



# GRANT APPLICATION FORM

Coastal Commission staff is available to assist during the application process. Applicants are encouraged to reach out to the LCP Grant team with any questions as they develop their applications.

Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data.

## APPLICANT INFORMATION

Applicant name (agency): City of Fort Bragg	
Address: 416 N Franklin Street	
Contact name: Marie Jones	Title: Community Development Director
Telephone: 707-961-1807	Fax:
Email: <a href="mailto:mjones@fortbragg.com">mjones@fortbragg.com</a>	
Federal Tax ID#: 94-6000335	

Person authorized to sign grant agreement and amendments:	
Name: Tabatha Miller	Title: City Manager
Application prepared by: Marie Jones	
Name: Marie Jones	Title: Community Development Director

Signature: \_\_\_\_\_

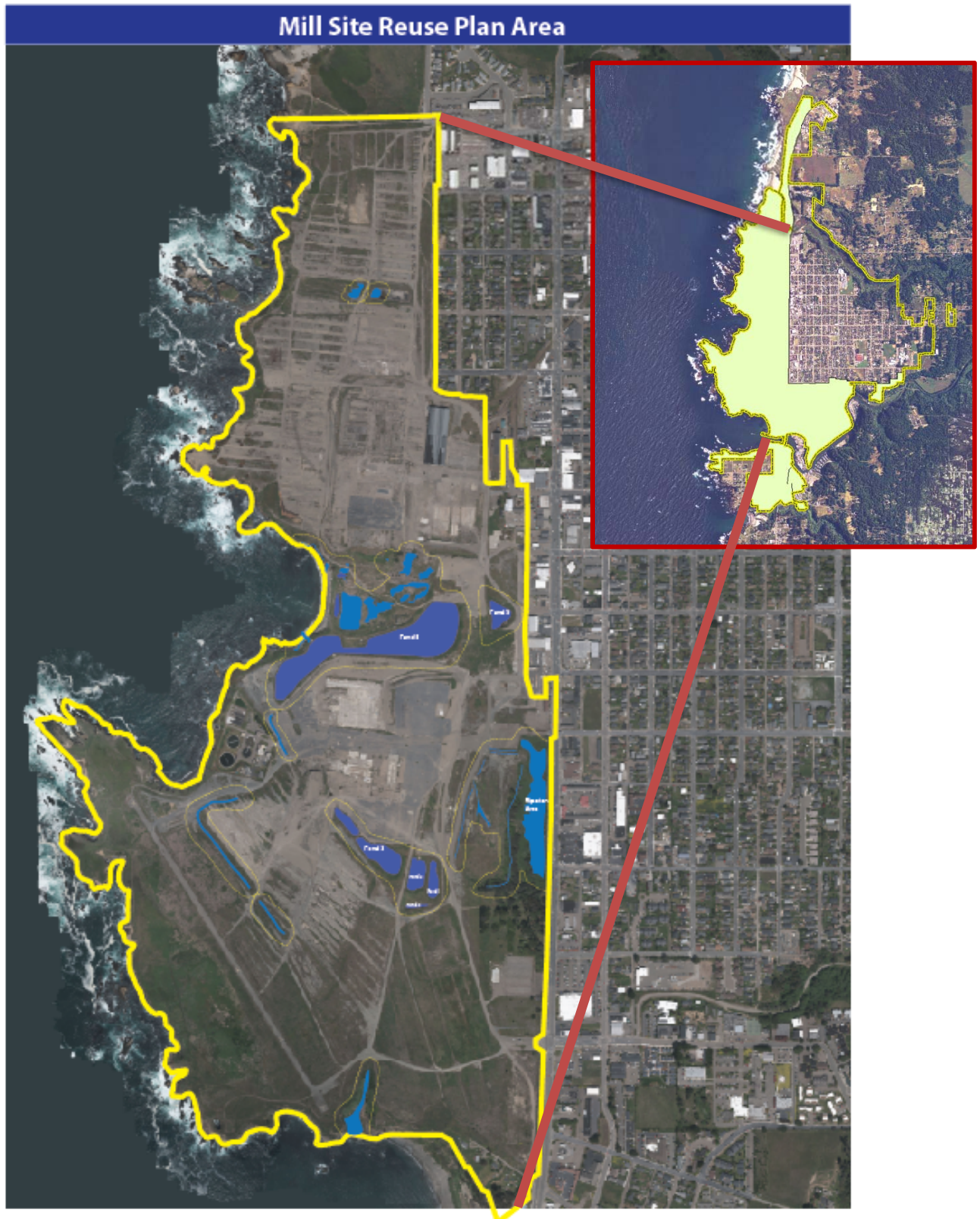
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## PROJECT INFORMATION

