



AGENCY: City Council
MEETING DATE: 5/8/2017
DEPARTMENT: CDD
PRESENTED BY: M. Jones
EMAIL ADDRESS: mjones@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

RECEIVE REPORT AND PROVIDE DIRECTION REGARDING SCOPE OF SERVICES FOR GRANT APPLICATION TO THE CALIFORNIA COASTAL COMMISSION REQUESTING \$120,000 TO OFFSET COSTS OF THE FORT BRAGG MILL SITE LCP AMENDMENT PROJECT

ISSUE:

On June 13, 2016 City Council directed staff to submit a grant application to CDBG to partially fund the completion of the Mill Site planning process. CDBG awarded \$50,000 in funding for a Mill Site Specific Planning effort in late 2016, and in May of 2017 the funding was authorized and staff can now proceed with the project. While this \$50,000 CDBG award will help the City undertake and complete this complicated process, it is not sufficient to complete it.

On February 6, 2017, City Council and the Planning Commission held a joint meeting to discuss how to move forward with rezoning and planning for the reuse of the Mill Site. The City Council and the Planning Commission supported proceeding with a Local Coastal Program (LCP) amendment to rezone the Mill Site. The City Council and Planning Commission also provided preliminary feedback regarding the guiding principles for reuse of the Mill Site as defined in the previous Specific Plan process and indicated that the LCP Amendment/rezoning should be responsive to the critique and suggested changes that the California Coastal Commission provided on the Specific Plan. City Council and the Planning Commission also provided preliminary feedback that the amount of development and the size of the plan area should both be reduced. While a specific development time horizon was not selected, Council and the Commission indicated that the Specific Plan's horizon of 30 years is too long. Councilmembers noted current limitations on the City's water supply will likely necessitate a smaller development footprint. Additional direction from the Council and Planning Commission on these items will be sought in the context of our upcoming community planning process.

On March 13, 2017 the City Council and the Planning Commission provided direction on the proposed community-based planning and involvement process for the Mill Site reuse. City Council indicated that the planning process should include multiple techniques to get the community involved in the process and obtain community input from as many members of the community as possible. The Council approved a multifaceted approach to gain community input which included a mix of open houses, workshops, a survey and joint City Council and Planning Commission meetings.

On April 26th, staff became aware of a grant program of the California Coastal Commission (CCC) to fund City and County LCP Amendments. This is the fifth and final round of CCC grant funding for LCP Amendments. The grant applications are due May 31, 2017. Staff has prepared a preliminary scope of work, budget and timeframe for Council's consideration and direction. The final grant application will be revised based on Council direction and will appear on the May 22nd City Council consent calendar with a resolution for submission of the grant. As this project is critical to Fort Bragg's future, staff felt it is appropriate to get early direction from Council on the proposed scope of work prior to assembling the entire grant application package.

RECOMMENDED ACTION:

Provide Direction Regarding Scope of Services for Grant Application to the California Coastal Commission Requesting \$120,000 to Offset Costs of the Fort Bragg Mill Site LCP Amendment Project.

ALTERNATIVE ACTION(S):

None.

ANALYSIS:

In order to successfully compete for this funding it is important to understand the grant purpose, typical award amount and selection criteria, which have been summarized below from the grant application instructions.

Grant Purpose. The purpose of the CCC LCP Amendment grants is to “support local governments in developing new LCPs for certification in areas that are not currently certified, or updating existing certified LCPs to reflect new information and changed conditions, especially in light of the effects of climate change, in a manner fully consistent with the policies of the California Coastal Act. LCP completions and updates that include policies and implementing ordinances that address sea-level rise and other climate change impacts will be given special consideration.”

Grant Amounts. “A total of approximately \$550,000 is available for awards through this competitive grant program for Round 4. There are no established minimum or maximum grant amounts. Based on prior grant experience, we expect the applications to range in amount from \$50,000 to \$300,000 and that the number and total dollar amount of the applications will exceed the available funds. Awards may be offered for less than an applicant requests. With available funds limited, it is essential that the Commission gives emphasis to producing the most value for these funds. The proposals for these LCP grant funds will require complete project and task descriptions, benchmarks, and a budget for completion of the LCP planning work. The Commission will review and approve the recommended award of any grant funds.”

