Planner	51.31	99		5,080
Deputy	63.68	26		1,656
Mapping	31.65	45		1,424
		To	tal \$	39,089
Salary (from line above)	\$ 39,089			
Benefits	\$	(@ %	6)	

a. Salary (Horri line above)	φ 33,003	
b. Benefits	\$	(@%)
c. Overhead	\$ 16,093	(@ 41.17 %)
d. Total (of a. through c.)	\$ 55,182	

2. Professional and Consulting Services

\$ _______

(total of Consultant column on attached Work Program Budget form Page 3)

3. Total Personal/Consulting Services

(total of A.1.d and A.2 above)

\$ 55,182

B. Operating Expenses:

\$_

(total of Operations itemized on attached Work Program Budget form Page 4)

TOTAL BUDGET (totals of A.3 and B above)

\$. 55,182

- * Please round off all budget amounts to nearest dollar.
- ** Hourly, weekly, or monthly rate. If personnel salary rates include built-in benefits and/or overhead costs, then the Benefits and/or Overhead lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used for calulating the built-in benefits/overhead amounts.

2001-02 LCP Grant Application

Page 2

Classifications and Rates (continued):

Personnel Classification	Rate **	х	Hours	=	Salary
Accounting	\$ 39:15		40	\$	1,566
				-	-
			1111	-	-
					-

^{**} Hourly, weekly, or monthly rate.

August 2001

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:

Santa Barbara County

Title of Proposed Project:

Long-range Planning and LCP Policy Updates for the Gaviota C

Proposed Grant Amount: \$55,182

oposed Grant Amount: \$55,162

Work Program Items *		Budget **	
Tasks/Subtasks:	Staff	Consultant	Total
Stakeholder coordination	\$ 4,022		\$ 4,022
Map preparation	2,626		2,626
NPS Feasibility Study review and comment	4,156		4,156
Coastal Access, Resource Protection and Visitor-Serving uses	9,375		9,375
Draft text and ordinances	24,919		24,919
Staff report and graphics	7,873		7,873
Project Administration	2,211		2,211
			-
			-
	a de la California de l		-
			-
			-
			- 1
			-
			-
			-
			-
			-
			-
			-
			-
Totals (of above & any additional rows after p. 4)	\$ 55,182	\$ -	\$ 55,182
Tasks Total (equals Budget Allocation Sum			\$ 55,182
Operations (itemize on next page):	,		
	Ope	rations Total	\$ -
Work Program Total (sum of Tasks Total a	. Anna Control of the	CO. Mark Co. Co. Company of Co. C. Marcon St. Marcon St	\$ 55,182

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

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

^{**} Round to the nearest dollar.

SANTA BARBARA COUNTY LOCAL COASTAL PROGRAM PLANNING GRANT

LONG-RANGE PLANNING AND LOCAL COASTAL PROGRAM POLICY UPDATES FOR THE GAVIOTA COAST

PROPOSAL AND OBJECTIVE

Santa Barbara County requests \$55,182 from the Local Coastal Program (LCP) planning grant program toward updating the LCP for the Gaviota Coast. Overall, the goal of the project is to protect, enhance and promote coastal resources and priority uses along the Gaviota Coast. Specific objectives include:

- Coordinate with Gaviota Coast stakeholders and interest groups on methods to protect the Gaviota Coast;
- complete land use maps and review development options;
- review and comment on the National Park Service's National Seashore Feasibility Study and its relationship to LCP updates;
- determine appropriate LCP updates regarding resources protection, coastal access and visitor serving uses; and
- draft LCP policies and coastal zoning ordinance revisions and prepare for initiation hearings and adoption.

PROJECT DESCRIPTION

The Gaviota Coast project area encompasses the entire watershed between the western urban limit line of Goleta to the eastern border of Vandenberg Air Force Base—roughly 104,000 acres and 35 miles of pristine coastline (Figure 1). It is one of the largest remaining stretches of undeveloped coastline in southern California, a spectacular landscape rich in agricultural, biological, cultural, recreational, and scenic resources.

The project is divided into three phases:

• Phase 1: Gaviota Coast Resource Study (Jan 2000 – Dec 2001)

Phase 1 consists of developing a geographic information system (GIS) based inventory of resource and planning information and identifying options for conservation and their potential to succeed on the Gaviota Coast. The County is publishing the Gaviota Coast Resource Study and conducting public workshops in Fall 2001 to provide County decision-makers, property owners and interest groups the opportunity to consider the report and future land use planning. This phase is nearly complete and was funded by the Coastal Resource Grant Program, Coastal Resource Enhancement Fund, and County general fund. Additional funding to complete phase 1 comes from the Coastal Impact Assistance Program (CIAP), a one-time assistance program derived from oil and gas revenues.

Phase 2: Long-range Planning and LCP Policy Updates for the Gaviota Coast (Jan-Dec 2002)

Phase 2 includes coordination with Gaviota Coast stakeholders, interest groups and agencies; preliminary studies and research of potential LCP amendments focussing on coastal access, resources protection and visitor-serving uses and preparation of draft LCP policies and Coastal Zone Ordinance revisions for initiation hearings. The goal is to protect, enhance and promote coastal resource and priority uses. The Local Coastal Program grant is proposed to fund the second phase, which is a major step leading towards adoption of LCP amendments for the Gaviota Coast. This phase is described in greater detail in the work program section of this application.

Phase 3: LCP Amendments Adoption (Jan 2003 - March 2004)

Phase 3 consists of environmental review and adoption hearings to complete LCP policy amendments and Coastal Zoning Ordinance revisions. This phase will be entirely funded by the CIAP.

LCP Grant Fund Criteria

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

Santa Barbara County initially assumed coastal permitting authority in 1982 for all areas within the County's coastal zone except for two areas of deferred certification. This jurisdiction generates substantial post-certification appeals (40 out of 1645 appealable permits¹) due to many factors including: a high level of citizen participation in the planning process; the sensitivity of coastal resources; the intensity of proposed development including residential, industrial and recreational uses; and a high level of litigation over coastal access easements.

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

The County anticipates substantially updating several components of the LCP for the Gaviota Coast planning area. The project will focus on components addressing coastal access and public use, visitor serving uses and environmentally sensitive habitats because these issues are in need of substantial updates to reflect changed conditions and new information generated from the Gaviota Coast Resource Study.

¹ California Coastal Commission Local Coastal Planning Program Annual Report as of June 30, 1999

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.

In November 1999, Congress directed the National Park Service (NPS) to complete a feasibility study of the Gaviota Coast to determine whether the area or a portion of it is suitable to be managed as part of the National Park System. The feasibility study process determines whether:

- the resources in the area are nationally significant
- there are other means of protecting the area's resources
- the area's resources are already represented in the National Park System
- it is feasible for the NPS to protect and manage the resources.

The NPS anticipates publication of the National Seashore Feasibility Study in January 2002. County planning work will be coordinated with the NPS study with regards to its relationship to the LCP and voluntary conservation programs. Work on the project will also be coordinated with the Coastal Commission, State Parks, Los Padres National Forest, Gaviota Coast Conservancy and other local interest groups, and property owners through stakeholder involvement meetings.

The issues addressed by the proposed LCP amendments (biological resources, aesthetic attributes, visitor-serving uses and public access) are critical issues applicable to all coastal jurisdictions in the state.

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

This project is matched by \$30,000 from the CIAP. The CIAP match is 35% of the project cost to be used to fund phase 3 of the project (LCP Amendments and Adoption).

