

CALIFORNIA COASTAL COMMISSION

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

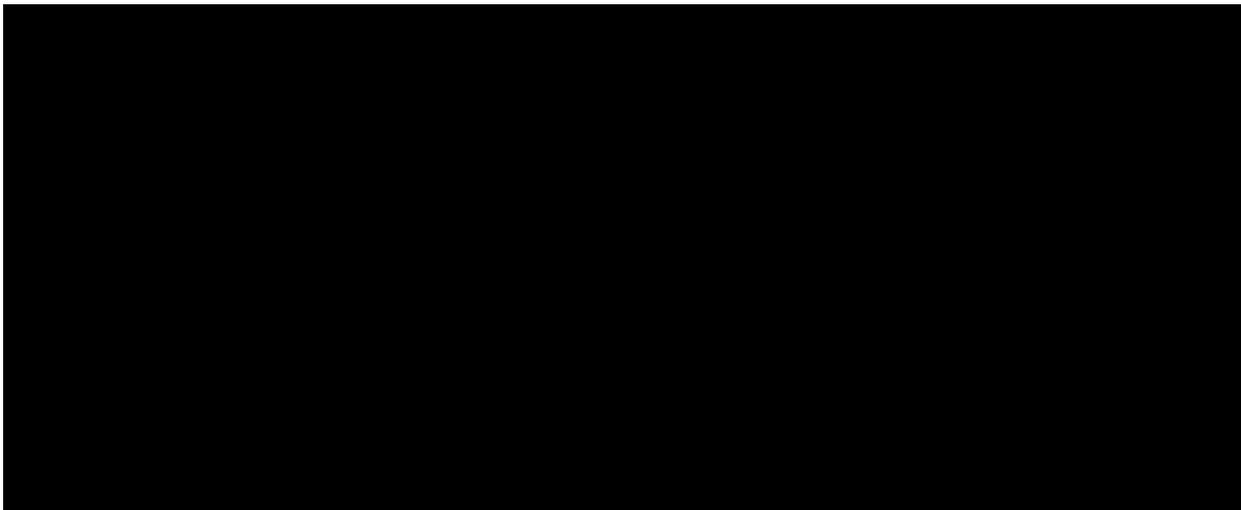
The California Coastal Commission is pleased to announce the availability of Round 3 grant funding to support local governments in developing or updating Local Coastal Programs (LCPs) pursuant to the California Coastal Act and with special emphasis on addressing impacts from climate change and sea-level rise. For Fiscal Year 2015-2016, Governor Brown approved an augmentation of \$3 million to the California Coastal Commission’s budget to support local governments responsible for planning under the [California Coastal Act](#) (Coastal Act) to develop or update their Local Coastal Programs. A full description of the grant program is available here: <http://www.coastal.ca.gov/lcp/lcpgrantprogram.html>.

Coastal Commission staff is available to work with local governments and to assist during the application process. Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data.

Grant applications are due by **May 20, 2016 at 5 pm.**

APPLICANT INFORMATION

Applicant name (agency): City of Oceanside





PROJECT INFORMATION

Project title: City of Oceanside Local Coastal Program Update

LCP/ LCP Segment: Land Use Plan and Implementation Plan

Project location: City / Geographic area: City of Oceanside County: San Diego

Project timeline: Start date: 8/1/2016 End date: 9/28/2018

APPLICATION MATERIALS

1. Attachment 1 – Map of Coastal Zone
2. Attachment 2 – Project Description
3. Attachment 3 – Work Plan & Schedule
4. Attachment 4 – Budget
5. Attachment 5 – Draft Resolution (Final Signed Resolution to be submitted by June 10th)
6. Attachment 6 – Photographs
7. Attachment 7 – Implementation Plan Goals & Objectives



