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August 16, 2023

TO: California Coastal Commissioners and Interested Public

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SUBJECT: **Recommended Local Coastal Program (LCP) Local Assistance
Rolling Grant Award to the County of Santa Cruz**

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission award \$780,000 in Local Coastal Program (LCP) Local Assistance grant funds to the County of Santa Cruz to complete a series of technical studies on sea level rise (SLR) hazards, economic impacts, and adaptation pathways that will culminate in an LCP amendment on SLR. The project would build adaptation approaches at both the countywide and neighborhood scale, including phased, trigger-based adaptation pathways, as described in the County's grant application ([Exhibit 1](#)).

Funding is provided by the Budget Act of 2021, which appropriates \$31 million to the Coastal Commission to support its LCP Local Assistance Grant Program for Climate Resiliency. The funding is to be awarded to local governments as well as to support Coastal Commission staff administering the program and working with local governments on climate resiliency. Rolling grants, such as the one proposed here, will support local governments developing new or amending existing Local Coastal Programs pursuant to the [California Coastal Act](#). Funds will be used for projects that are designed to assist local governments in assessing impacts and planning for coastal resiliency, including adapting to the impacts of climate change and sea level rise, and which contain an LCP planning component. This includes funding for developing technical and engineering studies; planning and design of adaptation strategies, including phased approaches, that address the impacts of climate change and sea level rise; and public outreach and engagement associated with this planning work.

In May 2023, the Coastal Commission approved an update to its procedures for reviewing and awarding grants, which allow all grant applications to be submitted on a rolling basis and for grant applications of \$500,000 or less to be reviewed and decided upon by the Executive Director. Applications for awards exceeding \$500,000 must be reviewed and decided upon by the Commission. The application by the County of Santa Cruz for \$780,000, which is the subject of this staff report, falls into the latter category.

Grant Conditions

Consistent with overall program guidelines and processes, all projects recommended for awards will be subject to general grant administration requirements (see [Section D](#)). These general requirements cover topics related to finalization of the work programs; selecting subcontractors/consultants; progress reporting; requests for funds; reallocation of funds in the event of a failure to enter into a grant agreement or to meet performance criteria; grant agreement amendments; and so on.

Awarded projects will also be subject to requirements specific to the LCP Local Assistance Grant Program (see [Section D](#)). These include, but are not limited to, requirements for revising work programs to allow for sufficient time for CCC staff review of draft deliverables; describing the steps that will be taken to achieve certification of LCP work after the grant work is completed; inclusion of tasks (or subtasks) related to public outreach and engagement, including among visitors/non-residents and disadvantaged communities; and use of best available science and related sea level rise adaptation planning recommendations from the Coastal Commission and other state agencies.

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I. MOTION AND RESOLUTION

Motion:

I move that the Commission award \$780,000 in a Local Assistance Grant to the County of Santa Cruz and authorize the Executive Director or their designee to enter into a grant agreement with the grantee for allocation of these funds and to make any amendments thereto, subject to the requirements and conditions set forth in the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of a \$780,000 Local Assistance grant to the County of Santa Cruz and the Commission authorizing the Executive Director or their designee to enter into a grant agreement with the County of Santa Cruz for distribution of the grant funds. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution of Approval:

The Commission hereby approves the \$780,000 in a Local Assistance Grant to the County of Santa Cruz of this staff recommendation and authorizes the Executive Director or their designee to enter into a grant agreement with the County of Santa Cruz for allocation of these funds and to make any amendments thereto, subject to the requirements and conditions set forth in the staff recommendation.

II. DISCUSSION

A. Program Summary

Since 2013, the California Coastal Commission has awarded approximately \$18.3 million to local governments through the Local Coastal Program (LCP) Local Assistance Grant Program to support LCP updates with a focus on climate change, sea level rise, and coastal resiliency planning.

To date, the LCP Grant Program has provided funds to 44 local jurisdictions. Grant-funded work has included the completion of sea level rise vulnerability assessments, technical studies, economic analyses, adaptation planning and reports, public outreach and engagement, and LCP policy development. Proposed LCP work has consisted of a variety of new LUPs or IPs; comprehensive LUP, IP, or full LCP updates; and targeted amendments to LUPs, IPs, or both to address specific issues, mainly including climate change and sea level rise. More information on the LCP Grant Program, including grant agreements and links to completed deliverables can found on the Commission's [LCP Grant website](#).

