

**CALIFORNIA COASTAL COMMISSION**

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# W5c

**DATE:** December 20, 2013

**TO:** Commissioners and Interested Parties

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**SUBJECT: Proposed Local Coastal Program Grant Awards for Fiscal Year 2013/2014 Using Funds from Budget Augmentation.**

## SUMMARY OF STAFF RECOMMENDATION

The Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants to local governments to support Local Coastal Program (LCP) planning. These are the first Commission LCP planning grants funds available since FY 2000/2001. On August 14, 2013 the Commission adopted the priorities and criteria for reviewing and recommending awards for FY 2013/2014 LCP Planning grants and authorized staff to solicit and evaluate proposals subject to the requirement that the Commission approve final selection of any grants awarded under this program.<sup>1</sup> The application period opened on September 5, 2013 and closed on November 22, 2013, with final local resolutions due by December 19, 2013.

**The Commission received 28 grant applications for grants totaling \$5,292,007**

(See [Attachment A](#)). The grant requests range from a low of \$50,000 to a high of \$1,000,000. Of the 28 grant applications, 8 requests are under \$100,000, 18 are between \$100,000 and \$300,000 and 2 are over \$300,000.

Commission staff members, with input from the staff representatives of the Ocean Protection Council (OPC) and the State Coastal Conservancy (SCC) (state agencies administering the LCP Sea-Level Rise and Climate Ready grant programs, respectively), have reviewed the applications and developed recommendations for the proposals which best fit the grant selection priorities and criteria (See [Attachment B](#) for the adopted criteria).

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<sup>1</sup> <http://documents.coastal.ca.gov/reports/2013/8/W31b-8-2013.pdf>

**Table 1 and Section VII summarize the 11 projects recommended for funding, for a total of \$1,000,000 in grant awards. Staff recommends that the Commission approve eleven grant awards as shown in Table 1, below.**

The proposals for the 11 projects recommended for funding are hyperlinked in Table 1. All 28 proposals are available in [Attachment A](#), and on the Coastal Commission’s website at: <http://www.coastal.ca.gov/lcp/lcpgrantprogram.html>.<sup>2</sup> Due to the length of the proposal packets (the 11 proposals total over 300 pages), Commission staff opted to provide the proposals in an electronic format via the links below, and to provide detailed descriptions of the grant proposals in [Section VII](#). Paper copies of the grant proposals are available upon request. **If any Commissioners or members of the public would like paper copies of the grant proposals, please let Commission staff know immediately.**

**Table 1: Recommended Grant Awards FY 2013/2014**

	Jurisdiction	Project	Amount Requested	Grant Recommended
North Coast District	<a href="#">County of Humboldt</a>	ADCs-New LCP	\$ 125,000	\$ 29,000
	<a href="#">City of Arcata</a>	LCP Update	\$ 57,000	\$ 54,000
North Central District	<a href="#">County of Marin</a>	LCP Update	\$ 64,000	\$ 54,000
	<a href="#">City of Half Moon Bay</a>	LCP Update	\$150,000	\$ 75,000
Central District	<a href="#">City of Pacific Grove</a>	New LCP	\$ 145,760	\$ 130,000
South Central District	<a href="#">City of Goleta</a>	New LCP	\$ 300,000	\$ 125,000
	<a href="#">City of Santa Barbara</a>	LCP Update	\$ 300,000	\$ 123,000
South District	<a href="#">City of Los Angeles</a>	New LCP	\$ 1,000,000	\$ 100,000
	<a href="#">City of Hermosa Beach</a>	New LCP	\$ 112,750	\$ 100,000
	<a href="#">City of San Clemente</a>	New LCP	\$ 100,000	\$ 90,000
San Diego District	<a href="#">City of Solana Beach</a>	New LCP	\$ 300,000	\$ 120,000
<b>Total</b>			<b>\$ 2,654,510</b>	<b>\$ 1,000,000</b>

All of the recommended awards are consistent with the purpose of the LCP grant program and the Commission’s adopted priorities and criteria. They all are supported by adopted resolutions of the local governing bodies, indicating support for completion of the LCP planning work and all contain tasks for public participation and early coordination with Coastal Commission staff. **The jurisdictions with recommended awards are contributing an estimated cumulative total of over \$5.5 million in leveraged funds from other grants, locally allocated funds and in-kind services.**

<sup>2</sup> The 28 grant proposals were posted to the LCP Grant Program website on December 3, 2013.

Because all grants are recommended for amounts below the amount requested, each is recommended with conditions that include submittal of a revised work plan and budget prior to contract execution. Some recommended awards may include additional conditions related to specific work program tasks, such as coordinating work underway through other grant programs, including the OPC LCP Sea-Level Rise and the SCC's Climate Ready grant programs. All of the recommended awards include conditions for the contract that will identify required project management, progress reporting, and interim and/or final deliverables. Staff is also recommending a condition for all grant awards that will allow reallocation of any grant funds if for some reason a grantee abandons the project or fails to execute the grant agreement. [Section VIII](#) provides a summary of post-award contract requirements.

The Commission staff involvement in ongoing coordination with and input to local governments on these LCP planning efforts is a critical element to assure project success. When final grant awards are made and contracts executed, a Commission staff person will be assigned to work with each grantee as the LCP project proceeds. It is only with the augmentation of the Commission's FY 2013/2014 budget to add staff to District offices could this level of coordination and support be assured. If the Commission budget for these additional staff is not continued, staff support for ongoing planning work with local governments and for these grants projects will necessarily be reduced.

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## **I. MOTION AND RESOLUTION**

### **Motion:**

*I move that the Commission **approve** the eleven grant awards identified in Table 1 of this staff recommendation and authorize the Executive Director or his designee to enter into contracts with the grantees, subject to the requirements and conditions set forth in the staff recommendation, for allocation of these funds.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the eleven grant awards identified in Table 1 and the Commission authorizing the Executive Director or his designee to enter contracts with the grantees for distribution of the grant funds. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **Resolution:**

*The Commission hereby approves the eleven grant awards identified in Table 1 of this staff recommendation and authorize the Executive Director or his designee to enter into contracts with the grantees, subject to the requirements and conditions set forth in the staff recommendation, for allocation of these funds.*

## **II. REQUIREMENTS AND CONDITIONS FOR ALL GRANTS**

All grant contracts will contain provisions to ensure successful implementation of the work program. Specifically, contracts will include requirements and conditions regarding the project schedule, progress reporting, reimbursement procedures, and stipulations and grant withholdings for projects not completed within the grant time period. The general contract requirements and conditions are explained in detail in [Section VIII](#), Grant Administration.

## **III. GRANT SPECIFIC REQUIREMENTS AND CONDITIONS**

### **1) HUMBOLDT COUNTY**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects the completion of the following tasks for a total of \$29,000 with a \$96,000 budget reduction: Task 1: Certification of ADC # 1 Northcoast Area Plan- Azalea Habitats on Stagecoach Hill, Task 2: Certification of ADC # 2 Northcoast Area Plan- Big Lagoon Area, Task 3: Certification of ADC # 3 Trinidad Area Plan- Trinidad Area Shoreline Lots, and Task 7: Updated LCP to reflect regional economic and demographic changes relating to Industrial/Coastal-Dependent Land Use around Humboldt Bay.

### **2) CITY OF ARCATA**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$54,000, with a reduction of \$3,000 in Task 1- Kickoff Meetings, Literature Review, Sea-Level Rise (SLR) Mapping & Preliminary Risk Assessment.

2. The grantee shall submit a revised work plan to reflect analysis of sea-level rise impacts through 2100, as opposed to the 15 to 17 year analysis included in the proposal.
3. The grantee shall coordinate work if funded through the Climate Ready Grant with the completion of this grant. In particular, Task 7.5, Public Workshop No.3- Focus on Samoa Boulevard, Marsh, and WWTP shall be coordinated with the results of related Climate Ready grant deliverables.

### **3) MARIN COUNTY**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects a \$54,000 award and \$10,000 budget reduction in Task C.1 Establish Public Involvement Process.

### **4) CITY OF HALF MOON BAY**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects a \$75,000 award and a \$75,000 budget reduction from Tasks 4- Alternatives, task 5- Preferred Plan, Key Goals, and General Plan/LCP Outline, and Task 6- Draft General Plan and Local Coastal Land Use Plan Update, and which focuses LCP Planning grant funding on development of the draft Local Coastal Program and Local Coastal Implementation Plan.
2. The grantee shall submit a timeline of LCP Sea-Level Rise grant work, and shall ensure timing of sea-level rise studies and development of adaptation measures fit within the timeline of the entire LCP/General Plan update.

