

CALIFORNIA COASTAL COMMISSION

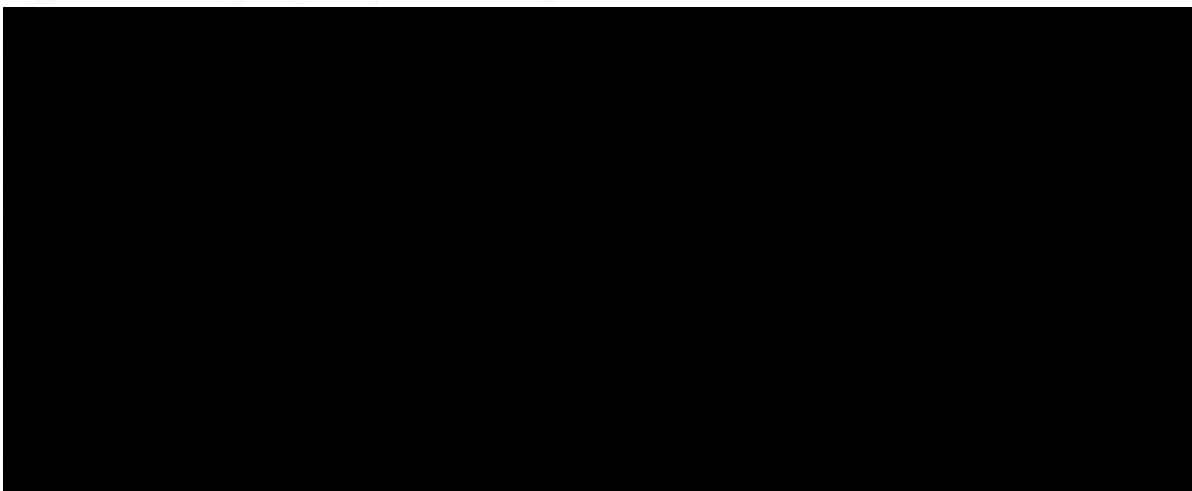
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**CALIFORNIA COASTAL COMMISSION
LCP PLANNING
GRANT APPLICATION FORM
MARCH 28, 2016**

APPLICANT INFORMATION

Applicant name (agency): City of Morro Bay



PROJECT INFORMATION

Project title: Plan Morro Bay: Local Coastal Program Enhancements

LCP/ LCP Segment: Morro Bay

Project location: City / Geographic area: City of Morro Bay County: San Luis Obispo

Project timeline: Start date: 9/1/2016 End date: 9/28/2018



1. PROJECT DESCRIPTION

Section 1A: Goals and Objectives

The City of Morro Bay is a small coastal community in San Luis Obispo County located on Highway 1, as shown in **Attachment A**. The majority of the city is located in the Coastal Zone. According to the 2016 Department of Finance reports, Morro Bay has a population of 10,722. The city has an active harbor and thriving commercial fishing industry, and its coastal amenities are a regional visitor destination. The community's coastal resources, such as the 2,300-acre Morro Bay Estuary, also provide key habitat for a number of permanent and migratory species, including keystone and sensitive species. As the city evolves, it is critical to maintain coastal resources so as to be environmentally responsible while continuing to provide economic and recreation benefits.

The City is currently updating its Local Coastal Program (LCP) with funding support from the Ocean Protection Council (OPC), the California Coastal Commission (CCC), and the City's General Fund. The updated LCP is scheduled for adoption in December 2017 as part of *Plan Morro Bay*, an integrated planning project which includes a General Plan update, LCP update, Zoning Code update, and Downtown Waterfront Strategic Plan. *Plan Morro Bay* will be consistent with the provisions of the California Coastal Act and California Coastal Commission guidance for LCPs. However, given scarce local resources and limitations associated with previous rounds of grant funding, the City believes there is opportunity to expand the scope of the LCP update portion of the Work Program to: 1) better address key issues identified by Coastal Commission staff, including environmentally sensitive habitat areas, lower-cost visitor accommodations, and coastal access; 2) incorporate anticipated updates to sea level rise projections; and 3) create a model LCP providing best practices for an unparalleled range of coastal planning issues afforded by Morro Bay's location and context for other jurisdictions throughout the state to emulate. The City Council's resolution in support of this application is provided as **Attachment B**.

This application presents the City's request for financial assistance to develop more robust implementation strategies to support a more comprehensive and multifaceted LCP. The goal is to add additional components to the existing work plan to ensure that priority coastal issues in Morro Bay are addressed in greater depth, while also providing best practice case studies for issues that are statewide priorities for the Coastal Commission and establishing new data resources and improving upon existing data resources to support future implementation of proposed LCP policies. These implementation resources will include: 1) a comprehensive update to and documentation for the City's Environmentally Sensitive Habitat Area (ESHA) map; 2) dynamic modeling of potential sea level rise mitigation strategies; 3) a plan to address lateral access along the Embarcadero; 4) a detailed inventory and action plan for low-cost visitor accommodations; and 5) updates to existing sea level rise modeling as new best available science projections are identified.

This project advances three objectives to achieve the City's goal of providing greater detail on priority coastal issues while serving as a case study for other California communities facing similar challenges: 1) obtain the best available science and information to support implementation of LCP policies and the Coastal Act in Morro Bay; 2) provide an equitable, transparent, and fair process for coastal development permits (CDPs) that prioritize coastal uses while also achieving community development and conservation goals; and 3) serve as a model LCP for addressing a broad range of emerging and high priority issues for other coastal communities in California.

Section 1B: Project Details

The Work Program below outlines tasks to achieve the project objectives stated above. The budget in Section 3 outlines matched and leveraged funds covering technical studies and related



portions of the work program for *Plan Morro Bay*. For a summary of deliverables and due dates by task, refer to Section 2 (Work Program and Schedule).

Task 1 – Grant Administration and Project Management: The City will coordinate essential project management tasks, including project team check-ins, milestone reporting, and grant administration. This will be an ongoing task throughout the project.

Task 2 – Environmentally Sensitive Habitat Areas (ESHA) Map Update: The City's existing LCP (1984) introduced a policy to update the ESHA map included in the LCP as site-specific ESHA studies were conducted. For various reasons, this has not occurred. As a result, the City's understanding of ESHA, including the Morro Bay Estuary, is outdated and incomplete.

This task will produce a comprehensive ESHA Geographic Information System (GIS) layer, a supporting methods report, and specific Local Implementation Program code language describing site-specific ESHA study requirements. The task will be achieved through a combination of fieldwork, review of previous ESHA studies completed in the planning area in support of CDPs, and consultation with the Coastal Commission. The task will be supported through one educational public workshop, discussion of the topic at one *Plan Morro Bay* General Plan Advisory Committee (GPAC) meeting, one stakeholder round table meeting, and public review associated with *Plan Morro Bay* adoption hearings. The completed task will support a habitat conservation approach that effectively addresses Morro Bay's ESHA.

In addition to a standard existing ESHA conditions GIS layer, the City also proposes to develop a forward-thinking ESHA layer that considers the effects of climate change on the estuary and other habitat and migration corridors. Although this component will be advisory rather than regulatory, it will provide the City with decision-making capabilities based on the best available understanding of likely future conditions and will serve as a highly innovative case study for other jurisdictions. Both maps will be included in the *Plan Morro Bay* General Plan/LCP update.

Task 3 – Sea Level Rise Mitigation Strategy Modeling and Evaluation: A number of coastal protective devices exist in the city, such as the Highway 1 revetment in North Morro Bay, the revetment located north of Morro Rock, jetties at the harbor mouth, and sea walls along the Embarcadero. Sea level rise has the simultaneous and contradictory effect of adding additional stress to these structures and amplifying their importance. As the City considers long-term sea level rise adaptation strategies, modeling and evaluating specific actions, including maintenance or expansion of coastal armoring, or certain soft armoring strategies, would be a powerful tool.

This task will identify up to three coastal protective strategy alternatives and model their effects on coastal hazards, leading to prioritization of proposed solutions. These proposed solutions will be included in the *Plan Morro Bay* General Plan/LCP update. These strategies will also be evaluated under the updated sea level rise model discussed in Task 6.

