

## DOCKETED

<b>Docket Number:</b>	15-AFC-01
<b>Project Title:</b>	Puente Power Project
<b>TN #:</b>	215422-3
<b>Document Title:</b>	Testimony of Ashley Golden Exhibit Coastal Commission LCP Update contract June 2015
<b>Description:</b>	California Coastal Commission Standard Grant Agreement
<b>Filer:</b>	PATRICIA LARKIN
<b>Organization:</b>	SHUTE, MIHALY & WEINBERGER LLP
<b>Submitter Role:</b>	Intervenor Representative
<b>Submission Date:</b>	1/18/2017 1:27:18 PM
<b>Docketed Date:</b>	1/18/2017

CALIFORNIA COASTAL COMMISSION  
**STANDARD GRANT AGREEMENT**  
 (Rev 03/15)

AGREEMENT NUMBER <b>LCP-14-07</b>
FEDERAL ID NUMBER <b>95-6000756</b>

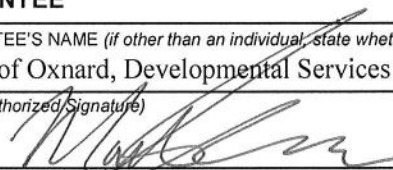
- This Agreement is entered into between the State Agency and the Grantee named below:
 

STATE AGENCY'S NAME California Coastal Commission	
GRANTEE'S NAME City of Oxnard, Developmental Services Department	
- The term of this Agreement is: 6/01/2015 through 4/30/2017 (the "Termination Date")
- The maximum amount of this Agreement is: \$150,000.00  
One Hundred Fifty Thousand Dollars and No Cents<sup>1</sup>
- The parties agree to comply with the terms and conditions of the following exhibits which are by this reference made a part of the Agreement.
 

Exhibit A – Definitions	3 pages
Exhibit B – Scope of Work	18 pages
Exhibit C – Budget Detail and Payment Provisions	2 pages
Exhibit D* – General Terms and Conditions	GTC 610
Check mark one item below as Exhibit E:	
<input checked="" type="checkbox"/> Exhibit E - Special Terms and Conditions	9 pages
Exhibit F – Amendments Template	1 page

Items shown with an Asterisk (\*), are hereby incorporated by reference and made part of this agreement as if attached hereto. *These documents can be viewed at [www.ols.dgs.ca.gov/Standard+Language](http://www.ols.dgs.ca.gov/Standard+Language).*

**IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.**

<b>GRANTEE</b>	<p><b>California Department of General Services Use Only</b></p> <p><input checked="" type="checkbox"/> I, the Chief Deputy Director of the California Coastal Commission, certify that this agreement is exempt from Department of General Services' approval.</p>	
GRANTEE'S NAME (if other than an individual, state whether a corporation, partnership, etc.) City of Oxnard, Developmental Services Department		
BY (Authorized Signature) 		DATE SIGNED (Do not type) 6/30/2015
PRINTED NAME AND TITLE OF PERSON SIGNING Martin R. Erickson, Deputy City Manager		
ADDRESS 300 W. 3rd St. Oxnard, CA 93030		
<b>STATE OF CALIFORNIA</b>		
AGENCY NAME California Coastal Commission		
BY (Authorized Signature) 		DATE SIGNED (Do not type) 6/29/2015
PRINTED NAME AND TITLE OF PERSON SIGNING Susan M. Hansch, Chief Deputy Director		
ADDRESS 45 Fremont Street, Suite 2000, San Francisco, CA 94105		