Selection Criteria. “Applications for Round 4 LCP planning grants will be evaluated for their ability to complete or update an LCP. Projects selected for funding will be those that best meet the Commission’s following adopted criteria:”

Selection Criteria	City’s Application	Competitive
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, protecting and providing lower cost visitor and recreational opportunities, and addressing climate change.	The City’s grant application will likely be competitive in this selection criteria, especially if our application hits all the high points listed in the selection criteria.	Yes
Relative Need for LCP Update/Extent of Update. Related to the public benefits of a proposal, the Commission will consider the relative need for an LCP update, considering the length of time since an LCP or LCP segment has been updated and the significance of the issues proposed to be updated. For example, many sensitive species and habitats	The City completed a comprehensive LCP update in 2008, however it did not address climate change, sea level rise or climate adaptation, so we could get some points in this selection criteria if we address these issues in the LCP Amendment.	Somewhat

<p>have been identified since the time of certification of many LCPs. A proposal to update an 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.</p>		
<p>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.</p>	<p>To be competitive in this selection criteria, our application must hit all the high points listed in the selection criteria.</p>	<p>Yes</p>
<p>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 an LCP amendment will be successfully completed. Applicants 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 applicant committing to completing an LCP Amendment submittal to the Commission will be required as part of the application.</p>	<p>The City's grant application will be very competitive in this selection criteria, as so much work has already been completed on the rezone project.</p>	<p>Yes</p>

<p>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.</p>	<p>The City completed a comprehensive LCP update in 2008, and the LCP amendment will not reduce Commission workload.</p>	<p>No</p>
<p>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. Applicants 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.</p>	<p>The City and GP have invested significant funds and resources in the project already. The CDBG grant will also be considered matching funds.</p>	<p>Yes</p>

Clearly from a review of the City's competitiveness on the selection criteria, the grant application and LCP Amendment will have to emphasize and address the following in order to be competitive:

1. Preserve and enhance coastal habitat;
2. Protect, provide and enhance public access;
3. Protect and provide opportunities for priority land uses such as coastal dependent development, recreation, lower cost visitor and recreational opportunities;
4. 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.

Staff has started to prepare the grant application and would like City Council feedback on the project's goals and objectives, tasks, timeline and budget before proceeding with the remainder of the grant application. Each of these is discussed further below:

Project Goals and Objectives

The Reuse Plan and LCP Amendment represent a one-of-a-kind opportunity to complete a community based planning process for the 425-acre former Georgia-Pacific lumber Mill Site (Mill Site) that comprises a full one-third of the City of Fort Bragg's incorporated area and more than half of the Coastal Zone area within the City. Project goals include:

1. **Implement sustainable practices in conjunction with future development.** Incorporate green building, net-zero energy use, green infrastructure, and green site design techniques into the LCP amendment in order to reduce the impact of development on climate change and to adapt to climate change. Incorporates “smart growth” practices such as compact design, mixed-use development, and higher density residential development adjacent to the City’s central business district in order to reduce vehicle miles traveled. Extend the City street grid onto the site with a balanced circulation system and complete streets to encourage a variety of transportation choices and reduce greenhouse gas emissions.
2. **Prepare for sea level rise and climate change impacts.** Address the impacts of sea level rise on the site’s lowland area, beach berm and bluffs. Identifies policies that enhance the coastal zone’s adaptive capacity to climate change.
3. **Protect and Restore the Natural Environment.** Provide for a variety of types of open space and parks; provide for the daylighting of Maple and Alder creeks; and protect and enhance wetland features and ESHAs.
4. **Facilitate coastal access.** Extend public access to the ocean from a variety of access points within the Mill Site; concentrate visitor-serving uses and cultural and community facilities within walking distance of the ocean and the downtown; and provide a strong connection between downtown and the coast.
5. **Retain and protect views to the ocean.** The LCP amendment will include policies to protect and preserve public views to the ocean. It will also incorporate high quality design criteria for all development on the Mill Site.
6. **Emphasizes creation of quality jobs and expansion of the local economy.** The LCP amendment will rezone for job-generating and coastal dependent uses such as visitor serving uses, light industrial, education, and office space. The LCP amendment will also establish a large “Urban Reserve” zoning district to preserve areas of the site for a future planning process and to allow future residents/City Councils/Coastal Commissions.

