

California Coastal Commission LCP Local Assistance Grant Program Non-Competitive Grant Application

APPLICATION FORM

APPLICANT INFORMATION

Applicant name (agency): City of National City	
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Federal Tax ID#: 95-6000749	

Person authorized to sign grant agreement, amendments, and Request for Funds:	
Name: Martin Reeder	Title: Planning Manager
Telephone: (619) 336-4313	Email: mreeder@nationalcityca.gov

PROJECT INFORMATION

Project Title: National City Targeted Local Coastal Program Amendment	
LCP/LCP Segment: National City	
Project Location	
City/Geographic area: National City	
County: San Diego	
Project Timeline	
Start date: 12/15/2022	End date: 012/14/2024

Signature:  _____

Date: 11/3/2022

Project Description

The project includes targeted amendments to the Local Coastal Program (LCP) to update General Plan and Zoning Code references, strengthen coastal resilience, and lay the groundwork for a comprehensive LCP update. The scope of work would include Local Coastal Program Amendments (LCPA) to the LCP Land Use Plan (LUP) and Implementation Plan (IP). The LCP LUP was originally certified by the Coastal Commission in 1988 and the IP was first certified in 1990; both were last amended in 1997. The coastal zone of National City is controlled by three separate agencies: the San Diego Unified Port District, the United States Navy, and the City of National City. The land controlled by the Port District is identified in the Port Master Plan, which is currently being updated. Federal lands under the jurisdiction of the US Navy are under the jurisdiction of the Federal Coastal Zone Management Act.

While the City's certified LCP is aging, the City along with its neighboring jurisdictions have undertaken extensive planning and resiliency initiatives over the last decade, as further discussed in the *Background* section below. As such, the focus of the proposed targeted LCPA is to update the descriptions of, and internal references to, the most current City General Plan and Zoning Code, and Port Master Plan.

The proposed LCPA would also address coastal resilience and environmental justice by incorporating resilience and environmental justice policies within the adopted General Plan Health and Environmental Justice Element with updates currently being developed as a part of a Focused General Plan Update. National City has experienced a history of environmental justice issues due to land use decisions that have placed industrial uses adjacent to residential neighborhoods for decades. All census tracts within National City are within the 56th to 85th percentiles of the CalEnviroScreen 4.0 index, indicating a significant pollution burden and vulnerability throughout the city. The western area of National City qualifies as both an SB 535 disadvantaged community and AB 1550 low-income community.

In addition, the proposed LCPA scope of work includes an assessment of the relevant past and current work efforts to identify resources that could contribute to a future comprehensive LCP update, as well as to identify any gaps. The identified gaps could form the basis for what would need to be addressed in a future scope of work. With this grant funding the City will prepare an LCP amendment that provides immediate implementation benefits while also laying the groundwork for a comprehensive LCP update.

Goals and Objectives

- Improve the effectiveness, clarity, relevance and administration of the LCP
- Incorporate coastal resilience, climate change and environmental justice policies into the LCP
- Assess relevant work and technical studies done for other recent planning efforts to help identify gaps to be covered in a future comprehensive LCP update
- Achieve Coastal Commission certification of the LCP amendments

Key Deliverables and LCP Planning Components

- Technical Studies Memo
- Public Review Draft LCPA
- Revised Public Review Draft LCPA
- Public Outreach Meeting Materials and Documentation
- Staff Reports to Planning Commission and City Council with Responses to Coastal Commission staff comments
- Adopted LCPA
- LCPA Submittal (City Council-approved LCPA, Ordinance and Resolution, meeting minutes, and public comments)

Background

City efforts currently underway include a Focused General Plan Update (GPU) to achieve policy updates to the Land Use Element, Transportation Element, Safety Element, and Climate Action Plan (CAP), which were last updated in 2011. The Focused GPU also takes into account separate recent planning documents, including the 24th Street Transit Oriented Development Overlay (TODO) study, and proposes updates to the City's Zoning Code.

The Safety Element plays an important role in improving resiliency, as it addresses the potential short and long-term risks of fires, floods, earthquakes, landslides, climate change, hazards, emergency services and disaster response, and other locally relevant safety issues. The Safety Element update also includes climate adaptation and resilience strategies and identification of environmental justice communities. The Transportation Element update includes objectives to develop a comprehensive circulation system that is safe and efficient for all modes of travel that is coordinated with the regional system, which could also benefit coastal access. Final approval of the Focused GPU is anticipated in spring 2023.

The Port Master Plan Update is a major effort that includes planning for the National City Bayfront within the Port's jurisdiction, but significantly affects the City's coastal zone. The National City Bayfront is made up of 273 acres of waterfront land and 167 acres of water and includes the National City Marine Terminal, Pepper Park, Pier 32 Marina, the Aquatic Center and many pieces of valuable public art. The National City Marina District refers to the approximately 60-acre area in and around Pier 32 Marina, including Pepper Park. The Port of San Diego has been working closely with the City of National City, as well as business and community stakeholders, to rebalance land uses for the National City Bayfront – referred to as the National City Balanced Plan, or Balanced Plan – based on public priorities.

On October 11, 2022, the Board held a public hearing on the National City Bayfront Projects Environmental Impact Report (EIR) and National City Balanced Plan Port Master Plan Amendment (PMPA). In November 2022 the Port of San Diego is scheduled to certify the Balanced Plan Environmental Impact Report and forward to the Coastal Commission a Port Master Plan Amendment that reflects the Balanced Plan land use changes to the Port Master Plan (PMP). The City is pursuing a separate focused LCPA to reflect the approval of the Balanced Plan that is not a part of this grant program. However, the six volumes of the EIR,

additional project-related studies, and extensive data collected through public workshops and surveys for the Port Master Plan will be reviewed and assessed for potential contributions to a future comprehensive LCP Update.