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

In 1999, the County was awarded a grant for LCP amendments for the Ellwood Beach-Santa Barbara Shores Specific Plan, as initiated in response to the Coastal Commission specified modifications to the specific plan. The primary purpose of the project was to remove the potential for inconsistent development within environmentally sensitive habitat areas while maximizing opportunities for public use and coastal access. In 2000, the County was granted an extension on this grant because additional time was required to finish extensive mapping of wetland and native grassland resources. More recently, the project evolved into a large joint effort between the County, UC Santa Barbara (UCSB) and Santa Barbara Development Partnership (SBDP) to coordinate on an integrated master planning document for the entire Devereux Slough and Ellwood Mesa ecosystem. Commission staff recognized the potential of this approach to better preserve resources and have encouraged county staff to work with SBDP and UCSB toward submittal of the integrated master plan. As such, the previous LCP grant has been very

successful in meeting the overall goal for this site and it is scheduled for completion at the end of 2001.

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

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

In particular to the Gaviota Coast, this area has been the subject of disputed decisions and controversy for decades. Because the Gaviota Coast is one of the last remaining and virtually undeveloped rural coastlines in Southern California, significant conflicts exist regarding its current and future use and resources. Much of the land is presently zoned for agricultural use, a status which protects the area from urban development and maintains its agricultural and open space resources; however, Gaviota coast properties are subject to growing development pressures resulting from an economic climate where land speculation is a viable way to realize land value. In addition, recent Coastal Commission certification of the Lot Size Compliance and Lot Line Adjustment programs resulted in joint litigation against the County and the Commission from several large property owners along the Gaviota Coast regarding their development options. As such, the first task of the work program will attempt to resolve these challenges by bringing together agencies, landowners and public interest groups in a coordinated stakeholder process and preparing land use maps to identify existing development patterns as a basis for understanding land use alternatives in the area.

County of Santa Barbara

Work Program for Gaviota Coast Long-range Planning and LCP Policy Updates

Work Program

Task 1. Stakeholder Involvement and Conservation Programs

Work Organization:

- 1.1 Coordinate with agencies, local interest groups and property owners regarding LCP policies and voluntary conservation programs
- 1.2 Prepare land use maps identifying existing development patterns and study land use alternatives related to Lot Size Compliance and Lot Line Adjustment Program Litigation (certified by the Coastal Commission in July 2001).
- 1.3 Review and comment on NPS National Seashore Feasibility Study and relationship with LCP and voluntary conservation programs

Task 2. Preliminary Study on LCP Amendments: Improved Coastal Access, Resource Protection and Visitor-serving uses

Work Organization:

Coastal Access

- 2.1 Review previous Draft Coastal Access Implementation Plan
- 2.2 Determine appropriate locations for hiking, biking and equestrian trails
- 2.3 Where applicable, update LCP policies and standards

Resource Protection

- 2.4 Review LCP resource protection regulation for revisions and/or additions
- 2.5 Study existing or pending development applications for resource protection issues and opportunities to improve LCP regulations
- 2.6 Study other jurisdiction LCP resource policies, including the Big Sur LCP for critical viewshed model
- 2.7 Where applicable, update LCP policies and standards

Visitor-Serving Uses

- 2.8 Review existing LCP regulations on appropriate levels of visitor-serving uses
- 2.9 Review other jurisdictions LCP low-intensity visitor-serving policies
- 2.10 Where applicable, update LCP policies and standards

Task 3. Prepare Draft LCP Policy and Coastal Zone Ordinance Revisions

- 3.1 Prepare draft text and ordinances
- 3.2 Prepare staff report and graphics for initiation hearings

Projected Quarterly Status

Following is the projected milestones and quarterly expenditures for the LCP grant funds.

1st Quarter, January 1, 2002 - March 31, 2002

Work Product Milestones

- Agency and Interest Group Coordination
- Draft land use maps
- National Seashore Feasibility Study review and comments

Projected Quarterly Expenditures: \$8,185

2nd Quarter, April 1, 2002 – June 30, 2002

Work Product Milestones

- Continue stakeholder involvement
- Final land use maps
- Initiate assessment of LCP updates on resource protection, coastal access and visitor serving uses

Projected Quarterly Expenditures: \$13,405

3rd Quarter, July 1, 2002 – September 30, 2002

Work Product Milestones

• Draft LCP policies and Coastal Zone Ordinance revisions

Projected Quarterly Expenditures: \$25,320

4th Quarter, October 1, 2002 - December 31, 2002

Work Product Milestones

Prepare staff report and graphic for initiation hearings

Projected Quarterly Expenditures: \$8,270

F:\GROUP\COMP\Co-wide Programs\GRANTS\LCP planning\2001\Gaviota\Final Application\app09.06.01.doc

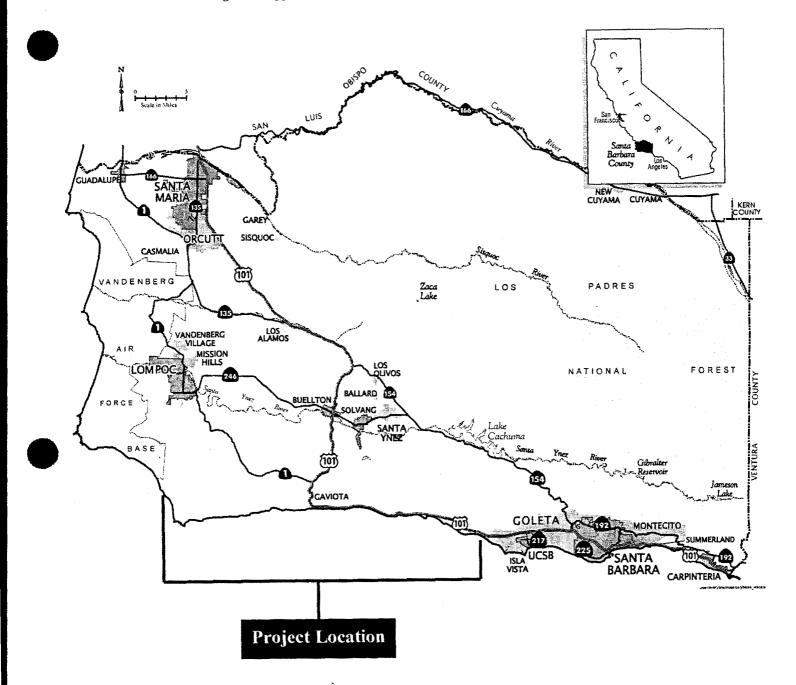
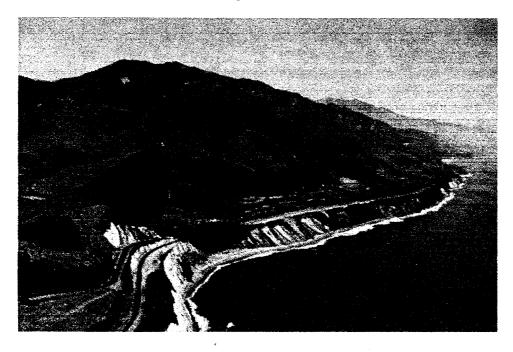


Figure 1: Project Area Map Gaviota Coast Project Area

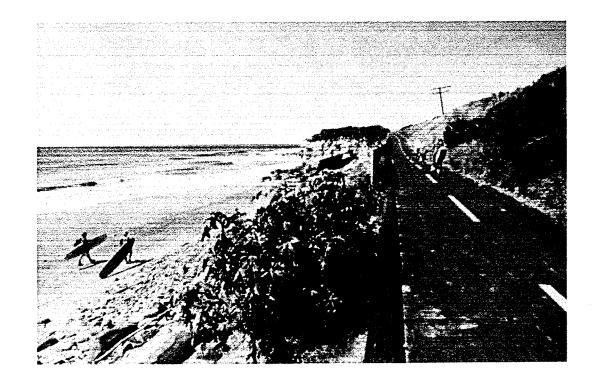
Figure 2: Gaviota Coast Planning Area Photographs

