

CALIFORNIA COASTAL COMMISSION

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

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RECORD PACKET COPY

March 19, 2002

TO: Commissioners and Interested Persons

FROM: Peter M. Douglas, Executive Director
Elizabeth Fuchs, AICP, Coastal Program Manager
Bill Van Beckum, LCP Assistance

SUBJECT: Amendment to FY 01/02 Sonoma Co. LCP Grant Award. Proposed amendment to augment the FY 01/02 LCP Grant award to Sonoma County, to add \$36,505 of unallocated funds to the \$37,500 award budget for funding LCP Update tasks (for Commission review and action at its meeting of April 8-12, 2002 in Santa Barbara).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission augment the \$37,500 Sonoma County LCP Update grant, awarded on December 12, 2001, with an additional \$36,505, for a total award of \$74,005.

BACKGROUND

The FY 2001/02 Coastal Commission budget contains \$500,000 to disburse for LCP Assistance Grants to local governments. At the Commission's December meeting, the Commission awarded all \$500,000 for ten LCP grants to ten different cities and counties. One of these awards was a \$36,505 grant to the County of Santa Barbara, to partially fund preparation of an LCP update for the County's Gaviota Coast area. On February 28, however, the County wrote Commission staff that the County would not be able to accept the grant, due to unexpected events that have occurred since December, as described in the February 28 letter, attached as Exhibit 1. The County's letter also expressed "hopes that these monies can be redirected to another grant application.

The \$36,505 that is no longer directed to the County of Santa Barbara is in fact available for reallocation, as long as it is encumbered within the current fiscal year. Staff recommends that the Commission award this \$36,505 to the County of Sonoma, to supplement the \$37,500 grant the Commission awarded the County in December 2001. The intent of the \$37,500 Sonoma County grant was to partially fund the first year (Phase 1) of the County's two-year LCP update program. Although Sonoma County's grant application for Phase 1 was for \$75,000, the Commission was able to award the County only half that amount because of the limited FY 01/02-grant funds available for allocation. Of all ten FY 01/02 grant awards, the grant award amount as a percentage of the grant amount requested was least for Sonoma County, at only 50%.

The adopted recommendation for the Commission's December approval action on the Sonoma County grant application is attached as Exhibit 2. The exhibit includes conditions requiring the development of a strategy for acceptance of outstanding offers to dedicate and the provision of measures to identify, prevent, and control nonprofit source pollution. The recommended amendment will not affect these requirements.

Exhibit 2 also describes how the County's LCP update work program expands upon work that resulted in LCP Amendment 1-00 (General Plan Consistency), which the Commission approved, with modifications, in July 2001. Exhibit 3, the County's application for the LCP Update grant, includes a complete description of the County's total, two-year work program (Phase 1 work scheduled for the first year, and Phase 2 work scheduled for the second year). As recommended now, the total award to the County would be \$74,005, an amount sufficient to fund all four Phase 1 tasks that are described in Exhibit 3. The only Phase 1 costs not funded by the grant would be \$1,000 of the project's total \$3,000 "operations (printing)" costs.

The County intends to fund most of the project's estimated \$75,000 Phase 2 costs with a \$62,500 grant recently awarded to the County through the Coastal Resources Grant Program.

STAFF RECOMMENDATION

Staff recommends that the Commission augment the \$37,500 Sonoma County LCP Update grant, awarded on December 12, 2001 with an additional \$36,505, for a total award of \$74,005, for the period of April 1, 2002 through March 31, 2003.

MOTION

"I move that the Commission approve the grant award amendment as recommended by the staff report."

Staff recommends a YES vote.

EXHIBITS

1. Letter from Santa Barbara County, February 28, 2002
2. Adopted Staff Recommendation for the Commission's December 2001 Action Approving a \$37,500 LCP Update Grant for the County of Sonoma
3. Sonoma County FY 01/02 LCP Grant Application



County of Santa Barbara Planning and Development

John Patton, Director
Dianne Meester, Assistant Director

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CALIFORNIA
COASTAL COMMISSION

February 28, 2002

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


Dear Bill:

Regretfully, I am notifying you that Santa Barbara County will not be accepting the LCP planning grant in the amount of \$36,505 for the Gaviota Coast Long-Range Planning & LCP Policy Program, awarded by the Coastal Commission on December 12, 2001.

Due to significant budget impacts on the County resulting from the state budget shortfall and incorporation of the new City of Goleta, Planning and Development (P&D) will not have sufficient staff to process this anticipated Gaviota Coast planning work program for Fiscal Years 2001-02 and 2002-03. As such, the County would be unable to fulfill the work program proposed under the Commission's grant agreement for calendar year 2002. P&D sincerely expresses our apology for this unexpected change in our request for funding and any administrative inconveniences this may cause. The County hopes that these monies can be redirected to another grant applicant.

P&D's five-year work program contains anticipated long-range planning work on the Gaviota Coast, which remains one of our priority planning areas. As several major projects in Fiscal Year 2002-03 near completion, the County will most likely consider the Gaviota Coast work program and reapply for grants to assist in our LCP planning in the future. If there is any additional actions required of the County regarding the grant withdrawal, please contact me at (805) 568-2072.

