



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 27, 2016

TO: Mayor and Councilmembers

FROM: Planning Division, Community Development Department

SUBJECT: Local Coastal Program Update Status Report

RECOMMENDATION: That Council:

- A. Receive a status report on the Local Coastal Program Update;
- B. Accept \$285,892 in grant funds from the California Coastal Commission Round 3 Local Coastal Program Local Assistance Grant Program for: 1) a Public Outreach Plan; 2) a Sea Level Rise (SLR) Adaptation Plan; 3) a Lower-Cost Visitor-Serving Accommodations Program; and 4) Project Management,
- C. Increase appropriations and estimated revenues by \$285,892 in the Miscellaneous Grants Fund for the California Coastal Commission LCP Local Assistance Grant Award to partially fund the LCP Update; and
- D. Direct Planning Division staff to continue working on the Local Coastal Program Update.

EXECUTIVE SUMMARY:

Since 2014 when grant funding was received from the California Coastal Commission (CCC), the Planning Division has been working to update the City's Local Coastal Program (LCP) in collaboration with other City departments, LCP Update subcommittees, and staff from the CCC. In February 2016, staff produced a Preliminary Draft Coastal Land Use Plan that modernizes the 1981 Coastal Land Use Plan, incorporates relevant changes from the 2011 General Plan, and adds much-needed guidance in certain emerging issue areas. In April 2016, CCC staff submitted extensive written comments on the Preliminary Draft Coastal Land Use Plan (LUP).

Staff has analyzed the CCC staff's comments, and received assurances from CCC staff that they too want the City's LCP Update to be successful, that they saw no major flaws in the document, and that the City and the CCC are not far apart on major policies. The CCC Interim Executive Director also committed his staff to working on the City's LCP to meet our schedule needs. Staff recommends working for the next few months with CCC

staff to reach an agreement on remaining major issue areas, followed by release of a Public Review Draft Coastal LUP and commencement of a public outreach program in January 2017, with review and adoption planned for summer/fall 2017.

Staff also recommends that Council accept \$285,892 in grant funds awarded from the CCC to conduct public outreach on the LCP Update and undertake a Sea Level Rise Adaptation Plan and a Lower-Cost Visitor-Serving Accommodation Program. The public outreach, review, and approval process for the majority of the Draft Coastal LUP would proceed while the Sea Level Rise Adaptation Plan and Lower-Cost Visitor Serving Accommodations Program are developed, processed, and certified on a separate schedule. The grant would end September 2018.

DISCUSSION:

Background

The City's Local Coastal Program (LCP) includes a Land Use Plan (LUP) that was originally certified by the California Coastal Commission (CCC) in 1981 and an Implementation Plan (IP) that was originally certified in 1986. The LUP designates land uses and includes planning policies and programs that implement the Coastal Act's overarching goals: protection, enhancement and balanced use of coastal resources; maximization of public access to the coast; and prioritization of coastal-dependent and coastal-related uses. The IP includes detailed zoning and implementing ordinances found in the Municipal Code and other guidelines designed to carry out the more general policies of the LUP. Together these serve as the standard of review for Coastal Development Permits (CDPs) under the City's jurisdiction within the Coastal Zone. In 2014, the City received a \$123,000 grant from the CCC Round 1 Local Coastal Program Local Assistance Grant Program to update the City's LCP. Staff began work in February 2014, and that grant ended April 29, 2016. The primary goals of this overall major work effort have been to:

1. *Modernize the 1981 LUP, incorporate the 2011 General Plan Update land use and policy changes, and add guidance in certain emerging and controversial issue areas.*

The 1981 LUP incorporates, by reference, policies from many documents, including policies of the General Plan as it existed in 1980. Over time, this structure has created complications in determining when LCP amendments are required and the appropriate standard of review for CDPs. One of the major goals of the LCP Update is to modernize the document and fix this problem by making the LUP a stand-alone document.

There is also a need to incorporate into the LCP land use and policy changes from the 2011 General Plan that are applicable in the Coastal Zone, as well as to provide additional guidance in certain emerging and controversial issue areas such as bluff top and shoreline development, biological resources and creeks,

and preservation of lower-cost visitor-serving accommodations. A lack of detailed guidance in the existing LUP in some of these areas has led to significant workload for staff, Planning Commission, and at times City Council. It has also led to uncertainties for applicants as to the exact development standards to which their projects will be held by both the City and the CCC on appeal.

2. *Address sea level rise (SLR) vulnerability and adaptation.*

As a result of climate change, SLR is occurring, and the physical risks to Santa Barbara's Coastal Zone include, but are not limited to, shoreline erosion and degradation, amplified storm surges, and permanent inundation. Policies in the 2011 General Plan direct the City to further study the potential impacts of SLR and prepare a SLR Adaptation Plan. The California Coastal Commission also now requires that LCPs address SLR vulnerability and adaptation strategies, and that proposed development be evaluated for SLR impacts. There is a need for the City and the community to understand this emerging issue and all the associated risks, as well as a need for additional guidance and standards for bluff top and shoreline development.