Views along the Gaviota Coast

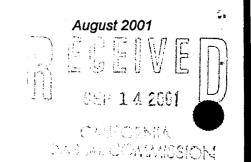








California Coastal Commission 45 Fremont Street, Suite 2000 San Francisco, CA 94105-2219 (415) 904-5200 fax (415) 904-5400



LCP Grant Application FY 2001/2002 Submittal Summary

Applicant:	City of	Ventura				
Project Dir	rector:	Dennis N	lackay	Title): <u>Pl</u>	anning Manager
Address:	501 Po Ventur	li Street a, CA				
Phone: 8	05-658-	4721	Fax: <u>805-</u>	353-0763_E	-mail:	dmackay@ci.ventura.ca.us
Fiscal Offi	cer:	Tom Gar	dner	Title	e: <u>A</u> c	Iministrative Services Director
Address:	501 Po	ili Street a, CA				
Phone: 8	05-654-	7812	Fax:		-mail:	tgardner@ci.ventura.ca.us
Title of Pro	oposed	LCP Pro	ject: Loca	l Coastal Pro	gram l	Update
LCP Projec	ct Cost:	\$ [1]	203,020			
LCP Grant	t Reque	st: \$	75,000	(= <u>37</u> %	of LC	P Project Cost)
Juridsiction	Match:	\$	128,020	(= <u>63</u> %	of LC	P Project Cost)
Months Ne	eeded to	Compl	ete LCP Gra	nt Work Pro	gram:	12 months
	Wo	rk beginn and endi		January 1, 2 January 1, 2		
Authorize	d Officia	al: <u> </u>				Dennis R. Mackay
Title: <u>F</u>	Planning	Manage	EXHIBIT APPLICAT		ure	
			San Buen	aventura	, ate	e: 10-Sep-01

Pg. 1 of 11

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

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

Grant Applicant:	City of Ventura
Project Title:	Local Coastal Program Update

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.

Personnel Classification		Rate **	Х	Hours	-	Sa	alary
Senior Planner	\$ <u> </u>	37		150	\$		5,55
Associate Planner		30		200	•		6,00
Assistant Planner	1/15	23		100	;		2,30
Clerical	5.84 7.84	13		75	•		97
	<u></u>	· · · · · · · · · · · · · · · · · · ·		7	Total \$		14,82
a. Salary (from line above)	\$	14,825					
b. Benefits	\$		(@	30.90	%)		-
c. Overhead	\$		(@		%)		
d. Total (of a. through c.)	\$	14,825	, •		• •		
2. Professional and Consulting Services (total of Consultant column on			\$51,000				
attached Work Program Budge	et form	Page 3)					
3. Total Personal/Consulting Services (total of A.1.d and A.2 above)	s		\$	65,8	25		
B. Operating Expenses: (total of Operations itemized or attached Work Program Budge		Page 4)	\$	9,1	75		
•							

75,000

* Please round off all budget amounts to nearest dollar.

TOTAL BUDGET (totals of A.3 and B above)

** Hourly, weekly, or monthly rate. If personnel salary rates include built-in benefits and/or overhead costs, then the **Benefits** and/or **Overhead** lines (lines A.1.b and c. above) should not show the actual dollar amounts of benefits/overhead costs but only the percent rate(s) used 2001-02 LCP Grant Application

Page 2

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 Ventura

Title of Proposed Project:

Local Coastal Program Update

Proposed Grant Amount:

\$75,000

Work Program Items * Budget **		1.00	
Tasks/Subtasks:	Staff	Consultant	Total
Task 1. LCP Scope Refinement	\$ 1,000	\$ 3,000	\$ 4,000
Task 2. Review and Evaluation of Existing LCP	3,000	8,000	11,000
Task 3. Public Participation	4,000	9,000	13,000
Task 4. Inventory and Description	3,500	10,000	13,500
Task 5. Draft Issues and Alternatives Report	700	7,000	7,700
Task 6. Alternatives Refinement and Report Submission	625	7,000	7,625
Task 7. Development of LCP Goals, Policies, and			-
Implementation Programs	2,000	7,000	9,000
			-
			-
		y i y piti e	-
			-
			-
			-
			-
			_
			-
			-
			_
			-
			-
Totals (of above & any additional rows after p. 4)		\$ 51,000	\$ 65,825
Tasks Total (equals Budget Allocation Sum	nmary form	's line A.3)	\$ 65,825
Operations (itemize on next page):	: 150 to 200		A CONTRACTOR
The state of the s	Oper	ations Total	\$ 9,175
Work Program Total (sum of Tasks Total a			\$ 75,000

^{*} 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

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

Jurisdiction:

City of Ventura

Title of Proposed Project: Local Coastal Program Update

Proposed Grant Amount:

\$75,000

Work Program Items	Budget.*
Operations (itemize below):	CHECK SECT.
Travel	\$
Office supplies	
Postage	675
Printing	1,500
Other:	in 120 augusta 2011 (1996) Novag grand granda 1997
Reproduction	2,000
Consultant Management	5,000
Operations Total	\$ 9,175

^{*} Round to the nearest dollar.

CITY OF VENTURA Local Coastal Program Update Proposed Work Program September 10, 2001

I. Executive Summary

The City of Ventura is in the beginning stages of updating its Comprehensive (General) Plan, which includes the City's Local Coastal Program (LCP). The City's initial LCP for the Harbor Segment was certified by the California Coastal Commission on May 21, 1981. An LCP for the remaining land within the City's coastal zone was certified by the Coastal Commission on February 23, 1984 and has been updated six times; the latest amendment was certified on July 13, 1990.

Consultants were retained by the City in August 2001 to assist staff in updating the Comprehensive Plan and revising the LCP as necessary. Although the Comprehensive Plan Update has a three-year timeline, the requested funds will be appropriated towards LCP update work within the next year. The City has allocated funds to complete the remainder of the LCP update.

II. Work Program

Task 1. Local Coastal Program Project Scope Refinement

- Review scope of work, refine task descriptions, identify and collect relevant information.
- Meet with Coastal Commission staff to identify any key issues or concerns that will need to be addressed in the update process to ensure efficient and timely certification by the Coastal Commission.

Task 2. Review and Evaluation of Existing Local Coastal Program

- Review, assess and summarize information on all issues to be addressed, focusing on existing conditions and trends.
- Analyze and highlight findings relevant to land use with a focus on identifying constraints and opportunities.
- Analyze existing land use patterns and review local and regional land use plans and policies.
- Compare existing LCP with current Coastal Act laws and procedures.

Task 3. Public Participation

 Address planning issues of community concern that will guide data collection efforts and policy and program development by meeting with the citizen advisory committee and the general public.

Task 4. Inventory and Description of Environmental Resources and Habitats Relevant to Coastal Act Policies

 Analyze the status of existing resources relevant to Coastal Act Policies, including but not limited to management of floodplain and floodway areas, stormwater runoff, water quality, sensitive habitat, rivers, wetlands, riparian zones, harbor area, beach erosion, diking, dredging, filling, coastal access and public services.

Task 5. Draft Issues and Alternatives Report

- Based on public input, an Issues and Alternatives Report will outline the most critical policy and program issues to be addressed in the LCP.
- Review by the Planning Commission of the Issues and Alternatives Report, in part to ensure compliance with the Coastal Act.
- Consideration by the City Council of the Issues and Alternatives Report, Planning Commission and advisory committee recommendations, and public comment. Council provides staff and consultants direction to prepare the draft LCP.