Task 4 – Bayside Lateral Coastal Access Plan: The lease sites that line the west side of the Embarcadero south of Harbor Street provide several vertical access points to the coast. However, due to numerous site-specific issues and varying development types across lease sites, lateral access to the coast is impeded and discontinuous. Properties are currently required to provide lateral access as a condition of lease renewal; however, these additions are generally ad hoc, leading to poorly linking lateral access conditions.

This task will develop an urban design solution to identify a preferred alignment and design for continuous lateral coastal access along the bayside of the Embarcadero. The resulting Bayside Lateral Access Plan will be incorporated into *Plan Morro Bay* in the Downtown Waterfront Strategic Plan, which strives to revitalize the City's downtown and Embarcadero area by



optimizing access and connections throughout the commercial core of the Coastal Zone. Outreach will occur as part of the Downtown Waterfront Strategic Plan workshops.

Task 5 – Low-Cost Visitor Accommodations Inventory and Implementation Strategy:

The City is currently addressing low-cost visitor accommodations per the approach outlined in the Coastal Commission’s LCP update guidance as part of the *Plan Morro Bay* General Plan/LCP update. Coastal Commission guidance on this topic has evolved considerably in the last few years, including a new emphasis on short-term rentals as a potential form of visitor accommodations. Morro Bay has a fairly large inventory of visitor accommodations at various price points and also offers a variety of recreational accommodations in the form of recreational vehicle parks and nearby campgrounds. The city also has a higher than average proportion of homes that are vacant during the week or off-season, but occupied on weekends and in peak tourist season.

This task will allow the City to move beyond the minimum components outlined in the Coastal Commission guidance to provide a more detailed inventory and assessment of existing accommodations in the city, including potential short-term rentals. It will establish definitive methods to classify which accommodations qualify as “low-cost,” and investigate the potential for new hotel/motel projects to provide low-cost visitor accommodations on site as a preferred strategy. If needed, this task will also provide a defensible basis for a mitigation fee, including establishing the amount of initial and future fees, and defining a method for determining what types of mitigation projects fee revenues may be used to support.

The task will also support more detailed implementing code language, including provisions for short-term rentals. It will establish on-site and/or fee provisions for low-cost visitor accommodations for new hotel/motel projects to maintain or improve upon the City’s stock of accommodations, while also maintaining neighborhood character and not impeding progress toward other City goals such as affordable housing. The task will leverage existing stakeholder interviews with hoteliers being conducted as part of *Plan Morro Bay*, and will add additional interviews with accommodation providers. The resulting policies and code language will be incorporated in the *Plan Morro Bay* General Plan/LCP and the Local Implementation Program.

Task 6 – Update Sea Level Rise Model: Detailed sea level rise modeling for years 2030, 2050, and 2100 has been recently completed for both coastal and inland inundation in Morro Bay. This modeling is based on the current best available science – the 2012 National Research Council’s *Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present, and Future* study. Based on recent communication with Coastal Commission staff, it is the City’s understanding that the California OPC intends to release new sea level rise projections within the next two years. The current modeling identifies loss of beaches and other coastal recreation resources due to erosion and inundation as early as 2030, and flooding and inundation of the popular Embarcadero and numerous homes and commercial properties by 2100. The importance of Morro Bay’s coastal resources, the concentration of residents and businesses along the waterfront, and the presence of critical lifelines in the sea level rise hazard area (such as the Pacific Coast Highway) make it vitally important that Morro Bay have as accurate an understanding of future sea level conditions as possible.

In the interest of presenting the most current and credible information when the *Plan Morro Bay* General Plan/LCP is adopted, and investing resources into the best mitigation solutions identified in Task 3 above, as part of this task the City will incorporate the most up-to-date projections in the plan when it is adopted. This will benefit the City by enabling planning for risk reduction based on the best available science, and will benefit the state by illustrating how LCPs can be dynamically updated to incorporate updates to climate change projections over time,



creating a case study for numerous coastal communities. Recent studies have found that the observed rate of sea level rise exceeds the forecasted rate in some cases. The ability to frequently update LCPs to incorporate the newest sea level rise science and policy implications is important to protect and enhance coastal resources, given this uncertainty.

This task will update the sea level rise modeling work completed to date to incorporate the new projections, creating updated sea level rise hazard maps, which will be used to update the coastal asset vulnerability assessment and provide greater certainty when developing policies to protect these vital resources. The resulting maps and vulnerability assessment will be included in the *Plan Morro Bay* General Plan/LCP update.

Task 7 – Plan Morro Bay: As previously mentioned, *Plan Morro Bay* is the name for the City’s current effort to update the LCP, General Plan, and Zoning Ordinance. The project also includes the Downtown Waterfront Strategic Plan. Tasks 1–6 in this Work Program directly influence, inform, and strengthen *Plan Morro Bay*. Many efforts throughout the *Plan Morro Bay* work plan will be leveraged to complete tasks in this grant application. For example, *Plan Morro Bay*’s GPAC will be asked to advise on several issues related to Task 2, Task 3, and Task 4. Similarly, outreach efforts conducted for *Plan Morro Bay*, funded by the City’s General Fund and other grant sources, will also be used to provide engagement on topics discussed in Task 2 and Task 4. Due to the highly integrated and cross-cutting nature of this grant with the existing Work Program, the specific work plan associated with *Plan Morro Bay* will be referred to in this grant work program as Task 7. In addition to ease of reference, this also provides for a more straightforward grant monitoring and reporting effort.

Consistency with Grant Priorities and Criteria

Public Benefit/Significance: Morro Bay’s coastline is a critically important resource to the residents and businesses of Morro Bay, the people of the wider Central Coast region, and the rest of California. The tasks described in the Work Program will preserve and enhance safe, extensive, and equitable coastal access in response to changing climate conditions, ensuring that the coastline remains available for residents and visitors alike. These tasks will increase protection for local ecosystems, maintaining biological integrity and supporting regional habitats that are extensively connected to the local environment. The work products from these tasks will support tourism activities, a central component in the local and regional economy, and one that benefits all persons rather than a select few. This project will also serve as an example to other coastal communities in California, many of which are facing similar stresses and pressures as Morro Bay. The key public benefits and significance of this project are summarized below:

Increased protection and resiliency for the Morro Bay Estuary: Large sections of the community’s shoreline abuts Morro Bay itself, a 2,300-acre natural estuary. The estuary supports multiple unique and sensitive species, and is a key stop on numerous migration routes. The City of Morro Bay depends heavily on the estuary as a regional economic driver, supporting ecotourism, recreational activities, and commercial fishing. It also serves as a physical buffer that helps to protect the community from strong waves and coastal flooding. The updated mapping and evaluations described in the Work Program will improve understanding of the resources in the estuary, and improve the estuary’s health through a strategic and coordinated habitat conservation approach based on the best available information.

Improved understanding and response to climate change: Climate change threatens to cause substantial property damage and harm the local economy, among other consequences. *Plan Morro Bay* includes sea level rise modeling, which provides details about how city and community assets are at risk from this effect of climate change. This Work Program leverages the sea level



rise work in progress by evaluating sea level rise resiliency strategies, pointing community members, City staff, and local officials toward adaptation measures that are most effective and best aligned with other community goals. These efforts will serve as a foundation for implementation of *Plan Morro Bay* land use policies, ensuring that resiliency to climate change becomes an integral part of new development and reuse projects in Morro Bay. Additionally, a commitment to dynamically update sea level rise modeling and understand the impacts on local assets based on updated best available science will allow the City to refine its exposure to risk and will illustrate to the rest of the state how to dynamically integrate updates to climate change projections in existing models. Finally, the forward-thinking climate change component of the ESHA mapping task will provide a case study for other jurisdictions throughout the state that are working to conserve natural resources in the context of a changing climate.

Enhanced coastal access: The Bayside Lateral Access Plan included in the Work Program will allow for continuous lateral access along the busy Embarcadero, improving access to a highly visible and popular section of coastline. The climate change resiliency components of the Work Program will support coastal access by providing information and adaptation strategies to ensure a high degree of coastal access for the foreseeable future. The low-cost visitor accommodations study will enhance coastal access by taking a holistic view of overnight accommodations including hotels, vacation rentals, and short-term rentals to develop a regulatory approach that ensures continued access to the coast for lower-income persons, while also achieving local objectives related to affordable housing and economic development.