Preliminary Draft Coastal Land Use Plan

Despite challenges, City staff worked diligently and collaboratively with CCC regional staff over the last two years and produced a preliminary draft of a new Coastal LUP. The Preliminary Draft Coastal LUP incorporates early comments received from CCC staff, reviews by other City departments, and comments from subcommittees of the Planning, Harbor, and Parks and Recreation Commissions. The Preliminary Draft Coastal LUP was delivered to CCC staff for written comments on February 25, 2016.

The Preliminary Draft Coastal LUP is clearer, better focused on Coastal Act mandates, and provides more clarity and consistency in coastal permitting. In many cases, it carries forward existing LUP policies and other City policies, guidelines, and practices with little or no substantive change. However, it does include new detailed policies in some resource areas, including setbacks and development standards for creeks and environmentally sensitive habitat areas, standards for bluff top and shoreline development, and development requirements in coastal hazard areas.

In the course of work on the LCP Update over the last two years, it has become clear that significant additional technical study, policy development, stakeholder involvement, and public outreach is needed in the area of sea level rise adaptation. While the work conducted as part of the Round 1 grant included SLR modeling and began to look at the City's vulnerabilities related to SLR, a comprehensive SLR Adaptation Plan is needed to provide additional details on the City's vulnerabilities and analyze the feasibility, economic impacts, and environmental consequences of various adaptation strategies. Policies in the Preliminary Draft Coastal LUP, therefore, call for the preparation of a full adaptation plan by the City (with no specific date of completion currently identified), to

be followed by an LCP Amendment to incorporate any policies or development standards chosen by the City.

In the interest of maximizing coastal access, it has also become a priority for CCC staff to embark upon significant additional work on the issue of preserving lower-cost visitor-serving accommodations in the Coastal Zone. In the last several years, the CCC has shown particular interest in prioritizing lower-cost accommodations, and the CCC is unlikely to certify any LUP amendment that does not include a plan to address this issue. CCC staff have also emphasized the need for the City to have a detailed mitigation fee program and have recommended several policies to be included in the LUP. These policy suggestions are very complicated, substantially change existing LUP policies, and need to be thoroughly evaluated by City staff, stakeholders, public, and decision-makers. The Preliminary Draft Coastal LUP, therefore, includes interim policies addressing this issue area that are similar to the existing LUP and a policy directing the City to undertake a program to evaluate methods to preserve and encourage lower-cost accommodations in the region. One of the goals of the program would be to establish policies acceptable to the City that would ensure consistency in approach, prevent future appeals to CCC, and provide more assurance to applicants as to the standards to which their projects will be held by both the City and CCC.

CCC Staff Comments on the Preliminary Draft Coastal LUP

On April 29, 2016, the City received extensive written comments from the CCC staff on the Preliminary Draft Coastal LUP, including significant comments in the following issue areas:

- Requirements for future LCP Amendments for certain development projects to be approved;
- Clarifying when redevelopment of non-conforming structures constitutes new development subject to all the development standards in the LCP;
- Conditions for bluff and shoreline development;
- Requirements for development in coastal hazard areas;
- Standards for creek and biological buffers and allowed uses in buffers;
- Limits on future upgrades to water and wastewater infrastructure and limits on capacities of those systems;
- Requirements for mitigation fees for hotel/motel projects not considered lower cost; and
- Technical report requirements and interim policies addressing sea level rise.

Given the scope of the CCC staff comments, staff delayed a planned public release of the document and outreach effort that was scheduled to occur in summer 2016. Staff has analyzed the comments and discussed options for proceeding with other City departments, the City Attorney's Office, the LCP subcommittees, and CCC staff.

On July 20, 2016, Community Development staff and the City Administrator met with the CCC's Interim Executive Director and other CCC staff to share the City's concerns with

the update effort and consider potential options for moving forward. The CCC staff assured City staff that they want our LCP Update to be successful, that they saw no major flaws in the document, and that from their perspective, the City and CCC staff are not far apart on major policies. The CCC Interim Executive Director also committed his staff to a schedule that prioritizes release of a draft LUP for public review as discussed below. CCC staff also agreed to phase the LCP Update so that the Draft LUP would proceed while the SLR Adaptation Plan and Lower-Cost Visitor-Serving Accommodations Program are developed, processed, and certified on a separate schedule.

Moving Forward with the LCP Update

Staff believes many of the CCC staff's comments on the Preliminary Draft Coastal LUP can be addressed through education and negotiation with CCC staff and that we should continue working together toward release of a Public Review Draft Coastal LUP in January 2017. This represents a six- to seven-month delay in the previously reported schedule (provided at the April 7, 2016 joint Council and Planning Commission work session) and, as explained below, would address SLR adaptation and preservation of lower-cost visitor-serving accommodations with basic interim policies for now, as work on those efforts would trail the majority of the Coastal LUP update and be processed on a separate schedule.

In order to achieve the goal of releasing a Public Review Draft Coastal LUP in January 2017, City staff have received a commitment from CCC staff to a work plan for negotiations in the next three months that includes seven coordination meetings, a commitment of staff resources and regular correspondence, and focus on a major issue areas list. Further, both the CCC and City staff understand that not every issue may be resolved in this time period, and realistically there are areas of disagreement likely to remain. However, City staff and the LCP Update subcommittees do not want to further delay a much-needed dialogue with the public, boards and commissions, and City Council on the details of the Draft Coastal LUP document.