Task 6. Alternatives Refinement and report submission to Coastal Commission

- Recommend report submitted to Coastal Commission staff for review and comment to keep Coastal Commission staff informed of progress on the update and provide them ample opportunity for direction as early as possible in the update process.
- Respond to any received Coastal Commission staff comments.

Task 7. Development of Local Coastal Program Goals, Policies, and Implementation Programs

- Based on input from the advisory committee and public, consultants and city staff draft goals, policies, and implementation programs.
- Local Coastal Program discussion and policies are clearly labeled in the draft Comprehensive Plan to identify provisions that are subject to Coastal Commission review and certification.

III. Schedule and Milestones

Task	Estimated Timeline
1. Local Coastal Program Project	January 1, 2001 - March 1, 2002
Scope Refinement	
2. Review and Evaluation of existing	January 1, 2001 - March 1, 2002
Local Coastal Program	
3. Public Participation	January 1, 2001 – May 1, 2002
4. Inventory and Description of	January 1, 2001 – June 2002
Environmental Resources and Habitats	
Relevant to Coastal Act Policies	
5. Draft Issues and Alternatives Report	June 2002 – August 1, 2002
6. Alternatives Refinement and Report	August 1, 2002 – October 1, 2002
Submission to Coastal Commission	
7. Development of LCP Goals, Policies,	October 1, 2002 – December 31, 2002
and Implementation Programs	

CITY OF VENTURA Local Coastal Program Update Criteria for Evaluating and Awarding LCP Grant Funds September 10, 2001

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

The City of Ventura's current LCP was last updated in 1990. Although there is not a substantial level of post-certification appeals generated since it's last update, the City of Ventura went through a visioning process, Seize the Future, that was initiated in the fall of 1998. Through this process, the community identified the shoreline as one of the specific areas to apply the community's vision. The Ventura Vision was endorsed by the City Council in March 2001 and it is now up to City staff to implement the strategies that were outlined. The update of the Comprehensive Plan, to include updating the Local Coastal Program, is one part of implementing our Vision.

2. The local government is willing to assume local coastal development permit processing responsibility. Alternatively, in the case of certified LCP's, the local government is willing 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 boundary; coastal hazards and protection of agricultural land.

On August 6, 2001 the City of Ventura's City Council approved Professional Services Agreements with Crawford, Multiari & Clark Associates and Rincon Consultants, Inc. to update the City's Comprehensive Plan, Local Coastal Program, preparation of an EIR, and updated Zoning Ordinance. Since the much of the City lies within the Coastal Zone Boundary, the Local Coastal Program is contained within the City's existing Comprehensive Plan and will be updated in conjunction with the Comprehensive Plan.

The existing LCP contains action programs that deal with flood plain management, agriculture and open space areas, parks and recreation areas, water, sensitive habitat, rivers and harbor, coastal resource management. LCP policies currently address energy, pipelines, hazards, beach erosion, flood plains, archaeological and paleontological resources; diking; dredging and filling. Policies regarding Beach Erosion Authority for Control Operations and Nourishment (BEACON) programs, coastal access, and public services are also included. The scope of work for the LCP includes the review and assessment of exiting policies and programs that will be updated to reflect current Coastal Act laws and procedures as well as the desires of the community.

3. The grant will offer and 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 City of Ventura's LCP is contained within its Comprehensive Plan, and will be updated in conjunction with the Comprehensive Plan. In addition, the proposed work program provides for coordination with the Coastal Commission to identify key issues that will need to be addressed in the update as well as providing the Coastal Commission with an opportunity to review the Issues and Alternatives Report.

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 of Ventura has appropriated \$926,802 towards the update of the Comprehensive Plan, which includes the update of the Local Coastal Program, the preparation of an EIR, and updating the Zoning Ordinance. An additional \$256,010 is needed to complete the update and will be considered during Fiscal Year 2002/2003. The LCP will cost the City an estimated \$203,020. The requested \$75,000 from the Coastal Commission will help offset these costs from the City's general fund. The City would pay for the remaining 63% of the total costs to update the LCP.

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

The Local Coastal Program was last updated in 1990. During that update, the City of Ventura did not apply for a LCP grant.

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

The City of Ventura's shoreline begins at the mouth of the Ventura River in the north and stretches south to Surfer's Point and Seaside Park, the pier, the state beach, the Pierpont neighborhood, the harbor, and ends at the mouth of the Santa Clara River. The shoreline is cut off, physically and visually, from the rest of the city by Highway 101, which acts as a barrier between the city and the shoreline. Public access could be improved with new or enhanced bridges, over-crossings and under-crossings.

An important coastal resource is the City's beach. Continual beach erosion threatens this important resource in the City. Mitigation efforts have been

made and funded by the California Coastal Conservancy to preserve the beach and protect it from further degradation.

Recent efforts to identify how the City can improve and enhance coastal access and resources have been accomplished through the *Ventura Vision*, which serves as the roadmap for the update of both the LCP and Comprehensive Plan. Tasks outlined in the work program will help turn ideas contained in the *Ventura Vision* into goals, objectives, and policies within the LCP and Comprehensive Plan.

LCP Grant Application FY 2001/2002 Submittal Summary

Applicant:	City of Seal Beach
Project Dire	ector: Lee Whittenberg Title: Director of Development Services
-	211 8th St. Seal Beach, CA 90740
Phone: <u>56</u>	2-431-2527 Fax: 562-431-4067 E-mail: whittenberg@ci.seal-beach.ca.us
Fiscal Offic	er: Pam Arends-King Title: Director of Administratice Services
	211 8th St. Seal Beach, CA 90740
Phone: <u>56</u>	2-431-2527 Fax: <u>562-431-4067</u> E-mail: <u>pking@ci.seal-beach.ca.us</u>
Title of Pro	posed LCP Project: City of Seal Beach LCP Certification
LCP Project	Cost: \$ 60,000
LCP Grant	Request: \$30,000 (=50 % of LCP Project Cost)
Juridsiction	Match: \$ 30,000 (= 50 % of LCP Project Cost)
Months Ne	eded to Complete LCP Grant Work Program: 12 months
٠.	Work beginning on: January 1, 2002 and ending on: January 1, 2003
Authorized	Official: John Bahorski
Title: Cit	y Manager Signature:
,	Date: September 10, 2001

2001-02 LCP Grant Application

APPLICATION NO.