Project title:	Mill Site Reuse Plan LCP Amendment		
LCP/LCP Segment:	LCP		
Project location			
City/Geographic area:	Fort Bragg		
County:	Mendocino		
GPS: Lat	Lon		
Project timeline			
Start date:	11/1/2019	End date:	2/1/2023

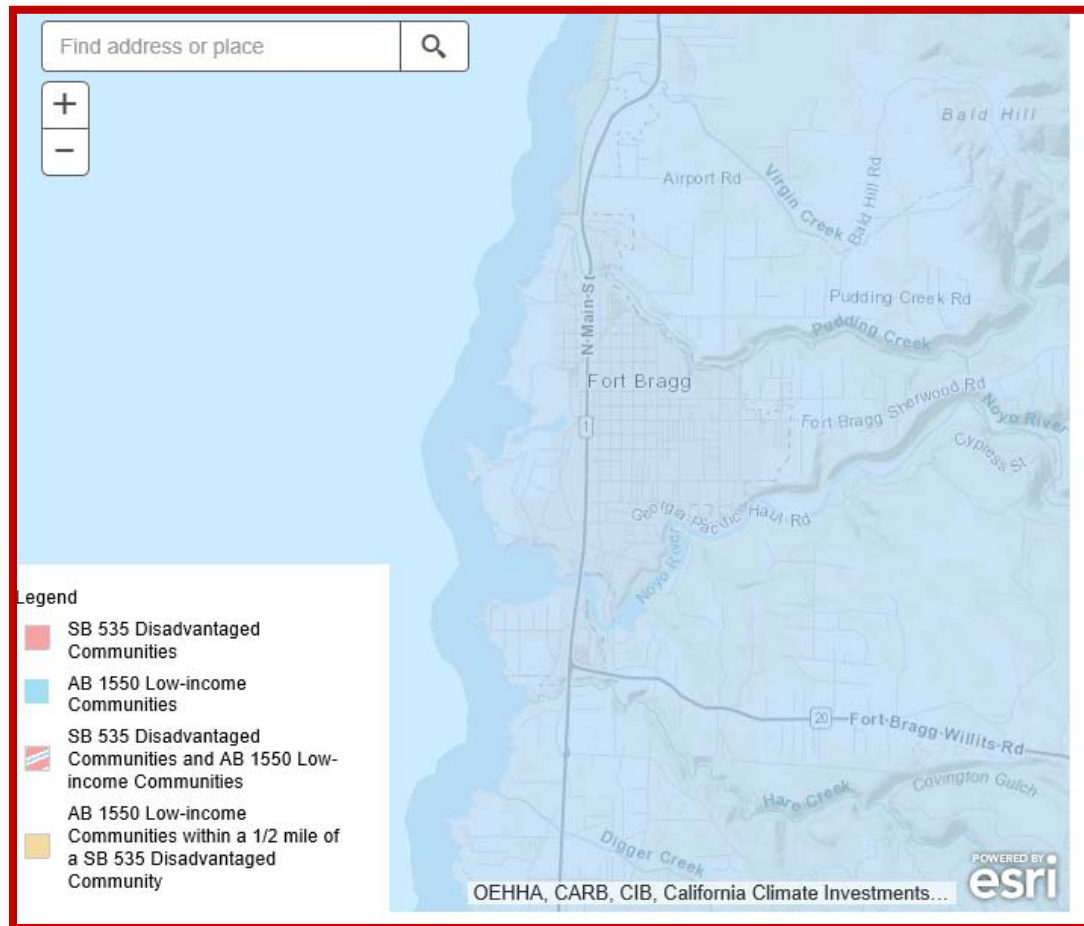
## REQUIRED APPLICATION MATERIALS

**MAPS, PHOTOS & SUPPORTING DOCUMENTS.** Applications must include a map showing the planning area for the project.  
Aerial Photo: Mill Site LCP Amendment Area in relation to Coastal Zone illustrated in the inset.