Once a Public Review Draft Coastal LUP is released, any interested parties, including CCC staff, would have the opportunity to provide written and verbal comments on the document. A robust public outreach effort, now proposed to be partially funded with Round 3 grant monies, is planned for the spring of 2017 and would include engagement of key stakeholders through online surveys, individual stakeholder meetings, and a public website. There would be public workshops on various topics, as well as reviews of draft documents by City advisory board and commissions. Following the public outreach, staff would revise the document to produce a Final Draft Coastal LUP by early summer 2017 for consideration by Planning Commission and approval by City Council. The document would then be forwarded to CCC for certification through an LCP Amendment process.

Should Council accept the award of grant funding as described below, work on the Sea Level Rise Adaptation Plan and Lower-Cost Visitor Serving Accommodations Program

would commence in January 2017. These work efforts would rely heavily on consultant services, with support from City staff. Anticipating that consultants would be retained by summer 2017, work products could be available for public review in early 2018, with review and approval by Planning Commission and City Council to be completed by September 2018.

Round 3 Grant-Funded Programs

On June 7, 2016, City Council authorized staff to submit an application for grant funds from the CCC Local Coastal Program Round 3 Grant Program. On August 12, 2016, the CCC awarded \$285,892 in grant funds to the City for a public outreach plan for the LCP Update, a Sea Level Rise Adaptation Plan, a Lower-Cost Visitor-Serving Accommodations Work Program, and for overall project management (Attachment 1). The grant period starts in January 2017 and ends in September 2018. Staff recommends that City Council authorize staff to accept these funds and initiate the programs as described below and in the Revised Work Program and Budget for the grant award (Attachment 2).

Innovative and Engaging Outreach Plan

Approximately \$43,000 in grant funds was awarded to conduct an outreach campaign to engage the community in the LCP Update, including the Sea Level Rise Adaptation Plan and Lower-Cost Visitor Serving Accommodation work programs, as well as throughout the public review process. City in-kind contributions would be approximately \$75,000 all in Planning Division staff hours (approximately 1000 hours).

Sea Level Rise Adaptation Plan

Approximately \$202,000 in grant funds was awarded for preparation of a Sea Level Rise (SLR) Adaptation Plan. City in-kind contributions are estimated to be approximately \$76,500 in Planning Division staff hours (approximately 1,050 hours). Very rough estimates are that upwards of an additional 500 hours of staff time, spread between the Public Works, Parks and Recreation, and Waterfront Departments, may also be needed to assist with this work effort. Additionally, City Attorney's Office resources would be necessary.

The SLR Adaptation Plan would use as a foundation the work completed to date with Round 1 Grant funding and City funding, including existing conditions analyses, vulnerability assessments, SLR modeling, and maps. With the use of technical consultant services and the most accurate and timely (best available science) SLR information available, an analysis of impacts and feasible adaptation strategies to low-lying and coastal bluff areas in the City's Coastal Zone would be completed. This information would be synthesized with an economic and fiscal analysis to identify the trade-offs of a range of adaptation strategies and to draft policies and development standards for inclusion in the City's LCP and other planning documents. Stakeholder involvement and public outreach would be included in all stages of development of the plan.

Lower-Cost Visitor-Serving Accommodations Program

Approximately \$31,000 in grant funds was awarded for a program to analyze various strategies to preserve lower-cost visitor-serving accommodations. City in-kind contributions would be approximately \$17,500, all in Planning Division staff hours (approximately 400 hours). The program includes a baseline inventory of visitor-serving accommodations in the Coastal Zone, economic analysis, policy development, and public and stakeholder involvement. It would examine local and regional strategies and both mitigation fee and non-mitigation fee alternatives.

Project Management

Approximately \$9,600 in grant funds was awarded for project management. These funds would be used to hire hourly staff to assist with management of the consultant contracts and the grant. City in-kind contributions would be approximately \$38,000 in Planning Division staff hours (approximately 500 hours).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Accepting grant funds for the subject feasibility and planning studies for possible future actions and LCP Amendments is statutorily exempt from the requirements of CEQA pursuant to Guidelines Section 15262 and 15265.

BUDGET/FINANCIAL INFORMATION:

The City has been awarded \$285,892 in grant funds for a public outreach plan for the LCP Update, a Sea Level Rise Adaptation Plan, Lower-Cost Visitor Serving Accommodations Program, and Project Management. City in-kind contributions are estimated at \$207,000, for Planning Division staff hours only. This equates to approximately 1.4 FTE. However, staff believes that the actual amount of City resources needed to complete the LCP Update and undertake these programs will be much greater, including significant additional time from staff in the Public Works, Parks and Recreation, and Waterfront Departments. Additionally, City Attorney's Office resources would be necessary.

A six- to seven-month delay in the public release of the Draft LUP and the addition of the above-mentioned grant-funded programs will result in delays to other planned work efforts in the Planning Division, such as the Environmental Resources Management Element (ERME) Update and review of an amendment to Santa Barbara Municipal Code Chapter 22.65 – Design Standards for Development Near Highway 101. Staff does anticipate that following review and approval of the majority of the Coastal LUP at the City level (anticipated fall 2017), some staff currently assigned to the LCP Update would be available to begin work on the ERME Update and the amendment related to development near Highway 101.