Seal Beach

Pg. 1 of 11

LCP Grant Application 2001/2002 Grant Budget Allocation Summary

Grant Appli	icant: City of Seal Beac	h			
Project Title	e: City of Seal Beac	h LCP Certification	1		
CL	PRENT GRANT REQUEST	T: \$30,000 (With t	he City to	Match \$30	0,000)
A. Persona	al/Consulting Services:				
1. Persona	I Services	,			
	Classifications and Rates	:			
	Personnel Classification	Rate **	x <u>Ho</u>	<u>urs</u> =	Salary
	Director of Dvl. Srvcs.	\$ 57.82		85 \$	4,915
•	Assistant Planner	39.83		150	5,975
	Exec. Secretary	27.73		<u> 15</u>	416
	City Attorney	250.00	**********	20	5,000
	City Manager	78.68		20	1,574
				Total \$	17,879
	Salary (from line above)	\$ 17,879			
	Benefits	\$	(@	%)	
	Overhead	\$	(@	<u></u> %)	
d.	Total (of a. through c.)	\$ 17,879			
	ional and Consulting Servotal of Consultant column or		. \$	41,300	
•	tached Work Program Budg				
	ersonal/Consulting Service otal of A.1.d and A.2 above)	•	\$	59,179	
· (to	ng Expenses: otal of Operations itemized of tached Work Program Budg		\$	1,800	

TOTAL BUDGET (totals of A.3 and B above)

60,979

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:

City of Seal Beach

Title of Proposed Project:

City of Seal Beach LCP Certification

Proposed Grant Amount:

\$30,000

Work Program Items * Budget **				
Tasks/Subtasks:	Staff	Consultant		Total
1.1 Preliminary Research	\$ 3,000		\$	3,000
1.2 Develop Detailed Scope of Work/RFP	1,000			1,000
1.3 Selection of Consultant	600			600
2.1 Review of existing, draft L.U.P.		2,000		2,000
2.2 Review of existing regulations		4,750		4,750
2.3 Review/Comparison with Coastal Regulations		3,000		3,000
3.1 Draft summary report		5,000		5,000
3.2 City Review	800			800
3.3 Final report		1,000		1,000
4.1 Administrative Draft		12,500		12,500
4.2 City Staff Review	4,300			4,300
4.3 Public Review draft		1,200		1,200
4.4 Public information summary document		2,600		2,600
5.1 Required notification	500			500
5.2 Additional public information	400	750		1,150
6.1 Planning Commission Meeting	800	900		1,700
6.2 City Council Meeting	800	900		1,700
7.1 Meeting with Coastal Commission Staff	679	500		1,179
7.2 Ongoing Coordination	1,100	900		2,000
7.3 Prepare LCP package submittal	700	2,000		2,700
7.4 Work with CCC staff to finalize submittal	600	1,300		1,900
7.5 Coastal Commission Hearing	500	800		1,300
7.6 Incorporate Conditions/final approval	100	1,200		1,300
8 Program Initiation	2,000			2,000
Totals (of above & any additional rows after p. 4)	\$ 17,879	\$ 41,300	\$	59,179
Tasks Total (equals Budget Allocation Summary form's line A.3)				
Operations (itemize on next page):				
Operations Total				1,800
Work Program Total (sum of Tasks Total a	and Opera	tions Total)	\$	60,979

2001-02 LCP Grant Application

LCP Grant Application FY 2001/2002 Proposed Work Program Budget

Jurisdiction:

City of Seal Beach

Title of Proposed Project:

City of Seal Beach LCP Certification

Proposed Grant Amount:

\$30,000

Work Program Items	Budget*
Operations (itemize below):	Sittle Park
Travel	\$
Office supplies	
Postage	1,500
Printing	300
Other:	
	. New Jordan
Operations Total	\$ 1,800

City of Seal Beach LCP Certification Work Schedule 2002

Schedule / Milestones

Projected Time Frame / Product Date

Task 1 Preliminary Research / Select Consultan
--

1.1 Preliminary Research

1.2 Develop Detailed Scope of Work/RFP

1.3 Selection of Consultant

Task 2 Review Existing Draft LCP

2.1 Review of existing, draft L.U.P.

2.2 Review of existing regulations

2.3 Review/Comparison with Coastal Regulations

Task 3 Develop Approach/Summary Report

3.1 Draft summary report

3.2 City Review

3.3 Final report

Task 4 Draft Ordinance / LCP Draft

4.1 Administrative Draft

4.2 City Staff Review

4.3 Public Review draft

4.4 Public information summary document

Task 5 Public Noticing

5.1 Required notification

5.2 Additional public information

Task 6 Public Hearings / Adoption

6.1 Planning Commission Meeting

6.2 City Council Meeting

Task 7 Coastal Commission Coordination/Review

7.1 Meeting with Coastal Commission Staff

7.2 Ongoing Coordination

7.3 Prepare LCP package submittal

7.4 Work with CCC staff to finalize submittal

7.5 Coastal Commission Hearing

7.6 Incorporate Conditions/final approval

Task 8 Program Initiation

January / February 2002

RFP February 1, 2002

Select Consultant February 25, 2002

March 2002

March 2002 - May 2002 Draft Document May 1, 2002

June 1, 2002

June 2002 - August 2002

July 15, 2002

Final Draft LCP August 15, 2002

Final Draft Summary August 15, 2002

August 2002

Legal Notice to Paper August 15, 2002

August 15, 2002

August - October 2002

September 2002

October 2002

October - December 2002

October 2002

Complete LCP Submittal - Oct. 15, 2002

Coastal Commission Hearing - Dec. 2002

Final LCP - December 31, 2002

January 1, 2003

Supplemental Information

There is a substantial pre-certification permit workload or a substantial level of pos-certification appeals generated by the jurisdiction.

Currently the City of Seal Beach has no certified local coastal program under which local coastal permits may be issued. As a result of this, each and every new project in the City of Seal Beach must be reviewed by Coastal Commission staff and either exempted or recommended for waiver by the Commission. This workload includes everything defined as "new development" under the Coastal Act, which includes applications for minor additions of 100 square feet, or enclosing a balcony in a residential property, for example. City staff believe that these minor residential additions represent approximately 80% of the new development applications (As defined under the Coastal Act) which are applied for in any one year. Additionally, since Anaheim Bay extends so far inland from the Coast, the Coastal Zone is defined within the City of Seal Beach as all lands south of Westminster Blvd. This area includes several housing tracts, commercial shopping areas, Main St., and areas along Pacific Coast Highway. If the City of Seal Beach were to be allotted monies from this grant pool and were to achieve certification of the City's Local Coastal Plan, a majority of the minor applications that the Coastal Commission and their staff must currently review would be reviewed at the municipal level.

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

The City of Seal Beach is willing to assume Local Coastal Permit processing responsibility, should the LCP be certified. Currently, minor additions and other minor development applications require Coastal Commission or Coastal Commission staff review. This causes a significant delay in the process for those property owners to proceed with their development applications. They City has a vested interest in expediting this process as much as possible and looks forward to taking on this task in the form of processing certain local coastal permits.

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.

By virtue of the City of Seal Beach not currently having a certified LCP or any certified component, the grant will offer a substantial opportunity to coordinate planning work being undertaken by both the City and Coastal Commission staff. With monies from the grant, the City

will be able to certify it's LCP, which will allow the City and the Coastal Commission staff to come to common understanding about how future issues will be addressed under the permitting process. This certified document (which will be made possible with the grant monies being applied for in this application), will allow the Coastal Commission staff to have a framework with which to analyze future planning decisions involving the California Coastal Commission and the City of Seal Beach.

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 expressly willing to match all funds granted to the City at a 1 to 1 ratio. The City estimates the cost of the project to be approximately \$60,000. The application contained herein applies for \$30,000 in Coastal Commission grant monies and \$30,000 to be matched in City funds.

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

The City of Seal Beach has not been granted monies by the Coastal Commission in the past.

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

The City of Seal Beach is a complex city which has both residential and visitor serving commercial in close proximity to the ocean. This delicate mix offers several challenges to which the local planning staff and Coastal Commission staff can work through, should grant monies be available to the City. The City further feels that as the San Gabriel river flows into the ocean at the northern boundary and then flows south naturally, several challenges exist in terms of coastal resources. This area is significant in terms of water quality and the pollution which has plagued parts of Orange County in recent years. In addition, the City has needed to replenish sand several times to help ebb against flooding and erosion. These types of issues are prevalent within the City, and the City looks forward to working with the Coastal Commission to improve, where possible, these issues within the City.