### **5) CITY OF PACIFIC GROVE**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$130,000 with a \$15,760 budget reduction in Task 5-CEQA. The work program shall delete Task 5 related to CEQA work and document preparation.

### **6) CITY OF GOLETA**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects a an award of \$125,000 with a \$175,000 budget reduction from all tasks: Task 1- LCP Work Plan and Outline, Task 2- LCP Land Use Plan/ Environmental Review, Task 3- LCP Implementation Plan/ Environmental Review, Task 4- Public Review Process, Task 5- Final Plan and Certification.

### **7) CITY OF SANTA BARBARA**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$123,000 with a \$177,000 budget reduction from Task 2- Draft Sea-level Rise Vulnerability & Adaptation Report, Task 3- Draft Land Use Plan

comprehensive update, Task 4- Draft Implementation Plan update, and Task 5- Adopt Local Coastal Program update and submit to Coastal Commission for Certification.

**8) CITY OF LOS ANGELES**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$100,000 and a \$900,000 budget reduction and which focuses LCP funding on development of the LUP amendments and the Implementation Ordinances (Task 1.3- Venice Specific Plan Amendment and Task 1.4- Implementation Ordinance).

**9) CITY OF HERMOSA BEACH**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$100,000 with a \$12,750 budget reduction from Task 7- Initiate Public Review and Adopt Certified LCP. The work program and deliverables for Task 7- shall be revised to remove task work and funding for the General Plan EIR.

**10) CITY OF SAN CLEMENTE**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects a \$10,000 budget reduction in Task 4- Update LCP/LUP and Task 5-Prepare LCP/IP to reflect the estimated cost of CEQA tasks.

**11) CITY OF SOLANA BEACH**

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$120,000 and a budget reduction of \$180,000 and which focuses LCP Funding on Task 1- Development of the Land Lease/Recreation Impact Mitigation.

## **IV. INTRODUCTION**

The Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants to local governments to support Local Coastal Program (LCP) planning. There is a priority need to complete LCPs that have not yet been certified and to update older LCPs that may no longer reflect current circumstances and new scientific information, including addressing the effects of climate change and sea-level rise. The Coastal Commission's LCP Planning Grant Program is one of several grant programs available for local governments to update LCPs and plan for climate change. The Ocean Protection Council (OPC), in coordination with the State Coastal Conservancy (SCC) and the Coastal Commission, is awarding \$2.5 million in grants to update LCPs to address sea-level rise. In addition, the SCC is awarding \$1.5 million as part of its Climate Ready Grant Program. The Commission staff expects that a second round of Commission LCP Planning grants will be available in FY 2014/2015.

## **V. PROGRAM DESCRIPTION**

The goal of this grant program is to support local government efforts to complete certification of a new LCP or to update an existing LCP to reflect new information, changed conditions, and emerging issues, with an emphasis on addressing climate change and sea-level rise, consistent with the Coastal Act. The Coastal Commission Strategic Plan Goal 4 places high priority on strengthening the LCP Program, and states that the LCP Program is "the core implementation mechanism of the Coastal Act and the area most in need of increased investment to assure long run success in program implementation."<sup>3</sup>

On August 14, 2013, the Commission adopted priorities and evaluation criteria for implementing the FY 2013/2014 LCP Planning grant program to reflect this goal [see <http://documents.coastal.ca.gov/reports/2013/8/W31b-8-2013.pdf> and [Attachment B](#) for a description of the criteria as provided in the LCP Planning Grant program application announcement.] The evaluation criteria were: Public Benefit/Significance, Need and Extent, Addressing the Effects of Climate Change, Likelihood of Success/Effectiveness, Workload, and Project Integration/Leverage/Matching Funds.

## **VI. REVIEW PROCESS**

A team of Commission staff reviewed the grant applications with input from District Managers. In addition, Commission staff consulted with staff representatives from the Ocean Protection Council (OPC) and the State Coastal Conservancy (SCC) in order to coordinate with the OPC LCP Sea-Level Rise grant awards, awarded in November 2013, and the SCC Climate Ready grant recommendations (to be considered at the January SCC meeting).

Staff considered the Commission-approved criteria carefully when reviewing applications. An initial review identified those applications which best met the evaluation criteria. After the initial review, however, there was more than three times the amount of grant requests from applications that closely met the funding criteria than there were available funds. To further

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<sup>3</sup> California Coastal Commission, Strategic Plan 2013-2018, Approved April 2013, pg 15. Accessed on 11/5/2013 at <http://documents.coastal.ca.gov/reports/2013/4/F9a-4-2013.pdf>.



evaluate these remaining proposals, staff closely evaluated the ability of local governments to leverage existing funds to complete the proposed work, and whether there was a logical sequencing of the work proposed in the grant application with any technical studies, sea-level rise assessments, and other work recommended for funding through the Climate Ready, LCP Sea-Level Rise grants, and other grant programs.

The review team also factored in District input regarding local planning processes underway that would indicate where likelihood of success and project results could be achieved most quickly. In addition, the review team considered the importance of Commission staff commitment to early coordination as an important aspect of the likelihood of success, and therefore tried to consider geographic distribution of grant awards so that districts could adequately support the workload. Some applications that fit most of the funding criteria were not recommended for funding because of the timing and sequencing of work underway through other grant programs. In general, the work proposed under these grants is related to sea-level rise risk/vulnerability assessments, so the assessments ideally should be completed before sea-level rise adaptation policies and ordinances are formulated for LCPs. In some cases, these applications may be well suited for the next round of Commission LCP or OPC grant funding.

As part of the application review process, the staff review team considered options to either recommend funding only a select few jurisdictions *fully* (three or four only) or to evaluate whether proposals that closely fit the funding criteria could be *partially funded* and thereby support significant progress toward completion of LCPs or LCP Updates. The staff review team decided to recommend the latter approach, and this is reflected in the recommendation for only partial funding for the eleven grant applications.

All 28 applications submitted for funding represent critical and necessary LCP planning work. Even after the initial review of the applications that best fit funding criteria, grant requests totaled over \$3 million, which illustrates both the high number of proposals worthy of funds as well as the high demand for this type of funding assistance. Many applications that fit the funding criteria are not recommended for funding because the Commission has only \$1,000,000 for grant awards in this fiscal year. [Attachment A](#) shows the review team recommendations.

## **REVIEW OF GENERAL PLAN AND CEQA-RELATED TASKS**

Many of the grant applications included work tasks related to the development of CEQA documents, including development of Environmental Impact Reports (EIR) and preparation of General Plan updates. Because grant funds were extremely limited and these tasks are not required for the development of LCPs and LCP Amendments, staff is recommending changes to proposed budgets to remove those costs so that LCP Planning funds are not allocated to development of CEQA documentation or General Plan updates.

Public Resources Code section 21080.9 exempts local governments from preparing CEQA documentation for LCPs or LCP Amendments. CEQA is satisfied in these cases because the Commission's program involving the preparation, approval and certification of LCPs has been found by the Secretary for Resources to meet the requirements of Public Resources Code section 21080.5. Thus, staff believes that funding preparation of EIRs, when they are not required for LCP submittals, is not the most effective allocation of grant funds.

Similarly, several work programs contain tasks that include General Plan update work. Integration of the General Plan and LCP planning efforts can be a positive approach that offers efficiencies in carrying out related tasks, especially for those jurisdictions that are almost entirely within the coastal zone or where the LCP is comprised mainly of select elements of the General Plan. Commission staff recommends that LCP grant funds should not be used for General Plan update tasks.

In some proposed work programs and budgets there was no specific line item for either the CEQA or specific General Plan work, but rather the work was included within larger analysis tasks. Staff recommends reduced funding in these cases to account for this non-LCP related work. The general requirements and conditions for all grants require local governments to more specifically separate out those costs in the required revised work program and budget.

## VII. AWARD RECOMMENDATIONS FY 2013/2014<sup>4</sup>

### 1) HUMBOLDT COUNTY

**Project Title:** Humboldt County Local Coastal Program Update  
**Project Location:** Humboldt County  
**Project Timeline:** April 1, 2014 to April 30, 2016

**Total Amount Requested:** \$125,000  
**Total Amount Recommended:** \$29,000

**Grantee's Leveraged Funds:** \$530,000

Leveraged funds include approximately \$30,000 in staff time, approximately \$30,000 in prior Coastal Commission grant funds, \$120,000 in prior funding for the Humboldt Bay Sea-Level Rise Study, approximately \$350,000 in prior Department of Water Resources funding for General Plan background documents.