<sup>1</sup> OPC Reimbursement of \$110,000.00

## EXHIBIT A

### DEFINITIONS

1. The term "Agreement" means this Grant Agreement.
2. The term "Benchmark" means specific tasks or project deliverables identified in the Project Work Plan as approved by the Commission.
3. The term "Budget Act" means the annual enacted version of the Budget Bill which makes appropriations for the support of the government of the State of California.
4. The term "Chief Deputy Director" means the Chief Deputy Director of the Commission.
5. The term "Commission" refers to the California Coastal Commission.
6. The term "Executive Director" means the Executive Director of the Commission.
7. The term "General Terms and Conditions" refers to terms contained in GTC-610 effective as of 6/9/2010 which may be viewed at <http://www.dgs.ca.gov/ols/Resources/StandardContractLanguage.aspx>.
8. The term "Grant" or "Grant Funds" means the money provided by the Commission and Ocean Protection Council ("OPC") to the Grantee pursuant to this Agreement.
9. The term "Grantee" means an applicant who has a signed agreement for Grant Funds.
10. The term "Grant Manager" means the representative of the Commission given authorization by the Executive Director to administer and provide oversight of the Grant.
11. The term "LCP" refers to Local Coastal Program.
12. The term "Local Coastal Program Local Assistance Grant Program" refers to the Coastal Commission's grant program to support local governments in planning for sea level rise and climate change, and developing new or updating existing Local Coastal Programs (LCP), consistent with the California Coastal Act.
13. The term "Materials" means all data, plans, drawings, specifications, surveys, studies, and other written or graphic work produced in the performance of this Agreement.
14. The term "OPC" refers to Ocean Protection Council.
15. The term "Other Sources of Funds" means cash or in-kind contributions that are required or used to complete the Project beyond the Grant Funds provided by this Agreement.

## EXHIBIT A

16. The term "Pooled Money Investment Account" (PMIA) refers to the account through which the State Treasurer invests taxpayers' money to manage the State's cash flow and strengthen the financial security of local governmental entities. The rate of interest earned on the Pooled Money Investment Account serves as a benchmark for setting interest rates in several provisions of state law, and is the rate that is used for purposes of this Agreement.<sup>2</sup> The current rate is available: <http://www.treasurer.ca.gov/pmia-laif/pmib-program.asp>.
17. The term "Project" means the activity described under the Scope of Work, attached as Exhibit B1, to be accomplished with Grant Funds.
18. The term "Project Budget" means the Commission approved cost estimate submitted to the Grant Manager as part of the Work Program. The Project Budget shall describe all labor and materials costs of completing each component of the Project. The Project Budget may contain either itemized amounts, or ranges permissible for each item or task described in Project Scope and Work Plan. The Project Budget must include the set administrative and indirect costs agreed upon by the Parties if applicable. For each project component, the Project Budget shall list all intended funding sources including the Commission's grant and all other sources of monies, materials or labor.
19. The term "Public Agency" means any State of California department or agency, a county, city, public district or public agency formed under California law.
20. The term "Request for Funds Form" or "RFF Form" means the form that will be submitted requesting payment and which is described in Exhibit C hereto.
21. The term "Scope of Work" refers to Exhibit B, including the approved Work Plan, Project Schedule, and Project Budget.
22. The term "Draft Sea Level Rise Guidance" refers to the Coastal Commission's draft sea level rise guidance document released for public review in October 2013. The document provides an overview of best available science on sea level rise for California and recommended steps for addressing sea level rise in Coastal Commission planning and regulatory actions under the Coastal Act.
23. The term "Final Guidance" refers to the Sea Level Rise Guidance document once adopted by the Commission.
24. The term "Termination Date" means the date by which all activity for the project must be concluded and all invoices and other reporting requirements must be complete, as specified in the signature page of this Agreement. Work performed after this date cannot be reimbursed.

---

<sup>2</sup> Umbach and Moller 2001. Available: <http://www.umbachconsulting.com/discussion/CaShortTerm.pdf>. Accessed 19 September 2014.

**EXHIBIT A**

25. The term "Work Plan" means the description of tasks and related work to be accomplished by the Project.

**EXHIBIT B**

**SCOPE OF WORK**

1. Grantee agrees to provide to the Commission project activities as described under the Scope of Work, attached hereto as Exhibit B1.
2. The Project representatives during the term of this agreement will be:

<b>State Agency:</b> California Coastal Commission	<b>Grantee:</b> City of Oxnard
<b>Name:</b> Carey Batha, LCP Grant Coordinator ("Grant Manager")	<b>Name:</b> Martin R. Erickson, Deputy City Manager
<b>Address:</b> 45 Fremont Street, Suite 2000 San Francisco, CA 94105-2219	<b>Address:</b> 300. W. 3 <sup>rd</sup> St Oxnard, CA 93030
<b>Phone:</b> (415) 904-5268	<b>Phone:</b> 805-385-7870
<b>Fax:</b> (415) 904-5400	<b>Fax:</b> 805-385-7417