Grant Tasks

TASK 1 - VISIONING AND ISSUE IDENTIFICATION

The basic vision and issues for the reuse of the Mill Site have been identified and articulated in the Mill Site Specific Plan. However the vision for the Mill Site LCP amendment will need to be revisited through a community planning process that is described in Task 3 below.

TASK 2 – EXISTING CONDITIONS & TRENDS ASSESSMENT

The City of Fort Bragg completed an existing conditions and trends assessment for the Mill Site Specific Plan. However it will require updating:

1. **Climate Change Planning.** Our initial analysis did not address the challenges of climate change. The City will address the multiple facets of climate change as follows:
 - a. **Sea Level Rise.** The City will use the best available science on sea level rise and the Coastal Commissions Sea Level Rise Guidance to develop a Sea Level Rise Vulnerability Assessment. This assessment will be particularly important for the planning around the low areas of the Mill Site, especially as sea level rise relates to the beach berm, the low land area, existing wetlands, and the daylighting of creeks. This

assessment will also explore the impacts of sea level rise on bluff retreat and stability and ensuring a sufficient buffer for public coastal access and protection of any future development.

- b. **Water Supply, Storage and Demand.** The City's water supply, storage and water demand are now well understood based on historic drought and rainfall patterns. However, Climate Change is changing rainfall and drought patterns, and these changes will impact water supply, storage and demand in the future. Water is a very complex challenge for this reuse and LCP amendment especially in light of climate change. The Water Analysis will look at: 1) all realistic water supply and storage options; 2) regulatory agency requirements and concerns; 3) water rights law; 4) strategies for minimizing new water use within the City through the LCP Amendment; and 5) realistic water supply for future development. It is quite likely that the actual amount and type of future development on the Mill Site will be significantly shaped by water supply and the effects of climate change on that supply.
- c. **Energy use and conservation.** Additionally, the City will explore best practices to reduce the impact of new development on climate change such as, net zero energy use, smart growth, compact development, complete streets and alternative transportation to name a few. These techniques will be analyzed for best fit with Fort Bragg, brought forward to the community for discussion and customization and developed into policies in the LCP Amendment.
- d. **Transportation.** The previous traffic study was completed using LOS and the new standard is Vehicle Miles Traveled. This study will be updated.

TASK 3 - COMMUNITY INVOLVEMENT

The community focused planning process will include multiple techniques to engage community involved and to solicit community input from the community. Our approach will include the following:

1. Conduct two all-day open houses (at Town Hall and CV Starr Center) to facilitate active participation by people who prefer one-on-one and small workshop formats and those with busy schedules. The open house will consist of:
 - a. Access to staff to answer questions all day long on the full range of topics with regard to the Mill Site rezoning.
 - b. Small workshops organized at intervals throughout the two days of the open house. The small groups will:
 - i. Review and comment on the guiding principles for the reuse of the site;
 - ii. Develop a sample land use plan and development limitation; and
 - iii. Review and comment on key policies from the Specific Plan for the LCP amendment.
 - c. The open house will include a number of large poster boards to allow participants to visualize, understand and dialogue about the Mill Site reuse. Participants will provide feedback on the poster boards by attaching sticky notes with comments and voting by dot. The poster boards will:
 - i. List City Council's guiding principles for the reuse of the site;

- ii. Illustrate potential mill site land use maps and the corresponding number of new housing units and new jobs for rezoning scenarios that allow for 25%, 50% and 75% of the development allowed in the 2012 Specific Plan;
 - iii. Include key policies from the Specific Plan for review, comment and amendment.
 - d. Participants will vote and attach comments throughout the day on all of the poster boards, including those developed by the public through the small workshops.
- 2. Conduct a Mill Site reuse survey on Survey Monkey (in both English and Spanish). The survey will include an opportunity to provide feedback on the top land use maps, guiding principles, and key policies that were identified in through the open house and mini-workshops. The survey will get input from the wider community of Fort Bragg that does not typically participate in planning workshops or open houses. Staff anticipates a very high level of participation in this online survey. The survey will be run for a few weeks to ensure the greatest level of participation and it will be promoted through social media.
- 3. Tribal Consultation. The City of Fort Bragg has an excellent relationship and a three year consultation history with the Sherwood Valley Band of Pomo (SVBP). The City will consult with the tribe throughout this process to ensure the protection, preservation and restoration of cultural resources.
- 4. Joint City Council and Planning Commission workshops. At the workshops, the results from the community-based planning process described above will be presented. The workshops will focus on City Council's and the Planning Commission's vision and direction for the reuse of the Mill Site, and will include further refinement to the guiding principles, the land use map, and the key policies that will protect Coastal Act resources and regulate development on the Mill Site. This effort will conclude with the development of a preferred land use map, goals and policy.
- 5. Coastal Commission Workshop. The City will present the preferred plan, goals and policy to the Coastal Commission for input and critique. This input will be utilized to further refine the plan in Task 4 below.