The Budget Act of 2021 appropriates \$31 million to the Coastal Commission to support its LCP Local Assistance Grant Program for Climate Resiliency. The funding is to be

awarded to local governments as well as to support Coastal Commission staff administering the program and working with local governments on climate resiliency. This new and expanded funding will play a critical role in helping local jurisdictions prepare for the impacts of climate change and sea level rise.

B. Review Process

On October 15, 2021, the Commission adopted revised priorities and evaluation criteria for reviewing and recommending awards for the LCP Local Assistance Grant Program and authorized staff to solicit and evaluate proposals subject to the requirement that the Commission approve final selection of *competitive* grants awarded under this program.¹ At the same time, the Commission approved an update to procedures for reviewing and awarding *non-competitive* grants that allowed for the Executive Director to make award decisions for grant proposals up to \$100,000 on a rolling basis.

Following the success of this approach, the cap on individual, non-competitive proposals was raised from \$100,000 to \$500,000 in November 2022.² Most recently, in May 2023,³ the Coastal Commission decided to allow all grant applications to be submitted on a rolling basis rather than making a distinction between competitive grant rounds and rolling, non-competitive grants. The rest of the grant review processes remain unchanged, with applications for awards exceeding \$500,000 to be reviewed and decided upon by the Commission and for grant applications of \$500,000 or less to be reviewed and decided upon by the Executive Director.

Commission staff received the County of Santa Cruz's draft application in July 2023 and coordinated with County staff to ensure the proposal met all requirements and goals of the LCP Grant Program. The County's final application for \$780,000 was received on August 3, 2023.

C. Award Recommendation

Commission staff recommends the Commission award a grant to the County of Santa Cruz for \$780,000. The County's proposed project is consistent with the purpose of the LCP grant program and the Commission's adopted priorities and criteria. It is supported by an adopted resolution from the County of Santa Cruz Board of Supervisors, indicating support for completion of the LCP planning work.

Below is a summary of the grant proposal, conditions of approval, and a brief discussion regarding the fulfillment of the grant priorities and evaluation criteria. The complete application is included as [Exhibit 1](#).

¹ <https://documents.coastal.ca.gov/reports/2021/10/Th5d/Th5d-10-21-report.pdf>

² <https://documents.coastal.ca.gov/reports/2022/11/W6d/W6d-11-2022-report.pdf>

³ <https://documents.coastal.ca.gov/reports/2023/5/W6a/W6a-5-2023-report.pdf>

Project Title: County of Santa Cruz Sea Level Rise Vulnerability Assessment and Local Coastal Program Amendment

Project Location: Santa Cruz County, CA

Proposed Timeline: 1/1/2024 – 9/30/2026

Amount Requested: \$780,000 **Recommended Award:** \$780,000

Grant Proposal Summary: Santa Cruz County is seeking \$780,000 to complete a series of technical studies on sea level rise (SLR) hazards, economic impacts, and adaptation pathways that will culminate in an LCP amendment on SLR. The project would build adaptation approaches at both the countywide and neighborhood scale for the County's roughly 32 miles of coastal zone shoreline.

The goals and objectives of the project are to provide detailed and comprehensive information on sea level rise vulnerability, communicate that information to a wide range of stakeholders, and develop adaptation strategies and related policy recommendations consistent with the Coastal Act. The proposed project includes:

- **Stakeholder engagement** – The project team would perform a multi-modal outreach program to property owners, neighborhood groups, Tribes, environmental non-profits, community-based organizations, business representatives, surfers/ocean recreators, design professionals, technical professionals, and historically marginalized communities.
- **Existing Conditions Assessment** – This task would involve reviewing background materials, ground truthing existing geospatial data, and assessing existing conditions for key infrastructure, land use, protective measures, known hazards, and coastal resources throughout the County coastal zone. This task would identify relevant neighborhoods and subregions for conducting and summarizing future analyses.
- **Coastal Hazard, Economic and Fiscal Impact Vulnerability Assessment** – This report would utilize the best available coastal hazard models for coastal erosion, wave flooding, lagoon flooding, and tidal inundation to analyze SLR vulnerabilities across a number of different sectors, identify the timing of impacts and damage thresholds for each sector based on the particular coastal hazard and SLR elevation likely to cause damages, and calculate the value of projected damages to the built environment.
- **Economic and Fiscal Impact Report** – This report would include valuations of the recreational use of beaches and other coastal locations by residents, visitors and tourists; and it would explore their likely behavioral responses to projected impacts on coastal amenities. It would also analyze economic impacts upon private property. It would then evaluate the market and nonmarket fiscal impacts associated with various adaptation pathways, such as managed retreat, construction of revetments or seawalls, and beach renourishment, among others.