3. Direct all inquiries to:

<b>State Agency:</b> California Coastal Commission	<b>Grantee</b> City of Oxnard
<b>Section/Unit:</b>	<b>Section/Unit:</b>
<b>Name:</b> Carey Batha, LCP Grant Coordinator ("Grant Manager")	<b>Name:</b> Dr. Chris Williamson, AICP, Principal Planner ("Planning Manager")
<b>Address:</b> 45 Fremont Street, Suite 2000 San Francisco, CA 94105-2219	<b>Address:</b> 214 South C Street Oxnard, CA 93030
<b>Phone:</b> (415) 904-5268	<b>Phone:</b> 805-385-8156
<b>Fax:</b> (415) 904-5400	<b>Fax:</b> 805-385-7417

## EXHIBIT B

### Project Work Plan, Schedule, and Budget

Title: Local Coastal Program (LCP) Planning and Sea Level Rise Update  
Organization: City of Oxnard  
Term of Project: June 1, 2015 /April 30, 2017

Budget Summary:

CCC funding:	\$40,000
OPC funding:	\$110,000
Other funding:	\$494,425
Total project cost:	\$644,425

---

#### A. PROJECT DESCRIPTION

This LCP and OPC grant project includes the development of a sea level rise analysis and adaptation strategies report and a comprehensive LCP update. The LCP Update is modeled after the 2007 (revised 2013) LCP Update (Parts I and II) and Coastal Commission's Draft Sea Level Rise (SLR) Policy Guidance (final adoption anticipated in 2015). The ongoing management and environmental review tasks (to be City-funded separately) and CEQA process are also included in the work program although not funded by either grant. Referring to the original July 2014 joint CCC/OPC grant proposal, the City will have completed Task 1: SLR Scenarios and Projections utilizing TNC Coastal Resilience data and maps, with the exception of the public outreach (Task 1.4). The revised Scope begins with a new Task 1, Public Outreach, and then follows the July 2014 grant proposal scope with revisions to the budget and schedule.

All grant deliverables will be submitted to the Coastal Commission's Ventura staff and the Commission's grant coordinator.

#### B. TASK DESCRIPTION

##### TASK 1: ESTABLISH PUBLIC, STAKEHOLDER, TAC, AND MEDIA OUTREACH

**1.1 Public Involvement:** City staff and LCP consultant will identify and contact community organizations (Chamber of Commerce, Ormond Beach Task Force, CAUSE, large property owners, large businesses, shopping center managers, marina operators and yacht clubs, tourist businesses, public schools, homeowner associations, and two mobile home resident associations) and formally invite them to participate in the LCP Update and establish a contact list and information distribution plan.

**1.2 Agencies Stakeholder Committee (ASC):** City staff and LCP consultant will identify a stakeholder group of local, state, and Federal agencies (County Harbor

## EXHIBIT B

Department, State Parks and Recreation, Coast Guard, Coastal Commission, U.S. Navy, etc.) that are located in the Coastal Zone and/or have jurisdiction in or near Oxnard.

**1.3 Technical Advisory Committee (TAC):** City staff and LCP consultant will identify and invite technical advice and support from City and County engineering staff and their consultants, Coastal Commission technical staff, biology and wetlands faculty at CSU Channel Islands, environmental consultant, TNC economists, UCLA Law School, and Naval Base Ventura County wetlands scientists and hydrologic engineers to serve on an on-call basis for peer review, a resource for local information, and environmental review and advice.

**1.4 Social Media and Website:** City staff and LCP consultant will plan and establish an LCP Update web presence, identify radio and newspaper media outlets, and set up social media outreach accounts on Twitter, Facebook, etc.

**1.5 Regional Coordination:** The City will coordinate and share information and lessons learned as appropriate with other LCP planning grant recipients, regional local coastal jurisdictions, and stakeholders. This includes participating in webinars, regional workshops, and scheduling coordination meetings as needed.

**Deliverable(s):** Public participant contact list, Agency Stakeholder Committee contact list, TAC contact list and areas of expertise, and LCP Webpage and social media plan. Coordination and sharing of lessons learned with other local governments.

**Timeline:** Majority of Task 1 occurs within 3 months of contract initiation, followed by a continuing maintenance effort for remaining 19 months to April 2017 for a total of 22 months.