## Disadvantaged And Low-Income Communities

As illustrated in the map below the entirety of Fort Bragg qualifies as an AB 1550 Low Income Community. within the planning area as identified through the California Climate Investments



## Site Photos



Looking south from northern boundary of Mill Site.



Looking north from about the Pine Street area.



Looking south-west from about the Redwood Street area



Looking south from about Oak Street



Looking west from about Oak Street



Looking north-east toward the Mill Pond from the Waste Water Treatment Facility



Looking north towards the entire site, from area of Cypress Street.



Looking south towards Cypress Street entrance.

## 1. PROJECT DESCRIPTION.

**Project Need.** 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. This LCP amendment was re-initiated by the City of Fort Bragg in 2017 and the City applied for and received a Coastal Commission grant in the amount of \$100,000 to assist with the preparation of the LCP Amendment. However, given the quantity of work that has been completed, new Coastal Commission submittal requirements and the quantity of work that remains, the City is requesting additional funding to assist with the completion of this LCP Amendment.

**Project Background.** The lumber mill shut down in 2002. In 2010 the City acquired 92 acres of the site for a Coastal Trail and park, which was constructed between 2014 and 2017. The new coastal park is heavily utilized by the local and visitor community with 758,000 visitors per year. However the Mill Site stretching between the Coastal Trail and the City is a vast and vacant sea of asphalt with a number of wetlands sprinkled amongst the abandoned roads, buildings and old foundations. The Mill Site 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 and to create new housing and job opportunities for our low income community while preserving significant lands for Coastal Act priority uses.

**Project Goals & Objectives.** The City Council has adopted the following vision for the Mill Site:

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*Over the next 20 years, reuse of the Mill Site should help support Fort Bragg as a working town with a diversified economy and good jobs, and a healthy, sustainable resilient community with open space, parks and natural communities. New development on the Mill Site should enhance Fort Bragg's role as an economic and cultural center for the Mendocino Coast.*

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To implement this vision the City has prepared a draft Land Use Plan and created major new policy language for seven chapters of the Coastal General Plan. However the Coastal Land Use and Development Code must still be revised to implement the vision and the policies of the Coastal General Plan. In addition, the City must complete some additional background reports, which were not a part of the original scope of this project. Finally, the Fort Bragg community is highly engaged around this project and the City has held over 34 meetings with the community, Planning Commission and City Council to get detailed direction and input on the development of the LCP Amendment. This extensive and unprecedented level of community involvement is anticipated to continue through the remainder of the project.

Overall the LCP amendment will have the following beneficial impacts on **Climate Change**:

1. The LCP amendment will implement sustainable practices and smart growth policies and practices. It will include policy and regulatory requirements for green building, net-zero energy use, green infrastructure, and green site design techniques. These will reduce the impacts of development on climate change. The new LCP amendment 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.
2. The LCP Amendment will help the City prepare for sea level rise and other coastal impacts of climate change. It will address the impacts of sea level rise on the site's lowland area, beach berm and bluffs, and will include policies that enhance the coastal zone's adaptive capacity to climate change.

Overall the LCP amendment will have the following beneficial impacts on **Disadvantaged or Low-Income Communities**:

1. The LCP amendment emphasizes creation of quality jobs and expansion of the local economy, which will provide more job opportunities for Fort Bragg which is a low-income community per the California Air Resources Board Climate Investments Map. Specifically, the LCP amendment will rezone for employment in light industrial, education, health care, tourism, retail and other business types.
2. The LCP Amendment emphasizes the creation of high density housing adjacent to downtown. The City's Inclusionary Housing ordinance requires that 15% of housing units are affordable to low income people.
3. The LCP Amendment will secure four acres of land for continued residential use by tribal members of the Sherwood Valley Band of Pomo. This property is currently zoned Timber Resources Industrial and will be rezoned residential.