Increased equity and economic growth: The coastal resources of Morro Bay are an important driver for the local and regional economy, and are critical to the continued prosperity of the community. The scenic beauty and recreational opportunities of Morro Bay's coast attract visitors from across the state, creating a thriving tourist industry. Morro Bay is also host to one of California's few remaining commercial fishing fleets, enhancing local economic conditions. The low-cost visitor accommodations inventory and implementation strategy component of the Work Program will support efforts to keep Morro Bay affordable for all visitors, maintaining a high degree of equity and supporting economic diversity in the community, both of which contribute to improved economic vitality. Many of the tasks in the Work Program will help to protect the coastal resources of Morro Bay from sea level rise and other effects of climate change, ensuring that these important resources remain functional and accessible, and thus viable as economic drivers.

Case study for other jurisdictions: The proposed work products address many questions surrounding priority and emerging coastal issues faced by other California communities, such as: 1) how does a jurisdiction comprehensively understand ESHAs and how they could change over time due to climate change; 2) how does a jurisdiction regulate new technology-driven approaches to providing accommodations (e.g., Airbnb, VRBO) to improve coastal access while retaining community character and achieving local objectives; 3) how does a jurisdiction choose between alternative physical coastal mitigation strategies while facing rising seas; 4) how does a jurisdiction provide lateral access through infill development; and 5) how does a jurisdiction dynamically update its plans when best available climate change science changes?

The tasks in the Work Program will enable *Plan Morro Bay* documents to serve as a model to answer these critical questions throughout the state. By trying out innovative approaches in a project that already receives broad community support, Morro Bay can help ensure that the process is smoother and easier for other communities seeking to emulate the City's efforts.

Relative Need for the LCP Update/Extent of Update: Morro Bay's current LCP was adopted in 1984. The plan is over 30 years old, and is inconsistent with current guidance, best



practices, and standards. It does not mention some key issues such as sea level rise and other effects of climate change, and the discussions that are included are often outdated or irrelevant. Coastal land uses and resources have changed, as has the nature of Morro Bay's coastal-dependent economy. In short, the LCP no longer reflects the current conditions in Morro Bay and the region, nor does it fully address the goals and values of Morro Bay's present residents and businesses. Due to these shortcomings, the plan no longer functions as an effective tool to protect coastal resources or to guide land use planning in the coastal zone.

LCPs are most helpful to a community when the plan is consistent with state guidance and plans, regional conservation plans, adaptation and resiliency strategies, hazard mitigation plans, greenhouse gas reduction strategies, watershed and stormwater management plans, and other similar efforts. Efforts are currently under way as part of *Plan Morro Bay* to update Morro Bay's LCP, to address the plan's weaknesses and make it an effective document for the community. The Work Program will help strengthen this updated LCP, supporting enhanced consistency with other planning efforts and making it more beneficial to the community. Limited staffing and budget restrictions may make it difficult to complete this work without grant assistance, depriving Morro Bay of the important benefits the Work Program will provide.

Addressing the Effects of Climate Change: The City of Morro Bay has coastal resources that are vulnerable to climate change. Local beaches, tourist-serving coastal amenities, environmentally sensitive habitat, recreational facilities, and the commercial fishing fleet, among others, are all threatened by sea level rise and other effects of climate change. Without effective adaptation strategies, climate change may damage or destroy many of these resources.

The Work Program extensively addresses climate change and seeks to improve Morro Bay's resiliency to climate change's effects. It includes two tasks directly related to climate change that will evaluate Morro Bay's vulnerabilities to sea level rise and other effects in greater detail, and will support development of an enhanced, effective resiliency strategy. Remaining Work Program items are indirectly related to climate change, and will take the forecasted effects of climate change into account to ensure long-term sustainability of coastal resources. The Work Program will enable the City to treat climate change as a fundamental factor for informing *Plan Morro Bay* General Plan and LCP policies. The Work Program will also explore ways to reduce greenhouse gas emissions, to the extent that such actions are consistent with the tasks and desired outcomes. All tasks in the Work Program will rely on best available science and climate change guidance documents, including the *California Adaptation Planning Guide*, the OPC's *Sea Level Rise Guidance Document*, projections of future climate conditions from Cal-Adapt, the Coastal Commission's *Local Coastal Program Update Guidelines* and *Sea Level Rise Policy Guidance* document, the Governor's Office of Planning and Research *General Plan Guidelines*, and other state, regional, and local documents as appropriate.

Likelihood of Success/Effectiveness: The City of Morro Bay initiated *Plan Morro Bay* in January 2016, and work is proceeding successfully. The completion of this work is an extremely high priority for City officials and staff, as evidenced by it being listed as a top City Council goal (**Attachment C**). The importance is underscored by General Fund contributions to the project including \$409,138 for the current *Plan Morro Bay* consultant contract, \$100,000 for the forthcoming Downtown Waterfront Strategic Plan, and \$100,000 currently budgeted for a comprehensive Zoning Ordinance update in 2017, as well as \$50,000 in in-kind staff time contributions committed exclusively for the work outlined in this grant application. Including the \$250,000 requested in support of the work plan in this application, the project totals \$1,306,138. Of this project total, over 80% is matched with existing funding (50% of total project cost is



matched with local funds; 30% is matched with existing grant funds). For more information, see Section 3 (Budget).

While comprehensive planning projects sometimes have unforeseen complications or delays, project staff anticipate completing this work by December 2017. The Work Program identified in this application expands upon the LCP update, Zoning Ordinance, and Downtown Waterfront Strategic Plan components of *Plan Morro Bay*, and so the very high chance of success for *Plan Morro Bay* carries over to the tasks in this Work Program. Reciprocally, these tasks bolster the effectiveness of the General Plan, the LCP, and the Downtown Waterfront Strategic Plan, and the Zoning Ordinance and contribute to the success of the entire effort to create a sustainable and vibrant future for Morro Bay.

The City is wholly committed to a full partnership with the Coastal Commission as part of its ongoing work to update the LCP, and the City will continue this partnership for the tasks identified in this Work Program. As with ongoing efforts, the Coastal Commission will remain a key collaborator with the City for this work. The Coastal Commission will continue to have the opportunity to review and collaborate with City staff on all components of the LCP, including the products of this Work Program, before the final documents are brought forward for adoption.

Success of this Work Program, and of *Plan Morro Bay*, are heavily dependent on Morro Bay residents and businesses. The Work Program will extensively reflect local priorities and desires, as determined by public outreach and comprehensive coordination with the Coastal Commission, neighboring jurisdictions, and other important stakeholders. This project receives broad support in the community as illustrated by the letters of support included as **Attachment D**. The City is determined to expand on existing meaningful collaborations and to establish new ones, to create a new vision for the community that is grounded in local values.

Coastal Development Permit Workload: The City of Morro Bay is currently unable to effectively approve new CDPs because of the inconsistencies and out-of-date information in the current LCP, and in related documents such as the General Plan and Zoning Ordinance. This leads to a lack of clarity for project applicants, which in turn can create uncertainty and delays in permit processing. Such barriers can create additional work for City staff, the Coastal Commission, and project applicants, requiring multiple extensive revisions to applications.

By providing additional information and resources to support the objectives of the LCP, the tasks in this Work Program will contribute to a more effective and streamlined coastal permitting process. It will make the permitting process more consistent with best available science and best practices, and further support community goals and values. The improvements to the LCP and coastal permitting resulting from the tasks in this Work Program will also help ensure the longevity of the process, given the forward-looking nature of the Work Program, thus reducing the need to update the permit process in the near future.