Sincerely,


Dave Ward,
Comprehensive Planning

cc: Gaviota Coast LCP Grant File
David Lackie, Supervising Planner

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

EXHIBIT NO. 1
APPLICATION NO.
Sonoma County Grant Amendment
2/28/02 letter from Santa Barbara Co.

Sonoma County 12/12/01 LCP Grant Award of \$37,500 as Recommended in 11/20/01 Staff Report (below):

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)

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 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. Polluted Runoff. 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

EXHIBIT NO. 2
APPLICATION NO.
Sonoma County Grant Amendment
December 2001 Staff Recommendation

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 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*

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LCP Grant Application FY 2001/2002
Submittal Summary

CALIFORNIA
COASTAL COMMISSION

Applicant: County of Sonoma

Project Director: Kathi Jacobs Title: Planner III

Address: Permit and Resource Management Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Phone: (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: (707)565-1756 Fax: (707)565-1103 E-mail: Kmartin@sonoma-county.org

Title of Proposed LCP Project: LCP Update

LCP Project Cost: \$ 150,000

LCP Grant Request: \$ 75,000 (= 50 % of LCP Project Cost)

Jurisdiction Match: \$ 75,000 (= 50 % of LCP Project Cost)

Months Needed to Complete LCP Grant Work Program: 24 months

Work beginning on: 01/01/02
and ending on: 12/31/03

Authorized Official: Chris Arnold

Title: PRMD Director Signature: Chris Arnold by RRP

Date: 9/7/01

EXHIBIT NO.	3
APPLICATION NO.	
Sonoma County Grant Amendment	
September 2001 Grant Application	

**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

Classifications and Rates (itemize):

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

<u>Personnel Classification</u>	<u>Rate **</u>	<u>x</u>	<u>Hours</u>	<u>=</u>	<u>Salary</u>
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
					-
Total \$					117,000
a. Salary (from line above)	\$ 117,000				
b. Benefits		(@	17.00 %)	
c. Overhead		(@	48.00 %)	
d. Total (of a. through c.)	\$ 117,000				

2. Professional and Consulting Services \$ 30,000
 (total of Consultant column on
 attached Work Program Budget form Page 3)

3. Total Personal/Consulting Services \$ 147,000
 (total of A.1.d and A.2 above)

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

* 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
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 San Francisco, CA 94105-2219
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August 2001

**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 *	Budget **		
	Staff	Consultant	Total
Tasks/Subtasks:			
Phase I			\$ -
1. 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
3. Community and agency meetings; develop draft plan and new water quality regulations	13,000	8,000	21,000
4. Administrative draft, review; public notice and review; public workshops, consult w/ CC staff	13,000	2,000	15,000
			-
Phase II			-
1. Revisions, notice and public review; hearings before Planning Commission	15,000	3,000	18,000
2. Revisions, notice and public review; hearings before Board of Supervisors	16,000	3,000	19,000
3. Revisions and submittal to Coastal Commission; consult with CC staff--revisions	16,000	4,000	20,000
4. Coastal Commission hearings; modifications as necessary; finalize plan	16,000		16,000
			-
			-
			-
			-
Totals (of above & any additional rows after p. 4)	\$ 117,000	\$ 30,000	\$ 147,000
Tasks Total (equals Budget Allocation Summary form's line A.3)			\$ 147,000
Operations (itemize on next page):			
Operations Total			\$ 3,000
Work Program Total (sum of Tasks Total and Operations Total)			\$ 150,000

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

** Round to the nearest dollar.

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

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August 2001

**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

Work Program Items	Budget
Operations (itemize below)	
Travel	\$
Office supplies	
Postage	500
Printing	2,500
Other:	
Operations Total	\$ 3,000

* Round to the nearest dollar.

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 re-prioritizing 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 I--YEAR 1 Research and Development of Draft Plan

First Quarter		
Project Management Initial Research		\$13,000
Engineering/Hydrology Consultant		<u>\$4,000</u>
Total First Quarter		\$17,000
Second Quarter		
Project Management, Agency & Public Meetings		\$15,000
E/H Consultant		<u>\$6,000</u>
Total Second Quarter		\$21,000
Third Quarter		
Prepare Draft Plan, Management		\$13,000
E/H Consultant		\$8,000
Printing		<u>\$1,000</u>
Total Third Quarter		\$22,000
Fourth Quarter		
Public Workshops, Management		\$13,000
E/H Consultant		<u>\$2,000</u>
Total Fourth Quarter		\$15,000
Total First Year		\$75,000

PHASE II--YEAR 2 Public Review and Hearings

First Quarter		
Project Management, Revised Draft		\$15,000
E/H Consultant		\$3,000
Printing		<u>\$1,000</u>
Total First Quarter		\$19,000
Second Quarter		
Management, Public Hearings		\$16,000
E/H Consultant		<u>\$3,000</u>
Total Second Quarter		\$19,000
Third Quarter		
Management, Submittal to Coastal Commission		\$16,000
Printing		\$1,000
E/H Consultant		<u>\$4,000</u>
Total Third Quarter		\$21,000
Fourth Quarter		
Coastal Commission Hearing, Management		<u>\$16,000</u>
Follow-up		
Total Fourth Quarter		\$16,000
Total Second Year		<u>\$75,000</u>
PROJECT TOTAL		\$150,000

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.