

CALIFORNIA COASTAL COMMISSION

45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



CALIFORNIA COASTAL COMMISSION

LCP PLANNING

GRANT APPLICATION FORM

FEBRUARY 1, 2017

APPLICANT INFORMATION

Applicant name (agency): City of Fort Bragg

Address: 416 N Franklin Street, Fort Bragg, CA 95437

Contact name: Marie Jones

Title: Community Development Director

Telephone: 707-961-1807

Fax:

Email: mjones@fortbragg.com

Federal Tax ID#: 94-6000335

Person authorized to sign grant agreement and amendment:

Name: Linda Ruffing

Title: City Manager

Application prepared by: Name: Marie Jones

Title: Community Dev. Director

Signature: _____

Date: 5/29/2017

PROJECT INFORMATION

Project title: Mill Site LCP Amendment

LCP/ LCP Segment: LCP

Project location: City / Geographic area: City of Fort Bragg

County: Mendocino

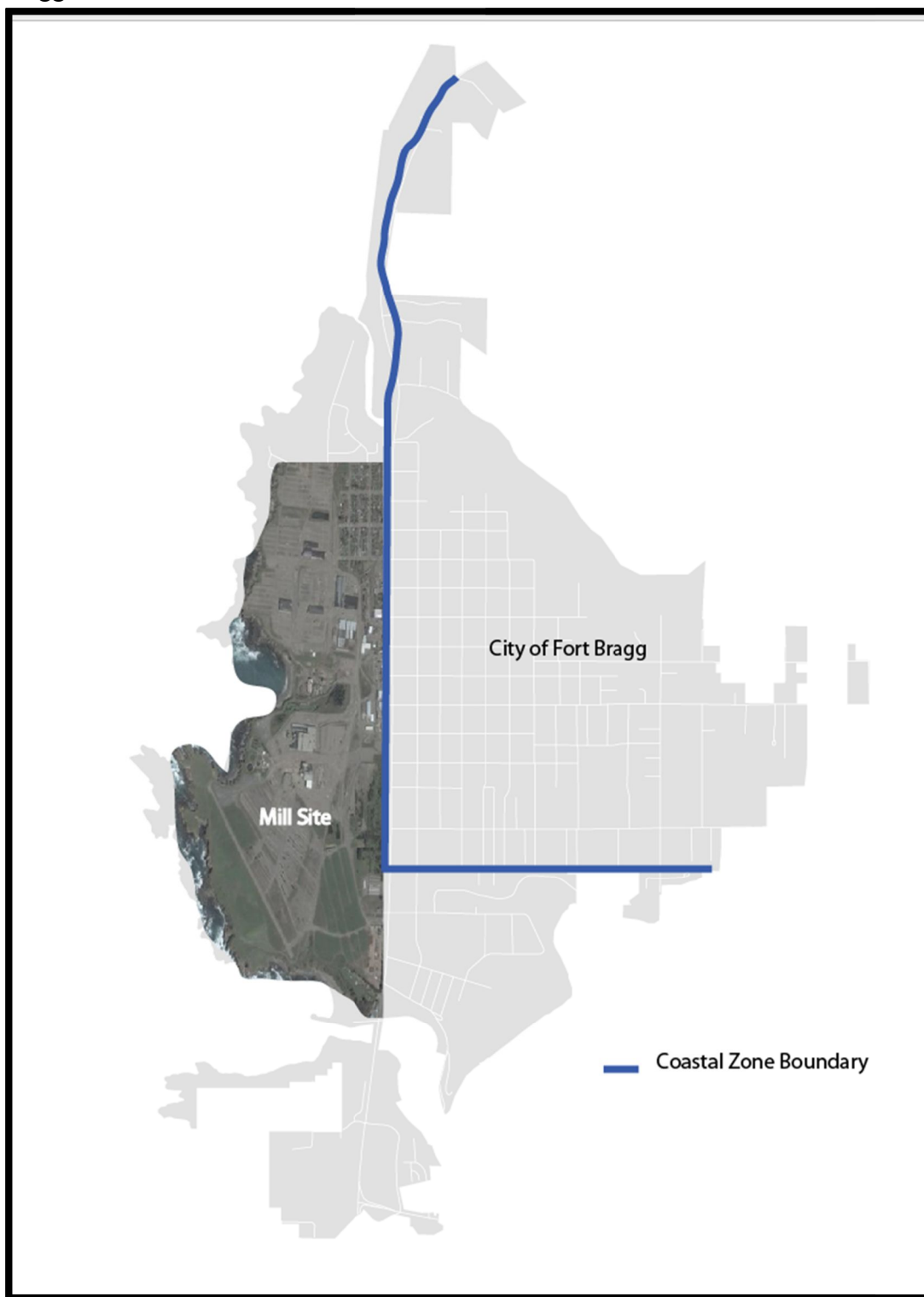
Project timeline: Start date: 6/1/2017

End date: 7/31/2019



MAPS AND PHOTOS

Aerial Photo: Mill Site LCP Amendment Area in relation to Coastal Zone and the rest of Fort Bragg





Mill Site Photos



APPLICATION MATERIALS

Project Description - Mill Site LCP Amendment

The project includes the development of a reuse plan and LCP Amendment for the 425-acre former Georgia-Pacific lumber Mill Site (Mill Site) that comprises one-third of the City of Fort Bragg's incorporated area and 65% of the Coastal Zone area within the City. The lumber mill shut down in 2002. In 2010 the City acquired 82 acres of the site for a Coastal Trail and park, which was constructed in 2015. Our new coastal park and trail is very popular and heavily utilized by the local and visitor community with 758,000 visitors per year. However the Mill Site which stretches between the Coastal Trail and the City along 3.5 miles is a vast vacant sea of asphalt with a large number of low quality wetlands sprinkled amongst the abandoned roads, buildings and old foundations. The Reuse Plan and LCP Amendment represent a one-of-a-kind opportunity to complete a community based planning process for this large vacant industrial site to:

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. Identify 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. **Emphasize creation of quality jobs and expansion of the local economy.** The LCP amendment will rezone for job-generating uses such as light industrial, education, visitor serving and office space in the Southern portion of the site. 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 Council, Coastal Commissioners the opportunity to shape redevelopment of a portion of the site.