Section 1C: Information on the Need for the Requested Funding

As stated above, the projects proposed in this application are components of the ongoing *Plan Morro Bay* integrated planning process. The City intends to leverage a total of \$1,056,138, as identified in the project budget and described in Section 3 (Budget). The total leveraged sum includes \$250,000 from the OPC Sea-Level Rise Vulnerability Assessment project, \$147,000 from the Round 2 CCC Grant, and \$609,138 from the General Fund to support the overall project, as well as an additional \$50,000 in in-kind support via staff time for the projects proposed in this application. After these contributions, the City has no additional funds to support the extremely important work identified in this work plan and therefore has high need for the requested funding. Information about needs related to specific tasks are identified throughout Section 1B.



- 2. WORK PROGRAM AND SCHEDULE.** The following section includes a work program and schedule for implementation of the project, including anticipated benchmarks for LCP work. Work will be completed on or before September 28, 2018.

SCHEDULE

Proposed starting date: 7/1/2016

Estimated completion: 9/28/2018

WORK PROGRAM

Task 1. Grant Administration and Project Management	Projected start/end dates: Ongoing; 7/1/2016 to 9/28/2018
1.1 Project management	Projected start/end dates: Ongoing; 7/1/2016 to 9/28/2018
1.2 Grant reporting	Projected start/end dates: Ongoing; 7/1/2016 to 9/28/2018
<i>Quarterly and annual grant reports, consistent with Coastal Commission requirements</i>	Projected start/end dates: See “Benchmark” schedule, below.
Task 2. ESHA Map Update	Projected start/end dates: 7/1/2016 to 12/31/2017
2.1 Existing map and recent ESHA study review	Projected start/end dates: 7/1/2016 to 9/1/2016
2.2 Field reconnaissance	Projected start/end dates: 7/1/2016 to 9/1/2016
2.3 ESHA climate change adaptation analysis	Projected start/end dates: 8/1/2016 to 10/1/2016
2.4 Final ESHA GIS Layer and Method and Climate Change Considerations Memo	Projected start/end dates: 9/1/2016 to 12/1/2016
2.5 Local Implementation Program ESHA code language	Projected start/end dates: 9/1/2016 to 12/1/2017
2.6 ESHA outreach	Projected start/end dates: 7/1/2016 to 12/1/2016
Outcome/Deliverables <ul style="list-style-type: none"> • <i>Memo describing existing ESHA map conditions</i> • <i>Draft ESHA GIS Layer and Method and Climate Change Considerations Memo</i> • <i>Final ESHA GIS Layer and Method and Climate Change Considerations Memo</i> • <i>Draft Plan Morro Bay General Plan/LCP update including revised ESHA maps and implementing code language</i> • <i>Preparation for and attendance at 1 ESHA educational workshop; 1 GPAC meeting; 1 stakeholder round table; and Plan Morro Bay adoption hearings</i> 	Projected start/end dates: See “Benchmark” schedule, below.



Task 3. SLR Mitigation Strategy Modeling and Evaluation	Projected start/end dates: 7/1/2016 to 12/31/2016
3.1 SLR measure identification	Projected start/end dates: 7/1/2016 to 12/31/2016
3.2 SLR measure modeling	Projected start/end dates: 7/1/2016 to 12/31/2016
3.3 SLR measure prioritization and recommendations	Projected start/end dates: 7/1/2016 to 12/31/2016
Outcome/Deliverables <ul style="list-style-type: none"> • <i>Memo with maps identifying the hydrologic effects of up to 3 physical improvement strategy alternatives.</i> • <i>Preparation for and attendance at one GPAC meeting</i> • <i>Draft Plan Morro Bay General Plan/LCP update including prioritized SLR measures</i> 	Projected start/end dates: See “Benchmark” schedule, below.
Task 4. Bayside Lateral Coastal Access Plan	Projected start/end dates: 7/1/2016 to 12/31/2016
4.1 Existing conditions analysis	Projected start/end dates: 7/1/2016 to 9/30/2016
4.2 Lateral coastal access alignment and design	Projected start/end dates: 7/1/2016 to 9/30/2016
4.3 Lateral coastal access outreach	Projected start/end dates: 7/1/2016 to 12/31/2016
4.4 Draft Bayside Lateral Coastal Access Plan poster	Projected start/end dates: 10/1/2016 to 12/31/2016
4.5 Final Bayside Lateral Coastal Access Plan poster	Projected start/end dates: 11/1/2016 to 12/31/2016
Outcome/Deliverables <ul style="list-style-type: none"> • <i>Memo identifying physical and legal conditions in the project area</i> • <i>Draft and final poster identifying Bayside Lateral Coastal Access alignment</i> • <i>Preparation for and participation at one stakeholder round table; one GPAC meeting; and one adoption hearing</i> • <i>Draft Plan Morro Bay Downtown Waterfront Strategic Plan including Lateral Coastal Access Plan</i> 	Projected start/end dates: See “Benchmark” schedule, below.
Task 5. Low-Cost Visitor Accommodations Inventory and Implementation Strategy	Projected start/end dates: 7/1/2016 to 12/31/2016
5.1 Existing conditions and case studies	Projected start/end dates: 7/1/2016 to 8/1/2016
5.2 Draft implementing strategy memorandum	Projected start/end dates: 8/1/2016 to 9/1/2016



5.3 Final implementing strategy memorandum	Projected start/end dates: 9/1/2016 to 12/31/2016
Outcome/Deliverables <ul style="list-style-type: none"> <i>Draft and final memo identifying existing accommodations conditions, including related issues from comparable jurisdictions</i> <i>Draft Plan Morro Bay General Plan/LCP and Local Implementation Program including low-cost visitor accommodations strategy</i> 	Projected start/end dates: See “Benchmark” schedule, below.
Task 6. Update Sea Level Rise Model	Projected start/end dates: Release of new SLR projections to 9/28/2018
6.1 Model update	Projected start/end dates: Release of new SLR projections to 9/28/2018
6.2 Vulnerability assessment update	Projected start/end dates: Release of new SLR projections to 9/28/2018
6.3 Planning recommendations memorandum	Projected start/end dates: Release of new SLR projections to 9/28/2018
Outcome/Deliverables <ul style="list-style-type: none"> <i>Updated coastal hazard maps and vulnerability assessment</i> <i>Memorandum outlining planning recommendations based on revised mapping and vulnerability assessment</i> <i>Draft Plan Morro Bay General Plan/LCP based on revised maps and vulnerability assessment</i> 	Projected start/end dates: See “Benchmark” schedule, below.

The following table lists all significant and pertinent project benchmarks related to the project for which funds are being requested, and expected dates for reaching or completing those steps. These will be used in monitoring grant progress and in grant reporting under approved grant agreements.

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Task 1: Quarterly and annual grant reports, consistent with Coastal Commission requirements	9/28/2018
Task 2: Memo describing existing ESHA Map conditions	9/1/2016
Task 2: Draft ESHA GIS Layer and Method and Climate Change Considerations Memo	11/1/2016
Task 2: Final ESHA GIS Layer and Method and Climate Change Considerations Memo	12/1/2016
Task 2: Draft Plan Morro Bay General Plan/LCP update including revised ESHA maps and implementing code language	12/1/2017



Task 2: Preparation for and attendance at 1 ESHA educational workshop; 1 GPAC meeting; 1 stakeholder round table; and Plan Morro Bay Adoption Hearings	12/1/2017
Task 3: Memo with maps identifying the hydrologic effects of up to 3 physical improvement strategy alternatives.	10/28/2016
Task 3: Preparation for and attendance at one GPAC meeting to discuss improvement strategy alternatives	12/31/2016
Task 3: Draft Plan Morro Bay General Plan/LCP update including prioritized SLR measures	12/31/2016
Task 4: Memo identifying physical and legal coastal access conditions in the project area	8/31/2016
Task 4: Draft and final poster identifying Bayside Lateral Coastal Access alignment	12/31/2016
Task 4: Preparation in and participation at one stakeholder round table; one GPAC meeting; and one adoption hearing	12/31/2016
Task 4: Draft Plan Morro Bay Downtown Waterfront Strategic Plan including Lateral Coastal Access Plan	12/31/2016
Task 5: Draft and final memo identifying existing accommodations conditions, including related issues from comparable jurisdictions	8/1/2016
Task 5: Draft Plan Morro Bay General Plan/LCP and Local Implementation Program including low-cost visitor accommodations strategy	12/31/2016
Task 6: Updated coastal hazard maps and vulnerability assessment	9/28/2018
Task 6: Memorandum outlining planning recommendations based on revised mapping and vulnerability assessment	9/28/2018
Task 6: Draft Plan Morro Bay General Plan/LCP based on revised maps and vulnerability assessment	9/28/2018
Task 7: Adopted Plan Morro Bay (LCP, General Plan, Zoning Code, and EIR)	12/31/2017



3. **BUDGET.** The following section provides a proposed budget, including the funding request, total project cost, estimated costs per task, funding sources, and in-kind services.