#### Conditions of Approval

In addition to General Requirements, staff recommends the following specific conditions on the Humboldt County grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects the completion of the following tasks for a total of \$29,000 with a \$96,000 budget reduction: Task 1- Certification of ADC # 1 Northcoast Area Plan- Azalea Habitats on Stagecoach Hill, Task 2- Certification of ADC # 2 Northcoast Area Plan- Big Lagoon Area, Task 3- Certification of ADC # 3 Trinidad Area Plan- Trinidad Area Shoreline Lots, and Task 7- Updated LCP to reflect regional economic and demographic changes relating to Industrial/Coastal-Dependent Land Use around Humboldt Bay.

#### Grant Proposal Summary:

Humboldt County requests a LCP Planning grant to complete full certification of the remaining three Areas of Deferred Certification (ADC) in Humboldt County, as well as to update the LCP to address sea-level rise and tsunami hazards, incorporate policy changes from the General Plan update, and to reflect regional economic and demographic changes relating to coastal dependent industrial and vacation rentals.

The proposal includes the following components:

- Task 1: Certification of ADC # 1 Northcoast Area Plan- Azalea Habitats on Stagecoach Hill
- Task 2: Certification of ADC # 2 Northcoast Area Plan- Big Lagoon Area
- Task 3: Certification of ADC # 3 Trinidad Area Plan- Trinidad Area Shoreline Lots

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<sup>4</sup> In all grant applications leveraged funds includes: grantee funding, grantee in-kind contributions, and other grant sources.

- Task 4: Sea-Level Rise Adaptation and Strategic Planning
- Task 5: Tsunami Hazards
- Task 6: Updated LCPS To Reflect Policies And Information From The Countywide General Plan Update
- Task 7: Updated LCP to reflect regional economic and demographic changes relating to Industrial/Coastal-Dependent Land Use around Humboldt Bay

### **Discussion**

Humboldt County has significant coastal resources of statewide significance, including agricultural lands, timberlands, old growth redwood forests, wetlands and other environmentally sensitive habitat areas along the Humboldt Bay and the Eel River estuary, freshwater lagoons such as Big Lagoon, Stone Lagoon, and Freshwater lagoon, and unusually expansive Western Azalea habitat that is easily disturbed or degraded. The County has numerous public access areas and expansive beaches, including Moonstone County Beach, Mad River Beach County Park, and Clam Beach County Park. In addition, due to the decline in the timber economy and other changing circumstances in the area, the County has significant tracts of underutilized industrial lands. The area is also especially vulnerable to sea-level rise and tsunami hazards.

Certification of these ADCs is a high priority and would reduce permit workload. The proposal indicates that certification of these areas should be able to be completed relatively quickly, with a high likelihood of success. There is a critical need for updated policies to address sea-level rise in the LCP, but due to limited funds, Commission staff was not able to recommend funding for these tasks. Significant efforts are occurring regionally to map and understand vulnerabilities from sea-level rise, and Humboldt County can continue to initiate sea-level rise planning through the regional effort.

### **Award Modifications**

Staff recommends the Commission authorize a grant of \$29,000 to fund completion of Tasks 1- Certification of ADC # 1 Northcoast Area Plan- Azalea Habitats on Stagecoach Hill, Task 2- Certification of ADC # 2 Northcoast Area Plan- Big Lagoon Area, Task 3- Certification of ADC # 3 Trinidad Area Plan- Trinidad Area Shoreline Lots, and Task 7- Updated LCP to reflect regional economic and demographic changes relating to Industrial/Coastal-Dependent Land Use around Humboldt Bay. Condition 1 of the grant will require the County to revise the work program and budget to reflect the reduction.

**The outcome of this grant is expected to be certification of the three ADCs and a LCP Amendment to address industrial/coastal-dependent land use around Humboldt Bay.**

## 2) CITY OF ARCATA

**Project Title:** City of Arcata Local Coastal Program Amendment  
**Project Location:** Humboldt County  
**Project Timeline:** April 1, 2014 to October 15, 2015

**Total Amount Requested:** \$57,000  
**Total Amount Recommended:** \$54,000

**Grantee's Leveraged Funds:** \$478,000

Leveraged funds consist of \$82,000 in City of Arcata funds from the General Plan Update Fee (committed), \$86,000 in State Coastal Conservancy Climate Ready Grant funds for the Arcata Bay Sea-Level Rise Adaptation Measures project (recommended for funding), \$70,000 of City of Arcata staff time, \$40,000 for Samoa Boulevard Existing Conditions Report, \$200,000 spent on the previous 2011 LCP submittal.

### **Conditions of Approval:**

In addition to General Requirements, staff recommends the following specific conditions for the City of Arcata grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$54,000, with a proposed reduction of \$3,000 in Task 1- Kickoff Meetings, Literature Review, Sea-Level Rise (SLR) Mapping & Preliminary Risk Assessment.
2. The grantee shall submit a revised work plan to reflect analysis of sea-level rise impacts through 2100, as opposed to the 15 to 17 year analysis included in the proposal.
3. The grantee shall coordinate work if funded through the Climate Ready Grant with the completion of this grant. In particular, Task 7.5, Public Workshop No.3- Focus on Samoa Boulevard, Marsh, and WWTP should be coordinated with the results of related Climate Ready grant deliverables.

### **Grant Proposal Summary:**

The City of Arcata proposes to certify a LCP amendment to address sea-level rise and changed community conditions based on the 2011 LCP submittal. The proposal includes evaluation of the effects of sea-level rise, development of LCP policy options and an Adaptation Plan to address sea-level rise, an update to the Existing Conditions Report, LCP background, and other modifications as needed to the 2011 LCP submittal, public workshops, and final certification of the LCP Amendment.

The proposal includes the following components:

- Task 1: Kickoff Meetings, Literature Review, Sea-Level Rise (SLR) Mapping & Preliminary Risk Assessment
- Task 2: Adaptation Measures, LCP Policy Options, Prepare SLR Scenarios Report
- Task 3: Update and Expand Existing Conditions Report

- Task 4: Prepare Coastal Land Use Plan Framework Document
- Task 5: Prepare Coastal Implementation Plan Framework
- Task 6: Agency Consultation
- Task 7: Public Workshops and Kickoff Meeting
- Task 8: Prepare Local Coastal Program Update
- Task 9: Agency Review of Draft Local Coastal Program
- Task 10: City of Arcata Review Process
- Task 11: Coastal Commission Review Process

### **Discussion**

The City of Arcata has significant coastal resources of statewide significance at risk from sea-level rise, including wetlands and other environmentally sensitive habitat areas, critical infrastructure, including a wastewater treatment facility, Highway 101, the California Coastal Trail, and public access areas. The LCP was last updated in 1989. The City of Arcata did, however, complete a LCP amendment, which consisted of a full LUP update in 2011. This amendment was approved by the Commission with modifications, but it was never adopted by the City. Based on the full 2011 update draft, the City of Arcata has demonstrated its commitment to updating its LCP. Given the work that it has completed to date, its ability to leverage City funds and work completed on sea-level rise mapping by the Humboldt Bay Sea-Level Rise Mapping and Vulnerability Assessment, the City of Arcata has a high likelihood of achieving certification of the LCP amendment.

### **Award Modifications**

The staff recommends the Commission authorize a grant of \$54,000 to fund the specific tasks listed above, with a reduction in \$3,000 of Task 1 Kickoff Meetings, Literature Review, Sea-Level Rise (SLR) Mapping & Preliminary Risk Assessment. Staff suggests the City of Arcata leverage existing regional efforts completed by the Humboldt Bay Sea-Level Rise Mapping and Vulnerability Assessment to complete the mapping work and literature review. Condition 1 of the grant will require the city to revise the work program and budget to reflect the reduction.

In addition, the proposal includes an adaptive approach to addressing sea-level rise in future LCP updates. Commission staff agrees that the LCP will need to be updated over time to address changing scientific projections of sea-level rise, but potential impacts to the planning area need to be analyzed through at least 2100 to identify any opportunities to proactively reduce future risks from sea-level rise through the LCP amendment. The work plan should be modified to reflect this change, and Condition 2 reflects this requirement.