Attachment 1

Map of Coastal Zone

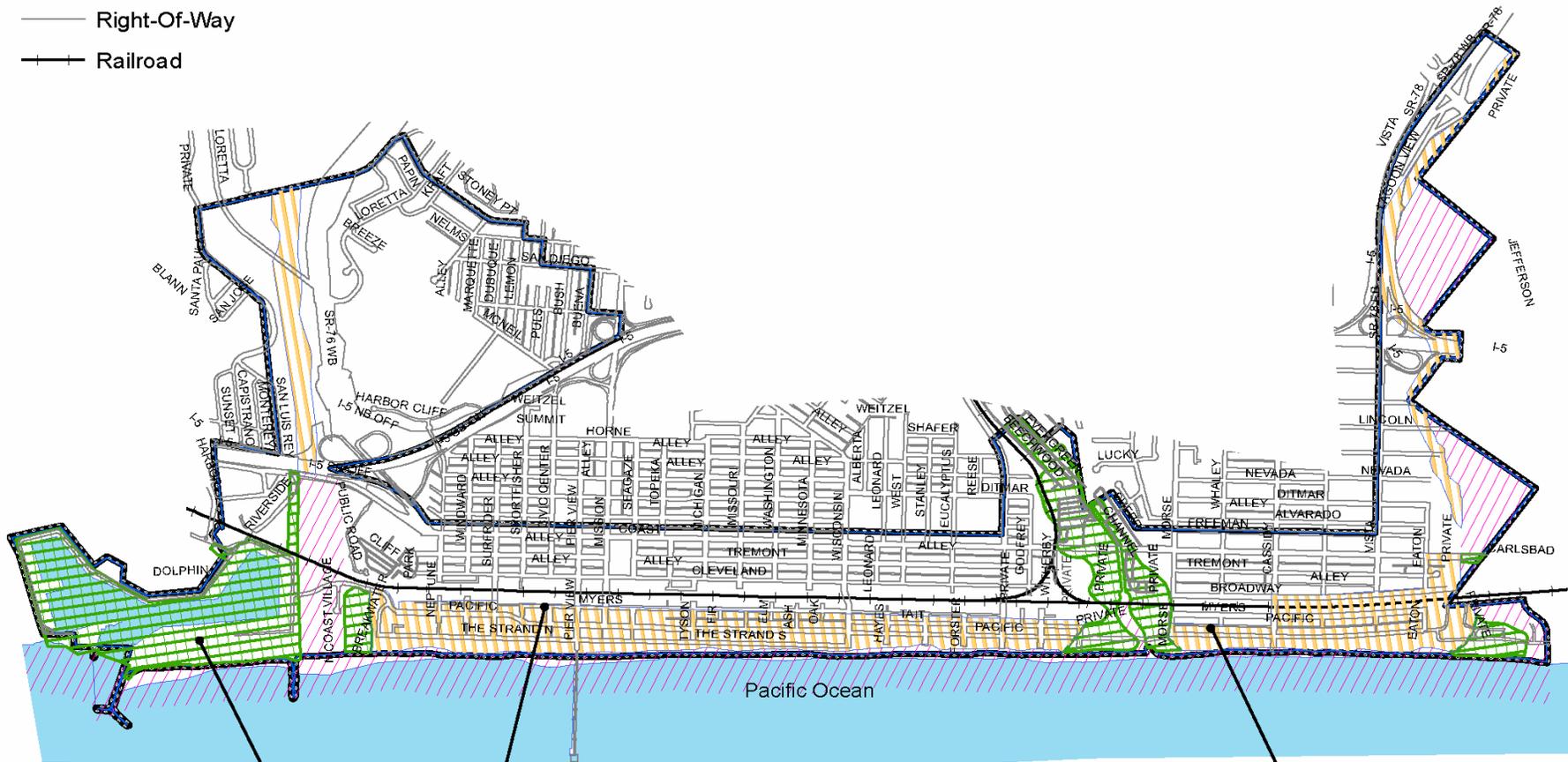


City Of Oceanside

Post LCP Certification
Permit and Appeal Jurisdiction Map
Approved December 17, 1985

Legend

-  Appeal Jurisdiction
-  Appeal Jurisdiction (PRC 30613)
-  Permit Jurisdiction
-  Coastal Area Boundary
-  Right-Of-Way
-  Railroad



Potential Public Trust Land

300" From Bluff

300" From Bluff



Attachment 2

Project Description



PROJECT DESCRIPTION

The City of Oceanside recognizes its Local Coastal Program (LCP) as an essential component of the California Coastal Act and the principal means of implementing statewide goals and policies at the local level. As part of a broad-based forward planning effort that includes preparation of two new General Plan elements (Economic Development and Energy/Climate Action) and implementation of the Coast Highway Vision and Strategic Plan, the City of Oceanside is soliciting Round 3 grant funding in support of a comprehensive update of its 30 year-old LCP. The update will align the City's policy and regulatory frameworks with current state law and incorporate state guidance on assessing and adapting to coastal hazards. It is anticipated that the update will provide for more local control of coastal regulation and thereby allow Coastal Commission staff to focus more on matters of statewide concern. The update will also provide greater certainty to the development community, while enabling stronger coastal resource protection. We find the City to be well-positioned to undertake an LCP update, and believe this project will produce high value for both the City and the Coastal Commission. Recognizing the challenge of completing updates to both the Land Use Plan (LUP) and Implementation Plan (IP) within the allotted two-year timeframe of the grant program, the work plan for this grant request focuses exclusively on the LUP component of the LCP. Upon certification of the LUP, the City will undertake an update to the implementing documents (IP) of the LCP.

Goals and Objectives:

The City seeks to comprehensively update its Local Coastal Program (LCP) to assimilate new information, acknowledge changed conditions, conform to current Coastal Act provisions, delineate the roles and responsibilities of the various agencies involved in coastal zone management, and bring transparency and consistency to the development review process. The project has three principal goals: **1)** assessment and mitigation of risk to both public and private resources associated with coastal hazards, based on state-of-the-art modeling of sea level rise, storm events, and tidal dynamics; **2)** updating of the Land Use Plan of the LCP, to assemble a coherent and defensible policy framework that supports sustainable development, preservation and restoration of coastal resources, and enhanced public access to the coastline; and **3)** updating of the implementing documents of the LCP, to clarify land use and development standards, simplify the development review process, encourage a synergistic balance of resident and visitor-serving uses, and ensure that new development is sufficiently protected from coastal hazards.

The principal objectives associated with each of these goals are outlined below.

Goal 1: Assess and mitigate risk associated with coastal hazards.

Objective 1.1: Understand the role of sea level rise on coastal hazard.

Objective 1.2: Identify at-risk coastal resources (public and private).

Objective 1.3: Evaluate a wide range of coastal hazard mitigation measures.

Objective 1.4: Educate stakeholders on coastal hazards and mitigation measures.

Objective 1.5: Engage stakeholders in prioritizing at-risk coastal resources.

Objective 1.6: Calculate the fiscal/economic impacts of coastal hazards and preferred adaptation strategies and identify potential funding mechanisms.



Objective 1.7: Use vulnerability assessment to inform updated LCP policies, standards, and guidelines.

Goal 2: Update the Land Use Plan (LUP) of the LCP.

Objective 2.1: Clarify the boundaries of the City’s coastal zone.

Objective 2.2: Engage stakeholders in the LUP update process.

Objective 2.3: Achieve consistency with the California Coastal Act.

Objective 2.4: Assess the capacity of public facilities within the coastal zone

Objective 2.5: Reorganize and streamline the LCP.

Objective 2.6: Clarify the relationship between the LCP and the General Plan.

Objective 2.7: Achieve consistency with the General Plan.

Objective 2.8: Align EHSA policies with those of the MCHP Subarea Plan.

Objective 2.9: Identify key public view corridors.

Objective 2.10: Assess public parking supply and demand.

Objective 2.11: Assess the stability and erosion rates of the coastal bluffs.

Objective 2.12: Facilitate continued growth in the City’s hospitality sector.

Objective 2.13: Achieve consistency with the Coast Hwy Vision/Strategic Plan.

Objective 2.14: Incorporate complete streets policies.

Objective 2.15: Amend the LCP design guidelines.