CITY OF SEAL BEACH WORK PROGRAM FOR COMPLETING THE LOCAL COASTAL PROGRAM - 2001

Work Program

Task 1. Preliminary Research, Scoping and Section of Consultant

Objectives:

- Determine the significant issues, necessary procedural changes and other elements necessary to complete the Zoning and Permitting program to conform to the Coastal Act.
- Based on this research prepare a detailed scope of work.
- Issue a Request for Proposals that includes a detailed scope of work.
- Select the most qualified consultant based on review of proposals and interview.

Work Organization:

- 1.1 City staff will research the City's current L.U.P. and zoning laws as they relate to Coastal Act laws and procedures, and any changes in City laws and policies that may need to be included in an updated L.U.P.
- 1.2 Based on the above research, City Staff will prepare a more detailed scope of work to be released in conjunction with and RFP. The RFP will be distributed to qualified Planning Consultants.
- 1.3 City staff will interview and make consultant selection.

Task 2. Review of Existing Plans, Policies, and Regulations

Objectives:

- Thoroughly review and examine existing policies and regulations of the City.
- Compare the City's policies and regulations to those set forth in the Coastal Act, identifying areas for new or amended policies and new or amended regulations.

Work Organization:

- 2.1 Consultant will examine the text of the Coastal L.U.P., including an analysis for potential amendments and updates based on the Coastal Act and any changes in the City General Plan Maps and/or Zoning Maps and Ordinances that have occurred since adoption of the L.U.P.
- 2.2 Consultant will examine the format and substantive content of the City's existing ordinances that regulate development in the Coastal Zone.
- 2.3 Consultant will examine the L.U.P. and City's ordinances for consistency and compliance with requirements of the Coastal Act and Coastal Commission Administrative Regulations, identifying the major changes that will be necessary to achieve compliance with the Coastal Act.

Task 3. Develop Approach, Prepare Summary Report

Objective:

- Provide a complete status report of what the City has implemented to date and what needs to be implemented to comply with the Coastal Act.
- Develop a detailed approach of necessary steps to complete the Local Coastal Program to achieve certification and coastal development permit authority, including any needed updates/changes to City Land Use and Zoning Maps.
- Summarize the approach a form that is easy to use and understand for staff, elected officials and the public.

Work Organization:

- 3.1 Consultant will draft a status report, develop the approach, and prepare a draft summary report for review by the City. The type of new or revised regulations that are needed will be described in sufficient detail to enable City Staff to understand and evaluate the proposed program. The consultant will clearly indicate how the new regulations will fit into the process of development review and permitting to ensure an effective and efficient process.
- 3.2 City Staff will review the draft, and meet with consultant to discuss outstanding issues, necessary revisions, and clarifications.
- 3.3 Consultant will prepare final report.

Task 4. Preparation of L.U.P. Amendments and Draft Ordinance

Objectives:

- Complete any necessary revisions to the City's Draft L.U.P. to be incorporated into a final Local Coastal Program Document for certification.
- Complete the necessary new and amended provisions to the City Zoning Ordinance
- Inform the public on the contents of the City's Local Coastal Program including the implementing provisions.

Work Organization:

- 4.1 Consultant will prepare an administrative draft of all elements of the Local Coastal Program, including amendments and updates to the Zoning Ordinance establishing the procedures for review and approval of Coastal Development Permits consistent with the Coastal Act, including description of categories of development proposed for exclusions.
- 4.2 City staff will review the draft, submitting a single marked up copy of the report documenting staff's comments.
- 4.3 Consultant will edit the draft to reflect staff's comments, to be incorporated into a public review draft to be suitable for distribution to the Planning Commission and City Council. Final public review draft will encompass all needed elements of the Local Coastal Program, including recommended permitting procedures.
- 4.4 Consultant will prepare a public information document, setting forth the proposal in summary form, including a matrix or comparison table highlighting prominent code changes/new code provisions, suitable for general public distribution, and as an executive summary document.

Task 5. Public Noticing and Hearings

Objectives:

• Comply with legal noticing and hearing requirements.

• Fully inform the public of the proposal and receive oral testimony to be considered prior to final adoption of the Local Coastal Program.

Work Organization:

- 5.1 City Staff will provide notification through local newspapers and set the public hearing dates.
- 5.2 The Consultant will work with City Staff to enhance the notification beyond legal requirements, through the use of such mediums as electronic media, etc.

Task 6. Public Hearings and Adoption

Objective:

To obtain input from the public, the Planning Commission and City Council, and to obtain City approval.

Work Organization:

- 6.1 The City will hold a Planning Commission hearing to receive testimony for Commission review, consideration and to make recommendations to the City Council for the Local Coastal Program, including Zoning Ordinance amendments and establishment of permitting procedures. The Consultant will attend the hearing to present recommendations.
- 6.2 The City will hold the City Council hearing to receive further testimony and for Council final review, consideration and adoption.

Task 7. Coastal Commission Consideration and Certification

Objectives:

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

Work Organization:

- 7.1 Hold a preliminary meeting with City Staff, the Consultant and Coastal Commission Staff prior to preparation of the final approach/summary report, present draft approach and solicit input from Coastal Staff.
- 7.2 Work with Coastal Commission staff throughout the project for input and clarification.
- 7.3 City Staff and Consultant will coordinate to submit the package of items that comprise a complete Local Coastal Program (proposed local ordinance, proposed 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.
- 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.

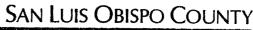
Task 8. Program Initiation

Objective:

• To efficiently train City Staff, and to incorporate new procedures, as necessary to implement the new provisions of the proposed 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 information handouts.





DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP DIRECTOR

DECEIVI

BRYCE TINGLE, AICP ASSISTANT DIRECTOR

ELLEN CARROLL NVIRONMENTAL COORDINATOR

CALIFORNIA COASTAL COMMISSIONI

FORREST WERMUTH
CHIEF BUILDING OFFICIAL

August 31, 2001

Bill Van Beckum, Grants Coordinator California Coastal Commission 45 Fremont Street, Suite 2000 San Francisco, Calif. 94105-2219

Re: Grant application for San Luis Obispo County

Local Assistance Funding - FY 2001-2002

Dear Mr. Van Beckum.

Enclosed is our request for grant funds from the California Coastal Commission to assist San Luis Obispo County with review and update of our Local Coastal Program.

As you know, the County of San Luis Obispo is in the process of comprehensive updates for several of our coastal areas, including the North Coast ans Estero Area Plans of our LCP. In addition, San Luis Obispo County has been participating in the Coastal Commission initiated Periodic Review, and is entering the implementation phase.

The county is applying for funding under both the Periodic Review and Comprehensive Update categories, and is able to provide the required matching amount. The required resolution will be considered by our Board of Supervisors on September 11, 2001, and will be transmitted to you under separate cover.

We appreciate your assistance as we were preparing our submittal. We look forward to working with you on these projects and being a successful candidate for the grant funds. As the grant process proceeds, we will be glad to work with you in answering questions or providing additional materials.

Please contact Bryce Tingle, AICP, Assistant Director, if you have questions at (805) 781-5600.

Sincerely,

Victor Holanda, AICP, Director

Department of Planning and Building

D:\Corel\Suite8\Grant-PerRev-2001\9GRANT2001-SUB.wpd

Attachments:

Full Grant Application & 3 copies

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600 • 1-800-834-4636

EMAIL: ipcoplng@slonet.org • FAX: (805)781-1242 • WEBSITE: http://www.slonet.org/vv/ipcoplng

EXHIBIT NO. A.11

APPLICATION NO.

San Luis Obispo Co.