**Budget:** Initial staff and minor costs totaling about \$5,000: estimated \$50,000 over 23 months, all City-funded.

### TASK 2: FINALIZE SLR REPORT

The initial SLR scenarios mapping will have been completed by May 31, 2015 utilizing TNC Coastal Resiliency data and maps. Task 2 is modified to pick up from the completion of the Rincon SLR Report. This task includes completion of the local hydrology and scenarios mapping in more detail; preparation of a SLR map atlas; "roles out" the SLR Report and Map Atlas to the public, ASC, and TAC; and preparation of a final SLR Report. The City will work with the Coastal Commission's mapping unit to develop maps of the Coastal Zone, Coastal Appeal Zone, and other maps as required by the Coastal Act.

**2.1 Complete Local Hydrology:** Consultants will expand and complete local hydrology modeling (started by Rincon but focused on the OTC power plants) and coordinate with the TAC for access to and consistency with City, County, Port of Hueneme, City of Hueneme, and Naval Base Ventura County hydrology and drainage systems primarily in the Coastal Zone but extending as needed.



## EXHIBIT B

**2.2 Drainage Scenarios Mapping:** Using completed SLR scenarios, Consultants (with assistance of the TAC) will evaluate storm scenario drainage for vulnerability to SLR with various tides and storm surge scenario events. Short, medium, and long-term storm drainage issues will be identified.

**2.3 Prepare SLR Map Atlas & Report:** Consultants, with TAC review, will prepare a public-friendly SLR map atlas and SLR Report that incorporates Task 2.2 mapping and depicts urban, wetlands, public access, and other relevant vulnerability issues and locations. The City will submit a draft of the SLR Map Atlas and Report to CCC staff for review.

**2.4 Public Outreach:** Consultants will present Task 2.3 Atlas and findings in two public meetings (Ormond Beach south, Harbor and Mandalay Bay north), post on the project Webpage, and use social media and regular media for noticing. The ASC is briefed separately.

**2.5 Coastal Commission Coordination:** Throughout the project, City staff and CCC staff will meet or contact regularly on a monthly basis to discuss project components, review draft work products, and to provide comments and direction on the LCP update. Regular meetings will be held in the South Central Coast area.

**Deliverable(s):** Task 2.1 hydrology technical report, Task 2.2 drainage report, SLR Map Atlas, draft and final SLR Report, various media notices, web documents, compiled public comments, coordination with CCC mapping unit.

**Timeline:** Begins June 1, 2015 for 6 months. Completion by December 31, 2015

**Budget and Funding:** OPC grant funding, \$40,000 (remaining balance \$100,000)

### TASK 3: LCP PLANNING AREAS RISK ASSESSMENTS

The 1982 Oxnard LCP has four planning areas which are continued into the LCP Update: Ormond Beach, Channel Islands Harbor, Oxnard Shores, and McGrath/Mandalay Beach. This task takes the results of Task 2 and prepares detailed SLR risk assessments for the four planning areas with focus on emergency operations, existing, proposed and planned development, existing and proposed infrastructure improvements, the Ormond Beach wetlands restoration, proposed McGrath State beach relocation, and the County Harbor Public Works Plan (PWP). Issues are generally defined as near-term to 2030, midterm to 2050/60, and long term to 2100. This task includes preparation of a summary Report (Task 3.5) and an Economic Impact Assessment (Task 3.6), followed by a round of public and ASC and TAC outreach of the findings. All tasks will be completed by the Consultant team with OPC funding.

## EXHIBIT B

### 3.1 Area 1: McGrath/Mandalay Beach

### 3.2 Area 2: Oxnard Shores

### 3.3 Area 3: Channel Islands Harbor

### 3.4 Area 4: Ormond Beach

### 3.5 Summary SLR Risk Assessment

### 3.6 Economic Impact Assessment

For each planning area, Consultants will prepare a narrative risk assessment with maps, then a summary assessment for the entire LCP area. Consultants will use available secondary economic and census data to estimate the economic risk valuation by public and private sector for each area and all four combined.

**3.7 Public Outreach:** Consultant will present Tasks 3.1 to 3.6 in a series of local public meetings and to the ASC and TAC, will post on the project Webpage, and will use social media and regular media for noticing. Corrections and feedback will be compiled in a comments document.