**The outcome of this grant is expected to be a certified LCP Update.**

### 3) MARIN COUNTY

**Project Title:** Collaborating on Sea-Level- Marin Adaptation Response Team (C-SMART)

**Project Location:** Marin County

**Project Timeline:** February 3, 2014 to April 30, 2016

**Total Amount Requested:** \$64,000

**Total Amount Recommended:** \$54,000

**Grantee's Leveraged Funds:** \$2,889,000

These leveraged funds consist of the following other funding sources: \$28,000 in Our Coast-Our Future (OCOF) funds, and \$20,000 in Natural Capital/Center for Ocean Solutions funds, \$200,000 from the Ocean Protection Council for the LCP Sea-Level Rise Adaptation Grant; and in-kind services including \$1,206,000 from Our Coast Our Future for assessment and presentations, \$1,000,000+ in County of Marin funds for LCP Amendment effort, \$260,000 from Technical Advisory Committee Members for meetings, and review (expected), \$175,000 from Stakeholder Advisory Committee Members for meetings and review (partially committed).

#### **Conditions of Approval:**

In addition to General Requirements, staff recommends the following specific conditions for the Marin County grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$54,000 and a \$10,000 budget reduction in Task C.1 Establish Public Involvement Process.

#### **Grant Proposal Summary:**

Marin County is requesting a LCP Planning grant to achieve certification of a LCP amendment that addresses sea-level rise. The County recently received \$200,000 in grant funds from the OPC to conduct technical and scientific sea-level rise analyses. This proposal requests funds to complete the portions of the sea-level rise LCP amendment not funded by OPC, including funds for public meetings and stakeholder engagement and the development and implementation of adaptation measures based on the vulnerability assessment.

The proposal includes the following components:

- Task C.1: Establish Public Involvement Process, Technical and Stakeholder Committees
- Task C.2: Vulnerability Assessment
- Task C.3: Adaptation Strategy Development
  - 3.1: Prioritize Adaptive Needs
  - 3.2: Evaluate and Prioritize
  - 3.3: Develop Implementation Plan,
- Task C.4: Transfer Lessons

#### **Discussion**

The County of Marin has a diverse array of resources of statewide significance that are at risk from sea-level rise, including open beaches, bluffs, wetlands and lagoons, recreational resources,

public access, low-cost visitor serving accommodations, agriculture, and commercial fisheries. The County has submitted a comprehensive LCP update to the Commission for review, and the submittal calls for the completion of sea-level rise vulnerability analysis and LCP policy development. This LCP grant funding specifically directed to sea-level rise adaptation will help to complete a comprehensive update of the Marin LCP.

The proposal has a high likelihood of success and leverages extensive in-kind funds. It will utilize and build upon the sea-level rise mapping work provided through the Our Coast Our Future project,<sup>5</sup> and involves collaboration with the Natural Capital Project. Specifically, the Natural Capital Project will help evaluate the cost-effectiveness of various adaptation strategies, including assessing the multiple benefits that natural processes provide, such as the benefits of dune or wetland restoration, sea grass and kelp beds, oyster reefs and racks, and other living shoreline approaches.

Given the diverse biological resources at risk, including wetlands, oyster beds, the varied topography, and the highly vulnerable infrastructure and development in the area, including Highway 1, public facilities, businesses, and homes, the completed policies and case studies should be transferrable to other parts of the California coast. The combined OPC and LCP grant awards strengthen the project and increase the likelihood of success.

#### **Award Modifications**

Staff recommends the Commission authorize a grant of \$54,000 to fund the following tasks in the proposal: C.1- Establish Public Involvement Process; Technical and Stakeholder Committees; C.3- Adaptation Strategy Development; and C.4-Transfer Lessons of proposal. Condition 1 of the grant will require the city to revise the work program and budget to reflect the reduction from Task C.1.

**The outcome of this grant is expected to be certification of a LCP amendment to address sea-level rise.**

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<sup>5</sup> Provides online maps and tools to help understand, visualize, and anticipate vulnerabilities to sea-level rise and storms for areas within Bodega Head to Half Moon Bay. Available at: [www.prbo.org/ocof](http://www.prbo.org/ocof).



#### 4) CITY OF HALF MOON BAY

**Project Title:** City of Half Moon Bay Local Coastal Program and General Plan Update

**Project Location:** San Mateo County

**Project Timeline:** September 2013 to December 2015

**Total Amount Requested:** \$150,000

**Total Amount Recommended:** \$75,000

**Grantee's Leveraged Funds:** \$70,000 plus in-kind staff time

Leveraged funds include \$70,000 in Ocean Protection Council funds for the LCP Sea-Level Rise grant, plus staff time.

#### **Conditions of Approval:**

In addition to General Requirements, staff recommends the following specific conditions on the City of Half Moon Bay grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects a \$75,000 award and a \$75,000 budget reduction from Task 4- Alternatives, Task 5- Preferred Plan, Key Goals, and General Plan/LCP Outline, and Task 6- Draft General Plan and Local Coastal Land Use Plan Update, and which focuses LCP Planning grant funding on development of the draft Local Coastal Program and Local Coastal Implementation Plan.
2. The grantee shall submit a timeline of LCP Sea-Level Rise grant work, and shall ensure timing of sea-level rise studies and development of adaptation measures fit within the timeline of the entire LCP/General Plan update.

#### **Grant Proposal Summary:**

The City of Half Moon Bay is requesting a LCP Planning grant to complete an update to the LCP. The LCP was certified in 1980, with minor amendments made in 1993. The City of Half Moon Bay received a \$70,000 grant from OPC to address sea-level rise in the LCP/ General Plan update. This proposal requests funds to solicit community concerns, identify alternatives for land use and circulation, identify preferred land uses in the City, develop a framework for policy development, prepare and finalize the General Plan, Land Use Plan, Zoning Ordinances, and Implementation Plan, and submit the updated LUP and IP to the Coastal Commission for certification.

The proposal includes the following components:

- Task 1: Project Initiation and Community Involvement Strategy
- Task 2: Visioning & Issue Identification
- Task 3: Existing Conditions, Trends, and Opportunities Assessment
- Task 4: Alternatives
- Task 5: Preferred Plan, Key Goals, and General Plan/LCP Outline
- Task 6: Draft General Plan and Local Coastal Land Use Plan Update

- Task 7: Housing Element
- Task 8: Zoning Update and Local Coastal Implementation Plan
- Task 9: General Plan and Local Coastal Program EIR
- Task 10: Hearings and Adoption

### **Discussion**

The City of Half Moon Bay is located in San Mateo County and is contained entirely within the coastal zone. The City has significant coastal resources of statewide significance, including agricultural lands, public access areas, wetlands and other environmentally sensitive habitat areas, and Coastal Highway 1. The 6.5-square mile city has nearly six miles of shoreline, including four miles of Half Moon Bay State Beach, as well as Surfer's, Dunes, and Poplar beaches.

The LCP is very outdated, no longer reflects the current conditions in the City, and is not well designed to address emerging issues such as climate change. Also, the certified LCP has many areas zoned as "Planned Unit Development." As a result, these areas offer insufficient guidance for reviewing CDPs or appeals, and the City generates a high permit workload. For these reasons, there is a great need to update the LCP, and the City has already started this work. Given the work already underway and the City's ability to leverage funds to address sea-level rise from the OPC grant, staff anticipates a high likelihood of success.

### **Award Modifications**

Staff recommends the Commission authorize a grant of \$75,000 to fund all tasks requested except Task 4, and portions of Task 5 and 6. These tasks include: Task 2: Visioning & Issue Identification, Task 5: Preferred Plan, Key Goals, and General Plan/LCP Outline, task 6: Draft General Plan and Local Coastal Land Use Plan Update, Task 8: Zoning Update and Local Coastal Implementation Plan, and Task 10: Hearings and Adoption. Staff recommends partial funding of Task 5 and Task 6 because it appears that the work program for these tasks includes some completion of General Plan and EIR-related tasks. Condition 1 of the grant will require the City to revise the work program and budget to reflect the reduction.

**The outcome of this grant is expected to be a certified LCP Update.**

## 5) CITY OF PACIFIC GROVE

**Project Title:** City of Pacific Grove LCP Update  
**Project Location:** Monterey County  
**Project Timeline:** April 30, 2014 to April 30, 2016

**Total Amount Requested:** \$145,760  
**Total Amount Recommended:** \$130,000

**Grantee's Leveraged Funds:** \$43,728

Leveraged funds consist of \$13,728 in City general funds and \$30,000 of in-kind services.

### Conditions of Approval

In addition to General Requirements the following are specific conditions on the City of Pacific Grove grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$130,000 with a \$15,760 budget reduction in Task 5-CEQA. The grantee shall remove Task 5- CEQA.