APPLICATION BUDGET INFORMATION

Funding Request: \$250,000

Total Project Cost: \$1,256,138

PROJECT FUNDING SOURCES

Task #	Task Name	Total Cost	Allocation of total cost among all funding sources			
			Applicant's Funding ¹	LCP Grant Funding	Awarded CCC Round 2 Grant Funding	Awarded OPC Grant Funding
1	<i>Grant Administration / Project Management</i>	\$11,000	\$6,000	\$5,000		
2	<i>ESHA Map Update</i>	\$75,000	\$10,000	\$65,000		
3	<i>SLR Mitigation Strategy Modeling and Evaluation</i>	\$61,000	\$6,000	\$55,000		
4	<i>Bayside Lateral Coastal Access Plan</i>	\$64,000	\$9,000	\$55,000		
5	<i>Low-Cost Visitor Accommodations Inventory and Implementation Strategy</i>	\$44,000	\$9,000	\$35,000		
6	<i>Update Sea Level Rise Model</i>	\$45,000	\$10,000	\$35,000		
7	<i>Plan Morro Bay²</i>	\$1,006,138	\$609,138 ²		\$147,000	\$250,000
TOTAL		\$1,306,138	\$659,138	\$250,000	\$147,000	\$250,000

¹ Includes \$50,000 in in-kind staff time and \$609,138 in General Fund contributions for contractor work, as described below.

² Includes \$409,138 in General Fund contributions committed to contractor work in support of Plan Morro Bay; \$100,000 in General Fund contributions committed to contractor work for the City's forthcoming Downtown Waterfront Strategic Plan; and \$100,000 in General Fund contributions budgeted for contractor work in support of a comprehensive Zoning Code update to be completed in calendar year 2017.



OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

Source of funds	\$ Amount	Status (Committed, Applied, etc)
Existing OPC Grant	\$250,000	Committed
Existing LCP Grant	\$147,000	Committed
TOTAL	\$ 397,000	

In-kind Services: \$ 50,000

The in-kind services contribution of \$50,000 reflects City of Morro Bay staff time required to manage, support, and review project components, as well as attend outreach events, as identified in this application. The \$50,000 figure is *in addition to* the extensive in-kind contributions provided by the City for the existing *Plan Morro Bay* project, as identified in the awarded LCP and OPC grant agreements. **Attachment E** provides an estimate of hours and hourly rate by City staff position required to facilitate the successful completion of the proposed project.

BUDGET SUMMARY - GRANT APPLICATION BUDGET FORM

	Applicant's Funding	CCC Grant Funding	Awarded OPC Grant Funding	Awarded CCC Round 2 Grant Funding
Personnel				
Salaries and wages ¹	\$ 50,000.00			
Benefits				
<i>Total Personnel</i>	\$ 50,000.00	\$ -	\$ -	\$ -
Consultants²				
Subcontractor A	\$ 609,138	\$ 250,000	\$ 250,000	\$ 147,000
Subcontractor B (etc.)				
Total Consultants	\$ 609,138	\$ 250,000	\$ 250,000	\$ 147,000
Operating Expenses				
Postage/Shipping				
Supplies/Materials				
Travel				
Indirect Costs				
Total Operating Expenses	\$ -	\$ -	\$ -	\$ -
Total Budget	\$ 659,138	\$ 250,000	\$ 250,000	\$ 147,000

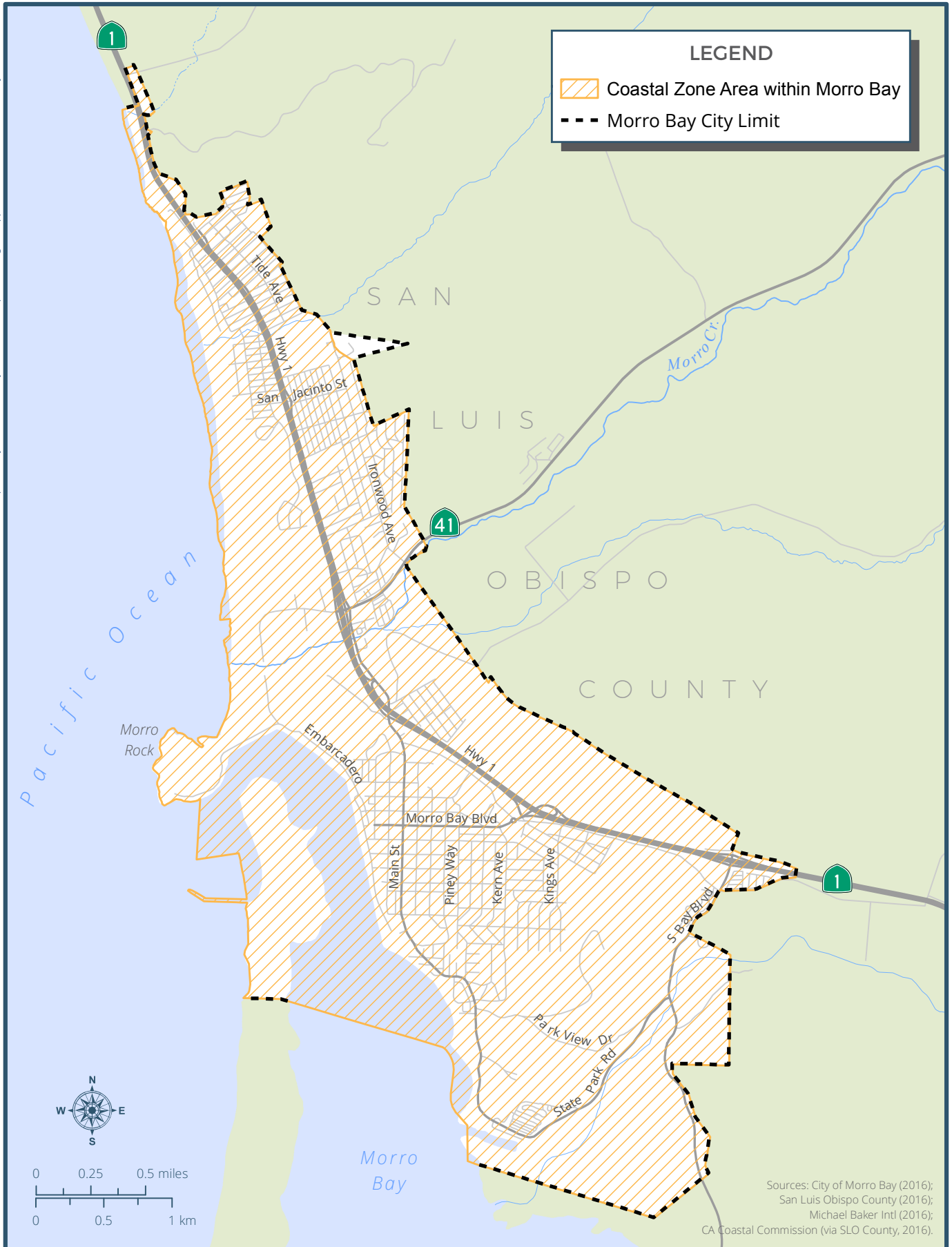
¹ Attachment E provides an explanation of rate(s) and hours for each position for which funds are being requested.

²All subcontractors must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.

4. A RESOLUTION FROM THE APPLICANT'S GOVERNING BODY.

A sample resolution is provided as **Attachment B**.