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- **Adaptation Feasibility Report** – This report would present a comprehensive assessment of feasibility and efficacy of various adaptation pathways for each neighborhood, considering the information in the above-mentioned reports. It would model up to three prioritized adaptation strategies for each of the identified neighborhoods; provide projections of future physical changes to upland areas and beach, intertidal, and subtidal zones; and provide cost/benefit analyses for each.
- **Adaptation Pathways for each neighborhood or subregion** – Working with stakeholders, this task would involve identifying preferred adaptation pathways, which will be phased and trigger-based, for each neighborhood or subregion, along with the needed monitoring. These pathways will be presented as figures.
- **Financing Options Report** – This report would provide a comprehensive review of financing options and strategies for the suite of acceptable adaptation strategies identified in the project, taking into consideration known state and federal policies and the evolving sources of funds from both public and private resources.
- **Comprehensive Vulnerability Assessment Report and Policy Recommendations** – This report would synthesize the information in the above reports and provide recommendations for both Countywide LCP policy changes to coastal hazard policies as well as individual neighborhood policies that support the identified adaptation pathways.
- **LCP amendment on SLR** – In coordination with CCC staff, updates will be developed to the LCP Land Use Plan (LUP) and Implementation Plan (IP) provisions that relate to coastal hazards. The proposed update will focus on the LUP's beaches and bluffs chapter (Chapter 6.4) and conforming changes to the IP's geologic hazards chapter (Chapter 16.10). These drafts will be posted for public review, brought before the Planning Commission and Board of Supervisors, and submitted to the CCC.

Discussion: The proposed grant project is consistent with the LCP Local Assistance Grant Program's [adopted priorities and evaluation criteria](#) in that it will address climate change by supporting development of sea level rise adaptation pathways and incorporation of SLR policies into Santa Cruz County's LCP. The proposed project will also reflect key LCP grant program priorities and broader statewide planning goals including supporting development of phased approaches to addressing sea level rise impacts. By planning to minimize the impacts of SLR upon both public resources and private development, the proposed project will ensure public benefits are maximized.

The proposed project also addresses environmental justice in several key ways. In addition to reaching out to a broad range of stakeholders, the outreach plan will include efforts to ensure participation by low-income communities, indigenous communities, communities of color, and other marginalized communities. The evaluation of adaptation options will also consider impacts to coastal environments with respect to public access and lower-cost recreational opportunities for historically marginalized communities.

There is also a high need for the proposed work. The County of Santa Cruz's LCP was certified in 1983, and in 2022 a proposed LCP amendment on coastal hazards was brought before the Coastal Commission as Santa Cruz County LCP Amendment Number LCP-3-SCO-20-0066-2 (Coastal Hazards). The [staff report](#) voiced concerns regarding the amendment's overreliance on shoreline armoring that would result in impacts to coastal resources that would not be appropriately minimized and mitigated. Both Coastal Commission and County staffs recognized – and the County Board of Supervisors agreed – that the best course was to pursue further work on SLR adaptation planning in the County. Ultimately, the Coastal Commission denied the proposed amendment to facilitate and encourage this agreed-upon, continued work on the LCP amendment. The proposed project would carry out this additional work.