### Grant Proposal Summary:

The City of Pacific Grove requests a LCP Planning grant to complete a LCP for certification. The project's primary objective is to provide a certified Implementation Plan (IP) which will result in an effectively certified LCP. A Coastal Zone Land Use Plan (CZLUP) was certified in 1991, but is now outdated. The project proposal includes: updating technical information/description of the City's coastal zone resources (biological, built, public access, hazards, environmentally sensitive habitats, scenic resources, priority uses, water supply and circulation) with an emphasis on vulnerability to climate change and sea-level rise; an updated certified CZLUP; and outreach and coordination with local, regional and state coastal stakeholders.

The proposal includes the following components:

- Task 1: Coastal Commission Engagement
- Task 2: Technical Research, Background Report and Climate Vulnerability Assessment
- Task 3: Focused CZ Land Use Plan Update
- Task 4: CZ Implementation Plan
- Task 5: CEQA documents proposed for funding under this LCP grant
- Task 6: Community Engagement
- Task 7: Adoption and Certification Hearings

### Discussion

The City of Pacific Grove, situated at the southern-most end of Monterey Bay, contains many coastal resources, including coastal access destinations like Asilomar State Beach, Point Pinos Lighthouse Reservation, Asilomar Dunes Natural Preserve, segments of the California Coastal Trail, numerous historic structures, and primary coastal access routes like Sunset Drive and Ocean View Boulevard. The City provides numerous visitor-serving amenities, like hotels,

restaurants, and includes a portion of the Monterey Bay Aquarium. In addition, the City's coastal zone is surrounded by protected waters, including Asilomar State Marine Resource, the Pacific Grove Marie Gardens State Conservation Area, and Lover's Point State Marine Reserve. Although the protected waters are not within the city's jurisdiction, they are directly affected by development and activities that occur in the City's coastal zone.

The City of Pacific Grove does not have a certified LCP and generates a relatively high permit workload. A fully certified LCP would significantly reduce time required to process CDP applications.

In addition, the City proposes to incorporate climate change considerations in all aspects of the LCP – both in the existing CZLUP and in the new IP where relevant and appropriate. A vulnerability assessment will evaluate anticipated climate change effects and areas of high risk or sensitivity, including existing shoreline, bluff-top development, critical habitat, low-income populations, and government operations. The proposed vulnerability assessment does not include sea-level rise modeling, but will rely on existing publicly available data and resources to complete the analysis.

The City intends for the certified LCP resulting from this project to: (1) be adaptive in the face of climate change impacts; (2) preserve and enhance coastal habitats, including the waters of Monterey Bay; (3) protect, provide and enhance public access; (4) protect coastal-dependent development and recreational land uses; (5) encourage “smart growth” and sustainable development initiatives (including reducing greenhouse gas emissions and vehicle miles traveled); and (6) protect and provide lower-cost visitor and recreational opportunities.

#### **Award Modifications**

Staff recommends the Commission authorize a grant of \$130,000 with a reduction of \$15,760 to eliminate LCP grant funding for the CEQA work proposed under Task 5- CEQA (\$12,400). Staff defers to the City to decide the best tasks from which to draw from to reflect the balance of the proposed reduction (\$3,360). Staff recommends that savings could be found in Task 2 where existing reports and technical studies may contribute to the background report and/or climate change vulnerability assessment.

**The outcome of the grant is expected to be a new Local Coastal Program (updated CZLUP and new IP) submitted to the Commission for certification.**

**6) CITY OF GOLETA**

**Project Title:** City of Goleta Local Coastal Program  
**Project Location:** Santa Barbara County  
**Project Timeline:** April 30, 2014 to April 30, 2016

**Total Amount Requested:** \$300,000  
**Total Amount Recommended:** \$125,000

**Grantee's Leveraged Funds:** \$181,771

Leveraged funds are from in-kind services, and the specific sources are not specified in the grant application.

**Conditions of Approval:**

In addition to General Requirements, staff recommends the following specific conditions on the City of Goleta grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$125,000 with a \$175,000 budget reduction from all tasks: Task 1- LCP Work Plan and Outline, Task 2- LCP Land Use Plan/ Environmental Review, Task 3- LCP Implementation Plan/ Environmental Review, Task 4- Public Review Process, Task 5- Final Plan and Certification.

**Grant Proposal Summary:**

The City of Goleta is requesting a LCP Planning grant to achieve certification of a LCP. The City recently prepared a General Plan, and the City proposes to develop a Land Use Plan that is integrated with the General Plan. Also, the City will prepare the Implementation Plan in conjunction with preparation of the city zoning ordinances. The LCP includes an analysis of sea-level rise vulnerability as part of the grant effort.

The proposal includes the following components:

- Task 1: LCP Work Plan and Outline
- Task 2: LCP Land Use Plan / Environmental Review
- Task 3: LCP Implementation Plan/ Environmental Review
- Task 4: Public Review Process
- Task 5: Final Plan and Certification

**Discussion**

The City of Goleta currently does not have a certified LCP. The City has significant coastal resources, including the California Coastal Trail, shoreline recreation areas, environmentally sensitive habitat areas, nearshore water habitats, agriculture, commercial fisheries, archeological sites, and visual resources. The existing coastal resources and anticipated upcoming development projects add urgency to the certification of its LCP. The City has earmarked \$900,000 of General Fund monies for the development of a zoning ordinance, which includes the zoning ordinance for the LCP. This demonstrates the City's significant commitment to this process and greatly increases the likelihood of success. The City also proposes to address vulnerability to erosion and flooding of low-lying areas from sea-level rise, potential danger

from fire hazards, and mechanisms for minimizing greenhouse gas emissions in the certified LCP.

**Award Modifications**

Staff recommends the Commission authorize a grant of \$125,000 to fund a portion of all project tasks. Staff recommends a reduction in funds from Task 1- LCP Work Plan and Outline, Task 2- LCP Land Use Plan/ Environmental Review, Task 3- LCP Implementation Plan/ Environmental Review, Task 4- Public Review Process, Task 5- Final Plan and Certification. Staff recommendations for budget reductions are intended to concentrate funds on the LCP and eliminate funds for CEQA review. Condition 1 of the grant requires the City to revise the work program and budget to reflect the reductions.

**The final project outcome of this grant is submittal of a new LCP for certification.**

**7) CITY OF SANTA BARBARA**

**Project Title: Local Coastal Program Update**  
**Project Location: Santa Barbara County**  
**Project Timeline: Upon Contract Execution to April 30, 2016**

**Total Amount Requested: \$300,000**  
**Total Amount Recommended: \$123,000**

**Grantee's Leveraged Funds: \$783,100**  
Leveraged funds consist of City allocated funds and in-kind services.

**Conditions of Approval:**

In addition to General Requirements the following are specific conditions on the City of Santa Barbara grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$123,000 with a \$177,000 budget reduction from Tasks 2- Draft Sea-level Rise Vulnerability & Adaptation Report, Task 3- Draft Land Use Plan comprehensive update, task 4- Draft Implementation Plan update, and Task 5- Adopt Local Coastal Program update and submit to Coastal Commission for Certification.

**Grant Proposal Summary:**

The City of Santa Barbara is requesting a LCP Planning grant to complete an update to the certified LCP with specific emphasis on addressing climate change and sea-level rise. This would include an update to the Land Use Plan that has not been updated since its certification in 1981. Monthly coordination with Commission staff and public outreach efforts are included in the work program.

The proposal includes the following major components:

- Task 1: Update Land Use Plan Baseline
- Task 2: Draft Sea-level Rise Vulnerability & Adaptation Report

- Task 3: Draft Land Use Plan comprehensive update
- Task 4: Draft Implementation Plan update
- Task 5: Adopt Local Coastal Program update and submit to Coastal Commission for Certification

### **Discussion**

The City of Santa Barbara has over three miles of public beaches and supports major public access areas, visitor-serving and recreational resources including scenic Cabrillo Boulevard, a coastal bike path, Stearn's Wharf, the Santa Barbara Harbor, waterfront visitor and commercial facilities. Coastal resources also include environmentally sensitive habitat areas and coastal bluffs. Because it has not been updated in 32 years, the LCP generates significant permit workload.

### **Award Modifications**

Staff recommends the Commission authorize a grant of \$123,000 with a reduction of \$177,000, from Task 2- Draft Sea-level Rise Vulnerability & Adaptation Report, Task 3- Draft Land Use Plan Comprehensive Update, Task 4- Draft Implementation Plan Update, and Task 5- Adopt Local Coastal Program Update and Submit to Coastal Commission for Certification. Reduction in Task 2 is to reflect the existing work undertaken on vulnerability assessments already completed or underway.