**Deliverable(s):** Planning Areas 1-4 Risk Assessments, Summary Risk Assessment, Economic Impact Assessment, compiled public and ASC and TAC comments.

**Timeline:** Begins Nov. 1, 2016 for 5 months. Completed by March 31, 2016

**Budget and Funding:** OPC grant funding, \$50,000 (remaining balance \$50,000)

## TASK 4: SLR ADAPTATION POLICIES AND PROGRAMS

This task begins with a summary literature review of best SLR Adaptation practices to help frame a realistic range of adaptation policies and programs. Adaptation strategies, or adaptations, will be roughly defined as near-, mid- and long-term matching the three SLR mapping scenario years of 2030, 2050/60, and 2100. Near term adaptations would focus on specific capital improvements, land use and entitlements, emergency operations, and development standards. Mid-term adaptations would be more policy-oriented and require coordination with neighboring jurisdictions and State and Federal agencies. Long-term adaptations would likely focus on continued SLR monitoring and regular SLR mapping updates with best available science. The overall approach will attempt to create a matrix of near-, mid- and long-term adaptation policies and programs paired with LCP and Coastal Act topics mandated by the Coastal Commission LCP Update guidance documents, SLR Guidance, and local circumstances. All tasks will be completed by Consultant team with OPC funding. The task ends with a public, TAC, and ASC “roll-out” program. The intent is to seek general consensus on the near-term adaptation policies and programs. Preference will be given to adaptation measures and strategies that adhere to the Safeguarding California Plan for Reducing Climate Risk, including measures that protect California’s most vulnerable populations, achieve multiple benefits from efforts to reduce climate risks and prioritize green infrastructure solutions, and that integrate climate risk reduction with emissions reductions where possible.

## EXHIBIT B

### 4.1 SLR Adaptation Best Practices white paper

### 4.2 New Development: Location and Planning

### 4.3 Hazards and Shoreline/Beaches

### 4.4 Public Access and Recreation

### 4.5 Coastal ESA and ESHA Habitats

### 4.6 Agricultural Preservation and Enhancement

### 4.7 Water Quality

### 4.8 Archeological & Paleontological Resources

### 4.9 Scenic and Aesthetic Resources

### 4.10 OTC, Energy Uses, and Coastal Industrial

### 4.11 Ormond Beach Wetlands and Halaco site

### 4.12 Santa Clara River Estuary and McGrath SB

### 4.13 Ventura County Harbor Public Works Plan

**4.14 Public Outreach:** The consultant will present Tasks 4.1 to 4.13 in a series of local public, CCC staff, TAC, and ASC meetings and will use social media and regular media for noticing. Corrections and feedback will be compiled in a comments document.

**4.15 SLR Adaptation Report and LCP Chapter:** Working closely with Coastal Commission staff (Ventura, Energy and SLR technical staff in San Francisco) and utilizing public, ASC, and TAC feedback from Task 4.14, the Consultant will prepare a draft SLR Adaptation Report and LCP SLR Chapter.

**4.16 Planning Commission, City Council, and Coastal Commission Direction:** Consultant and City staff will present the Task 4.15 document to the Oxnard Planning Commission and City Council for direction, then revise and submit to the Coastal Commission for comment and direction. The Coastal Commission will review drafts and provide comments at regular meetings in the South Central Coast area.

**Deliverable(s):** Best Practices white paper; LCP narratives and adaptation matrix for each LCP topic Tasks 4.2 to 4.13; public outreach, ASC, and TAC comments; draft SLR Adaptation Report and LCP Chapter; Planning Commission and City Council staff reports, presentations, and compiled comments.

For each topic, Consultants will prepare a narrative update for the LCP and a matrix of recommended and optional SLR adaptation policies and programs. The public, ASC, and TAC will be invited to rank order adaptations. Social media 'polling' and other techniques will be used to seek consensus on near-term policies and programs.

The best practices summary would be similar to a compilation of SLR adaptations in place, proposed, or being discussed within California (12 LCPs certified or in progress), and elsewhere.