The 2022 CCC staff report also highlighted the important steps taken in the work completed: *“Fortunately, the County’s proposal does include many forward-thinking elements that can form the foundation of a successful coastal hazards amendment. In particular, the proposal recognizes the challenges posed by sea level rise, and identifies the need for using best available science, applying hazard disclosures for properties in harm’s way, providing for managed retreat in rural and less developed portions of the County, and committing to continued shoreline management planning (or ‘phasing’) to fine tune LCP provisions in light of a changing future context. These types of provisions are consistent with the types of shared principles around LCP coastal hazard planning that have been discussed with the Local Government Sea Level Rise Working Group (including at the recent August workshop), and can be a starting point for a refined LCP amendment in this case.”* Thus, the proposed project has a good foundation of work on which to build and has a high likelihood of success.

Recommendation: Commission staff recommends fully funding Santa Cruz County’s grant request. **Staff recommends the Commission authorize a grant of \$780,000** to fund regional coordination efforts, technical studies, and updates to the County’s LCP.

D. Grant Requirements and Administration

Coastal Commission staff will work with the grantee to finalize the grant agreement consistent with general grant requirements and specific requirements associated with the LCP Grant Program. Key requirements are described below. The full terms and conditions cover a variety of additional administrative requirements (e.g., prompt payment clauses, non-discrimination clauses) and the detailed language will be finalized as part of the grant agreement execution process.

Coastal Commission staff will provide the local government with a draft grant agreement for execution by both parties. During this process, Commission staff will work with the grantee to ensure work programs and budgets are sufficiently detailed and contain the necessary benchmarks to meet the goals of the grant program. Commission staff will also review, process, and approve invoices and progress reports under the grant agreements and ensure grantees are making appropriate progress.

General Grant Requirements

1. All grantees shall work with Commission staff to finalize the 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. 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 agreement.
2. Grantees seeking subcontractors (e.g., consultants) to perform grant-related tasks and services shall select all subcontractors pursuant to a bidding and procurement process that complies with all applicable laws.
3. All grant agreements shall require progress reports at least every 3 months, and all shall be subject to Executive Director review and approval. Each grant agreement 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 grant agreement or fails to meet the performance criteria and benchmarks in the grant agreement, the Executive Director or his designee may cancel the grant agreement and re-allocate any unspent funds to one or more of the other approved grantees.
6. Complete reimbursement of grant funds will be dependent upon successful completion of the final deliverable of the grant agreement. 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 grant agreement 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.
8. Travel Reimbursement shall be at the same rates as similarly situated State employees. If any conflicts exist between the Contractor's rates and those applicable to State employees, the State's reimbursement rates shall prevail.

Receipts will be required. All travel costs are inclusive within the budgeted amount referenced in the grant agreement.

LCP Grant Program Requirements

1. Work programs shall be revised to ensure there is sufficient time for coordination with Commission staff on each deliverable, including time for review and comment by Commission staff, and time for grantees to revise deliverables where necessary. For major deliverables, there shall be sufficient time for multiple rounds of review and revision. To the extent feasible, such coordination shall take place prior to public release of the deliverable.
2. For grant projects that do not include certification of proposed LCP planning work, work programs shall be revised to include a description of the future steps that will be taken to achieve certification after grant work is complete.
3. Prior to the Executive Director's determination and reporting of certification pursuant to Section 13544 of the California Code of Regulations of a grant-funded LCP project, grantees shall submit LCP documents and maps in both paper and editable digital format to the Coastal Commission.
4. Grantees shall use the Commission's [Sea Level Rise Policy Guidance document](#) to inform the development of sea level rise impact assessments, vulnerability assessments, and LCP Land Use Plan and Implementation Plan completion or updates.
5. In addition to the general recommendations contained within the Coastal Commission's Sea Level Rise Policy Guidance, Vulnerability Assessments shall include: (1) storm and non-storm scenarios, including maximum daily and annual tidal inundation, (2) assessment of sea level rise vulnerability with and without key development that is currently vulnerable and/or protected by a revetment, such as Highway 1, railroad tracks, and/or a row of residences, (3) anticipated changes in beach width under future sea level rise scenarios, (4) evaluation of the feasibility and effectiveness of sediment management and beach nourishment, and (5) evaluation of sea level rise vulnerability of existing and planned segments of the California Coastal Trail, (6) the subject of environmental justice by, to the extent feasible, analyzing the differential impacts of sea level rise upon various demographics and community groups, and (7) the latest reports on sea level rise science and recommendations from the state of California, including [Rising Seas in California](#) (Griggs et al. 2017) and the most recently adopted update to the State Sea Level Rise Guidance. These scenarios and topics should be modeled or quantitatively analyzed where feasible and applicable, or at a minimum thoroughly discussed in a qualitative manner. Scenarios analyzed should include Medium-high Risk Aversion and Extreme Risk Aversion scenarios per the [2018 Ocean Protection Council Guidance](#) and the Coastal Commission's [Sea Level Rise Policy Guidance Update](#) adopted November 2018, which both provide recommendations to aid in planning and understanding the worst-case scenario for projected time horizons.