The City of Santa Barbara proposal includes a significant percentage of the City's grant (62%) allocated to developing a Draft Sea-level Rise Vulnerability and Adaptation Report. However, the grant proposal also identifies that the City has completed significant sea-level rise assessment work already. The City's *2012 Climate Action Plan (CAP)* includes updated sea-level rise projections, a climate change adaptation policy framework and an initial citywide sea-level rise vulnerability study conducted by Griggs-Russell of the U.C. Santa Cruz Institute of Marine Sciences. The City is also in the process of completing the [\*Santa Barbara Area Coastal Ecosystem Vulnerability Assessment\*](#) project due to be completed in summer/fall of 2015. The City's General Plan was updated in 2011 and also provides useful information relevant to the LCP update.

Therefore, staff recommends that these existing technical studies could be relied upon for the Adaptation Report and thus reductions could be found in the budget for Task 2 (Sea-level Rise Report), allowing LCP grant funds to be targeted toward updating the very old LCP policies and development standards, including to address sea-level rise. Staff proposes that some reductions may be found in Tasks 3-5 in developing the final work program.

**The outcome of this grant is expected to be a submittal of a LCP Update for certification.**

## 8) CITY OF LOS ANGELES

**Project Title:** Venice Local Coastal Program  
**Project Location:** Los Angeles County  
**Project Timeline:** April, 2014 to April, 2016

**Total Amount Requested:** \$1,000,000  
**Total Amount Recommended:** \$100,000

**Grantee's Leveraged Funds:** \$63,010  
Leveraged funds consist of in-kind staffing services.

### Conditions of Approval:

In addition to General Requirements, staff recommends the following specific conditions on the City of Los Angeles Venice LCP Segment grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$100,000 and a \$900,000 budget reduction and which focuses LCP funding on development of the LUP amendments and the Implementation Ordinances (Task 1.3- Venice Specific Plan Amendment and Task 1.4- Implementation Ordinance).

### Grant Proposal Summary:

The City of Los Angeles requests a LCP Planning grant of \$1,000,000 to complete a LCP for the Venice segment— one of six approved planning segments in the City of Los Angeles coastal zone. The Venice LCP would include three components: (1) the development and adoption of a Land Use Plan (an Amended Venice Specific Plan); (2) an Implementing Ordinance; and (3) a Climate Resilience component to address the impacts from climate change and sea-level rise. The Venice LCP would act as a “pilot” LCP providing the City with a basis upon which to develop future LCPs for the City of Los Angeles. The project includes addressing protection of public access, recreational opportunities along the waterfront, and water resources, as well as development of the climate change framework.

The proposal includes the following components:

- Task 1.1: Identify Goals and Issues
- Task 1.2: Selection of Coastal Zones and Intradepartmental Discussions
- Task 1.3: Venice Specific Plan Amendment
- Task 1.4: Creation of Implementation Ordinance
- Task 1.5: Outreach and Intra/Interdepartmental Review
- Task 1.6: Westside Area Planning Commission
- Task 1.7: City Planning Commission
- Task 1.8: City Council Adoption
- Task 1.9: Coastal Commission Certification

### Discussion

The almost three mile shoreline of the Venice area of the City of Los Angeles contains some of the City's most heavily used beach recreation areas and visitor facilities. Ocean Front Walk



adjacent to the beach supports significant visitor serving priority land uses. The Venice segment LUP was effectively certified in June 2001, but no Implementation Plan was completed. The Venice segment generates a very significant permit workload, underscoring the need to certify a LCP.

**Award Modifications**

Staff recommends the Commission authorize a grant award of \$100,000 with a reduction of \$900,000. Staff recommends a grant award of \$100,000 to provide funding to support the City’s work in developing a LCP, with a focus primarily on updating the LUP, and on development of the implementing ordinances. The City proposes to develop a climate resilience component; however, other resources may be available to help support this effort. More specifically, the City may be able to take advantage of the technical results of the LA regional sea-level rise modeling project funded by the OPC to develop this component of the LCP. That regional project: *Capacity Building and Information Acquisition for Sea-level Rise Planning in the Los Angeles Greater Metropolitan Region* will examine coastal erosion and shoreline change along the LA regional coastline and this technical analysis will be available to jurisdictions throughout the region. Condition 1 of the grant will require the City to revise the work program and budget to reflect the proposed reductions.

**The outcome of this grant is expected to be a submittal of a certified LCP for the Venice segment.**

**9) CITY OF HERMOSA BEACH**

**Project Title:** Hermosa Beach: Integrating the LCP  
**Project Location:** Los Angeles County  
**Project Timeline:** April 2014 to April 30, 2016

**Total Amount Requested:** \$112,750  
**Total Amount Recommended:** \$100,000

**Grantee’s Leveraged Funds:** \$186,429  
Leveraged funds consist of: \$46,430 from the City’s Strategic Growth Council grant, \$100,000, if awarded, from a Coastal Conservancy Climate Ready grant and \$25,000 in funds from a SCAG Sustainability Planning Grant and \$69,459 in City funds and in-kind services.

**Conditions of Approval:**

In addition to General Requirements the following are specific conditions on the Hermosa Beach grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$100,000 with a \$12,750 budget reduction from Task 7- Initiative Public Review and Adopt Certified LCP. The work program and deliverables for Task 7-shall be revised to remove task work and funding for the General Plan EIR.

**Grant Proposal Summary:**

The City of Hermosa Beach is requesting a LCP Planning grant to complete a LCP for certification. This would include an update to the Land Use Plan that was certified in April 1982 and completion of the Implementation Plan in order to achieve certification and assume authority for issuing coastal development permits. The application commits to local adoption for submittal of a LCP to the Commission for certification. The application does not include work related to action on the submittal after the Commission acts.

The proposal includes the following major components:

- Task 1: Coordinate with the Coastal Commission
- Task 2: Engage the Community and Stakeholders
- Task 3: Inventory Coastal Resources and Identification of Key Issue Areas
- Task 4: Prepare a Plan for Coastal Act Priority Uses (CLUP)
- Task 5: Develop Implementing Ordinances
- Task 6: CEQA documents
- Task 7: Initiate Public Review and Adopt Certified LCP
- Task 8: Initiate Implementation of Certified LCP

**Discussion**

The City of Hermosa Beach provides major public access and visitor-serving amenities in the Los Angeles region, attracting 3 to 4 million visitors annually. It has approximately 2 miles of wide sandy public beach and a pier that supports public fishing and visitor serving facilities. The Strand, a pedestrian walkway and a regional bicycle trail, runs the length of Hermosa Beach. Because the LCP is not certified, the area generates a moderate permit workload for the Coastal Commission.

The City of Hermosa Beach proposes to complete the LCP concurrent with an update to the City's General Plan, which will leverage resources for tasks related to outreach and analysis. The project would focus on responding to prior issues raised by the Commission related to public access and beach use, parking management, stormwater management and emerging issues such as climate change and sea-level rise. The grant budget emphasizes the issue-specific technical analysis needed to address these issues (Task 3- Inventory Coastal resources and Identification of Key Issue Areas is approximately 46% of the grant requested budget). The project would also focus on completion of the coastal zoning ordinances. The proposal includes a significant public participation process with at least 3 workshops and early engagement with Commission staff.

**Award Modifications**

Staff recommends the Commission authorize a grant of \$100,000 with a reduction of \$12,750 to reflect work being undertaken through other grants awarded. The City may consider the best tasks to reflect the reduction in the award amount, but candidates for reduction are Task 3- Inventory Coastal Resources and Identification of Key Issue Areas or Task 7- Initiate Public Review and Adopt Certified LCP.

**The expected outcome of the grant award is submittal of a LCP for certification.**

## 10) CITY OF SAN CLEMENTE

**Project Title:** Local Coastal Program Land Use Plan and Implementation Plan  
**Project Location:** Orange County  
**Project Timeline:** February 28, 2014 to April 30, 2016

**Total Amount Requested:** \$100,000  
**Total Amount Recommended:** \$90,000

**Grantee's Leveraged Funds:** \$57,000

Leveraged funds consist of City funds and in-kind services.

### Conditions of Approval:

In addition to General Requirements, staff recommends the following specific requirements on the San Clemente grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$90,000 and a \$10,000 budget reduction in Task 4- Update LCP/LUP and task 5-Prepare LCP/IP to reflect the estimated cost of CEQA tasks.

### Grant Proposal Summary:

The City of San Clemente is requesting a LCP Planning grant to complete a LCP for certification. Over the past three years, the City has been working on a new General Plan and an optional Coastal Element. City staff has been coordinating with Coastal Commission staff on this effort. The Land Use Plan was last updated in 1995, and City staff began a LUP update in 2012. The grant proposal includes (1) completing a biological and ESHA inventory, (2) evaluating hazards related to the coastal canyon and bluff areas and developing policies and measures to mitigate threats, including from sea-level rise, (3) completing the LCP for submittal to the Commission, and (4) taking final action to achieve certification as needed.

