

Paoli, Diana

From: John Gallo <gallo.ja@gmail.com>
Sent: Monday, November 24, 2025 3:57 PM
To: City Clerk
Cc: Godeke, Jason; Whippy, Isaac
Subject: Recommendations regarding the lawsuit, MDA, CatEX, and LCP Amendment
Attachments: Public Funds for LCP Amendment Process.xlsx; Public Funds for LCP Amendment Process - Sheet1.pdf

Hello City Council,

In case the closed session today is about the Fort Bragg Headlands, here are my suggestions.

I agree with a dominant opinion in this town, that we need an economic injection as soon as is feasible. This will happen after the headlands are rezoned, and the amount and duration of the injection will depend on the wisdom of the rezoning.

Hence, there is an justifiable and clear sense of urgency, and an attitude that is important to move forward with planning during the court case. (I agree that we should continue the court case, that STB is biased, and that there is still a viable path to winning the lawsuit.) Some are inclined to move this planning process forward via the MDA and CatEx processes because of their momentum and because MR is paying for many of the studies and efforts.

I think that instead we should take advantage of the wealth of public funds newly available via the \$10 Billion Prop 4, and other statewide programs, to fund further progress. (The CCC LCP Amendment Grants are nearing their close and may or may not be an option. But there are at least 5 other good options, and are summarized in the attached.)

The benefits to this are many, including making the process easier to manage while also reducing the conflict of interest that may arise if an opposing party in a lawsuit is tasked with choosing and paying consultants implementing the studies (in some cases, not all).

It will also allow the city and community to get aligned on what we want so that when the Lawsuit ends one way or another we can quickly complete the LCP process, if it is not already completed.

Thank you,

John Gallo

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John A. Gallo, Ph.D.
Life Scientist and Geographer

Approximate Applicability of Grant to the Chapter Requirements:

Topic	Summary	CCC LCP Local Assistance Grants	OPC SB-1 SLR Planning Grants	State Coastal Conservancy Grants (incl. Climate Ready)	ICARP APGP (Adaptation Planning Grant Program)	ICARP RRG (Regional Resilience Planning & Implementation)	SGC / DOC SALC	Other SGC Programs (AHSC, TCC, CRC, etc.)
1. Public access	Shoreline access, trails, parking, vertical/lateral access	H	M	H	M	M	L	M (if tied to infill, access to housing, transit, CRC siting)
2. Recreation & visitor-serving	Visitor facilities, lodging, trails, day-use	H	M/L	H/M	M/L	M/L	L	L (only if heavily integrated with housing / transit / community hubs)
3. Water quality & marine resources	Runoff, wetlands, estuaries, manne habitats	H	M	H	M	M	M	L (stormwater/green infra linked to AHSC/TCC-type projects)
4. ESHA & biodiversity	ESHA, wildlife, wetlands, dunes, riparian	H	M	H	M	M	M	L (only as a co-benefit in urban greening / resilience projects)
5. Agricultural resources	Prime and coastal ag. conversion pressures	H	L	M	M/L	M/L	H	L (most SGC non-SALC money is urban / community-focused)
6. New development & land use	Zoning, intensities, housing, infill, cultural resources	H	M	M/L	H	H	M	H (core: AHSC/TCC/CRC all reward integrated land use, housing, transit, climate)
7. Scenic & visual resources	Viewsheds, scenic roads, design standards	H	L	M	L	L	L	L (only indirectly via design elements in funded projects)
8. Coastal hazards & climate change	SLR, flooding, tsunamis, bluff stability	H	H	H	H	H	M	M/H (when framed as climate-resilient, infill, EJ-focused community planning)
9. Shoreline erosion & protective devices	Armoring, managed retreat, beaches	H	H	H	H	H/M	L	L/M (only if a shoreline strategy is bound up with a large urban/TCC-type package)
10. Energy & industrial development	Ports, utilities, energy, industrial uses	M	M/L	L	M	M	L	L (small, if energy/industrial is part of a TCC-type "transformation area")
11. Timberlands / upland resource lands	Forestry, upland habitat where in LCP area	M	L	M	M	M	L	L (SGC urban focus; timber mostly outside their scope)
Approx. total program allocation (order of magnitude)	Size of the pot, not current balance	One-time \$31M appropriation for LCP climate resiliency grants (Budget Act 2021)	SB-1 SLR program ~\$100M+ total across recent appropriations (e.g., \$37.5M in 2022 plus \$54.5M in 2023 and another \$10M anticipated)	No single cap: Conservancy routinely awards tens of millions per year; (e.g. \$48M at one Sept 2024 meeting; \$113M at a Nov 2024 meeting)	\$25M total across rounds (APGP)	\$250M total planned over multiple RRG rounds	Annual SALC rounds typically \$50-90M statewide	AHSC: historically \$400-\$600M/round; TCC: \$100-150M/round; CRC: tens of millions; all vary by budget year
Approx. funds still available (late 2025)	Very approximate / program-wide	Exact remaining balance not publicly broken out; grants still being awarded from the \$31M pot	As of June 2025, ~\$14.14M remains in SB-1 SLR grants	Very large ongoing portfolio; new Prop 4 climate bond adds \$765M to SCC for climate resilience/SLR work - no simple "remaining" figure	Round 1 awards complete; Round 2 funding cancelled due to state budget cuts; future rounds TBD	Round 1 (~\$21.9M) awarded; majority of the overall \$250M still to be programmed in later rounds	Current NOFA indicates on the order of tens of millions available statewide this round	Varies by program and year; current NOFAs show hundreds of millions combined, but split among housing, transit, and resilience capital with limited pure-planning money
Next application deadline (as of Nov 2025)	*Rolling* = no fixed close	Rolling; CCC LCP grants are now on a rolling application basis under the 2021 appropriation	Rolling; SB-1 SLR applications accepted on an ongoing basis, with approvals timed to CPC meetings / cycles	No active round. Round 2 solicitation was opened for May 2024 then cancelled; no current deadline	No current solicitation. Round 1 is closed; no Round 2 NOFA/deadline posted yet	Next SALC round open; specific pre-proposal/full dates in 2026 (check NOFA)	Multiple, program-specific deadlines each year (AHSC, TCC, CRC all have separate NOFAs and cycles)	

Grant Details