SUSTAINABILITY IMPACT:

Updating the LCP will result in the City's coastal-related policies being modernized to address topics that relate to coastal development and incorporate sustainable coastal access, energy and water conservation, hazards reduction (especially the SLR Adaptation Plan), and environmental protection and restoration. Updating such sustainability-related policies and programs is called for in the 2011 General Plan and the Climate Action Plan, and the LCP Update directly supports those efforts.

ATTACHMENTS:

1. CCC Round 3 Local Coastal Program Local Assistance Grant Award Letter to City of Santa Barbara, dated August 19, 2016.
2. Draft Revised Work Program and Budget for Round 3 Local Coastal Program Local Assistance Grant.

PREPARED BY: Debra Andaloro, Principal Planner
Melissa Hetrick, Project Planner

SUBMITTED BY: George Buell, Community Development Director

APPROVED BY: City Administrator's Office

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE AND TDD (415) 904-5200
FAX (415) 904-5400



August 19, 2016

Debra Andoloro
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102

Dear Ms. Andoloro,

On August 12, 2016, the Coastal Commission voted to award a Local Coastal Program Local Assistance Grant to the City of Santa Barbara in the amount of \$285,892. Congratulations on successfully receiving funding in this very competitive process. This LCP planning work is of the highest priority for the Coastal Commission, and Commission staff is ready to work with you on your project.

AWARD CONDITIONS

This award was adopted with both standard conditions and special conditions. Please refer to the Commission-approved recommendation at: <http://documents.coastal.ca.gov/reports/2016/8/f5-8-2016.pdf>.

The standard conditions include the following:

- 1. 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.*
- 2. Grantees shall use the Coastal 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.*
- 3. 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. These scenarios and topics should be modelled or quantitatively analyzed where feasible and applicable, or at a minimum thoroughly discussed in a qualitative manner.*

4. *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 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.*

5. *Grant-funded work shall be guided by the [Safeguarding California Plan for Reducing Climate Risk](#)'s recommended climate change preparedness actions and principles,¹ as listed below and as described in the adopted [2014 Ocean Protection Council Resolution](#) to support implementation of the Safeguarding Plan². The Plan states that projects or programs implemented with state funds should:*
 - *Encourage innovative design of new structures and infrastructure in areas vulnerable to sea level rise, storms, and erosion and priority should be given to green or nature-based solutions that use natural processes and habitats to reduce risk from flooding and erosion;*

 - *Reduce risk from climate impacts to the coast and ocean, by implementing the Safeguarding Plan's recommendation to incorporate climate risk considerations into all relevant decision-making, including related to infrastructure, in such a way that it:*
 - *Encourages iterative approaches;*
 - *Protects California's most vulnerable populations;*
 - *Achieves multiple benefits from efforts to reduce climate risks and prioritizes green infrastructure solutions;*
 - *Integrates climate risk reduction with emissions reductions to the fullest extent possible; and*
 - *Develops metrics and indicators to track progress on efforts to reduce climate risk.*

 - *Adhere to the Safeguarding Plan principles:*
 - *Use the best available science to identify risks and adaptation strategies;*
 - *Understand that an effective strategy for preparing for climate risks should evolve as new information is available;*
 - *Involve all relevant stakeholders;*

¹ California Natural Resources Agency 2014. Available. http://resources.ca.gov/docs/climate/Final_Safeguarding_CA_Plan_July_31_2014.pdf. Accessed 19 September 2014.

² Ocean Protection Council 2014. Available: http://www.opc.ca.gov/webmaster/ftp/pdf/agenda_items/20140827/Item5 OPC_Aug2014_Exhibit_1_Safeguarding_Resolution_ADOPTED.pdf. Accessed 19 September 2014.

Round 3 California Coastal Commission LCP Grant Program

- *Establish and maintain strong partnerships across all levels of government, tribes, businesses, landowners, and non-governmental organizations;*
 - *Give priority to strategies that also achieve benefits other than climate risk reduction benefits, including additional benefits to public health, the economy, environmental justice, and conservation of natural resources; and*
 - *Ensure that strategies to reduce climate risk are coordinated, to the extent possible, with the state's efforts to reduce GHG emissions and other local, national and international efforts.*
6. *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. Such coordination shall take place prior to public release of the deliverable.*
 7. *Work programs shall be revised to exclude any and all work that has been funded through previously awarded grants or the matching funds identified through previously awarded grants. Such grants include, but are not limited to, Coastal Commission LCP Grants awarded through Round 1 or Round 2, grants awarded by the Ocean Protection Council, and grants awarded by the State Coastal Conservancy.*
 8. *State Coastal Conservancy funding shall be acknowledged in all written or published materials related to the grant program, in a manner approved by the Executive Director.*
 9. *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.*

The special conditions attached to your award include the following. Again, please consult the Commission-approved staff recommendation for additional information.