Goal 3: Update the implementing documents (IP) of the LCP (See Attachment 7)

Approach:

The proposed project will leverage state guidance, regional partnerships, other local planning efforts, and evolving scientific data to develop an LCP that ensures local compliance with all of the resource protection policies of the Coastal Act, including those that call for proactive and sustainable responses to coastal hazards. Comprised of a series of tasks that will sequentially build upon one another, the project will require a collective effort involving City staff and consultants, community stakeholders, other local governments and public agencies in the San Diego region, non-governmental organizations, and members of the academic/scientific community. It will be incumbent upon City staff to assemble and build relationships with key players at the local, regional, state, and federal levels. Throughout the process, the City will maintain regular dialogue with Coastal Commission staff – providing draft materials for review, seeking input on policy development and implementation, and sharing evolving scientific/technical information related to sea level rise and coastal hazards.

PROJECT SELECTION CRITERIA

Public Benefit/Significance

To demonstrate the public benefit and significance of the proposed coastal hazards adaptation plan and comprehensive LCP update, we offer the following profile of the City of Oceanside, which reveals a unique, dynamic, and multifaceted coastal community that is committed to maintaining and enhancing coastal access and preserving coastal resources while promoting



economic development and accommodating population growth. Mirroring the demographic and economic characteristics of San Diego County, Oceanside serves as an important portal to the southern California coastline, providing coastal access to a diverse demographic and containing a variety of unique and sensitive coastal resources. In addressing potential threats to coastal resources and amending archaic and ambiguous policies and regulations, the proposed project will ensure that Oceanside remains one of southern California's most accessible and accommodating coastal communities.

Occupying roughly three miles of coastline between Marine Corps Base Camp Pendleton and the City of Carlsbad, the City of Oceanside ranks as San Diego County's third largest municipality, in terms of both population (174,558 residents as of July 2014) and land area (42.2 square miles). Oceanside is also the sixth most populous coastal community in southern California.

Over its 128-year history as an incorporated city, Oceanside has seen its beach areas develop with an eclectic mix of residential, commercial, and public land uses. While coastal Oceanside is now largely built out, redevelopment is occurring at a rapid pace. This redevelopment is adding vitality to the coastal area but also raising concerns about traffic, parking, land use compatibility, housing affordability, visual impacts, and coastal access.

Served by Interstate 5 and State Routes 76 and 78, and home to a regional transit hub, regional bicycle trails, and a small-craft harbor, the City of Oceanside is one of the most accessible coastal communities in southern California. Visitors to Oceanside not only arrive by automobile but also by train, bus, boat, and bicycle; and with the double-tracking of both the LOSSAN corridor and NCTD's Sprinter line, it is anticipated that rail service to and from Oceanside will expand significantly.

In addition to being a draw for North County residents and those living in the Inland Empire, the City's beaches and other coastal amenities are also popular with visitors from Arizona, Nevada, and Utah. Oceanside is a mecca for surfers from around the world, who come to enjoy some of the most consistent surf breaks in southern California. The City's coastal area is also becoming a cultural destination, where visitors come to enjoy the Oceanside Art Museum, the California Surf Museum, the Buena Vista Audubon Society Nature Center, the Sunshine Brooks Theater, and a growing number of high-quality restaurants and craft breweries. In calendar year 2015, an estimated 5,360,000 people visited Oceanside's beaches – a 14 percent increase over the prior year.

Along with its small-craft harbor, Oceanside boasts several coastal amenities unique to north coastal San Diego County, a municipal pier, a beachfront amphitheater, and a public road on the beach (between Breakwater Way and Wisconsin Avenue). The City has recently renovated a number of public restrooms on the waterfront and now seeks to implement a variety of public improvements immediately south of the amphitheater, including: a new beach facilities building, new public restrooms, a police substation within an existing historic structure, and a landscaped public plaza. These improvements are expected to render the beach area around the municipal pier more accessible and accommodating to residents and visitors alike. An important question is how these and other public amenities will withstand coastal hazards exacerbated by sea level rise.



Other public uses in the coastal area include a wastewater treatment plant (La Salina), several city parks, and a pedestrian pathway along a portion of Loma Alta Creek. The City is contemplating the decommissioning of the wastewater treatment plant, which raises questions about the repurposing of the nearly 10-acre site. The Coast Highway Vision and Strategic Plan calls for enhancement of the Loma Alta Creek pedestrian pathway as part of the effort to bring more hospitality uses into the Coast Highway corridor.

Private development in the coastal area generally consists of beachfront single-family homes along southern portions of the City's coastline, higher density residential uses within the central and northern portions, hospitality and other visitor-serving uses in the downtown district and within the harbor, and community-serving commercial uses within the Coast Highway corridor. A nine-block master plan area in the downtown district, featuring hotels and mixed-use buildings, is now under development. The master plan area will ultimately accommodate 283 housing units and 698 hotel rooms, and 64,000 square-feet of commercial uses.

The City of Oceanside features three coastal watersheds: the San Luis Rey River, Buena Vista Lagoon, and Loma Alta Creek. These watersheds support sensitive habitat and help to replenish sand on the City's beaches. They have all been sources of local flooding during major storm events. Since the City's LCP was certified, the San Luis Rey has seen the construction of State Route 76 and a seven-mile-long levee system, Buena Vista Lagoon has experienced increased sedimentation and nutrient loading and become the subject of an enhancement project managed by the San Diego Association of Governments (SANDAG), and Loma Alta Creek has been listed under the Clean Water Act as an impaired water body due to eutrophic conditions. The City's coastline is also influenced by the Santa Margarita River, which empties into the ocean less than two miles north of Oceanside. Due to the presence of the Camp Pendleton Boat Basin and Oceanside Harbor, much of the sand from the Santa Margarita that would otherwise replenish Oceanside beaches is diverted elsewhere. Thus far, local, regional, and federal sand replenishment efforts have had mixed results, as sand continues to migrate off the beach during storm events.

Another important natural resource in Oceanside's 1,460-acre coastal zone is Lawrence Canyon, which extends down to the San Luis Rey River from the Eastside Capistrano neighborhood. As indicated in the City's draft MHCP Subarea Plan, Lawrence Canyon is occupied by a number of sensitive species, include the California Gnatcatcher, the Least Bell's Vireo, and the Southwestern Willow Flycatcher. A grassroots organization is now working to preserve Lawrence Canyon.