TX_GIS\San_Luis_Obispo_County\MXD\Morro Bay\General_Plan_Update\LCP_grant_application\Coastal_Zone_Boundary.mxd (5/16/2016)



ATTACHMENT B

RESOLUTION NO. 35-16

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MORRO BAY, CALIFORNIA
APPROVING THE GRANT APPLICATION FOR THE
COASTAL COMMISSION LCP GRANT PROGRAM (ROUND 3)**

**THE CITY COUNCIL
City of Morro Bay, California**

WHEREAS, the Budget Act of 2015 provides \$3 Million for Coastal Commission grants in FY 15-16 to local governments to support Local Coastal Program (LCP) planning; and

WHEREAS, the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change; and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to either achieve submittal for certification of an LCP, an Area of Deferred Certification (ADC), or an LCP Amendment to significantly update a certified LCP or LCP segments, including with special emphasis on effects of climate change and sea-level rise; and

WHEREAS, the City of Morro Bay has an effective, certified LCP; and

WHEREAS, the City of Morro Bay desires to pursue a project that would result in the complete update the LCP and submittal of that LCP for certification by the California Coastal Commission; and

WHEREAS, the City of Morro Bay commits to and agrees to fully support a planning effort intended to complete a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Morro Bay hereby:

1. Directs staff to submit the grant application package to the California Coastal Commission to provide financial and planning assistance, under authority of the

ATTACHMENT B

California Coastal Act, in the amount of \$250,000 to fund the project more particularly described in the grant application package.

2. Authorizes the Community Development Manager to execute, in the name of the City of Morro Bay, all necessary applications, contracts and agreements and amendments, thereto, to implement and carry out the grant application package, attached hereto, and any project approved through approval of the grant application.

PASSED AND ADOPTED by the Morro Bay City Council, at a regular meeting held on this 10th day of May, 2016 by the following vote:

AYES:	Irons, Headding, Johnson, Makowetski, Smukler
NOES:	None
ABSENT:	None
ABSTAIN:	None


JAMIE L. IRONS, Mayor

ATTEST:


DANA SWANSON, City Clerk



CITY OF MORRO BAY

CITY HALL

595 Harbor Street
Morro Bay, CA 93442

Memorandum for City Council, Staff and the Public

Date: February 24, 2016

Subject: 2016-2017 City Goals and Objectives

1. Purpose. The purpose of this document is to identify City of Morro Bay Goals and Objectives for the Budget Year July 2016 – Jun 2017.

- a) The City of Morro Bay Strategic Planning Framework, adopted by the City Council on December 8, 2015, directs the timing for development of City Goals and Objectives.
- b) In accordance with that policy, the City's 10 existing goals remain in place. They will be reviewed and modified in January of 2017.
- c) The City's 2016/17 budget year objectives were developed in January and February of 2016, encompassing broad input from residents, staff, advisory bodies and Council. This process included receiving resident, board and Council input through the year, then, two formal Council study sessions in January 2016 and deliberation at one Council meeting on February 9, 2016. This document was approved / adopted by Council on February 23, 2016.
- d) The objectives under each goal identify a number of specific objectives the City intends to accomplish in the July 2016 to June 2017 budget year. Accomplishing these objectives, however, is dependent on adequate resourcing – both staff time and money. Thus, some objectives may not be completed if adequate resources are not allocated during the fiscal year 2016/2017 budget process.
- e) City staff intends to develop simple action plans, including milestones and basic metrics, for each of these program objectives. Staff will update the Council on the status of work on each objective periodically through the year, and formally at the November 15, 2016 Annual Goals Update.

2. Goals and Objectives. Following are the City of Morro Bay's 10 Goals and subordinate program objectives for budget year 2016-17:

Goal #1 - Develop New WRF

- a) **Public Participation.** Continue to pursue robust public input on site design and aesthetics opportunities/process associated WRF project, site and ancillary facilities.

ATTACHMENT C

- b) **Property Acquisition.** Complete property appraisal, make first earnest money payment, and close on property.
- c) **Facility Master Plan.** Complete the facility master plan.
- d) **Complete the Master Reclamation Plan.** Make initial, then final determinations on reclamation options for the water reclamation component of the facility and approve the master reclamation plan.
- e) **Environmental Review.** Complete and certify environmental review.
- f) **SRF Loan Application.** Complete state revolving fund (SRF) construction loan application.
- g) **Grant Funding.** Investigate and pursue additional Proposition 1 grants applicable to the WRF project.
- h) **Annexation.** As part of the GP/LCP process, evaluate possible annexation of property acquired for the WRF and bring to Council for decision.
- i) **Construction Delivery Decision.** Bring to Council for decision the method of procurement to be used for construction of the WRF.
- j) **Construction RFP.** Issue a Request for Proposal to pre-qualify design-build or builder teams, dependent on procurement method, to participate in the bidding process.
- k) **Construction Contract.** Issue a design-build or other design/construction contract approved by Council.
- l) **Cayucos Participation Decision.** Bring to Council for decision final throughput design / construction requirement based on Cayucos CSD decision on participation in the MB WRF project.
- m) **Existing WWTP Site Future.** Work with the Cayucos Sanitary District to frame decision regarding future ownership of shared property at existing WWTP site.
- n) **City Corporation Yard Transition.** Complete design and identify funding requirements for possible City corporation yard component of the WRF project.
- o) **Improve Influent Quality.** Research and bring to Council for decision various options, from incentives to ordinances, to improve the quality of influent at the new WRF to decrease treatment costs.

Goal #2 - Improve Streets

- a) **Street Summit.** Plan and execute a “streets summit” to inform residents and work various street improvement approaches including financing and a possible funding revenue measure on the Nov. 2018 ballot.
- b) **Traffic Calming.** Complete 2-3 traffic calming projects at appropriate locations as dictated by the circulation element of the general plan. Include San Jacinto/Main for primary consideration.

ATTACHMENT C

- c) **41/Main Street Intersection Funding.** Research options and bring to Council for decision the required 50-percent local match (~ \$2M) to the Highway 41, Main Street and Highway 1 (ramp) Intersection improvement project. (Moved from Goal 4, otherwise unchanged.)
- d) **Traffic Signs.** Replace 20% of non-conforming traffic signs.
- e) **Traffic Markings.** Refresh Street markings, focusing on cross walks and legends, in the down town, embarcadero, north Main and routes to school.
- f) **Bike Needs.** Complete specific items from the unmet bike needs list that are funded in the FY16/17 budget process. Include Highway 1 and Yerba Buena, Bike Parking at public buildings, and traffic calming on San Jacinto for primary consideration. (If not completed in 2015/16, also complete the Class 1 path from Lemos to Cloisters, San Jacinto and Main bike safety, and installation of Bike Friendly Community signs.)
- g) **Bike Lane Painting.** Bring to Council in the budget scaled proposals for green painting various bike lanes including extensions through intersections, as appropriate.
- h) **Construction Timing.** Research and bring to council for consideration actions to remove existing City-imposed restrictions on timing of street work so that some paving, patching and painting work can be performed at appropriate times during shoulder and summer seasons.

Goal #3 - Review and Update Significant City Land Use Plans

- a) **GP/LCP.** Continue work on the GP/LCP update, completing the alternatives analysis and administrative draft of the Blue Print / Green Print; and administrative draft of the Program EIR, while pursuing robust public input in the entire process.
- b) **Zoning Option for GP/LCP update.** Bring to Council for consideration a budget decision to add a full zoning update/overhaul to the GP/LCP contract.
- c) **WRF / Righetti Property Master Plan.** Complete site master plan for the entire Righetti property should the Council decide to construct the WRF at that site.
- d) **Wireless Ordinance.** Update wireless ordinance and process through Coastal Commission.
- e) **Downtown/Waterfront Strategic Plan (DWSP).** Consider incorporating the downtown/waterfront strategic plan into the GP/LCP process. Complete the DWSP part of the plan.
- f) **2016 Building Code.** Review and adopt the 2016 California Building and Standards Code. Consider integrating green building incentives and greywater / solar-ready initiatives not included in the state revisions.