TASK 4 – REFINE PREFERRED PLAN, GOALS AND POLICY AND LCP OUTLINE INTO A DRAFT LCP AMENDMENT

- 1. The City will prepare an administrative draft LCP amendment based on: 1) the existing conditions and trends assessment; 2) community input from the open houses, workshops, and community survey; 3) direction received from the joint City Council & Planning Commission meetings and the Coastal Commission workshop. The Administrative Draft LCP amendment will include proposed changes to the Land Use Plan, the Coastal General Plan, and the Coastal Land Use and Development Code.
- 2. The City will share the administrative draft LCP amendment with Coastal Commission staff for input and comment, and based on those comments will prepare a public draft LCP amendment.
- 3. The City will unveil the public draft LCP Amendment on the City's website, through social media and at a town hall open house and City Council workshop. The City will obtain additional community input on the draft LCP Amendment through the open house and a joint workshop with the Planning Commission and City Council.

TASK 5 – CONSULTANT REVIEW OF DRAFT LCP AMENDMENT GIVEN RESOURCE STUDIES COMPLETED IN TASK 2

Based on the draft LCP Amendment the City will ask the consultants who prepared the Existing Conditions and Trends Analysis studies on Climate Adaptation, Sea Level Rise, water supply and transportation to review the LCP Amendment in light of the studies and prepare memos that recommend any additional changes to the LCP Amendment (mitigations) that would ensure that the project would have a less than significant impact on the environment. The remaining background studies for this project have retained their relevancy for the Coastal Commission’s CEQA equivalent action for the Certification of the LCP Amendment.

TASK 6 – PREPARE FINAL LCP AMENDMENT

The City will refine the draft LCP Amendment based on input and direction received from Task 4 and 5 above and will present the refined LCP Amendment to the City Council and the Coastal Commission to obtain final input and direction on the LCP Amendment. The draft LCP Amendment will be finalized based on the input received from the Coastal Commission and the City Council. This task will also include City Staff providing assistance where requested by CCC staff with environmental review of the LCP Amendment. The City envisions a self-mitigating LCP Amendment.

TASK 7 – CERTIFICATION OF THE LCP AMENDMENT.

The City’s staff and City Council will engage with the Coastal Commission staff throughout the LCP Amendment review process in order to effectively address issues and concerns and effectively incorporate friendly modifications into the LCP Amendment. Once the Coastal Commission approves the LCP Amendment the City will adopt the final LCP Amendment and rely upon the Coastal Commission’s CEQA equivalent document, to take action on the final LCP Amendment.

Grant Schedule

A. SCHEDULE: Complete the schedule template below for each task and subtask. Please specify dates for the submittal of interim drafts as well as final deliverables as applicable (e.g. Draft Vulnerability Assessment and Final Vulnerability Assessment). Please note that grant projects must be completed by December 31, 2019.

Task 1. VISIONING AND ISSUE IDENTIFICATION	Projected start/end dates: 6/1/2017/ 9/1/2017
2.1 Revise Vision and Issues Identified in Mill Site Specific Plan based on Community Input from Task 3.	Projected start/end dates: 6/1/2017/ 9/1/2017
Task 2. EXISTING CONDITIONS, TRENDS AND OPPORTUNITIES ASSESSMENT	Projected start/end dates:
2.1 Prepare Sea Level Rise Analysis. 2.2. Prepare Water Supply, Storage and Demand Analysis. 2.3 Prepare Energy Use and Conservation Analysis. 2.4 Update Transportation Analysis.	Projected start/end dates: 9/1/2017/ 12/1/2017
Outcome/Deliverables: Sea Level Rise Analysis, Water Study, Energy Study, Transportation Analysis	Projected start/end dates: 12/1/2017
TASK 3 – COMMUNITY INVOLVEMENT	Projected start/end dates: 7/1/2017/ 12/1/2017