As one of the largest coastal jurisdictions in southern California – with a growing hospitality sector, a unique combination of coastal amenities, and one of the most robust multi-modal transportation networks in the coastal zone – Oceanside is poised to attract many more visitors to its beaches in the years ahead. The adaptation study and LCP update will assist the City in meeting the needs of these visitors while protecting and enhancing both the natural and built environment within the coastal zone.



Relative Need for LCP Update/Extent of Update

The City of Oceanside's original LCP was certified by the Coastal Commission in 1986. While aspects of the Implementing Plan (IP) have been amended over the past 30 years, neither the Land Use Plan (LUP) nor the IP have been comprehensively updated.

Since the City's LCP was certified, the coastal zone has experienced considerable change. In 1986, much of the City's coastal zone was blighted and underutilized, in need of significant public and private investment. Today, the coastal zone is experiencing a renaissance, in terms of private development, public improvements, and resource protection. While the policies of the existing LUP speak to a deteriorating built environment, minimal public amenities, and limited beach access, these are no longer the principal issues of concern in the coastal zone. The private sector is now investing heavily in the coastal zone. Most of the coastal access routes, parks, restrooms, and public parking facilities called for in the LCP have been implemented. The sand replenishment efforts called for in the LCP have been initiated, and the beachfront commercial services called for in the LCP are now in operation. Attachment _ provides a list of some of the most significant material changes seen within the coastal zone over the past 30 years.

Following roughly 20 years of generally positive change in the coastal zone, the City is now primarily focused on maintaining the momentum achieved over the past two decades, while also working to protect and restore the natural environment (including the three coastal watersheds) and better understand how sea level rise is likely to increase the frequency and severity of storm events and other phenomena that threaten coastal resources.

As it now stands, the City's LCP is an outmoded and often ambiguous document that presents a number of challenges to City staff, decision-makers, residents, business owners, developers, non-profits, and other local stakeholders. The following examples speak to some of these challenges:

- The LUP has an ambiguous relationship to the Land Use Element of the General Plan and some of its land use designations do not coincide with current General Plan land use designations.
- In addition to achieving consistency with the Land Use Element of the General Plan, the LCP must also align with other forward planning efforts now underway, including the Economic Development and Energy/Climate Action Elements, the Coast Highway Vision and Strategic Plan, and the consolidation of the City's zoning standards into a single document.
- City staff struggles to interpret the provisions of the LUP's permit processing handbook, which often complicate the development review process with vague and seemingly contradictory language. Consequently, permit requirements have been interpreted and applied differently over time, creating confusion for applicants and citizens and undermining the credibility of City staff.
- The LUP suffers from poor organization and formatting. It is not entirely clear what constitutes the full text of the City's LCP, as the current document is a collection of miscellaneous correspondence, antiquated application forms and noticing materials, technical studies and working papers, wholesale sections of state code (as adopted in 1986), and a document index that includes materials to which staff no longer has access.



It can be difficult and time-consuming to find relevant information in the LUP, and key provisions can be easily overlooked.

- Many of the resource protection policies of the LUP are based on findings that are no longer applicable, often due to the progress the City has made in implementing these policies. LUP findings need to be aligned with current conditions in the coastal zone, and, in turn, LUP policies need to be updated to acknowledge and effectively address these conditions.
- In 2014, while preparing the City's first digital land use and zoning map exhibits, City staff found a number of ambiguities in the coastal zone boundaries, particularly along the inland side of Coast Highway and adjacent to Loma Alta Creek. The City seeks to clarify its coastal zone boundaries and those areas that remain under the permit authority of the Coastal Commission.

The updating of LUP findings and policies will be supported by background studies that provide new data on coastal hazards, biological resources, water and wastewater facilities, visitor accommodations, public parking, public recreation areas, coastal access, coastal view corridors, private development, and other relevant topics. The LUP update will thus be the catalyst for a broad-based fact-finding effort that will not only inform the policies and regulations of the LUP but also guide future public and private investment in the coastal zone.

Addressing the Effects of Climate Change

The City of Oceanside acknowledges the need to address the effects of climate change, which can be particularly profound for coastal jurisdictions. While the existing LUP recognizes the presence of flood and geologic hazards in the coastal zone and notes that beach erosion is a serious problem, the document does not acknowledge sea level rise and its potential to exacerbate coastal hazards. The LUP identifies only the coastal watersheds as areas prone to flooding, when other segments of the coastline (e.g., South Strand) are also experiencing inundation during storm events. It is clear that the City needs to better understand the extent of its exposure to coastal hazards, and, in turn, craft policies, programs, and regulations that more fully address the impacts these hazards are likely to have on both the built and natural environment.

Leveraging efforts recently undertaken by the United States Geological Survey (USGS), Local Governments for Sustainability (ICLEI), and the San Diego Climate Collaborative, the City of Oceanside is now working to evaluate its vulnerability to sea level rise and associated coastal hazards. Oceanside has recently joined the cities of Encinitas and San Diego in a sea level rise vulnerability assessment being prepared by ICLEI. Funded by the San Diego Foundation and making use of state-of-the-art inundation modeling and mapping developed by the USGS, the vulnerability assessment will identify both public and private assets at-risk of inundation. The findings of this assessment will provide an empirical basis for adaptation policies and measures, which could include the following:



coastal hazard overlay zones	assessment districts
real estate disclosures for at-risk properties	estuarine habitat restoration/adaptation plans
sediment management strategies	coastal infrastructure retrofits
standards for shoreline protection devices	property acquisition programs
augmented building and safety standards	rolling easements

In preparing a coastal hazards adaptation plan, the City will consider all of the fundamental options for responding to sea level rise and its effects: shoreline protection (both hard armoring and natural barriers), elevation of structures and activity areas, resilient design, and retreat. It is recognized that different situations may require different solutions. In keeping with adaptation strategies now being pursued by other coastal jurisdictions, the City will contemplate, among other ideas, a phased approach that sets triggers for successive actions based on changing coastal conditions. For example, a requirement to relocate or remove an at-risk structure might be triggered by the extent of structural damage, beach or bluff erosion, or inundation occurring during high tide events.