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6. Sea Level Rise work completed under the grant program shall be coordinated regionally to the extent feasible with other jurisdictions and entities working on sea level rise projects within the same county or broader regional area relevant for sea level rise adaptation, such as the watershed, littoral cell, or area with similar geologic characteristics. Entities working on sea level rise projects include, but are not limited to, the State Coastal Conservancy, the Ocean Protection Council, The Nature Conservancy, NOAA, and USGS. Coordination includes early coordination meetings among the different entities, sharing of technical analyses and lessons learned, and consideration of regional adaptation policies.
7. Public outreach shall target all interested members of the public, including visitors and other non-residents to the maximum extent feasible for the purpose of meaningful engagement in policy development, technical studies, and other tasks conducted pursuant to the grant work program. All public outreach activities related to the work program shall, to the maximum extent feasible, proactively engage those who already face disproportionate environmental burdens or vulnerabilities to environmental hazards, and/or those who come from communities of existing social inequalities, including members of the public and organizations from the following communities: disadvantaged communities, communities of color and/or low income, communities with low capacity to adapt to climate change, and communities not in close proximity to the shoreline but who visit and recreate there. Outreach activities shall seek to provide maximum opportunities for these groups to engage with and provide input on the tasks of the work program.

E. LCP Grant Program Updates

As described above, in October 2021 the Coastal Commission approved updates to the management details and evaluation criteria of the LCP Local Assistance Grant Program, including to specifically allow for a rolling, non-competitive application process by which the Executive Director could award grants up to \$100,000. In November 2022 this cap was increased to \$500,000 and in May 2023, the Coastal Commission revised the grant processes to allow all grant applications to be submitted on a rolling basis.

To date, the Executive Director has approved 10 grants totaling \$2,370,746, as summarized below, with multiple other jurisdictions currently in talks with staff to develop grant proposals. Grants awarded by the Executive Director are described in applicable monthly Executive Director's Reports at Coastal Commission hearings.

Executive Director-Approved Grants

1. **City of Pacific Grove, \$100,000:** The City of Pacific Grove will build on past grant work by completing an updated vulnerability assessment. In particular, the City will fill a data gap by including new SLR modeling for the Asilomar Dunes area (which was not included in previous modeling work) and updating older, now out of date SLR modeling for other parts of the City. Minor updates to the

recently certified LCP based on these studies will also be completed, most likely including an updated coastal hazards map overlay. (May 2022)

2. **City of Point Arena, \$100,000:** The City of Point Arena will develop a Sea Level Rise Vulnerability Assessment (SLRVA) for the Point Arena Cove area of the City, and update the Community Health and Safety Element (CHSE) of its LCP. The SLRVA will analyze the impacts of storms and extreme events, changing shorelines, and trends in relative local sea level on vulnerable natural and built resources and facilities, including public access, commerce, recreation, coastal habitats, and navigability. The CHSE update will use information developed in the SLRVA to update coastal hazard LCP policies. (July 2022)
3. **City of Marina, \$100,000:** The City of Marina will build off of previous grant-funded work to assess SLR vulnerabilities and update their LCP. Specifically, the City will update its 2019 vulnerability assessment, including by updating the technical report, adding a social vulnerability assessment, and updating hazard mapping to include in the City's GIS database. The City will also complete its update to the coastal hazards policies of its LCP (both IP and LUP). (August 2022)
4. **Arcata, \$100,000:** The City of Arcata will complete a comprehensive update to its LUP and IP. The project will build off of past grant work and includes conducting environmental impact and special studies necessary for certification, revising and submitting a proposed LUP, finishing and submitting a proposed IP, public outreach and tribal coordination on the LCP update, and submission of proposed LUP and IP updates to the Commission. The proposed LCP update will include climate-resilience and sea level rise policies, including potentially a neighborhood-based sea level rise adaptation approach. (November 2022)
5. **National City, \$100,000:** The City of National City will complete targeted amendments to the Local Coastal Program (LCP) to update General Plan and Zoning Code references, strengthen coastal resilience and support environmental justice, and lay the groundwork for a later comprehensive LCP update. This will include review of completed and in-process technical, environmental, and planning studies to identify technical study gaps needed to prepare for sea level rise and increase coastal resiliency, as well as to improve coastal access and achieve other Coastal Act goals. Coastal resiliency policies will include (at a minimum) baseline sea level rise policies of the type described by the Local Government Sea Level Rise Working Group. (December 2022)
6. **City of Santa Barbara, \$243,000:** The City of Santa Barbara will complete an amendment to the Airport segment LCP LUP to incorporate sea level rise adaptation policies. This project is considered Phase C of the City's larger sea level rise and LCP update project and will build off of other grant-funded work. The overarching goal of the project is to prepare the Airport and the public for increased storm surges, erosion, and flooding while continuing to provide critical transportation services and coastal resource protection for the next 30 years.