3.1 Conduct two all-day open houses and workshops	Projected start/end dates: 7/1/2017/ 8/1/2017
3.2 Conduct a Mill Site reuse survey	Projected start/end dates: 8/1/2017/ 9/1/2017
3.3 Tribal Consultation.	Projected start/end dates: 6/1/2017/ 10/31/2017
3.4 Joint City Council and Planning Commission workshops.	Projected start/end dates: 10/1/2017/ 1/31/2018
3.4 Coastal Commission Workshop.	Projected start/end dates: 2/1/2018/ 2/28/2018
Outcome/Deliverables: Development of a preferred Land Use Map and Key LCP Goals, Policy and Regulations.	
TASK 4 –REFINE PREFERRED PLAN, GOALS AND POLICY AND LCP OUTLINE INTO A DRAFT LCP AMENDMENT	Projected start/end dates: 3/1/2018/ 8/31/2018
4.1 Prepare an administrative draft LCP amendment	Projected start/end dates: 3/1/2018/ 5/31/2018
4.2 Share the administrative draft LCP amendment with Coastal Commission staff for input and comment	Projected start/end dates: 5/31/2018/ 6/30/2018
4.3 Prepare a public draft LCP amendment	Projected start/end dates: 6/30/2018/ 7/31/2018
4.4 Obtain additional community input on the draft LCP Amendment through the open house and a joint workshop with the Planning Commission and City Council.	Projected start/end dates: 7/31/2018/ 8/31/2018
Outcome/Deliverables Public Draft LCP Amendment	Projected start/end dates: / 8/31/2018
Task 5. CONSULTANT REVIEW OF DRAFT LCP AMENDMENT GIVEN RESOURCE STUDIES COMPLETED IN TASK 2	Projected start/end dates: 7/31/2018/ 9/28/2018
Task 6. PREPARE FINAL LCP AMENDMENT	Projected start/end dates: 8/31/2018/ 12/31/2018
6.1 Obtain final input and direction on the draft LCP Amendment from CCC staff, CCC and City Council	Projected start/end dates: 8/31/2018/ 10/31/2018
6.2 Prepare Final LCP Amendment	Projected start/end dates: 10/31/2018/ 12/31/2018
6.2 Prepare Final LCP Amendment	Projected start/end dates: 10/31/2018/ 12/31/2018
Outcome/Deliverables Final LCP Amendment	Projected start/end dates: / 12/31/2018
Task 7. CERTIFICATION OF THE LCP AMENDMENT.	Projected start/end dates: 1/1/2019/ 7/31/2019
7.1 The City will engage with the Coastal Commission staff throughout the LCP Amendment review process	Projected start/end dates: 1/1/2019/ 4/30/2019
7.2 CCC Hearing on LCP Amendment	Projected start/end dates: 6/24/2019/ 6/29/2019
7.2 City will adopt the final LCP Amendment	Projected start/end dates: / 8/27/2018
Outcome/Deliverables Certified LCP Amendment	Projected start/end dates: / 8/27/2018

Grant Budget

1. BUDGET. Please include a task-by-task budget for both County/City staff labor and for potential consultants. Budget detail on sub-tasks is not necessary. Note that consultant costs must be listed by task and must 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.

APPLICATION BUDGET INFORMATION

Funding Request: \$121,000

Total Project Cost: \$192,000

	CCC Grant Total	Match/ Other Funds (Source #1: CDBG Grant)	Match/ Other Funds (Source #2: General Fund)	Total (LCP Grant Funds + Match/ Other Funds)
LABOR COSTS¹				
County/City Staff Labor				
Task 1 – Revise Vision and Issues Identified in Mill Site Specific Plan based on Community Input		\$5,000		\$5,000
Task 2 – Update Existing Conditions, Trends and Opportunities Assessment		\$5,000		\$5,000
Task 3 – Community Involvement	\$5,000	\$15,000		\$20,000
Task 4 – Refine Preferred Plan, Goals and Policy and LCP Outline into a Draft LCP Amendment	\$10,000	\$20,000		\$30,000
Task 5 – Consultant Review of Draft LCP Amendment Given Resource Studies Completed in Task 2		\$1,000		\$1,000
Task 6 – Prepare Final LCP Amendment	\$5,000	\$4,000	\$5,000	\$14,000
Task 7 – Certification of the LCP Amendment	\$5,000		\$5,000	\$10,000
Total Labor Costs	\$25,000	\$50,000	\$10,000	\$85,000

¹ Amount requested should include total for salary and benefits.