ATTACHMENT C

Goal #4 - Maintain Core Public Safety Services

- a) **Speed Survey.** Update citywide speed survey to determine appropriate safe driving speeds for all streets.
- b) **Marijuana Ordinances.** Begin a robust public discussion, informed by the results of a likely marijuana “recreational use” statewide initiative on the November 2016 ballot that results in Council consideration and action on all aspects of marijuana cultivation, medical and possible recreational use.
- c) **Good Neighbor Campaign.** Plan and implement a “Good Neighbor Campaign”, including aspects of Public Safety and Code Enforcement.
- d) **Public Safety Scrub of MBMC.** Complete a review of all public safety ordinances in the MBMC, including various sections of the MBMC that currently require first offence warning for violations of code, and bring recommended changes to Council for decision.
- e) **Strategic Plan Implementation.** Implement certain items to be identified from the 2015/16 Police Department and Fire Department strategic plan updates.
- f) **Public Education.** Provide 3 CERT training sessions for the public and multiple Hands-Only-CPR presentations with the goal to educate 100 citizens in CERT and 500 citizens in Hands –Only-CPR.

Goal #5 - Ensure Fiscal Sustainability

- a) **Budget Forecast.** Complete a, professional, external, 10-year budget forecast in Jan-Mar 2017 with the new Council.
- b) **Budget Transparency.** Consider and implement additional budget transparency / citizen participation actions.
- c) **CFAC Review.** Review and refine the roles and responsibilities of the Citizens Finance Advisory Committee after their first full year of operation.
- d) **Community Choice Aggregation.** Partner with regional entities to further research possible implementation of a Community Choice Aggregation approach to energy choice.
- e) **Budget Policies.** Adopt a comprehensive set of financial and budget policies to provide a meaningful and easily understood framework for maintaining financial discipline.
- f) **Vehicle Replacement.** Determine City vehicle requirements, then determine replacement costs over a 15-year period to estimate the total costs required to fund replacements on an annual basis.
- g) **Recreation Programming.** Evaluate partnerships and/or contracting opportunities to increase the range recreation programming through the use of external service providers.

ATTACHMENT C

Goal #6 - Support Economic Development

- a) **Tidelands Trust Lease Management Policy.** Update and revise the City Lease Management Policy.
- b) **Economic Development Strategic Plan.** Launch the initial EDSP marketing toolkit and the 30-60-90-day action steps in the MB Economic Development Strategic Plan fostered by Chabin Concepts.
- c) **MBPP.** Consider providing proactive support, including a possible “memorandum of cooperation”, to any entity pursuing demolition, remediation and redevelopment (for non-energy producing purposes) of the Morro Bay Power Plant property.
- d) **Business Information on Website.** Complete a full renovation of the “Doing Business” section of the City’s website to enhance service for existing businesses and better market to potential new business for Morro Bay.
- e) **Business Incentives.** Research, evaluate, and bring to Council for consideration business incentive opportunities that may encourage existing business reinvestments in Morro Bay or recruit new businesses to the community.
- f) **Commercial Real Estate Inventory.** Partner with a local real estate agent to create a commercial real estate inventory and market this information on the City’s website.
- g) **Aquarium Project.** Work closely with the Central Coast Aquarium to bring a Concept Plan for approval to Council and Coastal Commission.
- h) **Business Improvement Districts.** Be receptive to, and provide City support, to any business improvement district opportunities proposed by Morro Bay business interests.
- i) **Economic Development Code Scrub.** Complete a high-level analysis of the Morro Bay Municipal Code to revise/remove policies that impede or hamper an improved business climate.
- j) **Maritime Museum.** Update the current MOU and complete a license agreement with the Central Coast Maritime Museum.
- k) **Marine Services Facility.** Contract for, complete and bring to Council for consideration a full feasibility study for the proposed Marine Services Facility.
- l) **Tourism Integration.** Complete the integration of the management of Tourism Business Improvement District operations with other aspects of the City’s Economic Development plans and activities.
- m) **Food Trucks.** Research and bring to Council for consideration a change to the MBMC to allow “food trucks” during approved events.

ATTACHMENT C

Goal #7 - Improve City Infrastructure, Facilities and Public Spaces.

- a) **Market Street Bluff / Centennial Parkway Area Revitalization.** Begin a public process and bring to Council ideas for revitalization of the city owned properties adjacent to Centennial Parkway, including the Front Street parking lot, the Branigan's / Distasio's building, and the City-owned parking lot at Market and Pacific.
- b) **Implementation of Concept Plans.** Depending on public input and funding, complete design, research funding tools and begin implementation work on various projects including Centennial Parkway revitalization and the Embarcadero Promenade concept.
- c) **ADA Compliance Improvements.** Following the ongoing ADA compliance assessment, complete \$50K of ADA compliance improvements, or as set by the FY2016/17 budget.
- d) **Signage and Branding.** Install new welcome, way finding and street signs based on updated city "branding" resulting from the Vision / Values and DWSP projects.
- e) **Improve Trash Collection and Public Restroom Cleaning.** Research and bring to Council for funding proposals to increase the frequency of public trash collection in public areas and the cleaning of public restrooms.
- f) **Tree Trimming.** Research and bring to Council for direction a proposal to increase the frequency of tree trimming in the downtown from ~5 years to ~2 ½ years, while continuing City tree management and planting consistent with the Urban Forest Management plan.
- g) **Community Beautification.** Budget depending, implement specific Community Heritage and Beautification Committee recommendations including installing permanent aesthetic lighting in downtown street trees, providing direct City support to the Hidden History interpretive panel project, Vet's Hall turf removal / garden installation. Refresh and re-implement the City Adopt-a-Park program.
- h) **ESH Fencing.** Fence the Environmentally Sensitive Habitat (ESH) between the Embarcadero dirt extension and the Morro Bay Power Plant property in the same manner as the ESH fencing on the opposite side of the road.
- i) **City Hall Functional Improvements.** Plan and complete remodeling of the IT space in City Hall to provide additional / more functional office space and improved customer service in MB City Hall.
- j) **Facility Maintenance Program.** Update the Facility Maintenance Program using priority setting in time to influence the 2017/18 budget cycle.

Goal #8 - Enhance Quality of Life

- a) **Community Pool Planning.** Prepare for, and enact, the overall management of community access at the new Morro Bay High School/Community Pool.

ATTACHMENT C

- b) **City-Sponsored/Partnered Events.** Execute the following City/Partnered Events: Fourth of July, Rock to Pier Run, Dixon Spaghetti Dinner, Downtown Trick-Or-Treat (partner with the Chamber of Commerce), Lighted Boat Parade/Christmas Tree Lighting (partner with Rotary).
- c) **Sea Otter Awareness.** Take specific action to raise awareness of Sea Otter protection practices and participate in the 2016 Sea Otter Awareness Week.
- d) **Pickleball Court Space.** Research and present to Council opportunities for additional, future Pickleball court space.
- e) **Recreation Guide.** Sponsor and publish the Morro Bay Recreation Programs Guide in Fall, Winter, and Spring, beginning Fall 2016.
- f) **Vet's Hall Renovation Planning.** Bring to Council a proposal for partial revitalization of Vet's Hall to achieve functional improvements for public meetings and work toward a more attractive / rentable space for private events.
- g) **Public Meeting Broadcasts.** Bring to Council a proposal for upgrading City-owned broadcast equipment used to video and broadcast public meetings.
- h) **Community Paramedicine.** Research and partner with other EMS agencies in our County for possible proposals for Federally funded Community Paramedicine Programs starting after 2018, pursue public / private partnerships to simultaneously improve local healthcare access.

Goal #9 - Improve Water Supply Diversification

- a) **State Water Planning.** Assess the long-term requirements for continued participation in the State Water Project, conduct initial determination what level of participation is appropriate, and identify timeline for contract renewal.
- b) **Desal Permit.** Submit permit application for full time use of the City desal plant as part of the City's water portfolio.
- c) **Desal Location.** Research and bring to Council for decision options to relocate the City desal plant.
- d) **"One Water" Planning.** In concert with the GP/LCP update, complete Master Plans for Water Supply, Water System, Wastewater Collection, and stormwater as a "One Water" Plan.
- e) **CMC Emergency Exchange Agreement.** Resolve emergency exchange agreement with CDCR for CMC water.

Goal #10 - Improve City Operations

- a) **IT Support.** Assess opportunities to enhance IT help desk support services through supplemental, contractual support.