Likelihood of Success/Effectiveness

The Mill Site LCP Amendment has a high probability of success and will be effective because it will: 1) build upon the work that has already been completed through our extensive Mill Site Specific Plan planning process; 2) engage the community and decision makers in a comprehensive mill site revision/re-planning process to right-size the draft Specific Plan into an LCP amendment that is supported by the community, Coastal Commission and City Council; 3) encourage community involvement in the update through a variety of tried and new community involvement techniques, surveys, workshops and open houses; 4) comply with state regulations, CEQA and the California Coastal Act; and 5) address sea level rise and climate change throughout the LCP.

The LCP Update will build upon the Mill Site Specific Plan. The City of Fort Bragg, the property owner (Georgia Pacific), the community and the Coastal Commission engaged in a collaborative process to plan for the eventual redevelopment of the property from 2009 through 2012. The Mill Site planning process stopped in 2012, when GP withdrew its Specific Plan application to rezone the site, in order to focus its attention on the remediation of the site. The City did not have sufficient funding to complete the specific planning process, prepare and certify an EIR, and prepare the LCP amendment so the project has languished since 2012. However the 2010-12 collaborative planning process was extensive and resulted in many good policies, vision and a solid general land use arrangement for the site. The 2010-12 Specific Plan process included:

1. Three community meetings that set the tone, land use groupings, and policy objectives of the Specific Plan.
2. Seventeen workshops and meetings with City Council and the Planning Commission were held to get input into the Land Use Map, the Development Limitations, the Design Guidelines, the Mill Pond Complex Restoration Project, and the Mill Site Specific Plan.
3. Three meetings were held with the California Coastal Commission to get feedback on the plan.