By September 15, 2016, the grantee shall submit a revised work program and budget for review and approval by the Executive Director that reflects an award of \$285,892 and includes the necessary detail to complete execution of the grant agreement consistent with the terms and conditions of the approval. Task 4 (LCP Technical Assistance) and associated funds shall be removed from the work program. Task 2 (SLR Adaptation Plan) shall include coordination with Coastal Commission staff on the scoping phases of both the “economic model of recreational value as a function of beach width” and the “dynamic model of beach ecosystem value.” The Executive Director shall review and approve the proposed methodology for developing the recreational and ecosystem valuation prior to commencement of the Task 2 grant work.

NEXT STEPS

We now need to prepare a grant agreement for you. In order to do so, please submit the following information in .docx format (please do not submit PDFs):

- **A revised work program, timeline, and budget for the project, reflecting the conditions listed above, and with the necessary detail to complete grant agreement execution.** Please provide the information via e-mail to Carey Batha at carey.batha@coastal.ca.gov by **Thursday, September 15, 2016**.
- For any identified consultants, please include the names of the consultants and a copy of the scope of work and budget for each consultant. All consultants must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.

Please see the attached work program template. In cases where modifications are not needed, you can copy the work program, timeline, and budget directly from your grant application. The budget should clearly show which tasks or portions of tasks the LCP grant funds will be supporting. Please note that all items invoiced must correspond to a line item in the budget and work program.

There are several important aspects to remember about the grant process:

1. **Please do not begin incurring costs that will be charged to this grant before the date of execution of the grant agreement.**
2. As stated in Grant Administration Section of the LCP Grants Staff Report, funds will only be provided on a reimbursement basis for expenses already incurred. The Coastal Commission can only reimburse expenses that are incurred after the start date of the grant agreement, and that have adequate documentation accompanying the invoice. In addition, the Commission can only reimburse invoices from the local jurisdiction as indicated on the grant agreement, not an individual person or private entity.
3. All funded tasks should be completed by September 28, 2018.

Detailed invoicing instructions will be included in your grant agreement (“Exhibit B – Budget” section).

Please do not hesitate to contact me at (415) 904-5268 if you have any questions, either now or in the future as your project progresses. I look forward to working with you.

Sincerely,

Carey Batha,
LCP Grant Coordinator
Carey.Batha@coastal.ca.gov | (415) 904-5268

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
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Work Program and Budget Template

[Name of local government – Note that the name of the local government will be used throughout the grant agreement and will be the name that the State Controller uses when issuing checks]

[Name of project]

Grantee Contact Information

Person Authorized to sign grant agreement and any amendments:

[Name]
[Address]
[Telephone | Email]

Main Project Manager/Point of Contact:

[Name]
[Address]
[Telephone | Email]

Federal Employer Identification Number: [FEIN]

Budget Summary:

CCC funding: [xx]
Other funding: [xx]
Total project cost: [xx]

Term of Project: [start date – end date]

A. PROJECT DESCRIPTION [brief paragraph on what will be accomplished]

B. TASKS [narrative description of each task and subtask, including deliverables. All deliverables listed here must match the deliverables listed in Section C, below. You may attach portions of your application as applicable]

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- C. **SCHEDULE** *[begin/end dates by task, including deliverables. This can be copied directly from the application and modified as needed. Specify dates for interim drafts as well as final deliverables as applicable (e.g., draft vulnerability assessment, final vulnerability assessment; administrative draft LUP, public review draft LUP)]*

Project start/end dates:

Task 1. Title	Begin date:	End Date:
1.1 Subtask Name	Begin date:	End Date:
1.2 Subtask Name	Begin date:	End Date:
Outcome/Deliverables	Completion Date:	
Task 2. Title	Begin date:	End Date:
2.1 Subtask Name	Begin date:	End Date:
2.2 Subtask Name	Begin date:	End Date:
Outcome/Deliverables	Complete Date:	
....Continue for all required Tasks		

- D. **BENCHMARK SCHEDULE** *[Please include a list of benchmarks, or milestones, with completion date, that can be used to track whether the project is progressing according to the schedule. This can be copied directly from the application and modified as needed.]*

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
	Completion Date:

Round 3 California Coastal Commission LCP Grant Program

E. BUDGET [Please include a task-by-task budget for both county/city staff labor and for consultants. Budget detail on sub-tasks is not necessary. Note that consultant costs must be listed by task and include all costs relating to consultant labor, travel, supplies, overhead etc. If consultants will be hired at a later date, please include a budget estimate per task that can be updated after hiring the consultants]

	CCC Grant Total	Match/ Other Funds (Source #1)	Match/ Other Funds (Source #2)	Total (LCP Grant Funds + Match/ Other Funds)
LABOR COSTS³				
County/City Staff Labor				
Task 1 – Task name				
Task 2 – Task name				
Task 3 – Task name				
Task 4 – Task name				
Task 5 – Task name, etc.				
Total Labor Costs				
DIRECT COSTS				
County/City Staff Project Supplies				
A				
B, etc.				
Total				
County/City Staff Travel In State⁴				
Mileage				
Hotel, etc.				
Total				
Consultants⁵				
Consultant A				
Task 1 – Task 1 Name				
Task 2 – Task 2 Name				
Task 3 – Task 3 Name				
Consultant B, etc.				
Task 1 – Task 1 Name				
Task 2 – Task 2 Name				
Task 3 – Task 3 Name				
Total				
Total Direct Costs				

³ Amount requested should include total for salary and benefits.