Recognizing the legal and political sensitivities associated with sea level rise and coastal hazard adaptation, the City will conduct extensive public outreach and encourage robust stakeholder participation in the development of the adaptation plan. The City will reach out directly to owners of at-risk properties, businesses operating in at-risk areas, public and private entities that regularly utilize the beach and coastal areas for recreation and other purposes, and outside agencies with vested interests in the coastal zone. It is understood that effective implementation of a coastal hazards adaptation plan will require broad stakeholder awareness and support, as well as the active participation of regional, state, and federal authorities.

Coastal hazards vulnerability assessment and adaptation planning in conjunction with the LUP update will contribute to a comprehensive citywide climate change adaptation plan that will likely be initiated after the adoption of the EDE and E-CAP (in early 2018). To bolster the City's eligibility for federal non-emergency disaster assistance, these efforts will also be integrated into the City's FEMA-mandated hazard mitigation plan.

Likelihood of Success/Effectiveness

Entering the process after two previous rounds of grant funding, the City has the benefit of seeing what other coastal jurisdictions have proposed and how their grant-funded projects are currently unfolding. City staff has reviewed several grant applications from the first two funding rounds and had conversations with grant recipients about the status of their projects. This research has guided staff in defining a scope of work that is achievable within the prescribed budget and timeframe.

In addition to being logistically feasible, the project has strong political support, as evidenced by the dedication of significant City funding and staff resources. It is broadly recognized that the City's long-term economic, ecological, and social sustainability depend on the enhancement and



protection of its coastal resources, and that an updated LCP is an essential tool in identifying, prioritizing, and stewarding these resources. Attachment 5 is a draft City Council resolution authorizing the submittal of the grant application. This resolution is scheduled for City Council review and approval on June 1, 2016.

As noted earlier, the LCP update is in large part motivated by the City's desire to maintain the forward progress achieved within the coastal zone over the past two decades. Consequently, the update is expected to be more oriented toward the refinement and recalibration of existing policies and standards, rather than fundamental changes. The City anticipates relatively minor revisions of existing land use designations and development standards, which should minimize controversy and opposition. With respect to resource protection policies, the City intends to build upon the current policy framework and make adjustments supported by technical information, state law, federal and state guidelines, regional efforts, and other local planning projects that have received community support.

Public outreach efforts will engage stakeholders early in the planning process, carefully outline the purpose and intent of the LCP update, and afford a variety of options for public participation (project webpage, community workshops, stakeholder interviews, online surveys, social media, etc.). Contentious and controversial issues will be addressed proactively and transparently, and CCC staff will be kept apprised of these issues throughout the process.

Recognizing the complexity of an LCP update, the City will enlist consultant partners well-versed in the Coastal Act, the LCP Update Guide, and the technical aspects of sea level rise, coastal geology, estuarine habitat, and other key considerations. To this end, staff has already begun to reach out to qualified candidates to gauge interest in the project, identify potential pitfalls, and understand what it will take to get an updated LCP certified.

Workload and Permit Streamlining

The current policy and regulatory frameworks for the coastal zone create uncertainty for all stakeholders, including City and CCC staff. The ambiguities of the LUP, the permit processing handbook, and the zoning ordinance necessitate a great deal of internal Planning Division dialogue and interpretation, frequent coordination with CCC staff, and constant efforts at making the LCP intelligible to applicants, concerned residents, and decision-makers. While City staff tries to interpret coastal zone policies and regulations in a consistent and evenhanded manner, the lack of clarity makes coastal development projects susceptible to controversy, appeals, and litigation. With precise language that affords much less room for interpretation, the updated LCP is expected to bring greater transparency, fairness, and efficiency to the development review process.

Project Integration/Leverage/Matching Funds

The LCP update is one of several forward planning efforts the City is currently undertaking. The concurrence of these efforts provides an opportunity to synchronize the LCP with other City policies and standards.



The Coast Highway Corridor Study, which will implement the previously-adopted Coast Highway Vision and Strategic Plan, is scheduled to culminate later this year. In addition to rendering Coast Highway a “complete street” with new traffic calming elements, expanded pedestrian facilities, and new bicycle facilities, the Corridor Study will introduce a zoning overlay that includes form-based development standards and a number of incentives for private development to provide public benefits (e.g., public parking, public open space, streetscape improvements). All relevant aspects of the Corridor Study will be integrated into the updated LCP.

The first phase of the City’s general plan update involves the preparation of two new general plan elements: one addressing economic development and the other focusing on energy use and climate action. Among other things, the Economic Development Element (EDE) will encourage and guide continued growth in the City’s hospitality sector, which is largely concentrated within the coastal zone. The Energy/Climate Action Element (E-CAP) will outline broad strategies for both mitigating and adapting to the impacts of climate change, including impacts to coastal resources. Relevant policies, objectives, and action items in both the EDE and E-CAP will be integrated into the updated LCP. In turn, the findings of the coastal hazards vulnerability assessment will inform both the EDE and the E-CAP.

As indicated in the project budget, the City is prepared to make a significant investment in the LCP update, providing nearly \$180,000 in in-kind staff services and \$100,000 in committed funds. Upon certification of the LUP, it is anticipated that the City will invest similar resources to undertake an update of the IP.



Attachment 3

Work Program and Schedule



WORK PROGRAM AND SCHEDULE

The Work Program consists of nine tasks that will be completed on or before September 28, 2018. The following section includes a detailed description of each task and work program and schedule for implementation of the project.

SCHEDULE

Proposed starting date: 8/1/2016

Estimated completion: 9/28/2018

Task 1: Coastal Commission Engagement: In an effort to complete the project within the prescribed timeframe, the City intends to prepare a Request for Proposal (RFP) for consulting services prior to the Coastal Commission's announcement of grant awards. Should the City receive grant funding, City staff will arrange a kickoff meeting with Coastal Commission staff to discuss the details of the pending comprehensive update to the LCP. The meeting will provide an opportunity to determine and refine the scope of work, identify current policies and issues, and establish goals and expectations for the LCP update process. To enhance communication with the Coastal Commission, staff will arrange regularly scheduled status updates and coordination meetings throughout the duration of the project.