	CCC Grant Total	Match/ Other Funds (Source #1: CDBG Grant)	Match/ Other Funds (Source #2: General Fund)	Total (LCP Grant Funds + Match/ Other Funds)
DIRECT COSTS				
County/City Staff Project Supplies				
Noticing & Ads			\$3,000	\$3,000
Supplies			\$5,000	\$5,000
Printing			\$2,500	\$2,500
Total			\$10,500	\$10,500
County/City Staff Travel In State²				
Mileage to CCC meetings			\$450	\$450
Hotel, etc.			\$500	\$500
Total			\$950	\$950
Consultants³				
Consultant A				
<i>Task 1 –Prepare Sea Level Rise Analysis.</i>	\$10,000			\$10,000
<i>Task 2 –Prepare Memo Analyzing LCP Amendment Relative to Sea Level Rise Analysis.</i>	\$1,000			\$1,000
Consultant B				
<i>Task 1 – Prepare Energy Use and Conservation Analysis.</i>	\$10,000			\$10,000
<i>Task 2 –Prepare Memo Analyzing LCP Amendment Relative to Energy Use, Conservation & Green House Gas Emissions.</i>	\$1,000			\$1,000
Consultant C				
<i>Task 1 – Prepare Water Supply, Storage and Demand Analysis.</i>	\$40,000			\$40,000
<i>Task 2 –Prepare</i>	\$3,000			\$3,000

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

³ All consultants must be selected pursuant to a bidding and procurement process that complies with all applicable laws.

	CCC Grant Total	Match/ Other Funds (Source #1: CDBG Grant)	Match/ Other Funds (Source #2: General Fund)	Total (LCP Grant Funds + Match/ Other Funds)
<i>Memo Analyzing LCP Amendment Relative to Water Supply, Storage and Demand Analysis</i>				
Consultant D				
<i>Task 1 – Update Transportation Analysis</i>	\$10,000			\$10,000
<i>Task 2 –Prepare Memo Analyzing LCP Amendment Relative to Transportation Analysis</i>	\$1,000			\$1,000
Total	\$75,000	\$0		
Total Direct Costs	\$75,000	\$0	11,450	\$86,450
OVERHEAD/INDIRECT COSTS				
Total County/City Staff Overhead/Indirect Costs				
TOTAL PROJECT COST	\$121,000	\$50,000	\$21,450	\$192,450

FISCAL IMPACT:

The City was awarded a Community Development Block Grant (CDBG) in the amount of \$50,000 to start this process. The grant funds have just become available in May of 2017. If funded, this grant application would contribute an additional \$120,000 to this effort. If awarded, these funds would help to cover staff time and consultant costs associated with preparation of the LCP amendment and background studies.

CONSISTENCY:

The City's 2014 Economic Development Strategy specifically includes rezoning and the eventual reuse of the Mill Site as a high priority project. The project must comply with the City's Coastal General Plan in order to be certified by the Coastal Commission. This may require modification of one or more policies of the Coastal General Plan prior to submittal of an LCP amendment.

IMPLEMENTATION/TIMEFRAMES:

See draft schedule for the grant application.

ATTACHMENTS:

None.

NOTIFICATION:

1. Georgia Pacific Site Plan Notify Me Subscriber List
2. Georgia Pacific Site Remediation Notify Me Subscriber List
3. Downtown Businesses Notify Me Subscriber List
4. Community Development Notify Me Subscriber List
5. Sherwood Valley Band of Pomo Tribal Chairman Mike Knight & THPO Misty Meadlin
6. Coastal Commission staff, Cristin Kenyon & Bob Merrill
7. CA Dept. of Fish and Wildlife staff, Angela Liebenberg

City Clerk's Office Use Only

Agency Action	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved as Amended
Resolution No.:	_____	Ordinance No.:	_____
Moved by:	_____	Seconded by:	_____
Vote:	_____		
<input type="checkbox"/> Deferred/Continued to meeting of:	_____		
<input type="checkbox"/> Referred to:	_____		