A draft Mill Site Specific Plan was completed by Georgia-Pacific in early 2012. However in subsequent meetings the City Council, Planning Commission and the Coastal Commission all expressed concerns about the plan, including:



- The amount of development that would be allowed;
- The extent of new zoning on the Land Use Map that would allow new development; and
- The need for additional open space, wildlife corridors and wetland restoration.

While the draft Specific Plan must be revised to address these concerns and to address sea level rise and climate change, it represents a significant work effort and includes many excellent policies and regulations that will be rolled forward into the LCP Amendment.

Public Benefit/Significance

The LCP amendment will provide a mechanism for the City Council in partnership with the Coastal Commission to secure, restore and preserve a significant area of coastal open space, engage in wetland protection and enhancement, facilitate greater coastal access, establish additional low cost visitor and recreational opportunities (accommodations, restaurants, camping, public access, etc.) and protect and enhance a number of large ESHA wetlands on the Mill Site.

- ***Preserving and enhancing Coastal Habitat.*** The Mill Site LCP will enable the City and the Commission to protect, preserve and restore significant land areas for parks, open space and riparian areas, including 93 acres for the Fort Bragg Coastal Trail and Noyo Headlands Park, 36 acres for the mill pond district, 34 acres for public parks, 11 acres for the Noyo Center for Marine Science, and 64 acres as an urban reserve. At a minimum the LCP amendment would preserve approximately 196 acres (50% of the site) for open space and habitat protection, as defined by the existing Specific Plan. However the LCP amendment could preserve significantly more open space and habitat depending on community input and decisions of the City Council and the Coastal Commission. For example, if the community, City Council, and the Commission reduce the amount of development on the Mill Site by 50%, the amount of land that could be dedicated to open space, habitat restoration and urban reserve would increase to 292 acres out of the 415 acre site.
- ***Protecting, Providing and Enhancing Coastal Access.*** Fort Bragg is a major visitor destination on the North coast of California. In 2016, the new Fort Bragg Coastal Trail received over 758,000 visitors. This 93 acre 3.5 mile site, which follows the crenulations of the entire coastal edge of the Mill Site, is accessible only at the very northern and southern edges of the Mill Site. The public cannot access the Coastal Trail or the coastline from anywhere else in town. A fence of 1.68 miles in length prohibits public access to this section of the coast. Effectively, this means that much of the coast is not readily accessible to many residents and visitors. The LCP amendment would provide for the rezoning of this site and policies and regulations to require multiple additional points of public access to the coast. The central portion



of the site, which includes the beautiful Soldiers Bay, the Fort Bragg Landing, and the majority of wetlands on the site, has no public access at this time.

- ***Protecting and Encouraging Priority Land Uses.*** The effective and sustainable reuse of the Mill Site is the key to Fort Bragg's economic and ecological future. The City is currently largely built out, and the Mill Site represents the only real opportunity to create quality jobs for our community, while preserving open space, protecting and restoring native habitat and serving our large visitor population. A careful and comprehensive planning process will insure that the LCP amendment encourages priority uses such as visitor serving accommodations and low cost accommodations, while allowing for a variety of business and industry to provide better quality jobs in our community.
- ***Protecting and Enhancing ESHA Wetlands on the Mill Site.*** The Mill Site is home to at least 24 distinct wetlands totaling more than 23 acres. Many of these wetlands are abandoned former industrial ponds which have been revegetated largely with invasive wetland plants. The LCP amendment will include policies for the restoration of these wetlands, including the eventual daylighting of the Alder Creek and Maple Creek drainage. Additionally, the LCP amendment will look at the wetlands as a system and identify effective wildlife corridors to connect wetlands and enhance habitat value.