Overall the LCP amendment will have the following beneficial impacts on **Public Benefit/Significance and Environmental Justice**:

1. The LCP Amendment will guarantee **coastal access**. The LCP Amendment will rezone 206 acres or 49% of the Mill Site for coastal access and open space.
2. The LCP amendment will create and protect 238 acres of **new Coastal Act Priority land uses**. The amendment will create and protect eleven acres of Ocean Dependent Zoning, 21 acres of Visitor Zoning, and 206 acres of open space and parks and recreation.
3. The LCP amendment will protect and provide zoning **for lower cost visitor and recreation opportunities**. The LCP Amendment will result in zoning that accommodates about 300 new hotel rooms. The LCP Amendment will include policy language that requires that 20% of these rooms be lower cost and be constructed either as a hostel or micro-rooms on site. The 104 acre Noyo Headlands park provides free passive recreational opportunities to all area residents and visitors and the LCP Amendment will protect this project with the correct zoning.
4. The LCP Amendment with **protect Coastal Act resources**. The LCP amendment will include: 1) new language to protect cultural resources that is being developed through a consultation process with the Sherwood Valley Band of Pomo; 2) provide for the daylighting of Maple and Alder creeks, two drainages that run through the Mill Site; 3) include policy language and regulations to retain and protect views to the ocean; and 4) incorporate high quality design criteria for all development on the Mill Site.
5. The LCP Amendment will help Fort Bragg seek and obtain **Environmental Justice**. Portions of the GP Mill Site are impacted by chemicals of special concern. The Mill Site is currently under a clean up order from the Department of Toxics and Substances Control. Fort Bragg is a low income community and so issues of environmental justice are at play. The LCP amendment could include additional language to regulate the remediation of the wetland on site that are impacted by chemicals of special concern.
6. The LCP Amendment will help to protect and **enhance ESHA Wetlands on the Mill Site**. The Mill Site is home to at least 24 distinct wetlands totaling more than 23 acres.

2. **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 should not extend past **March 31, 2022**.

**A. TASK DESCRIPTIONS:** Identify specific tasks and subtasks to be accomplished and provide a narrative description of each task and subtask, including the technical approach needed to accomplish the task, the roles of partners and stakeholders, and the potential obstacles to successful completion of the goals and objectives discussed in the Project Description (as it relates to each task and subtask). Task descriptions should briefly state how they support the overall project goal and how they will help the complete project meet Greenhouse Gas Reduction Fund goals to reduce greenhouse gas emissions, adapt to the impacts of climate change, maximize benefits to disadvantaged and low-income communities, and provide co-benefits to the State of California (see Eligible Projects and Project Priorities in the Announcement). Proposed deliverables for each task should be described as well (e.g., sea level rise vulnerability assessments, adaptation reports, Draft Land Use Plans, Draft Implementation Plans, Final Local Coastal Program, technical studies, economic analyses, project designs, etc.). Please describe how the project applicant will conduct outreach to engage stakeholders in the planning process, particularly those from disadvantaged and low-income communities, including how the project applicant will consult with these priority populations to determine if there are any potential substantial burdens to these communities resulting from the project efforts; how these stakeholders will be involved in the planning or assessment process; and any specific co-benefits to disadvantaged or low income communities that will result from the project (e.g., the potential for job creation, improvements in public health, improved water quality, and new recreational opportunities). If your project includes partners, please identify their roles and responsibilities.

#### **TASK 0 – COMPLETED WORK TO DATE**

The City has completed a significant quantity of work on the Mill Site Reuse LCP Amendment, including the following:

1. The City has held 35 community, City Council and Planning Commission meetings to obtain community input and direction from the Planning Commission and City Council on the formulation of the Land Use Plan and new policies for the Coastal General Plan. The City has engaged the Fort Bragg community through day and evening workshops, day and evening open houses, a farmer's market table on multiple occasions, two web-based community-wide surveys with over 1,300 participants, and numerous Planning Commission and City Council meetings. Additionally the City has met with and will continue to meet with the Sherwood Valley Band of Pomo Tribal Council regarding the reuse of this important cultural property.
2. The City has completed drafts of the following background reports: Mill Site Buildout Analysis; 2) Mill Site Sea Level Rise Report; 3) Mill Site Recreational & Visitor Serving Facilities & Lower-Cost Accommodations Report; 4) Mill Site Visual Analysis ; 5) Mill Site Utilities Analysis. In addition the consultant have completed the following reports for the Mill Site LCP Amendment: 1) Mill Site Tsunami Analysis; 2) Mill Site Geotechnical Analysis; 3) Some of these reports may need to be updated in the future based on comments from the Coastal Commission staff regarding the Land Use Plan and Buildout Analysis.