ATTACHMENT C

- b) **IT Disaster Protection.** Move City computer servers from City Hall to the Fire Station.
- c) **Records Management.** Develop a prioritized, budgeted short- and long-term plan for improving records management policies and procedures, including development of a trustworthy electronic records system, and staff education regarding legal requirements and best practices. Begin digital scanning of Harbor Dept Records.
- d) **Compensation Study.** Complete a professional, external, comparative study of City of Morro Bay compensation policies and levels to ensure both taxpayers and employee interests are appropriately served. Complete the study in time for 2017/18 MOU negotiations.
- e) **Lease Management Office Reorganization.** Research and bring to Council for consideration transferring Harbor lease and property management functions to the Administrative Services Department or another City Department. (MP Recommendation)
- f) **MBMC and City Organization.** Review and bring to Council for consideration changes to the MBMC related to City staff organization.
- g) **Succession Planning.** Develop a succession planning framework and conduct detailed succession planning for positions at high risk for turnover. (MP Rec.)
- h) **Harbor Maintenance.** Evaluate transferring Harbor maintenance functions to Public Works.
- i) **GIS.** Research and bring to Council for decision options for providing comprehensive geographic information system data for both internal and customer serving applications.
- j) **Community Resource Connections.** Refine and formalize, with Council resolution, the relationship between the City and the Community Resource Connections Office.



David W. Buckingham
City Manager



ATTACHMENT D

May 18, 2016

California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

Letter of Support: Morro Bay LCP Updates Grant Application

Dear Honored Members of the California Coastal Commission,

I am pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant, which furthers local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). The City is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts.

I am encouraged that the City is seeking this funding to update the LCP, which will incorporate crucial information about current environmental conditions and sea level rise impacts. In addition, the activities covered by this grant application will have great benefit to the work of the Morro Bay National Estuary Program. Our conservation and restoration efforts will be informed by an updated map of environmentally sensitive habitat areas in the Coastal Zone, as well as an updated sea level rise model. These products can inform project planning, restoration priorities, and help us better understand significant local issues, such as the loss of eelgrass in the bay.

Small coastal cities such as Morro Bay are vulnerable to many of the effects of climate change, but have limited funding to support adaptation projects that are intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, and the many priority coastal issues that occur within the City, indicate that Morro Bay is in great need of additional funding to support these efforts.

I look forward to seeing this important work accomplished in our region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lexie Bell", followed by a horizontal line.

Lexie Bell
Executive Director

ATTACHMENT D

May 17, 2016

California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219



Dear Honored Members of the California Coastal Commission,

The Morro Bay Community Quota Fund (MBCQF) is a public benefit, non-profit that is working to develop and enhance a financially and environmentally sustainable Morro Bay fishery that is built upon local stewardship of groundfish resources and secured fishing rights anchored in the community. The MBCQF is pleased to support the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). We understand that the City is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

We are encouraged that the City is seeking this funding to update the LCP, which will effectively maximize public benefit of the coast, coastal-dependent development, and recreation. Of utmost importance to the MBCQF are the potential impacts of sea level rise on the commercial fishing related infrastructure in Morro Bay. The likelihood of success and effectiveness is great, as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and ultimately implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many of the effects of climate change, but have limited funding to support adaptation projects that are intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, and the many priority coastal issues that occur within the City, indicate that Morro Bay is in great need of additional funding to support these efforts.

The Morro Bay Community Quota Fund is in full support of the City's commitment to developing a vision for the community and the coastal resources of Morro Bay. We believe in this important work in our region and look forward to seeing this work accomplished.

Thank you for this opportunity to express our support for the City of Morro Bay's grant application.

Sincerely,

A handwritten signature in black ink that reads "Dwayne Oberhoff". The signature is stylized with a large, sweeping "D" and "O".

Dwayne Oberhoff
Executive Director

BOARD OF SUPERVISORS

1055 MONTEREY, ROOM D430 • SAN LUIS OBISPO, CALIFORNIA 93408-1003 • 805.781.5450



May 18, 2016

BRUCE GIBSON
SUPERVISOR DISTRICT TWO

California Coastal Commission
45 Fremont, Suite 2000
San Francisco, CA 94105-2219

Re: Letter of Support for the City of Morro Bay Local Coastal Program Planning Grant:

Dear Honored Members of the California Coastal Commission,

I write in support of the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs (LCPs). I understand that the City is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

I am encouraged that the City is seeking this funding to update the LCP, which will effectively maximize public benefit of the coast, coastal-dependent development, and recreation. The likelihood of success and effectiveness is great, as staff will identify opportunities for support from partners and related efforts early in the planning process to work toward timely development, review, and ultimately implementation of the updated LCP.

Small coastal cities such as Morro Bay are vulnerable to many of the effects of climate change, but have limited funding to support adaptation projects that are intended to protect the community and natural resources. This problem, coupled with the issues the City is facing due to an outdated and inconsistent LCP, and the many priority coastal issues that occur within the City, indicate that Morro Bay is in great need of additional funding to support these efforts.

As the Supervisor of District 2, which includes the City of Morro Bay, I am in full support of the City's commitment to developing a vision for the community and the coastal resources of Morro Bay. I believe in this important work and look forward to seeing this work accomplished.

Thank you for this opportunity to express my support for the City of Morro Bay's grant application.

Sincerely,

BRUCE GIBSON
Supervisor, District 2
San Luis Obispo County

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0035
(916) 319-2035
FAX (916) 319-2135

DISTRICT OFFICE
1150 OSOS STREET SUITE 207
SAN LUIS OBISPO, CA 93401
(805) 549-3381
FAX (805) 549-3400

Assembly
California Legislature



KATCHO ACHADJIAN
ASSEMBLYMEMBER, THIRTY-FIFTH DISTRICT

COMMITTEES
CHAIR: LOCAL GOVERNMENT
VICE CHAIR: ACCOUNTABILITY
AND ADMINISTRATIVE REVIEW
BANKING AND FINANCE
GOVERNMENTAL ORGANIZATION
TRANSPORTATION

JOINT COMMITTEES
LEGISLATIVE AUDIT

May 13, 2016

California Coastal Commission
1121 L Street #503
Sacramento, CA 95814

Dear Honored Members of the California Coastal Commission,

As the State Assemblymember for California's 35th District I write in strong support of the City of Morro Bay's application for the Local Coastal Program Planning Grant, which supports local coastal planning efforts to update existing certified Local Coastal Programs.

Morro Bay's commitment to developing a vision for the community and its coastal resources is critical and necessary work. Smaller coastal cities such as Morro Bay are subject to all the effects of climate change but have limited funding to support adaptation projects intended to protect the community and its natural resources.

The City of Morro Bay is requesting funding to undertake additional work in support of their LCP to reflect new information and changed conditions, especially in light of sea level rise and other climate change impacts, in a manner fully consistent with the policies of the California Coastal Act.

This work is to include updating a comprehensive map of environmentally sensitive habitat areas in the Coastal Zone, modeling and evaluating the effects of strategies to reduce the risks from sea level rise, devising a strategic plan to improve lateral access to the bayside of the Embarcadero, reviewing and creating strategies to ensure affordable accommodations are considered in new overnight accommodations, updating the seal level rise model to reflect the current best science, and revising hazard maps and vulnerability assessments for consistency.

I respectfully ask that every consideration be given to the City of Morro Bay's application for the Local Coastal Program Planning Grant.

Sincerely,

A handwritten signature in blue ink, appearing to read "Khatchik H. Achadjian".

Khatchik H. "Katcho" Achadjian
35th Assembly District



ATTACHMENT E: SUMMARY OF IN-KIND LABOR RATES AND HOURS FOR CITY STAFF TIME

Staff Rate Assumptions	Hourly Rates	Total Project Hours	Total Staff Labor Cost
Public Works Director	\$119	8	\$952
Director of Community Development	\$88	250	\$22,000
Associate Planner	\$73	320	\$23,360
Capital Projects Manager	\$68	22	\$1,490
Associate Civil Engineer	\$63	50	\$3,150
Total		642	\$50,000