Relative Need for LCP Update/Extent of Update

The City of Fort Bragg completed a comprehensive LCP update ten years ago in 2007, which resulted in a Coastal General Plan and a Coastal Zoning Ordinance (IP) which are complete and separate documents from our Inland General Plan and Inland Land Use and Development Code. Unfortunately at the time of the update, neither the Coastal Commission nor the City considered the impact of climate change or sea level rise on the City's coastal zone. While some areas of the City of Fort Bragg are located on top of a bluff that sits between 30 and 70 feet above sea level, other areas of the City are vulnerable to sea level rise; namely the area around Noyo Harbor; the area around Pudding Creek beach, creek, dam and reservoir; and significant portions of the Mill Site. Uses that are susceptible to damage from sea level rise include: coastal dependent uses such as commercial and recreational fishing companies, a number of hotels and restaurants, a senior housing development, and a wide variety of wetlands and ESHAs. Additionally, the entire coast is subject to accelerated rates of coastal erosion due to sea level rise. Finally, the City is entirely dependent of surface water sources, which experience extreme seasonal fluctuations and makes Fort Bragg vulnerable to drought conditions, especially those related to Climate Change. All of these factors will be studied and incorporated into the planning process for the reuse of the Mill Site and the LCP amendment more generally.



Since the last update state law has also changed significantly with regard to housing requirements, ADA and second units, stormwater management and all of these deficiencies must also be addressed in the LCP amendment.

Finally, and most importantly, the LCP amendment is critical for the effective reuse and restoration of one of the largest vacant post-industrial sites located within the Coastal Zone in a rural/urban context in California. Without the update, most of the property will remain a sea of vacant asphalt with a smattering of degraded wetlands and will continue to blight the City of Fort Bragg and the Mendocino County coast. The LCP update will allow for the beneficial reuse of this property for habitat protection and restoration, public access, coastal dependent uses and the economic growth and prosperity for the residents of Fort Bragg.

Addressing the Effects of Climate Change

The LCP update will address the effects of climate change through the development of a climate vulnerability map and policies that support low-carbon urban development, climate adaptation and resilience.

1. Policies that support low-carbon urban development are critical to the success of the Mill Site reuse effort and will include policies that encourage green building, alternative energy, energy efficiency, complete streets, compact development, smart growth, mixed-use development, brown-field redevelopment, construction and demolition recycling and waste stream segregation and reuse. The transportation plan for the reuse of the Mill Site will emphasize park once and walk, cycling, and mixed-use compact development to reduce vehicle miles traveled.
2. Policies that support climate resilience (adaptation) include addressing the effects of sea level rise and bluff erosion on: public access in Noyo Headlands Park; the safety and economic sustainability of coastal dependent uses in and around the harbor and Pudding Creek reservoir; and the lowland wetlands and the daylighting of Alder and Maple Creek on the Mill Site. The LCP Update will explore policies to encourage development in low risk areas and curtail or minimize new development in higher risk areas of the coastal zone. The update will preserve high risk areas for open space and recreational uses.
3. The amount of development potentially supportable on the Mill Site will depend on water availability. Certainly the effects of climate change on extreme weather (longer droughts, more common droughts, significant rain storm events) will influence the rezoning of the Mill Site and the identification of appropriate level and types of development given water availability and stormwater issues.



CCC Workload

The City of Fort Bragg has a Certified LCP and relatively few projects are appealed to the Commission. The proposed project will neither increase nor decrease the Coastal Commission's workload.

Project Integration/Leverage/Matching Funds

Georgia-Pacific spent approximately \$3 million in the formulation of the draft Specific Plan and the many resource documents (listed below) that support it. The Specific Plan includes a comprehensive set of land use policies and regulations which continue to be relevant to guide the redevelopment of the Mill Site and many will be incorporated into the LCP Amendment. The Specific Plan is organized into nine chapters and includes policies, maps and tables that will be incorporated into the Coastal General Plan and the Coastal Land Use and Development Code (the City's LCP). The nine chapters of the Specific Plan include:

1. **Introduction** describes the purpose of the Specific Plan and provides an overview of the planning process, the community vision for the three districts of the Mill Site, and the regulatory context for the Specific Plan.
2. **Land Use Development Standards** provides the land use framework and sets forth the Land Use Map, permitted uses by zoning district, development limitations, development and land use policies, and development standards.
3. **Multimodal Circulation, Streetscape, and Stormwater** describe the circulation plan (including the roadway, bicycle and pedestrian network for the Specific Plan Area) and parking management and design. This chapter includes policies and guidelines that address the design of streets, sidewalks, landscape treatments, storm water management, and street furniture and lighting.
4. **Sustainable Design** sets forth policies that reduce energy use by requiring the use of passive strategies for heating and lighting, encouraging the use of renewable energy, implementing design strategies that reduce energy use, and the use of district heating for larger projects. Water policies are focused on water conservation in the Specific Plan area. Green building policies focus on requiring compliance with Leadership in Energy and Environmental Design (LEED) or an equivalent green building certification for new construction. Policies also address recycling and preservation of site trees.
5. **Open Space, Parks and Resource Conservation** describe the open space, park facilities and resource conservation opportunities on the Mill Site. The chapter provides policy for minimum design requirements, project phasing, and operations issues for open space, park facilities, and wetlands. It includes policies facilitating for the daylighting of Maple Creek. The chapter also addresses minimum maintenance and safety requirements for undeveloped portions of the Mill Site and the Urban Reserve, which will function as open space until they are



developed. Finally, the chapter identifies new policies related to cultural and natural resource conservation on the site.

6. **Hazards** identifies potential hazards associated with development and future use of certain portions of the site which have recorded Land Use Covenants restricting future uses due to environmental remediation. This chapter also addresses tsunami hazards.
7. **Utilities & Public Services** and the related Master Utility Plan describe the backbone water, sewer, storm drainage and other infrastructure systems necessary to serve anticipated development within the Mill Site and provide policies regarding development of that infrastructure. The Chapter provides policies regarding police, fire, hospital, emergency and the provision of solid waste services on the Mill Site.
8. **Implementation and Phasing** sets forth: 1) the regulatory framework for site development; 2) the procedures to approve, finance and manage development and public facilities (infrastructure, streets, parks, etc.); and 3) phasing policies for the Specific Plan.
9. **Glossary** provides definitions of key terms that are important for effective implementation of the Specific Plan regulations and policies.

In addition, the Specific Plan effort included the completion of a number of critical technical studies that will be used to inform the LCP submission and include; botanical study, wetland delineation, avian habitat study; traffic study; archaeology study; historic building study; geotechnical study; market analysis; Utility Master Plan (which defines all street, drainage, water and sewer improvements/costs); evaluation of GP and City water rights, resources, storage, treatment and distribution system; an analysis of creek daylighting alternatives for the Alder and/or Maple drainages; and the Mill Pond reconfiguration analysis.

The City was awarded a \$50,000 Community Development Block Grant (CDBG) in 2017 to partially fund the Mill Site reuse planning process. The Specific Plan work effort, which includes the background documents, will be revised and leveraged by this Coastal Commission grant and the \$50,000 in CDBG funding into an LCP Amendment that meets the goals and objectives of the City Council, the Coastal Commission and the community.



1. **TASK DESCRIPTIONS AND SCHEDULE.** Provide a description of the tasks that will accomplish your project goals and objectives (see Section A below) and complete a proposed schedule, including anticipated benchmarks, for implementation of each task (see Section B below). Please note that grant work cannot extend past December 31, 2019.

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, which 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.** City water supply and storage, 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. Water is a very complex challenge for this rezone project especially in light of climate change. The Water Analysis will look at: 1) all realistic water supply and storage options, given regulatory agency requirements and concerns and water right law; 2) strategies for minimizing new water use within the City through the LCP Amendment; 3) 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 involvement and to solicit input. 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 with meetings scheduled throughout the day and evening.
 - 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 will guide development. The survey will allow for further input from the wider community of Fort Bragg that does not typically participate in planning processes. Staff anticipates a very significant amount of participation in this online survey. The survey will be run for a few weeks to ensure the greatest level of participation.
 3. Tribal Consultation. The City of Fort Bragg has an excellent relationship and a three year consultation history with the Sherwood Band of Pomo Indians (SBPI). 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. Unveil public draft LCP Amendment on the City's website, through social media and at a town hall open house and workshop. 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.