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This specific grant will incorporate the adaptation options assessed in earlier phases into an Adaptation Plan report and Final LCP update and include continued community engagement. Sea level rise LCP policies will ensure consistency with the Commission's Critical Infrastructure Guidance. (April 2023)

7. **Arcata, \$178,000:** The City of Arcata will complete an updated sea level rise vulnerability assessment (SLRVA) and an adaptation plan concept for planned capital improvement projects. The SLRVA will include new analysis to build on the 2018 SLRVA, including in particular more detailed hydrological modeling. The City will also create an adaptation plan for capital improvement projects such as the next phase of improvements to the Arcata Wastewater Treatment Facility. Lastly, the City will update its LCP with the data and adaptation concepts it develops, which will inform implementation of the hazards and sea level rise related LCP policies and concepts that are part of the City's forthcoming comprehensive LCP update, providing, for example, more detailed thresholds and triggers for specific adaptation actions. (May 2023)
8. **Humboldt County: \$499,746:** Humboldt County will finalize an LCP update that builds on earlier grant work to address sea level rise, tsunami safety, ESHA, coastal-dependent industrial lands, and considerations for facilities to support future offshore wind development. This update will also set the foundation for other ongoing grant work led by the County related to regional coordination options for addressing sea level rise Bay-wide in conjunction with Arcata, Eureka, and other key stakeholders. (June 2023)
9. **Capitola, \$450,000:** The City of Capitola will perform targeted adaptation planning for Cliff Drive, which is important transportation infrastructure and a key coastal access amenity currently threatened by episodic erosion. The purpose of this project is to identify a preferred alternative to improve the road structure and configuration, which will then be incorporated as an amendment to the LCP. The project will include community and stakeholder engagement throughout; geotechnical studies on SLR, wave runup, and sand supply as well as a survey of topography and utilities; a Biological Resources Assessment and Cultural Resources Assessment to be conducted in coordination with Tribes; an alternatives analysis; and the drafting and submittal of a targeted LCP amendment that frame the goals for the adaptation of Cliff Drive to lay the foundation for the implementation of a future project/CDP. (July 2023)
10. **Pismo Beach, \$500,000:** The City of Pismo Beach will continue work on comprehensive updates to its LUP and IP. The City received two previous grants from the CCC to complete a Short-Term Rental Ordinance, Draft Low-Cost Visitor Serving Accommodation Study, Sea Level Rise Vulnerability Assessment, a Sea Level Rise Adaptation Plan, and the initial stages of work on the LCP amendment. The proposed grant would fund continued work on the comprehensive LCP amendment, including local workshops and coordination with CCC staff on both the LUP and IP and submittal of the full, comprehensive LCP amendment. In addition to addressing sea level rise and coastal hazards,

the amendment will include strategies to increase housing supply to comply with the Regional Housing Needs Allocation, primarily through mixed use zoning and intensification in the core downtown, as well as a multi-modal plan to reduce traffic and congestion through pedestrian and bicycle improvements. (August 2023)