3. The City has also submitted a comprehensive update to the City's Coastal General Plan, which includes over 100 new policies that address all aspects of development on the Mill Site. Coastal Commission staff has just completed their review of these policy additions as well as providing review and comment on other policies of the Coastal General Plan.

### **TASK 1 – ADDITIONAL BACKGROUND STUDIES**

In addition to the reports mentioned above the City must complete the following additional background studies for the LCP amendment:

1. **Traffic Analysis** – Coastal Commission staff has indicated that an expanded analysis is needed that explores road segment performance, Vehicle Miles Traveled, and Level of Service. The completion of this analysis will be used to inform the circulation plan for the Mill Site and the Circulation Element of the Coastal General Plan. The VMT analysis will help the City develop a Mill Site Reuse Plan that reduces green house gas emissions.
2. **Botanical & Wetland Analysis** – a Botanical Analysis is needed for areas of the Mill Site which are vegetated and proposed for rezoning for uses other than open space and recreation. This includes a relatively large 80+ acre area of the site. The botanical and wetland delineation update will help the City develop a Mill Site Reuse Plan that protects special status habitats.
3. **Fiscal Impacts Analysis** -- This analysis will explore total potential revenues and expenses related to the buildout of the Mill Site and the provision of City services to the Mill Site. It is required to ensure that the overall project is revenue neutral for the City. As the City is a low income community, the fiscal impact analysis will help the City ensure that the development of the Mill Site is self-funded and is not a drain on the City's resources and services which currently serve a low income community.

### **TASK 2: FINALIZE LAND USE PLAN, GENERAL PLAN POLICIES AND COASTAL LAND USE AND DEVELOPMENT CODE**

1. Coastal General Plan. The City will consider proposed modifications of the Draft Coastal General Plan based on comments received from the Coastal Commission in August of 2019. This task will require at least four meetings each with the Planning Commission and the City Council.
2. Coastal Land Use and Development Code. The City will revise the Coastal Land Use and Development Code to address redevelopment of the Mill Site as well as changes in State law. This task will require at least five meetings with the Planning Commission and three meetings with the City Council. The CLUDC will then be submitted to Coastal Commission staff for comment and review. Based on comments from the Coastal Commission, the City will revise the CLUDC for submission as part of the LCP Amendment.
3. Land Use Map. The City Council will complete final revisions to the Land Use Plan based on comments and input from new property owners, interested community groups, and the staff of the Coastal Commission and other interested agencies (Fish and Wildlife, Water Board, Caltrans, etc.).
4. Citywide Design Guidelines. The City will revise the Citywide Design Guidelines to include guidelines geared to the Mill Site Reuse Plan. This document will be brought forward to the Planning Commission and City Council for review and discussion.

These tasks and related documents will allow the City and the Coastal Commission to develop an LCP Amendment which results in quality jobs for low income residents, affordable housing for our disadvantaged community, resource protection, visitor serving facilities and accommodations, public access, protection of important scenic views, and restoration and reuse of the Mill Site. These tasks will also result in compact mixed-use development located adjacent to existing development which will reduce vehicle miles traveled and thereby reduce green house gas emissions and their affect on climate change.

### **TASK 3 – PREPARE FINAL LCP AMENDMENT**

The City will finalize and prepare all documentation for the LCP Amendment including:

1. Support documentation such as staff reports, meeting minutes, summary of all public comment and how it was incorporated into policies and language of the LCP Amendment.
2. Revise and finalize all background reports based on the final LCP submittal and assemble all background reports into a master submittal. ‘
3. Prepare clean and track changes versions of the CLUDC and the Coastal General Plan that is annotated with description of rational for all proposed changes.
4. Provide assistance with Coastal Commission preparation of environmental review analysis for the Coastal Commission’s LCP Amendment staff report.

These tasks and the final documents will allow the City and the Coastal Commission to develop an LCP Amendment which results in quality jobs for low income residents, affordable housing for our disadvantaged community, resource protection, visitor serving facilities and accommodations, public access, protection of important scenic views, and restoration and reuse of the Mill Site. These tasks will also result in compact mixed-use development located adjacent to existing development which will reduce vehicle miles traveled and thereby reduce green house gas emissions and their affect on climate change.