Task 2: Project Initiation: Upon finalizing the grant agreement and other funding sources, the City will interview a minimum of three consultants through a competitive bid process and will select a consultant with the ability to assemble a team of qualified professionals to provide the City the necessary technical analysis and logistical support to complete the project in a cost-effective and timely manner. City staff will meet with the selected consultant to coordinate the final scope of work and project schedule as well as obtain Council approval and execution of a professional services agreement. During this phase, the project team will collect background data and conduct resource analysis. The team will also begin the preparation of technical studies to address findings and policies within the LUP. The City intends to prepare technical studies that provide new data on coastal hazards, biological resources, water and wastewater facilities, visitor accommodations, public parking, public recreational areas, coastal access, and coastal view corridors.

Task 3: Coastal Hazard Vulnerability Assessment and Adaptation Plan: Relying on Coastal Commission's LCP Update Guide and the recommendations contained in the Natural Resource Agency's "Safeguarding California" publication, the City will prepare a coastal hazards vulnerability assessment and adaptation plan that identifies the potential impacts of coastal hazards and outlines a range of strategies for minimizing these impacts. To this end, the City will continue to participate in the coastal hazard vulnerability assessment now being prepared by Local Governments for Sustainability (ICLEI) under the auspices of the San Diego Foundation. Utilizing the USGS CosMos3 modeling tool, the ICLEI project will produce coastal inundation mapping for the cities of Oceanside, Encinitas, and San Diego that will identify threatened coastal resources and, in so doing, provide an empirical basis for adaptation strategies.



Concurrently, the City will continue to participate, as a member of the San Diego Climate Collaborative, in the federally-funded effort to develop legal and cost/benefit analyses of potential coastal protection strategies for the San Diego County coastline that can be incorporated into local adaptation plans, development review, and capital improvement programs.

Task 4: Community Outreach: The City recognizes that a robust community outreach program is essential to completing an updated LCP that reflects the community's interests and unique characteristics of Oceanside. As such, the City intends to organize an extensive and transparent public engagement strategy offering multiple opportunities for input. The public outreach program will commence as follows:

- a) Webpage & Media Outreach: Staff will create a dedicated project webpage that will be accessed through the City's website. The webpage will include general information regarding the LCP update, a calendar of upcoming events, and will be regularly updated with project documents such as presentations and summaries from public meetings and draft policy documents. The webpage will also include links to social media sources, such as Facebook and Twitter, to provide an additional platform for outreach. A press release will be provided to newspapers and other media outlets with local and regional circulation.
- b) Establish Interested Parties List for Email Updates: Staff will establish an email list to provide interested parties updates on upcoming events, draft documents, and hearings.
- c) Online Surveys: Staff will prepare online surveys that will be accessible through the project website in order to assess the community's views, goals and concerns related to the content of the LCP.
- d) Pop-up Outreach at Community Events: Staff will participate in pop-up outreach activities to interact with the community at various community events including festivals, special events, and street fairs. Pop-up outreach will provide an opportunity to inform citizens of the pending LCP update, initiate conversation, and handout questionnaires.
- e) Introductory Public Workshop: The project team will organize and facilitate a public workshop to introduce the project and discuss the goals and objectives of the LUP. The workshop will begin with a project presentation detailing the work plan, followed by interactive activities to help generate public input and excitement about the project. The project team will then be available to answer questions in a meet and greet setting.
- f) Public Workshop #2: This workshop will take place during Task 7 to allow the public an opportunity to review, ask questions, and provide input regarding the Draft Land Use Plan.
- g) Stakeholder Interviews: The project team will conduct interviews with key community stakeholders to gain a better understanding of issues and concerns within the coastal zone. Potential stakeholders include elected officials, community/neighborhood groups, non-profit organizations, property owners, business representatives, and service providers.
- h) Intergovernmental Coordination: The project team will contact various local, regional, state, and federal agencies that have a vested interest in the City's coastal zone. Key agencies will be engaged throughout the planning process and provided the opportunity to review and comment on the draft LUP.



- i) Introduction to Planning Commission and City Council: Staff will introduce the LUP update work plan to the Planning Commission and City Council during regularly scheduled public meetings. This will provide an opportunity to initiate dialogue and awareness with the decision makers and answer questions regarding the project.

Task 5: Policy Development – LUP update: Using the Coastal Commission’s LCP Update Guide, the City will prepare an LUP based on the results of technical analysis, community and intergovernmental input, and engagement with the Coastal Commission. A key objective of the LUP is to assemble a coherent and defensible policy framework that supports sustainable development, preservation and restoration of coastal resources, and enhanced public access to the coastline. During this task, the City will assemble the draft LUP including text, maps, exhibits, and appendices.

Task 6. Coordination with Economic Development (EDE) and Energy/Climate Action Element (E-CAP): The City will coordinate the LCP update and coastal hazards adaptation plan with the Economic Development and Energy/Climate Action Elements that are now in the process of being developed.

Task 7: Draft LUP: An initial administrative draft of the LUP will be provided to Coastal Commission staff for review and comment, followed by an administrative draft for interdepartmental City review. Comments provided during the administrative draft review will be incorporated into a revised draft LUP for public review. During this stage, the draft LUP will be posted on the project webpage and provided via cd or electronic copy to the City Council, advisory commissions, local, state, and federal agencies, as well as interested parties contacted during the public outreach program. A second public workshop will be scheduled to provide an opportunity for the community to provide additional input. Staff will present the draft LUP to the Planning Commission and City Council as informational items during regularly scheduled meetings.

Task 8: Adoption Hearings: During this task, an updated draft LUP will be prepared that reflects any comments received during the public draft review period or the second workshop. The updated draft will be provided to Coastal Commission staff for review and comment. The City will arrange a meeting with Coastal Commission staff to discuss any final revisions. Upon confirmation that all comments have been addressed, the City will produce a final draft of the LUP to be released for public review and schedule adoption hearings. The project will be scheduled for both Economic Development Commission and Planning Commission hearings, resulting in a recommendation to the City Council for consideration of adoption. Staff will prepare staff reports and present the final draft LUP to both Commissions and the City Council.

Task 9: Coastal Commission Certification: Following adoption of the LUP by the City Council, the City will submit the adopted LUP to the Coastal Commission for review and certification.

Next Steps: Implementation Plan: The City acknowledges that the completion of both an LUP and an IP within the two year time frame allotted by the grant program is an unrealistic goal. Recognizing the importance of the implementation component of the LCP, the City will make a



seamless effort to complete the Implementation Plan subsequent to adoption of the LUP. The process will be similar in terms of public outreach.