## EXHIBIT B

**Timeline:** Begins March 1, 2016 for 9 months. Completion by December 31, 2016.

**Budget and Funding:** OPC grant funding, \$50,000 (grant fully expended)

**USE OF THE OCEAN PROTECTION FUNDING GRANT ENDS WITH THE COMPLETION OF TASK 4.**

### TASK 5: LCP UPDATE

Task 5 utilizes the Coastal Commission \$40,000 grant, City funding as needed, and UCLA Law School assistance to update the Oxnard LCP (both the Land Use Plan and Implementation Plan) based on the policies and programs matrix outlined in Task 4, "SLR Adaptation Policies and Programs."

Five LCP-related policies were adopted within the 2030 General Plan have already been made, providing guidance for the LCP Update as soon as the Consultants are on contract: 1) changing land use designations for most of the Ormond Beach planning area from Industrial to Resource Protection, 2) adopting the Coastal Conservancy Ormond Beach Wetland Restoration Plan Alternative 2U for which a feasibility study was completed in 2009, 3) incorporating the County Harbor Department Public Works Plan (PWP) in a manner acceptable to the Commission staff, 4) consideration of the State Parks and Recreation McGrath State Beach facility relocation and wetland restoration program, and 5) developing policies that address SLR adaptation strategies for OTC power plants and portions or all of the two OTC sites to become restored wetlands (Ormond) and restored dune habitat (Mandalay), consistent with the Coastal Act. In addition, the LCP can be revised for completed projects and changes in the Coastal Act.

This work would be completed in tandem with Tasks 3 and 4. When Task 4 is completed (SLR Adaptations), consultants will use the findings and adaptations to complete the LCP land use plan and policies update with consideration of SLR across all topics, with monthly progress review with the Ventura Commission staff.

The City's LCP Implementation Plan is in the format of a traditional zoning code, a format not typical of other LCP's. Working with Commission staff and the UCLA Law School, consultants will prepare an Implementation Plan that meets Commission requirements in tandem with the preceding tasks, where possible.

The City will submit the draft LCP documents (text, maps, and/or exhibits) to the Coastal Commission staff in paper hardcopy as well as an electronic copy in permanent format (such as an Adobe Acrobat .pdf file) and one electronic copy in an editable format (such as in Microsoft Word .doc).

Task 5 will require additional details to be worked out with the LCP consultant and Commission staff beginning in June, 2015. The work program will be revised to reflect the additional detail.

## EXHIBIT B

### 5.1 Update/revise the LUP

### 5.2 Update/review with SLR results from Tasks 3 and 4

### 5.3 Update/revise IP (Code Chapter 17) to adequately implement the reviewed LUP Policies

**5.4 Coordination with Coastal Commission:** The City will hold regular coordination meetings (phone or in-person) with Coastal Commission district staff as needed throughout the entire update process including, but not limited to, Steps 5.1 through 5.3.

**5.5 Coastal Commission Review of the Initial Draft LCP Amendment:** The City will provide an initial draft of the LCP Amendment to Coastal Commission district staff for review and comments prior to environmental review, public hearings, and any formal LCP amendment submittal. The City will submit the initial draft LCP amendment documents (text, maps, and/or exhibits) to the Coastal Commission staff in paper hardcopy as well as an electronic copy in permanent format (such as Adobe Acrobat.pdf file) and one electronic copy in editable format (such as in Microsoft Word.doc). The City and Commission staff will exchange drafts and comments through an iterative review process prior to completing the Draft LCP amendment.

### 5.6 Publish Draft LCP and Code Update

### 5.7 Public outreach, ASC, and TAC review meetings

**5.8 Planning Commission and City Council LCP Update hearings:** The City must notify the public of hearings and availability of review drafts at least 6 weeks before final adoption of the LCP Amendment (14 CCR 13515(c)).

**Deliverable(s):** Draft LCP Plan (including maps); draft Implementation ordinance; Public Review full Draft LCP; public outreach, ASC, and TAC comments; Public Draft LCP Update and Code Update; Planning Commission and City Council staff reports, presentations, and compiled public comments.

**Timeline:** Begins June 1, 2015 for 23 months, completion by April 30, 2017.

**Budget and Funding:** CCC grant funding, \$40,000 (grant fully expended), additional costs by City. (UCLA legal assistance related to model SLR implementation ordinance.)