### **TASK 4 – CERTIFICATION OF THE LCP AMENDMENT**

Once the Coastal Commission approves the LCP Amendment the City will consider all proposed “friendly modifications” and engage in consultation with the Coastal Commission staff regarding any City Council concerns regarding the proposed friendly modifications. The Planning Commission and the City Council will then adopt the final LCP Amendment and rely upon the Coastal Commission’s CEQA equivalent document, to take action on the final LCP Amendment.

These tasks and the final documents will allow the City and the Coastal Commission to develop an LCP Amendment which results in quality jobs for low income residents, affordable housing for our disadvantaged community, resource protection, visitor serving facilities and accommodations, public access, protection of important scenic views, and restoration and reuse of the Mill Site. These tasks will also result in compact mixed-use development located adjacent to existing development which will reduce vehicle miles traveled and thereby reduce green house gas emissions and their affect on climate change.

**B. SCHEDULE:** Complete the schedule template below for each task and subtask. The schedule should include start and end dates for each task, subtask, and significant milestone, as well as the end dates for the submittal of deliverables, including interim drafts and final drafts as applicable (e.g. Draft Vulnerability Assessment and Final Vulnerability Assessment). Please note that grant projects should be completed by March 31, 2022.

Proposed starting date: 11/1/2019

Estimated completion: 2/1/2023

<b>Task 1. Background Reports</b>	Projected start date: 11/1/2019	End date: 8/14/2020
1.1 Traffic Analysis	Projected start date: 11/1/2019	End date: 4/30/2020
1.2 Botanic Analysis	Projected start date: 2/3/2020	End date: 8/14/2020
1.3 Fiscal Impact Analysis	Projected start date: 1/1/2020	End date: 3/31/2020
Outcomes Completed LOW traffic analysis, VMT Analysis, Segment Analysis, circulation recommendations. Completed botanical and wetland study Completed fiscal impact analysis	Projected start date: 11/1/2019	End date: 8/14/2020
Deliverables <i>Completed LOW traffic analysis, VMT Analysis, Segment Analysis, circulation recommendations.</i> <i>Completed botanical and wetland study</i> <i>Completed fiscal impact analysis</i>	Interim start date: <a href="#">Click here to enter a date.</a>	Interim end date: <a href="#">Click here to enter a date.</a>
	Final start date: 11/1/2019	Final end date: 8/14/2020
<b>Task 2. FINALIZE LAND USE PLAN, GENERAL PLAN POLICIES AND COASTAL LAND USE AND DEVELOPMENT CODE</b>	Projected start date: 11/1/2019	End date: 8/1/2020
2.1 Finalize Coastal General Plan	Projected start date: 11/1/2019	End date: 6/6/2020
2.2 Prepare Coastal Land Use and Development Code, public review process with Planning Commission & City Council, consultation with Coastal Commission, prepare final revisions	Projected start date: 11/1/2019	End date: 8/1/2020
2.3 Finalize Land Use Map, public review process with Planning Commission and City Council, consultation with Coastal Commission	Projected start date: 11/1/2019	End date: 3/1/2020
2.4 Revise and vet the Citywide Design Guidelines through a public process with City Council and the Planning Commission	Projected start date: 12/1/2019	End date: 3/1/2020
Outcomes	Projected start date:	End date:

Prepare, vet and/or finalize all the primary documents of the LCP Amendment	11/1/2019	8/1/2020
Deliverables <i>Coastal General Plan</i> <i>Coastal Land Use and Development Code</i> <i>Land Use Map</i> <i>Citywide Design Guidelines</i>	Interim start date: Click here to select date.	Interim end date: Click here to select date.
	Final start date: 11/1/2019	Final end date: 8/1/2020
<b>Task 3. PREPARE FINAL LCP AMENDMENT</b>	Projected start date: 9/1/2020	End date: 6/1/2021
3.1 Prepare LCP submittal support documents	Projected start date: 9/1/2020	End date: 1/1/2021
3.2 Revise and finalize all background reports based on the final LCP submittal. Assemble all background reports into a master submittal.	Projected start date: 6/1/2020	End date: 1/1/2021
3.3 Prepare clean and track changes versions of the CLUDC and the Coastal General Plan that is annotated with description of rational for all proposed changes.	Projected start date: 9/1/2020	End date: 1/1/2021
3.4 Provide assistance with environmental review for the LCP Amendment	11/1/2019	End date: 6/1/2021
Outcomes Submittal of complete LCP Amendment and all required background reports and supporting documentation	Projected start date: 11/1/2019	End date: 6/1/2021
Deliverables <i>LCP Amendment</i> <i>Final Background Reports</i> <i>LCP Submittal support documents</i> <i>Environmental Analysis</i>	Interim start date: Click here to select date.	Interim end date: Click here to select date.
	Final start date: 9/1/2020	Final end date: 6/1/2021
<b>Task 4. CERTIFICATION OF LCP AMENDMENT</b>	Projected start date: 6/1/2021	End date: 2/1/2023
4.1 City Council consideration of Friendly Modifications to LCP Amendment	6/1/2022	End date: 9/1/2022
4.2 City negotiation with Coastal Commission staff regarding Friendly Modification issues.	Projected start date: 9/1/2022	End date: 11/1/2022
4.3 City Council adoption of the final LCP Amendment	Projected start date: 11/1/2022	End date: 2/1/2023
Outcomes Adopted LCP Amendment	Projected start date: 11/1/2022	End date: 2/1/2023
Deliverables <i>Certified LCP Amendment</i>	Interim start date: Click here to select date.	Interim end date: Click here to select date.
	Final start date: 6/1/2021	Final end date: 2/1/2023
	Projected start date: 6/1/2021	End date: 2/1/2023

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
1.1 Traffic Analysis	4/30/2020
1.2 Botanic Analysis	8/14/2020
1.3 Fiscal Impact Analysis	3/31/2020
2.1 Finalize Coastal General Plan	6/6/2020
2.2 Coastal Land Use and Development Code	8/1/2020
2.4 Citywide Design Guidelines	3/1/2020
3.1 Prepare LCP submittal support documents	1/1/2021
3.2 Revise and finalize all background reports	1/1/2021
3.3 Prepare annotated track changes versions of the CLUDC and the Coastal General Plan	1/1/2021
3.4 Provide assistance with environmental review for the LCP Amendment	6/1/2021
4.1 City Council consideration of Friendly Modifications to LCP Amendment	9/1/2022
4.2 City negotiation with Coastal Commission staff regarding Friendly Modification issues.	11/1/2022
4.3 City Council adoption of the final LCP Amendment	2/1/2023

3. **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<sup>2</sup>, 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: \$96,420**

**Total Project Cost: \$269,640**

	<b>CCC Grant Total</b>	<b>Match/ Others</b>	<b>Match/City of Fort Bragg</b>	<b>Total (LCP Grant Funds + Match/ Other Funds)</b>
<u>LABOR COSTS[1]</u>				
<b>County/City Staff Labor</b>				
<b>Task 1 – Background Reports</b>	\$ 14,750		\$ 14,750	\$ 29,500
<b>Task 2 – Finalize Coastal General Plan, Land Use Map, CLUDC &amp; Design Guidelines</b>	\$ 37,760		\$ 37,760	\$ 75,520
<b>Task 3 – Prepare Final LCP Amendment &amp; Support Documents</b>	\$ 25,960		\$ 25,960	\$ 51,920
<b>Task 4 – Certification of LCP Amendment</b>	\$ 17,700			\$ 17,700
<b>Total Labor Costs</b>	<b>\$ 81,420</b>		<b>\$ 78,470</b>	<b>\$ 174,640</b>
<b>DIRECT COSTS</b>				
<b>County/City Staff Project Supplies</b>				
<u>County/City Staff Travel In State[2]</u>				
Mileage			\$ 293	
Hotel, etc.			\$ 230	
<b>Total</b>			<b>\$ 523</b>	
<u>Consultants[3]</u>				
Consultant A				
<i>Task 1.1 – Traffic Study</i>		\$ 40,000	\$ 24,990	\$ 64,990
Consultant B, etc.				\$ -

<sup>2</sup> Consultant and subconsultant travel expenses may be billed to the relevant consultant and subconsultant task budget they pertain to and do not require a Travel Expense Claim form. Any travel and reimbursable costs incurred by consultants and subconsultants in excess of State's travel reimbursement rates will not be reimbursed unless prior authorization is obtained, consistent with the grant terms and conditions. For more information see: <http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx>