WORK PROGRAM

Task 1. Coastal Commission Engagement	Project start date: August 1, 2016
1.1 Request for Proposal (RFP)	August 2016 to October 2016
1.2 Project kickoff meeting	September/October 2016
1.3 Grant agreement documents	October 2016
1.4 Regularly scheduled status updates and coordination meetings	October 2016 to September 2018
Outcome/Deliverables: Agreement on scope of project; finalize grant contracts; establish check-in schedule with Coastal Commission staff	Projected end date: October 15, 2016
Task 2. Project Initiation	Projected start date: November 1, 2016
2.1 Consultant Agreement	November 2016 to February 2017
2.2 Final Scope of Work & Project Schedule	February 2017
2.3 Initial Coordination with Responsible Agencies	November 2016 to February 2017
2.4 Background Data, Resource Analyses, Technical Studies	February 2017 to August 2017
Outcome/Deliverables: Consultant Contract, Detailed Scope of Work & Project Schedule, Public Outreach Plan, Technical Studies	Projected end date: August 1, 2017
Task 3. Coastal Hazard Vulnerability Assessment and Adaptation Plan	Projected start date: In progress
3.1 Complete Coastal Hazard Vulnerability Assessment through Local Governments for Sustainability (ICLEI)	Projected end date: December 2016
3.2 Economic and Fiscal Impact Analysis of Potential Adaptation Strategies	February 2017 to April 2017
3.3 Draft Adaptation Plan/Strategies	April 2017 to June 2017
Outcome/Deliverables: Coastal Hazard Vulnerability Assessment & Draft Adaptation Plan	Projected end date: July 2017
Task 4. Community Outreach	Projected start date: January 2017
4.1 Project Webpage and Media Outreach	January 2017
4.2 Establish Interested Parties List for Email Updates	January 2017
4.3 Online Surveys	February 2017 to September 2017



4.4 Pop-Up Outreach at Community Events	February 2017 to February 2018
4.5 Introductory Public Workshop – LUP	July 2017
4.6 Public Workshop #2 (See Task 7)	April 2018
4.7 Stakeholder Interviews	February 2017 to March 2017
4.8 Intergovernmental Coordination	Ongoing
4.9 Introduction to Planning Commission & City Council	January 2017
Outcome/Deliverables: Project webpage, Survey Results, Outreach Summaries, Memorandums to decision makers, Email Updates	Projected end date: Ongoing
Task 5. Policy Development – LUP Update	Projected start date: September 2017
5.1 Review and analysis of collected data	September 2017 to February 2018
5.2 Integration of Vulnerability Assessment and Adaptation Strategies	September 2017 to February 2018
5.3 Preparation of Draft LUP	September 2017 to February 2018
Outcome/Deliverables: Draft LUP document	February 2018
Task 6. Coordination with Economic Development (EDE) and Energy/Climate Action Element (E-CAP)	Projected start date: September 2017
6.1 Incorporate appropriate objectives, policies, and action items into LCP	September 2017 to February 2018
Outcome/Deliverables: Integrated policies in LUP	Projected end date: February 2018
Task 7. Draft LUP	Projected Start date: February 2018
7.1 Administrative Draft	February 2018 to April 2018
7.2 Public Draft	April 2018
7.3 Public Workshop #2– Review Draft LUP	April 2018
7.4 Planning Commission/City Council Review	April 2018
Outcome/Deliverables: Final Draft of LUP	Projected end date: June 2018
Task 8. Adoption Hearings	Projected start date: July 2018 to September 2018
8.1 Public Review Draft LCP	July 2018
8.2 Economic Development Commission Meeting	August 2018



8.3 Planning Commission Public Hearing	August 2018
8.4 City Council Public Hearing	September 2018
Outcome/Deliverables: Adopted LCP	Projected end date: September 2018
Task 9. Coastal Commission Certification	Projected start date: September 28, 2018
9.1 Submit Adopted LUP to Coastal Commission	September/October 2018
Next Steps: Implementation Plan	Begin October 2018

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Project Start Date	August 1, 2016
LUP Final Work Plan & Schedule	February 2017
Coastal Hazard Vulnerability Assessment & Adaptation	July 2017
Draft Land Use Plan	February 2018
Draft LUP (Public Review)	April 2018
Planning Commission Public Hearing	August 2018
City Council Public Hearing	September 2018
Submit LUP to Coastal Commission for Certification	September 28, 2018



Attachment 4

Budget



BUDGET

APPLICATION BUDGET INFORMATION

Funding Request: \$300,000

Total Project Cost: \$579,235

PROJECT FUNDING SOURCES

Task Number	Task Name	Total Cost	Allocation of total cost among all funding sources			
			Applicant's Funding	LCP Grant Funding	Other Funds (define below)	Other Funds (define below)
1	CCC Engagement	\$20,000	\$15,000	\$0	\$5,000	
2	Project Initiation	\$125,000	\$32,000	\$80,000	\$13,000	
3	Community Outreach	\$112,000	\$43,000	\$57,500	\$11,500	
4	Coastal Hazard Vulnerabilty Assessment/AP	\$40,000	\$10,000	\$20,000	\$10,000	
5	Policy Development - LUP update	\$108,000	\$25,000	\$58,500	\$24,500	
6	Coordination with EDE & E-CAP, Vision Plan	\$54,000	\$17,000	\$27,000	\$10,000	
7	Draft LCP (Admin/Public)	\$75,000	\$20,000	\$38,000	\$17,000	
8	Adoption Hearings	\$30,000	\$10,000	\$15,000	\$5,000	
9	CCC Certification	\$15,235	\$7,325	\$4,000	\$4,000	
TOTAL		\$579,235	\$179,325	\$300,000	\$100,000	\$0

OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

Source of funds	\$ Amount	Status (Committed, Applied, etc)
GP Surcharge	\$100,000	Committed
TOTAL	\$ 100,000	

In-kind Services: \$179,235



In-kind services are calculated based on estimated staff time throughout the two year duration of the project. Staff consists of the City Planner (5% of total hours - \$18,231.00), a Principal Planner (25% of total hours - \$84,001), an Associate Planner (25% of total hours - \$54,955), and an additional Associate Planner (10% total hours - \$22,048).