The proposal includes the following major components:

- Task 1. Pre-Grant Planning – No LCP funds requested
- Task 2. Planning Studies/GIS Mapping
- Task 3. Preliminary Public Outreach – No LCP Funds requested
- Task 4. Update LCP/LUP
- Task 5. Prepare LCP/IP
- Task 6. CCC Review/Certification

### Discussion

The City of San Clemente's coastal zone is a three square mile area west of Interstate-5, with about 4.5 linear miles of shoreline. It supports significant recreation and visitor facilities at the two-mile City beach, which includes a pier, public trail, and access facilities. Canyon and bluff areas in the coastal zone support sensitive biological resources, and the City notes that it has experienced a dramatic loss of beach sand and damage to access facilities in recent years. Thus, a LCP that addresses protection of the City's recreational resources, including adaptation to sea-level rise, is essential. In addition, there is a significant amount of development occurring in the City's coastal zone, and because there is no certified LCP, this creates a significant permit

workload. The proposal includes a public outreach process through the City's Coastal Advisory Commission as part of LCP certification.

**Award Modifications**

Staff recommends the Commission authorize a grant of \$90,000 with a reduction of \$10,000. The reduction in funds reflects the estimated cost of CEQA tasks described in Tasks 4- Update LCP/LUP and 5- Prepare LCP/IP. As described earlier in [Section VI](#) of this staff recommendation, staff recommends that work required under CEQA should not be the focus of Commission funding, and savings should be found under these tasks. Condition 1 of the grant will require the City to revise the work program and budget to reflect the reduction.

**The outcome of this grant is expected to be a certified LCP.**

**11) CITY OF SOLANA BEACH**

**Project Title:** Solana Beach Local Implementation Program and Mitigation Fee Program  
**Project Location:** San Diego County  
**Project Timeline:** January, 2014 to April, 2016

**Total Amount Requested:** \$300,000  
**Total Amount Recommended:** \$120,000

**Grantee's Leveraged Funds:** \$229,900  
Leveraged funds consist of: \$70,000 in City Capital Improvement Funds, \$50,000 in City Transient Occupancy Tax Funds, \$17,000 in General Funds and \$92,900 from in-kind services.

**Conditions of Approval:**  
In addition to General Requirements, staff recommends the following specific requirements on the City of Solana Beach grant award:

1. By January 31, 2014, the grantee shall submit a revised work program and budget that reflects an award of \$120,000 and a budget reduction of \$180,000 and which focuses LCP Funding on Task 1- Development of the Land Lease/Recreation Impact Mitigation.

**Grant Proposal Summary:**  
The City of Solana Beach requests a LCP Planning grant of \$300,000 to complete a technical seawall impact mitigation study critical to LCP completion and to develop a Local Implementing Plan to complete certification of the LCP.

- The proposal includes the following components:
- Task 1: Update and complete the Solana Beach Land Lease/Recreation Impact Mitigation Fee Study for shoreline protection devices that was first prepared in 2009/2010 as part of the City's LCP
  - Task 2: Prepare the City's first Local Implementation Plan (LIP) to implement the newly certified Solana Beach LUP.

## **Discussion**

The City's 3.4 square miles has approximately 1.7 miles of shoreline. The coastal zone is substantially built out and contains significant development located on rapidly eroding bluffs which are perched above public beach areas. The City faces significant challenges related to protecting development along the bluffs and the impacts that bluff-retention devices have on the bluff and public beach resources, especially in light of climate change sea-level rise. This generates a significant permit workload.

To protect public beaches and recreation, the City's LUP, certified in 2013, requires the formulation and implementation of measures to reduce potential effects of bluff retention devices on the public beach and bluffs and related recreational uses supported by the beach. Upon certification of the LUP in 2013, the Commission added suggested modifications requiring the City of Solana Beach to complete a final Public Recreation/Land Lease fee study within 18 months of Commission effective certification of the LUP (Suggested Modifications #66 and #100). This grant award will assist the City in completing the study, and in the eventual certification of the LCP. After completing the study, the methodology developed by the City will be able to incorporate into the LCP in a future amendment. In this manner, the Commission can be assured that a complete and accurate accounting of the public access and recreational impacts of shoreline protection will be evaluated and fully mitigated.

## **Award Modifications**

Staff recommends the Commission authorize a grant of \$120,000 with a reduction of \$180,000. The certified LUP includes a requirement to develop the mitigation fee program that is proposed as Task 1. The City must complete the fee program before it can complete the draft Implementation Plan. Therefore, Commission staff recommends that this task be substantially funded, with a slight reduction in the task budget to reflect relevant information that may come from the Commission's NOAA funded Beach Evaluation Study, which seeks to mitigate proportionally and appropriately for the impacts to recreation, public access and beach ecology resulting from permitting shoreline armoring projects.<sup>6</sup> The second task to develop the LIP is proposed to run concurrently with the mitigation fee study, and while some work has already been completed for the LIP, given the limited Commission funds, Commission staff recommends focusing the LCP grant funding on the study at this time as the results of the study are needed to inform the LIP effort.

**The outcome of this grant is expected to be a completed Land Lease and Recreation Fee Study for incorporation into the LCP.**

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<sup>6</sup> See staff report at the Commission's June 2013 meeting for approval of Interagency Agreement with SF State University: <http://documents.coastal.ca.gov/reports/2013/6/W27b-6-2013.pdf>.

## **VIII. GRANT AWARD ADMINISTRATION**

Upon compliance with the requirements for each grantee to revise its work program and budget, the Coastal Commission staff will provide the local government with a draft grant contract for execution by both parties. Commission staff will also review, process, and approve invoices under the contracts. During this process, Commission staff will work with grantees to ensure work programs and budgets are sufficiently detailed and contain the necessary benchmarks to meet the goals of the grant program.

### **GENERAL CONTRACT REQUIREMENTS**

1. By January 31, 2014, all grantees shall submit a final work program, including progress benchmarks, and budget for Executive Director review and approval that reflects the amount of the grant award and final products that will be produced as a result of the grant funding. For programs that extend beyond the grant period, grantees shall include a schedule and benchmarks that show the plan for completing the certification process. The final work program, schedule, and budget shall be part of the grant contract.
2. Since the funds for these grants were appropriated in FY 2013/2014, which ends on June 30, 2014, proposals must include work tasks that begin on or before April 30, 2014. Grantees must complete all funded tasks by April 30, 2016.
3. All grants shall require progress reports at least every 6 months, and all subject to Executive Director review and approval. Each grant contract shall include the standards Commission staff will use to assess whether work progress reflected in such reports is adequate and procedures to address any grantee that is not meeting the final approved work program and benchmarks.
4. Grant funds will not be available in advance of expenditures. Expenses will be paid in arrears no more than once per month upon submission of an approved invoice by the grantee. That is, all funds will be provided on a reimbursement basis, and payments will be made to local governments only after work tasks are completed.
5. If a grantee fails to properly execute the contract or fails to meet the performance criteria and benchmarks in the grant contract, the Executive Director or his designee may cancel the contract and re-allocate any unspent funds to one or more of the other approved grantees whose grant was not fully funded.
6. Complete reimbursement of grant funds will be dependent upon successful completion of the final deliverable of the contract. Up to 20% of the grant award may not be reimbursable until all final deliverables have been completed by the grantee.
7. Should a jurisdiction not need the full amount of funds awarded by the Coastal Commission, they shall notify Commission staff as soon as possible so that any remaining allocated but unspent funds may be redistributed, as feasible. In addition, should a local government fail to enter into a contract in a timely manner or fail to meet work program benchmarks as noted above, the Executive Director or his designee may reallocate funds to supplement an already awarded grant.