(B) San Luis Bay Area

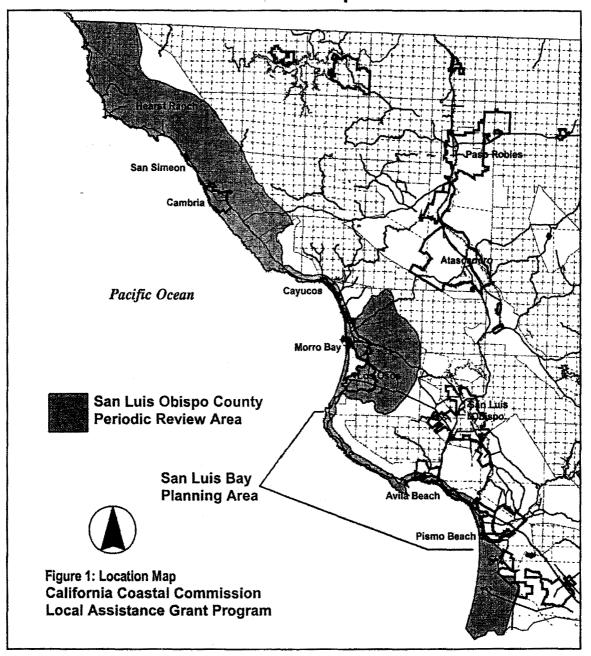
Pg. 1 of 10

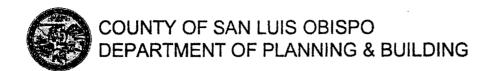
California Coastal Commission 45 Fremont Street, Suite 200 San Francisco, CA 94105 (415) 904-5200 fax (415) 904-5400

LCP Grant Application FY 2001/2002 Grant Budget Allocation Summary

	Part B								
	Update of San Luis Bay Area Plan - Grant Budget Allocation Summary Hours Rate Percent Amount Comment								
		Amount	Comment						
Α	Personal Services								
1	Planning Director	35	\$51.40	2%	\$1,799				
2	Assistant Director	40	\$39.51	2%	\$1,580				
3	Principal Planner	70	\$32.90	4%	\$2,303				
4	Supervising Planner	70	\$29.93	4%	\$2,095				
5	Senior Planner	400	\$27.21	24%	\$10,884				
6	Assistant Planner	750	\$16.98	46%	\$12,735				
7	Mapping Technician 280 \$22.19 17%		\$6,213						
	Total Hours 1,645								
	a. Total Salary & Wages		\$37,610						
	b. Benefits		\$13,163						
	c. Indirect Overhead			\$38,831					
	TOTAL PERSONAL SE		ERVICES	\$89,604					
В	Operating Expenses								
1	Consulting Services				\$0				
2	Travel				\$2,500				
3	Office Supplies				\$1,146				
4	Printing				\$3,500				
5	Postage				\$3,250				
		TOTAL OP	ERATING EX	(PENSES	\$10,396				
С	TOTAL BUDGET for Up	date of Sar	Luis Bay A	rea Plan	\$100,000	Match is 1:1			

LCP Grant Application FY 2001/2002 Location Map







Work Programs and Budgets

Because of the complexity of the proposed grant, we have separated the application into 2 parts. Note that because of grant funding uncertainties, the county is not showing consultant services at this time. However, if this grant application is fully funded, the county may utilize consultants for some of the environmental or other tasks at the budget amount shown.

CONTENTS

PART A.	IMPLEMENTATION OF PERIODIC REVIEW	<i>PAGE</i> 9
	Description of Tasks, Products & Costs	14
PART B.	COMPREHENSIVE UPDATE OF THE SAN LUIS BAY PLAN	16
	Description of Tasks, Products & Costs	20

PART B. COMPREHENSIVE UPDATE OF THE SAN LUIS BAY AREA PLAN

1. Description of Tasks, Products & Costs

County of San Luis Obispo WORK PROGRAM FOR THE UPDATE OF THE SAN LUIS BAY AREA PLAN

Coastal Planning Issues:

The San Luis Bay Area Plan is an important part of the county general plan for Avila Beach, Oceano, and the rural central coast. The current plan was adopted in 1984, and is widely recognized as needing update. In the last decade, the county has committed resources to periodically update it's general plans, including the Local Coastal Program. While significant planning efforts have been on-going in the North Coast and Estero areas, no update has begun for this segment. Specific Plans were prepared for the communities of Avila Beach and Oceano, and the Port San Luis Harbor District is beginning the process of updating their Harbor Master Plan. Current issues include development on the fringe of Avila Beach and Pismo Beach, resource constraints, protection of the Irish Hills, development at Port San Luis, and the future of the lands surrounding the Diablo Canyon Nuclear Power Plant. The updated draft plan will be subject to community review and input, environmental assessment, and future hearings before the county and the California Coastal Commission.

Location Map



Note: At the time of this grant application, the county intends that most of the work will be conducted by county staff. However, we may find that some tasks may be best accomplished using consulting services.

Work Program:

Task 1. Start-up.

Objectives:

To launch an effort to update the area plan by developing a detailed work program and budget, gaining authorization to proceed and obtaining necessary resources.

Work Organization:

- **1.1 Detailed Work Program & Budget.** Develop a draft work program and budget for review by the Board of Supervisors, the community, staff of the Coastal Commission and other stakeholders.
- **1.2 Authorization to Proceed.** Hold at least one meeting with the Board of Supervisors to discuss the work program, time line, and to obtain commitment for resources leading to the adoption of an updated San Luis Bay Area Plan.

Task 2. Public Outreach.

Objectives:

The objective is to organize the various citizens advisory councils and coordinate work so that maximum public input is possible. This is a continuous task throughout the year.

Work Organization:

- **2.1 Advisory Council Coordination.** Meet with the Oceano and Avila Valley Advisory Councils, Port San Luis Harbor District, to discuss the work program, including roles and responsibilities for review and comment.
- **2.2 Public Participation.** Provide announcements for beginning the update process by encouraging the various agencies, groups, and interested persons to participate. Develop mailing lists, a procedure for regular status reports, and provide notice of meetings. To encourage early review and input, provide convenient availability of relevant documents.

Task 3. Develop Resource Capacity Estimates.

Objectives:

To provide needed update to estimates for area wide resources such as water supply, public utilities, public services, traffic and school capacity.

Work Organization:

- **3.1 Baseline research.** Utilizing the Annual Resource Management System Summary Report, develop current statistics about relevant resource topics.
- **3.2 Background Report.** Prepare a report suitable for public review and comment describing the current status of available resources such as: public utilities, services, schools, air quality, and traffic capacity.

Task 4. Perform the Land Use Survey & Develop Buildout Estimates.

Objectives:

To develop a detailed land use data base describing existing conditions. Calculate the amount of vacant, partially developed, and developed land, and project the ultimate buildout allowed by the current plan.

Work Organization:

- **4.1 Perform Land Use Survey.** Develop a data base quantifying existing residential, commercial, industrial and public land uses. Show acres of land in each land use category, numbers of residential units, commercial square footage, and motel rooms.
- **4.2 Calculate Buildout potential allowed by the current plan.** Develop detailed projections of potential development allowed by densities in the existing plan, based on amounts of vacant, partially developed, and developed land in the planning area. Where necessary, develop special analysis for sub areas, such as the Irish Hills preservation area.
- 4.3 Background Report. Prepare a report suitable for public review and comment.

Task 5. Develop Population Estimates.

Objectives:

To provide year 2000 census data including population and housing profiles for the planning area.