⁴ Travel reimbursement rates are the same as similarly situated state employees.

⁵ All consultants must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.

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	CCC Grant Total	Match/ Other Funds (Source #1)	Match/ Other Funds (Source #2)	Total (LCP Grant Funds + Match/ Other Funds)
OVERHEAD/INDIRECT COSTS⁶				
Total County/City Staff Overhead/Indirect Costs				
TOTAL PROJECT COST				

⁶ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for "Total Labor."

Work Program and Budget

City of Santa Barbara

Local Coastal Program Update Completion Project

Grantee Contact Information

Person Authorized to sign grant agreement and any amendments:

George Buell, Community Development Director

P.O. Box 1990, Santa Barbara, CA 93102

(805) 564-5470 / GBuell@SantaBarbaraCA.gov

Main Project Manager/Point of Contact:

Debra Andaloro, Principal Planner

P.O. Box 1990, Santa Barbara, CA 93102

(805) 564-5470 / DAndaloro@SantaBarbaraCA.gov

Federal Employer Identification Number: 95-6000-787

Budget Summary:

CCC funding: \$285,892

Other funding: \$207,008

Total project cost: \$492,900

Term of Project: January 1, 2017-September 28, 2018

A. PROJECT DESCRIPTION

The project will allow the City of Santa Barbara to continue and complete a Local Coastal Program (LCP) Update, which was initially funded in Round 1 of the CCC's LCP Local Assistance Grant Program. The scope of the Draft LUP Amendment has significantly expanded since the project was initially funded two and a half years ago and now includes what amounts to a complete overhaul of the City's Land Use Plan and significant changes, particularly in the area of biological resources, bluff development, and other sections. Given this, a more extensive public outreach program is needed for the comprehensive LUP Amendment.

Additionally, in the course of work on the LCP Update over the last two years, it has become clear that significant additional technical study, policy development, and stakeholder involvement, and public outreach is needed in the area of sea level rise (SLR) adaptation. While the work conducted as part of the Round 1 grant included SLR modeling and began to look at the City's vulnerabilities related to SLR, a comprehensive SLR Adaptation Plan is needed to provide additional details on the City's vulnerabilities and analyze the feasibility, economic impacts, and environmental consequences of various adaptation strategies. It also became clear that significant additional work is needed on the issue of preserving lower-cost visitor-serving accommodations in the City's Coastal Zone. This is a very complicated issue that needs to be thoroughly evaluated by City staff, stakeholders, public, and decision-makers.

B. TASKS

Task 1: Innovative and Engaging Outreach Plan

An innovating and inclusive outreach campaign will be conducted to engage the community and foster meaningful conversation about the future of the City's Coastal Zone. It is imperative that extensive outreach be conducted to educate the community, address concerns, evaluate ideas, and establish preferences to successfully move the LCP update process forward. Low-income and underserved communities will be actively encouraged to inform the decision-making and adaptation planning process, and accommodations will be made for Spanish speakers. The coordinated outreach effort will be conducted through different avenues, allowing for public input throughout the project process, as described in more detail below. The tasks below would be used for outreach associated with the current LUP Amendment, as well as the Sea Level Rise Adaptation Plan and Lower-Cost Visitor Serving Accommodation work programs described in detail below.

Specific tasks will include, but not be limited to:

- Stakeholder Engagement
 - Key stakeholder groups will be engaged throughout project implementation by way of an online survey that gauges existing knowledge, preferences and priorities moving forward; individual stakeholder meetings; and, an accessible website that includes reports, maps, meeting notices and outcomes, and other relevant information. *Key deliverables include: Survey URL, website URL, screenshots, and summary of input received. Results will be posted on the project website.*
- Workshop Series
 - At least five (5) workshops will be conducted to educate the public about relevant project topics, solicit concerns, and establish preferences and priorities. Potential topics include: The Santa Barbara Coastal Zone, the California Coastal Act, and the history of the City's LCP; known issue areas that require further study; ESHA, creeks, wetlands, and potential changes to existing biological resources buffers and allowed uses; sea level rise (SLR) and potential vulnerabilities, SLR adaptation options, and new technical studies and mapping; and, lower-cost visitor serving accommodations. *Key deliverables include: Workshop notices, workshop materials, list of attendees, and summary of input received. Results will be posted on the project website.*
- Public Release of Draft Documents
 - To ensure a meaningful community dialogue, multiple opportunities for preliminary draft document review and public comment will be established to stimulate community feedback and provide a setting for the public to share concerns, ideas and preferences. These include a public open house, board and commission meetings, and the project website. *Key deliverables include: Public open house notices, materials and list of attendees, board and commission notices and materials, and summary of input received.*
- Boards, Commissions, and Council Reviews
 - To solicit further community input, the draft documents will be presented to various boards, commissions, and council for review and action. *Key deliverables include: Meeting notices, materials, minutes and resolutions. Results will be posted on the project website.*