<i>Task 1.2 – Botanical &amp; Wetland Study</i>	\$ 15,000		\$ 15,000	\$ 30,000
<b>Total</b>	\$ 15,000	\$ 40,000	\$ 39,990	\$ 94,990
<b>Total Direct Costs</b>	<b>\$ 15,000</b>	<b>\$ 40,000</b>	<b>\$ 65,503</b>	<b>\$ 110,000</b>
<u>OVERHEAD/INDIRECT COSTS[4]</u>				
<b>Total County/City Staff Overhead/Indirect Costs</b>				
<b>TOTAL PROJECT COST</b>	<b>\$ 96,420</b>	<b>\$ 40,000</b>	<b>\$ 143,973</b>	<b>\$ 269,640</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)

## ATTACHMENT C – SELECTION CRITERIA

Applications for Round 6 LCP planning grants will be evaluated for their ability to complete LCP planning work. Projects selected for funding will be those that best meet the Commission’s adopted selection criteria, which were updated at the June 2018 hearing to reflect GGRF funding goals<sup>3</sup>:

### ◆ **Public Benefit/Significance and Environmental Justice**

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: reducing greenhouse gases and addressing the impacts of climate change and sea level rise; 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.

LCPs are the means to implement the policies of Chapter 3 of the Coastal Act at the local level and when submitted are reviewed by the Commission for conformance with the Coastal Act. As LCPs have become more dated, their ability to provide an up to date framework to govern coastal development in light of changed circumstances and new scientific information may be weakened. The Commission will consider the extent to which priority Coastal Act resources are addressed and the public benefits maximized.

Additionally, in 2016, the Legislature passed AB 2616 giving the Coastal Commission explicit authority to consider environmental justice, defined in California Government Code Section 65040.12(e) as: “The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.” Residents of poorer communities or communities of color can often bear a disproportionate burden of pollution or other environmental harms, while suffering from a lack of environmental services, such as clean drinking water, clean air, and access to parks and open space. Addressing these types of disparities is critical for ensuring that Coastal Act goals of protecting coastal resources for all are fulfilled, particularly as climate change results in evolving risks, and the Coastal Commission will consider the extent to which environmental justice issues are addressed when evaluating grant proposals.

### ◆ **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 land use, transportation, and habitat restoration and conservation policies that facilitate reductions in greenhouse gases and vehicle miles travelled, as well as the planning and implementation of strategies to adapt to sea level rise and other issue areas affected by climate change, such as changes in habitat and fire hazards. Special consideration will be given to LCP amendment proposals that include coastal resilience planning.

### ◆ **Relative Need for LCP 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

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<sup>3</sup> See: [Recommended Update to Priorities and Evaluation Criteria for the Local Coastal Program \(LCP\) Grant Program](#), adopted June 6, 2018.

and the significance of the issues proposed to be updated. For example, many jurisdictions have identified needs to reduce vehicle miles travelled, improve public transit, and enhance pedestrian and bicycle options, particularly to and along the coast. Others may seek to assess vulnerability and develop adaptation solutions to address sea level rise, fire, or other climate change impacts to critical infrastructure, recreational amenities and open space, or significant wetland and habitat areas. A proposal to complete technical studies, economic analyses, mapping, public outreach, and development of LCP policies in support of these options may be important.

#### ◆ **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, update, or amendment.

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.

For new LCP development, the local government should demonstrate its willingness and capacity to assume local coastal development permit processing. Related, some areas of the coastal zone remain uncertified because the Commission and local government have been unable to reach agreement on the resolution of issues or the issue is particularly intractable. The Commission will consider the likelihood that such areas and specific policy questions can be successfully addressed, leading to certification of the area.

#### ◆ **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. There are several statewide grant programs underway which may positively integrate with this LCP Planning Grant program. Applicants will be asked to describe any other related grant awards (such as through past Coastal Commission grant rounds, or from the Ocean Protection Council, Coastal Conservancy, Caltrans, or the Strategic Growth Council) that may support the LCP planning work. The Commission will consider the ability to integrate and leverage any additional program funds available that could help support LCP certification, update, or amendment.