Work Organization:

- **5.1 Research** Relevant Population Data. Using the 2000 Census, develop baseline estimates of existing population characteristics. Using these estimates, project the population over the 20 year time frame of the plan.
- 5.2 Background Report. Prepare a report suitable for public review and comment.

Task 6. Develop an Environmental Constraints Analysis. (Matching task) Objectives:

To identify relevant environmental constraints affecting the San Luis Bay Planning Area.

Work Organization:

- **6.1 Constraints research.** Following the guidelines of the California Environmental Quality Act, conduct an initial study and identify significant environmental constraints affecting the planning area.
- **6.2 Publish Report.** Prepare a report suitable for public review and comment.

Task 7. Develop a Fiscal Analysis.

Objectives:

To provide the public and decision makers relevant data about the fiscal characteristics of the area, including impacts of changes recommended in the draft plan.

Work Organization:

- **7.1 Conduct baseline analysis.** Using latest fiscal and demographic information, identify relevant fiscal characteristics. This analysis should include costs of public services and the financial ability of service providers to provide needed improvements.
- **7.2 Fiscal Impact of draft Plan.** Using baseline information, estimate the effects of changes proposed in the draft plan.

Task 8. Publish Community Issues & Comments Report. Objectives:

To provide an organized opportunity for each community to identify issues and priorities, and to publish the recommendations for use by subsequent decision makers.

Work Organization:

- **8.1 Advisory Council meeting series.** Meet with stakeholders and identify methods to provide a forum for identification of community issues, alternatives, and priorities. Within the advisory council setting, potential topics may include community values, growth, environment, problem areas, and quality of life issues.
- **8.2 Publish Report.** Prepare a report suitable for public review and comment.

fax (415) 904-5400

LCP Grant Application FY 2001/2002 Work Program Budget

Jurisdiction: County of San Luis Obispo

Title of Proposed Project: Update of the San Luis Bay Area Plan

Proposed Grant Amount: \$100,000

Work Program Items		Budget	
Tasks/Subtasks	Staff	Consultant	Total
1. Start-up	\$1,015		\$1,015
2. Public Outreach	\$8,515		\$8,515
3. Resource Capacity Estimates	\$8,515		\$8,515
4. Land Use Survey & Buildout Estimates	\$28,515		\$28,515
5. Population Estimates	\$6,015		\$6,015
6. Environmental Constraints Analysis *			\$0
7. Fiscal Analysis	\$13,515		\$13,515
8. Community Issues & Comments	\$23,515		\$23,515
			\$0
			\$0
Task Subtotal	\$89,604	\$0	\$89,604
Task Total (Same as Line A3)			\$89,604
Operations Total			\$10,396
Work Program Grand Total			\$100,000
Note: While not currently anticipated, County may use consultants for any tasks.	*0	County 1:1 Matcl	h is \$100,000
Operations		Budget	
1. Travel		part of the second of the seco	\$2,500
2. Office Supplies			37346
3. Printing			\$3,500
4 Postage			\$3,250
5: Other	A STATE OF THE STA		so
- Operations Total		1965 (1968) 1966 (1968) 1966 (1968)	\$10,396

2. Schedule of Quarterly Work Products & Expenditures

Project: Comprehensive Update of the San Luis Bay Area Plan. The County will start scheduled tasks in January 2002 and complete the grant tasks specified by December 31, 2002. Note that future tasks in Year 2 are indicated to show the sequence of tasks resulting in adoption of the updated area plan.

LCP Grant Application FY 2001/2002 Project Completion Schedule & Quarterly Expenditures

	Part B. Upda Project Completion	te of the San Lu Schedule & Qu			
	Step/Task	Jan-Mar 2002	Apr-June 2002	July-Sept 2002	Oct -Dec 2002
1	Start-up	\$2,500			
2	Public Outreach	\$2,500	\$2,500	\$2,500	\$2,500
3	Resource Capacity Estimates		\$10,000		
4	Land Survey& Buildout Analysis		\$20,000	\$10,000	
5	Population Estimates			\$7,500	
6	Env Constraints Analysis *	Match	Match	Match	Match
7	Fiscal Analysis				\$15,000
8	Community Issues & Comments				\$25,000
	Quarterly Subtotal	\$5,000	\$32,500	\$20,000	\$42,500
	Grant Application Total	\$100,000			
	★ Env Constraints-County Match	\$100,000			
	Year 1 Project Total	\$200,000	· · · · · · · · · · · · · · · · · · ·		
	Future Year 2 - Step/Task	Jan-Mar 2003	Apr-June	July-Sept 2003	Oct-Dec 2003
- 9	Plan Alternatives	\$25,000			
10	Public Review Draft Area Plan	\$25,000			
11	Public Hearing Draft Plan & EIR	1752	\$75,000		
12	Public Hearings	er de serviciones.	A process of the later of	\$35,000	
13	Final Plan	第三 数 表示			\$10,000

. .

·

B. Correspondence

1. Senator O'Connell Letter Supporting Santa Barbara County Application.

.

SACRAMENTO OFFICE STATE CAPITOL, ROOM 5035 SACRAMENTO, CA 95814 (916) 445-5405

SAN LUIS OBISPO OFFICE 1260 CHORRO STREET, SUITE A SAN LUIS OBISPO, CA 93401 (805) 547-1800

SANTA BARBARA OFFICE 28 WEST CARRILLO, SUITE F SANTA BARBARA, CA 93101 (805) 966-2296

VENTURA OFFICE 89 S. CALIFORNIA STREET, SUITE E VENTURA, CA 93001 (805) 641-1500

September 7, 2001

California State Senate

SENATOR JACK O'CONNELL EIGHTEENTH SENATORIAL DISTRICT



BUDGET & FISCAL REVIEW
SUBCOMMITTEE ON EDUCATION

BUDGET AND FISCAL REVIEW BUSINESS AND PROFESSIONS CONSTITUTIONAL AMENDMENTS

ENVIRONMENTAL QUALITY
GOVERNMENTAL ORGANIZATION

EDUCATION

JUDICIARY

SEP 1 7 2001

CALIFORNIA **COASTAL COMMISSION**

Bill Van Beckum Local Coastal Program Planning Grants California Coastal Commission 45 Fremont Street, Suite 2000 San Francisco, CA 94105

Dear Mr. Van Beckum:

It has come to my attention that the County of Santa Barbara is applying for a \$55,182 Local Coastal Program Planning Grant towards updating its Local Coastal Plan (LCP) for the Gaviota Coast area. I want to express my strong support for approval of this request.

These funds would specifically be used to coordinate with Gaviota Coast stakeholders and interest groups on mechanisms to protect the Gaviota Coast, the last remaining section of undeveloped open space on the Southern California coast. Approval of this grant will also allow the County to complete land use maps, review development options, review and comment on the National Park Service's Feasibility Study, determine appropriate LCP updates related to resource protection, coastal access and visitor serving uses and to draft the necessary policies and zoning ordinance revisions.

As you know, the Gaviota Coast, which stretches from Goleta to Point Conception, from the ocean to the Los Padres National Forest, is renown for its magnificent scenery, its biological diversity and cultural richness. Due to its location at the convergence of the Pacific northern and southern offshore currents, it is host to an abundance of natural resources found nowhere else in the state. Unfortunately, this area has, and will increasingly, come under tremendous development pressure, thus jeopardizing its scenic, natural and cultural resources. Updating the LCP for this area is, therefore, extremely critical at this time. It is for these reasons that I would, again, urge your approval of this grant.

Thank you in advance for your consideration of my comments.

Sincerely,

APPLICATION NO.

Sta. Barbara County

Pg. 1 of 1

EXHIBIT NO. B

Ĵ

÷