Task 2: SLR Adaptation Plan

The SLR Adaptation Plan will use as a foundation the work completed to date with Round 1 Grant funding, including existing conditions analyses, vulnerability assessments, SLR modeling, and maps. With the use of technical consultant services and the most accurate and timely (best available science) SLR information possible (including but not limited to CoSMoS 3.0, FEMA Pacific Coast Revised Maps and non-regulatory products, SBCEVA, etc.), the City and a technical consultant team will review additional modeling products for applicability and complete an analysis of impacts and feasible adaptation strategies to low-lying and coastal bluff areas in the City's coastal zone. This information will be synthesized with an economic analysis to identify the trade-offs and identify cost-benefit analysis of a range of adaptation strategies to be used to draft policies and development standards for inclusion in the City's LUP and IP. This task will be closely aligned with Task 1, Innovative and Engaging Outreach Plan. SLR information including modeling results, analysis of impacts, and feasible adaptation strategies shall be:

1. Guided by the Safeguarding California Plan for Reducing Climate Risk; and
2. To the extent feasible, coordinated with other regional jurisdictions and entities working on SLR issues.

Specific tasks will include but not be limited to:

- **Vulnerability Assessment Update:**
 - Utilizing best available science and the CCC's Final Sea Level Rise Guidance, complete a vulnerability assessment update by examining the potential effects of SLR for the near-term to 2030, midterm to 2050/60, and long term to 2100. This task will include: (1) generating new storm and non-storm scenarios, including maximum daily and annual tidal inundation, (2) assessment of sea level rise vulnerability of property, infrastructure, ecosystem, and recreation assets with and without shoreline protection, (3) anticipated changes in beach width and bluff erosion rates under future sea level rise scenarios, and (4) evaluation of sea level rise vulnerability of existing and planned segments of the California Coastal Trail. These scenarios and topics will be modelled and quantitatively analyzed where feasible and applicable, or at a minimum thoroughly discussed in a qualitative manner.
- **Economic and Fiscal Impacts Review:**
 - **Property value:**
 - Obtain and update public and private property valuation data.
 - Create an inventory of property and assigned values that are at-risk.
 - Analyze the updated property valuation data and the inventory of property values that are at risk and estimate the potential loss in property value and the economic and fiscal impacts to the City's tourism, coastal dependent, and other industries (i.e., loss of transient occupancy tax revenue, tourism-related jobs, commercial fisheries, etc.).
 - **Public infrastructure value:** Create an inventory of at-risk infrastructure assets including but not limited to roads, bridges, and other infrastructure (e.g., water, sewage, utilities). Assign an economic value based on estimates of replacement costs for this infrastructure.
 - **Ecosystem value:** Create an inventory of at-risk ecosystems. Consider potential economic and fiscal impacts related to ecosystem changes using existing data and

methodologies. Coordinate with Coastal Commission staff on scoping for this task prior to commencement of grant work. The Executive Director of the CCC shall review and approve the proposed methodology to be used to complete this task prior to the commencement of grant work.

- **Recreational asset value:** Create an inventory of at-risk recreational assets, including beach width. Consider economic and fiscal impacts related to changes to recreational assets. Also, evaluate other potential changes that might impact recreation (e.g., loss of restrooms and other beach and visitor-serving facilities, beach access, parking, etc.). Coordinate with Coastal Commission staff on scoping for this task prior to commencement of grant work. The Executive Director of the CCC shall review and approve the proposed methodology to be used to complete this task prior to the commencement of grant work.
- **Adaptation Planning**
 - Complete an evaluation of the function and useful life of existing shoreline protection devices, with particular attention to public infrastructure such as the Laguna Creek Tide Gate facility.
 - Utilizing the findings and conclusions from the Economic and Fiscal Impacts Review and the Vulnerability Assessment Update, evaluate trade-offs and perform a cost-benefit analysis to develop a range of feasible adaptation strategies for use by public and private sector entities including, but not limited to, sediment management and beach nourishment. These will be categorized by costs and timeframe for implementation, as triggered by anticipated levels of future SLR.
 - Other factors to be considered include impacts to coastal resources; public vs. private benefit; effectiveness; feasibility of options; types of land use changes, building standards, or other measures that would be needed to mitigate resultant hazard levels from each option.
- **Policy Development**
 - Form a stakeholder group to review options for adaptation strategies.
 - Develop adaptation strategies (policies, development standards, and projects) in consultation with other technical experts and outcomes and input from the stakeholders group for inclusion in the City's LCP. City staff will work collaboratively with CCC staff and sufficient time will be built into the schedule to discuss draft language with CCC staff before release to the public.

Key deliverables include: Sea Level Rise Adaptation Plan and draft LCP Amendment. Following the grant, the draft LCP Amendment will be considered by Planning Commission and City Council for approval and subsequently submitted to the CCC as an LCP Amendment application.

Task 3: Policy Development for Lower-Cost Visitor Serving Accommodation

The City will develop policies consistent with Coastal Act section 30213 to protect, encourage, and where feasible, provide lower-cost visitor serving accommodation facilities. This task will consist of background research and data collection, special studies/economic analysis, and policy development.

Specific tasks will include but not be limited to:

- Research
- Data Collection

- Special Studies/Economic Analysis
- Policy Development
 - Form a stakeholder group to review options for policies and programs for preservation and development of lower-cost facilities. The stakeholders will include City staff, hotel/motel owners and operators, travel/tourism groups, Chamber of Commerce, and potential regional partners (County of Santa Barbara, cities of Goleta and Carpinteria, California State Parks, Hosteling International).
 - Develop draft policies and programs for inclusion in the City’s LCP. City staff will work collaboratively with CCC staff and sufficient time will be built into the schedule to discuss draft language with CCC staff before release to the public.