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.

Proposed starting date: [Click here to enter a date.](#)6/1/2017

Estimated completion: [Click here to enter a date.](#)11/30/2019

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: 9/1/2017/ 2/28/2018
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/ 2/28/2018
Outcome/Deliverables: Sea Level Rise Analysis, Water Study, Energy Study, Transportation Analysis	Projected start/end dates: 9/1/2017/ 2/21/2018
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.	Projected start/end dates: 7/1/2017/ 2/28/2018
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	Projected start/end dates: 7/31/2018/ 8/31/2018



input on the draft LCP Amendment through the open house and a joint workshop with the Planning Commission and City Council.	
Outcome/Deliverables Public Draft LCP Amendment	Projected start/end dates: 3/1/2018/ 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: 8/31/2018/ 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/ 7/31/2019
7.2 City will adopt the final LCP Amendment	Projected start/end dates: 7/31/2019/ 10/31/2019
Outcome/Deliverables Certified LCP Amendment	Projected start/end dates: 1/1/2019/ 11/30/2019



Please list (1) all significant and pertinent project benchmarks related to the project for which funds are being requested, (2) expected dates for reaching or completing those steps. These dates will be used in monitoring grant progress and in grant reporting under approved grant agreements.

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
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.	2/28/2018
Development of a preferred Land Use Map and Key LCP Goals, Policy and Regulations.	2/28/2018
Administrative Draft LCP Amendment	5/31/2018
Public Draft LCP Amendment	8/31/2018
Climate Change Consultant LCP Amendment Review Memos	9/28/2018
Final LCP Amendment	12/31/2018
Certified LCP Amendment	11/30/2019



- 2. BUDGET.** Please include a task-by-task budget for both Ccounty/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: \$192,450

	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	\$19,000		\$29,000
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

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)
Total Labor Costs	\$25,000	\$49,000	\$10,000	\$84,000
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 & Bluff Retreat Analysis.</i>	\$12,000			\$12,000
<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>	\$8,000			\$8,000
<i>Task 2 –Prepare Memo Analyzing LCP Amendment Relative to Energy Use, Conservation & Green House Gas Emissions.</i>	\$1,000			\$1,000
Consultant C				

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>Task 1 – Prepare Water Supply, Storage and Demand Analysis.</i>	\$40,000			\$40,000
<i>Task 2 –Prepare Memo Analyzing LCP Amendment Relative to Water Supply, Storage and Demand Analysis</i>	\$2,000			\$2,000
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	\$85,450
OVERHEAD/INDIRECT COSTS⁴				
Total County/City Staff Overhead/Indirect Costs				
TOTAL PROJECT COST	\$120,000	\$49,000	\$21,450	\$190,450

3. **A RESOLUTION FROM THE APPLICANT’S GOVERNING BODY.** Please submit a resolution that contains the following authorizations: 1) authority to submit the proposal, 2) authority to enter into a grant agreement with the California Coastal Commission if the grant is awarded, and 3) designation of the applicant’s authorized representative (name and title). A sample resolution is provided as Attachment A. Resolutions should also contain clear statements of commitment to full completion of the intended grant process, including

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.”



submission of applicable LCP products (LCP submittal or amendment) to the Commission for review.

Attachment B

ATTACHMENT B - APPLICATION CHECKLIST

A complete Grant Application Packet includes the following components. Please submit all documents in a single PDF file and the Project Description, Task Descriptions, Schedule, and Budget as a Word document, as noted below. **It is very important to receive the PDF file and a Word document for efficiency in preparing grant agreement documents.** Thank you for your attention to these important components of the application.

- ☐ Signed LCP Grant Application Form (.pdf)
- ☐ Project Description (.doc)
- ☐ Task Descriptions, Schedule, and Budget (.doc)
- ☐ Signed Resolution (.pdf)
- ☐ All documents combined into a single PDF file (.pdf)