**ATTACHMENT A. PROPOSALS RECOMMENDED FOR FUNDING AND COMPLETE LIST OF PROPOSALS<sup>7</sup>**

**Table A1. Proposals Recommended for Funding**

Region	Jurisdiction	Project	Amount Requested	Grant Recommended
North Coast District	<a href="#">County of Humboldt</a>	ADCs-New LCP	\$ 125,000	\$ 29,000
	<a href="#">City of Arcata</a>	LCP Update	\$ 57,000	\$ 54,000
North Central District	<a href="#">County of Marin</a>	LCP Update	\$ 64,000	\$ 54,000
	<a href="#">City of Half Moon Bay</a>	LCP Update	\$150,000	\$ 75,000
Central District	<a href="#">City of Pacific Grove</a>	New LCP	\$ 145,760	\$ 130,000
South Central District	<a href="#">City of Goleta</a>	New LCP	\$ 300,000	\$ 125,000
	<a href="#">City of Santa Barbara</a>	LCP Update	\$ 300,000	\$ 123,000
South District	<a href="#">City of Los Angeles</a>	New LCP	\$ 1,000,000	\$ 100,000
	<a href="#">City of Hermosa Beach</a>	New LCP	\$ 112,750	\$ 100,000
	<a href="#">City of San Clemente</a>	New LCP	\$ 100,000	\$ 90,000
San Diego District	<a href="#">City of Solana Beach</a>	New LCP	\$ 300,000	\$ 120,000
<b>Total</b>			<b>\$ 2,654,510</b>	<b>\$ 1,000,000</b>

**Table A2. Proposals that Closely Matched Funding Criteria.** Due to limited funds, these proposals are not recommended for funding at this time.

Region	Jurisdiction	Project	Amount Requested
Central Coast District	<a href="#">City of Morro Bay</a>	Update	\$230,408
South Central District	<a href="#">City of Oxnard</a>	Update	\$150,000
South Coast District	<a href="#">City of Santa Monica</a>	New LCP	\$250,000
	<a href="#">City of Newport Beach</a>	New LCP	\$131,465
<b>Total</b>			<b>\$761,873</b>

<sup>7</sup> Click on the hyperlinks in the table to access the complete application packets.

**Table A3. All LCP Planning Grant Applications Received by Coastal Commission.**

<b>Jurisdiction</b>	<b>Amount Requested</b>
<b>North Coast</b>	
<a href="#">County of Humboldt</a>	\$125,000
<a href="#">City of Trinidad</a>	\$92,464
<a href="#">City of Arcata</a>	\$57,000
<b>North Central</b>	
<a href="#">County of Sonoma</a>	\$150,000
<a href="#">County of Marin</a>	\$64,000
<a href="#">City of Half Moon Bay</a>	\$150,000
<b>Central Coast</b>	
<a href="#">County of Monterey</a>	\$315,000
<a href="#">City of Monterey</a>	\$250,000
<a href="#">City of Pacific Grove</a>	\$145,760
<a href="#">County of San Luis Obispo</a>	\$220,250
<a href="#">City of Morro Bay</a>	\$230,408
<b>South Central</b>	
<a href="#">County of Santa Barbara</a>	\$160,000
<a href="#">City of Goleta</a>	\$300,000
<a href="#">City of Santa Barbara</a>	\$300,000
<a href="#">County of Ventura</a>	\$73,645
<a href="#">City of Oxnard</a>	\$150,000
<b>South Coast</b>	
<a href="#">City of Santa Monica</a>	\$250,000
<a href="#">City of Los Angeles</a>	\$1,000,000
<a href="#">Los Angeles World Airport</a>	\$210,130
<a href="#">City of Hermosa Beach</a>	\$112,750
<a href="#">City of Seal Beach</a>	\$150,000
<a href="#">City of Newport Beach</a>	\$131,465
<a href="#">City of Aliso Viejo</a>	\$64,400
<a href="#">City of San Clemente</a>	\$100,000
<b>San Diego</b>	
<a href="#">County of San Diego</a>	\$75,000
<a href="#">City of Solana Beach</a>	\$300,000
<a href="#">City of National City</a>	\$64,735
<a href="#">City of Del Mar</a>	\$50,000
<b>Total Requested</b>	<b>\$5,292,007</b>



## **ATTACHMENT B. EVALUATION CRITERIA ADOPTED BY COASTAL COMMISSION ON AUGUST 14, 2013**

- ◆ **Public benefit/Significance:** The Commission will consider the extent to which the proposed LCP planning effort will address issues of statewide significance and maximize public benefits of the coast. These can include: preserving and enhancing coastal habitat, protecting, providing and enhancing public access, protecting priority land uses such as agriculture, coastal dependent development or recreation, Smart Growth and sustainable development initiatives, protecting and providing lower cost visitor and recreational opportunities, and addressing climate change and sea-level rise. Provisions for citizen participation must be a part of the work program.
- ◆ **Relative Need for LCP/Extent of Update:** Related to the public benefits of a proposal, the Commission will consider the relative need for a LCP update, considering the length of time since a LCP or LCP segment has been updated and the significance of the issues proposed to be updated. For example, many sensitive species and habitats have been identified since the time of certification of many LCPs. A proposal to update a LCP's environmentally sensitive habitat (ESHA) policies, ordinances, resource maps, etc. may be an important update in specific jurisdictions. Other jurisdictions may benefit from updates in policy areas that will resolve known deficiencies or sources of conflict and/or appeals of local coastal development permits to the Commission. In addition, the extent or scope of an update is an important consideration, with higher priority being placed on proposed updates of greater extent/scope, such as a complete LUP/IP update, or an update that results in comprehensive updating of one or more policy areas or a geographic sub-area.
- ◆ **Addressing the Effects of Climate Change:** Climate change is one of the most significant policy areas to emerge since many of the LCPs have been certified. The Commission is seeking LCP updates that address the effects of climate change, including sea-level rise and other coastal hazards, as well as other issue areas affected by climate change, such as changes in habitat, fire hazards, and transportation and land use policy to facilitate reductions in greenhouse gas emissions and vehicle miles travelled. Special consideration will be given to LCP amendment proposals to address this policy area.
- ◆ **Likelihood of Success/Effectiveness:** The Commission has had past grant programs where the investment of public funds has not resulted in completed certified LCPs or LCP Amendments. In a few cases, funding has been awarded but reverted. Overall, the success of the Commission's grant program will be measured by the progress made toward LCP certification or update.

The Commission thus will consider the likelihood of success of each proposal, including evaluating the practicality, feasibility, and effectiveness of a proposed work program that may lead to successful implementation. Proposals should address the need for coordination with the public and the Commission, and provide for practicable

benchmarks for LCP amendment development and review. Other evidence in support of this criteria may include resolutions of intent and endorsement for the proposed work from the jurisdiction and other organizations, matching funds or other complementary efforts (see below), or other factors that may affect the likelihood that a LCP amendment will be successfully completed. Grantees will be asked to describe any LCP planning work that has been initiated or is already underway at the local level and how this grant program is needed to substantially further that effort. A resolution from the grantee committing to completing a LCP Amendment submittal to the Commission will be required as part of the application.

For new LCP development, the local government should demonstrate its willingness and capacity to assume local coastal development permit processing. Related, some areas of the coastal zone remain uncertified because the Commission and local government have been unable to reach agreement on the resolution of issues or the issue is particularly intractable. The Commission will consider the likelihood that such areas and specific policy questions can be successfully addressed, leading to certification of the area.

- ◆ **Workload:** The Commission will consider the level of existing permit workload generated by uncertified jurisdictions and thus the relative statewide benefits of certification of any particular jurisdiction.

While most of the geographic area of the coastal zone is under certified LCPs, there are 36 segments that are not yet certified and 44 specific Areas of Deferred Certification. The Commission is responsible for review of all coastal development permits in these uncertified areas. If LCPs were certified for these areas, then most coastal development permits would be reviewed at the local level and the Commission's staff resources could be reallocated to assist matters of more statewide significance and importance, such as early coordination with local government on LCP planning matters, as well as oversight, review, and coordination with local governments on LCP implementation.

- ◆ **Project Integration/Leverage/Matching Funds:** The Commission will consider the relationship of the LCP work program to other planning work being undertaken by the jurisdiction. Grantees will be asked to describe any other related grant awards (such as through the Ocean Protection Council, Coastal Conservancy or the Strategic Growth Council) that may support the LCP planning work and any availability and amount of local matching funds.

There are several related grant programs underway which may positively integrate with this LCP Planning Grant program. For example, the Ocean Protection Council is currently processing applications for grants to update LCPs to address Sea-level Rise. The Coastal Conservancy is administering a Climate Ready grant program ([http://scc.ca.gov/files/2013/07/Climate-Ready-grant-announcement-July-18\\_FINAL.pdf](http://scc.ca.gov/files/2013/07/Climate-Ready-grant-announcement-July-18_FINAL.pdf)). The Strategic Growth Council provides a Sustainable Communities Planning Grant and Incentives Program to fund efforts to conduct planning activities that will foster sustainable communities, lead to reduced greenhouse gas emissions, and achieve other sustainability objectives, and for which coastal jurisdictions are eligible to apply. The Commission will consider the ability to integrate and leverage any additional

program funds available that could help support a comprehensive LCP certification effort or update.