Key deliverables include: consultant reports, draft policies, and draft LCP Amendment. Following the grant, the draft LCP Amendment will be considered by Planning Commission and City Council for approval and subsequently submitted to the CCC as an LCP Amendment application.

Task 4: Project Management

This task will cover staff time related to issuing RFPs for consultant assistance, directing the consultant teams, and administration of the consultant contracts and CCC grant.

Key deliverables include: RFPs and contracts for consultants; customary grant administrative records; Quarterly Grant Progress Reports for CCC.

C. SCHEDULE

January 1, 2017/September 28, 2018:

Task 1. Innovative/Engaging Outreach Plan	Begin date:	End Date:
1.1 Stakeholder Engagement	January 1, 2017	September 28, 2018
1.2 Educational Workshop Series	January 1, 2017	March 31, 2018
1.3 Public Release of Drafts	(LUP Update) (SLR & Accommod. Plans)	January 1, 2017 May 31, 2018
1.4 Advisory Board, Planning Commission, and Council Reviews	(LUP Update only) July 1, 2017	October 31, 2017
Task 1 Deliverables: Project website, public workshops, public release draft documents	Completion Date: September 28, 2018	
Task 2. SLR Adaptation Plan	Begin date:	End Date:
2.1 Project Kickoff	February 1, 2017	May 31, 2017
2.2 Vulnerability Assessment Update	June 1, 2017	September 30, 2017
2.3 Economic and Fiscal Impacts Review	June 1, 2017	November 30, 2017
2.4 Adaptation Planning and Fiscal Analysis	June 1, 2017	April 30, 2018
2.54 Policy Development	April 1, 2018	September 28, 2018
Task 2 Deliverables: Sea Level Rise Adaptation Plan, draft policies and development standards; and draft LCP Amendment	Completion Date: September 28, 2018	

Task 3. Visitor Serving Accommodation Policy Development	Begin date:	End Date:
3.1 Project Kickoff	February 1, 2017	May 31, 2017
3.2 Data Collection and Research	June 1, 2017	August 31, 2017
3.3 Special Studies/Economic Analysis	September 1, 2017	April 30, 2018
3.4 Policy Development	April 1, 2018	September 28, 2018
Task 3 Deliverables: Consultant reports, draft policies and draft LCP Amendment	Complete Date: September 28, 2018	
Task 4. Project Management	January 1, 2017	September 28, 2018
Task 4 Deliverables: RFQ/Ps and contracts for consultants; customary grant administrative records; Quarterly Grant Progress Reports	Completion Date:	September 28, 2018

D. BENCHMARK SCHEDULE

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Draft SLR Adaptation Plan completed	April 1, 2018
Draft Visitor Serving Accommodation Study completed	April 30, 2018
Draft LCP Amendment prepared for SLR Adaptation and Visitor-Serving Accommodations	September 28, 2018

E. BUDGET

	CCC Grant Total	Match/ Other Funds (Source #1)	Match/ Other Funds (Source #2)	Total (LCP Grant Funds + Match/ Other Funds)
LABOR COSTS¹				
City Staff Labor				
Task 1 – Innovative and Engaging Outreach Plan	\$19,175.00	\$75,283.00	--	\$94,458.00
Task 2 – SLR Adaptation Plan	\$19,452.00	\$76,373.00	--	\$95,825.00
Task 3 – Visitor Serving Accommodation Policies	\$12,810.00	\$17,457.00	--	\$30,267.00
Task 4 – Project Management	\$9,625.00	\$37,895.00	--	\$47,520.00
Total Labor Costs	\$61,062.00	\$207,008.00	--	\$268,070.00

¹ Amount requested should include total for salary and benefits.

DIRECT COSTS				
City Staff Project Supplies				
Postage/Shipping	\$1,200.00	\$0	--	\$1,200.00
Supplies/Materials	\$6,360.00	\$0	--	\$6,360.00
Total	\$7,560.00	\$0	--	\$7,560.00
City Staff Travel In State²				
Mileage	--	--	--	--
Hotel, etc.	--	--	--	--
Total	--	--	--	--
Consultants³				
Consultant A				
Task 1 – Innovative and Engaging Outreach Plan	\$16,534.00	\$0	--	\$16,534.00
Task 2 – SLR Adaptation Plan	\$182,496.00	\$0	--	\$182,496.00
Task 3 – Visitor Serving Accommodation Policies	\$18,240.00	\$0	--	\$18,240.00
Task 4 – Project Management	\$0	\$0	--	\$0
Total	\$217,270.00	\$0	--	\$217,270.00
Total Direct Costs	\$224,830.00	\$0	--	\$224,830.00
OVERHEAD/INDIRECT COSTS⁴				
Total City Staff Overhead/Indirect Costs	\$0	\$0	--	\$0
TOTAL PROJECT COST	\$285,892.00	\$207,008.00	--	\$492,900.00

² Travel reimbursement rates are the same as similarly situated state employees.

³ All consultants must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.

⁴ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for “Total Labor.”