The remaining three tasks would be funded from three City sources: General Fund, Measure 'O' local ½ cent sales tax, and/or General Plan Maintenance fee on building permits. If grant funding remains from a previous grant-funded task, the City will request a reallocation to Task 8, Coastal Commission Submittal. These tasks remain largely as proposed in the July 2013 Grant proposal.



## EXHIBIT B

### TASK 6. CONCURRENT ENVIRONMENTAL REVIEW (Outside of Grant Scope)

The LCP Update is statutorily exempt from CEQA review (PRC 21080.9). The City envisions retaining a second consultant team to concurrently evaluate SLR adaptations and LCP land use and policy changes for impact with the goal of incorporating necessary impact mitigations within the LCP Update and relating the LCP Update to the City's 2030 General Plan and its Program EIR. The environmental consultant would work in tandem with the LCP Update consultant team and assemble the environmental record needed for the Certification application (Task 7). The environmental consultant would remain on contract to respond to Coastal Commission requests stemming from the Commission's CEQA-equivalent process.

#### 6.1 Review SLR Adaptations

#### 6.2 Review LCP Update Policies

#### 6.3 Assist with Local Adoption

#### 6.4 Assist Certification Application

#### 6.5 Respond to Coastal Commission

**Deliverable(s):** Recommended Mitigations for SLR Adaptations; Recommended Mitigations for LCP Update; Recommended Mitigations for Implementation; Environmental Record for Coastal Commission Certification Application; Response to Commission Requests for Information

**Timeline:** Begins November 1, 2015 and continues through Certification

**Budget and Funding:** Initial City funding of \$100,000.

### TASK 7. COASTAL COMMISSION SUBMITTAL

Task 7 begins after decision-maker hearings. City staff will submit the LCP Amendment to the California Coastal Commission for approval, in compliance with the LCP amendment submittal requirements of the Coastal Act and the California Code of Regulations. The City will submit the locally-approved LCP amendment document (text, maps, and/or exhibits) to the Coastal Commission staff in paper hardcopy as well as an electronic copy in permanent format (such as an Adobe Acrobat.pdf file) and one electronic copy in editable format (such as in Microsoft Word.doc).

The environmental review process would follow CEQA Guidelines procedures. Consultant would network with other consultants completing similar LCP Updates to ensure best practice. Mitigations and adaptive mitigation would be incorporated into the LCP and Implementation update where possible.

## EXHIBIT B

### 7.1 Submission to Coastal Commission

**Deliverable(s):** Adopted LCP Update and Chapter 17 Implementation Ordinance amendments.

**Deadline:** April 30, 2017

**Budget and Funding:** City funding of approximately \$50,000.

USE OF THE COASTAL COMMISSION FUNDING GRANT ENDS WITH THE COMPLETION OF TASK 7.

### TASK 8. COASTAL COMMISSION CERTIFICATION

**8.1 Coastal Commission Certification:** This task begins after submittal of the LCP Amendment to the California Coastal Commission for approval and ends with formal Acknowledgement of Coastal Commission Amendments, Acceptance, and Agreements. Once the City's LCP Amendment has been approved by the California Coastal Commission, City staff will present the approved LCP Amendment to the City Council for final acceptance of any suggested modifications by the Commission. Lastly, City staff will incorporate the LCP Amendment, as certified by the CCC, into the LCP Land Use Plan and Coastal Zoning Ordinance documents and provide Commission staff with an electronic copy of the final documents. As this process may lead to several requests for information and travel to hearings, correspondence, and so on, the \$50,000 budget is an initial appropriation. All funding would be provided from City sources.

**Timeline:** Begins April 30, 2017 and continues indefinitely until Coastal Commission Certification.

**Budget and Funding:** City funding of approximately \$50,000.

### TASK 9. PROJECT MANAGEMENT

**9.1** This task covers the several initial tasks related to issuing RFPs for the LCP Update and CEQA consultants, directing the consultant teams, reviewing the various draft and final documents, directing public outreach and ASC and TAC activities (actual outreach documents, web postings, meetings, etc. fall under Task 1), and possible staff travel to Coastal Commission meetings. The City will document to the extent required by the OPC and CCC all financial and administrative records in accordance with generally accepted governmental accounting standards. Management costs are from City funds.

#### 9.2 City project manager/administrative support