BUDGET SUMMARY

GRANT APPLICATION BUDGET FORM

	Applicant's Funding	CCC Grant Funding	OPC Grant Funding	Other Funds
Personnel				
Salaries and wages ¹	\$ 126,440.00	\$ -	\$ -	
Benefits ²	\$ 52,795.00		\$ -	
<i>Total Personnel</i>	\$ 179,235.00	\$ -	\$ -	\$ -
Consultants³				
Subcontractor A	\$ 90,000.00	\$ 300,000.00	\$ -	
Subcontractor B (etc.)			\$ -	
Total Consultants	\$ 90,000.00		\$ -	\$ -
Operating Expenses				
Postage/Shipping	\$ 4,000.00	\$ -	\$ -	
Supplies/Materials ⁴	\$ 6,000.00	\$ -	\$ -	
Travel ⁵		\$ -	\$ -	
Indirect Costs ⁶		\$ -	\$ -	
Total Operating Expenses	\$ 10,000.00	\$ -	\$ -	\$ -
Total Budget	\$ 279,235.00	\$ 300,000.00	\$ -	\$ -

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

² Amount requested for benefits not to exceed 40% of amount requested for salary or wage.

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

⁴ Include a list of the major supplies and materials and how much they cost.

⁵ Travel reimbursement rates are the same as similarly situated state employees.

⁶ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it.



Attachment 5

Draft Resolution



1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE AUTHORIZING APPLICATION TO THE
4 CALIFORNIA COASTAL COMMISSION FOR FINANCIAL
5 AND PLANNING ASSISTANCE UNDER THE AUTHORITY OF
6 THE CALIFORNIA COASTAL ACT IN THE AMOUNT OF
7 \$300,000 TO PREPARE A COASTAL HAZARDS
8 VULNERABILITY ASSESSMENT AND ADAPTATION PLAN
9 AND UPDATE THE LAND USE PLAN OF THE CITY OF
10 OCEANSIDE LOCAL COASTAL PROGRAM, AND
11 AUTHORIZING THE CITY MANAGER TO EXECUTE ALL
12 DOCUMENTS PERTAINING TO THE GRANT

13 WHEREAS, the Budget Act of 2015 provides \$3,000,000 for Coastal Commission
14 grants in FY 15-16 to local governments to support Local Coastal Program (LCP) planning;
15 and

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

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

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

28 WHEREAS, the City of Oceanside, has an effectively certified LCP; and

WHEREAS, the City of Oceanside desires to pursue a project that would result in the
completion and submittal for certification by the California Coastal Commission of an



1 Amendment to update the Land Use Plan of the LCP; and

2 WHEREAS, the City of Oceanside commits to and agrees to fully support a planning
3 effort intended to update the Land Use Plan of the certified LCP pursuant to the provisions of
4 the California Coastal Act, with full public participation and coordination with the Coastal
5 Commission staff.

6

7 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

8

9 SECTION 1. City of Oceanside staff are directed to submit the grant application
10 package attached hereto as Attachment 1 to the California Coastal Commission to provide
11 financial and planning assistance, under authority of the California Coastal Act, in the amount
12 of \$300,000 to fund the project more particularly described in the grant application package.

13 SECTION 2. The City of Oceanside City Manager is authorized to execute, in the name
14 of the City of Oceanside, all necessary applications, contracts and agreements and amendments
15 thereto to implement and carry out the grant application package attached hereto and any
16 project approved through approval of the grant application.

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1 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
2 this _____ day of _____, 2016, by the following vote:
3
4 AYES:
5 NAYS:
6 ABSENT:
7 ABSTAIN:
8
9
10 MAYOR OF THE CITY OF OCEANSIDE
11 ATTEST: APPROVED AS TO FORM:
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13
14 City Clerk _____ City Attorney _____
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Attachment 6

Photographs



Photographs
New Development



Density Bonus Project @ Cassidy & Broadway



Townhomes Adjacent to Transit Center



Springhill Suites on S. Myers



Detached Rowhomes on N. Tremont



Fourplex on S. Myers



Mixed-Use on S. Cleveland



Photographs
Coastal Access



Harbor Railroad Underpass



Surfrider



Cassidy



Wisconsin



Pedestrian Path to Buccaneer Beach



Tyson



Photographs
Public Amenities



Beach Community Center



Bicycle Locker on Coastal Rail Trail



Oceanside Harbor Boat Launch



Junior Seau Amphitheater



Public Bathrooms on The Strand



Oceanside Municipal Pier



Photographs
Natural Resources



Loma Alta Creek @ Buccaneer Beach



San Luis Rey River Estuary



Buena Vista Lagoon



Coastal Bluff near Tyson Park



Lawrence Canyon



Attachment 7

Implementation Plan

Goals and Objectives



Attachment 6

Implementation Plan (IP) Update

While the City of Oceanside is committed to updating the IP to accord with the findings, objectives, and policies of the LUP, it is recognized that an IP update would likely extend beyond the two-year timeframe allotted for grant-funded components of the LCP update. Thus, the City intends to pursue the IP update outside of the scope of work for which CCC grant funding is sought. As noted in the text of the grant application, the City views the updating of the IP as the third principal goal of the comprehensive LCP update. Listed below are key objectives of the IP update thus far identified.

Goal 3: Update the implementing documents (IP) of the LCP

Objective 3.1: Engage stakeholders in the IP update process.

Objective 3.2: Evaluate the relevance and efficacy of current IP standards and guidelines.

Objective 3.3: Ensure that IP standards and guidelines are consistent with LUP policies.

Objective 3.4: Improve the readability of the IP.

Objective 3.5: Bring greater clarity and specificity to commercial land use standards.

Objective 3.6: Address public concern about the bulk and scale of new residential development occasioned by the reinstatement of the 1986 Zoning Ordinance.

Objective 3.7: Clarify standards for short-term vacation rentals in residential districts.

Objective 3.8: Develop second unit standards consistent with state law.

Objective 3.9: Integrate the Coast Highway Incentive Overlay Zone.