Tasks and Deliverables

This section details the tasks and deliverables that will result in the successful completion of the Local Coastal Program Amendment (LCPA) grant scope of work. Tasks to be accomplished by the City may also include work done by the City's consultants on behalf of City staff.

Task 1 Project Management

The City will work closely and collaboratively with California Coastal Commission (CCC) staff through regular meetings and communications, and prepare meeting agendas and notes for meetings as needed. Staff will prepare invoicing and reporting in accordance with grant specifications. Staff will secure consultants to assist staff with development of the LCPA, coordination with CCC staff, and public outreach.

Subtasks:

- 1.1 Project Kick-Off Meeting
Following the award, hold a kick-off meeting will be held with CCC staff to discuss grant procedures and project expectations, including the project schedule, invoicing, reporting and other relevant information. The City will produce notes summarizing the meeting.
- 1.2 Work Plan
Secure consultant services and approve a consultant work plan
- 1.3 Project Management
Conduct ongoing project management including communications, invoicing and reporting

Deliverables:

- a. Kick-off meeting agenda and meeting notes
- b. Additional meeting agendas and notes as needed
- c. Ongoing project management (communications, invoicing, and reporting)

Task 2 Research and Document Review

Review completed and in-process technical, environmental, and planning studies addressing climate change, sea level rise, and coastal resiliency in National City and surrounding areas. Assess relevance of existing available work to National City and identify technical study gaps needed to prepare for sea level rise and increase coastal resiliency, as well as to improve coastal access and achieve other Coastal Act goals. Determine components of past work suitable for incorporation by reference into the LCP as a part of the proposed LCPA project and identify gaps that would need to be addressed in a future work program.

Subtasks:

2.1 Policy Review

Review the City's Focused General Plan Update, Zoning Code, and Climate Action Plan, and the Port District Port Master Plan to determine what policies and measures should be directly incorporated into the LCP to further coastal resilience and address environmental justice. Prepare a crosswalk showing existing and proposed LCP policies and code sections.

2.2 Technical Document Review

Compile a list of available and relevant technical studies, with short descriptions of content that could be relevant to a comprehensive LCP update. Compare available resources to the resources that other jurisdictions have used for successful LCP updates and assess completeness using the CCC *Sea Level Rise Policy Guidance* document. Identify potential gaps in technical studies that would need to be included in a future scope of work.

Deliverables:

- a. Crosswalk of existing and proposed LCP policies and code sections
- b. Annotated list of current technical studies
- c. Technical Studies Memo to identify gaps in knowledge that could be addressed in a comprehensive LCP update scope of work

Task 3 Targeted LCP Amendments

Prepare track-changes drafts of the LCPA which will include LCP Land Use Plan (LUP) and Implementation Plan (IP) amendments. The proposed amendments would: update and correct internal General Plan and Zoning Code references, include environmental justice and climate change mitigation and resiliency policies drawn from the adopted General Plan Health and Environmental Justice Element, as well as the General Plan Safety Element update and Climate Action Plan update currently underway. The LCPA would also include an updated base map. Additional coastal resiliency, environmental justice, and climate change mitigation and resiliency baseline policies will be developed if needed, including at a minimum baseline sea level rise policies of the type described by the Local Government Sea Level Rise Working Group, with the expectation that coastal resiliency would be addressed in greater depth as a part of a future anticipated comprehensive LCP update.

Respect the time already spent by the general public and stakeholders on other ongoing planning efforts, including the Focused General Plan Update and the Port Master Plan Update, by acknowledging and summarizing that input. Conduct additional public outreach in a manner consistent with the CCC *Environmental Justice Policy*, and coordinate with CCC staff throughout the process.

Subtasks:

3.1 Working Draft LCPA LUP Sections

Prepare components of the draft LCPA LUP in consultation with Coastal Commission staff. Incorporate a new base map showing Coastal Zone boundaries and surrounding jurisdictions.

- 3.2 Working Draft LCPA IP Sections
Prepare components of the draft LCPA IP in consultation with Coastal Commission staff. IP amendments will include updated references to Zoning Code sections and General Plan policies.
- 3.3 Public Review Draft LCPA
Prepare and distribute a Public Review Draft LCPA for public and Coastal Commission staff review for a minimum 6-week period.
- 3.4 Public Outreach
Respect previous outreach efforts by acknowledging and building upon public outreach done for other recent planning programs. Conduct at least two public meetings (in person or virtual to be determined), provide additional online public input opportunities, and post materials to the City’s webpage. Proactively engage local stakeholders that have expressed interest in climate resiliency and environmental justice, stakeholders from disadvantaged and low-income communities, and California Native American Tribes.
- 3.5 Revised Public Review Draft LCPA
Prepare edits as needed to the Public Review Draft LCPA that responds to public input and Coastal Commission staff comments as feasible.

Deliverables:

- a. Working Draft LCPA LUP Sections
- b. Working Draft LCPA IP Sections
- c. Public Review Draft LCPA
- d. Public Outreach Meeting Materials and Documentation for Two Public Meetings and Screen Print of Website Content
- e. Revised Public Review Draft LCPA

Task 4 LCP Amendments Adoption and CCC Submittal

- 4.1 Staff Reports
Prepare staff reports for Planning Commission and City Council, which include summaries of public outreach and outcomes, and responses to CCC comments.
- 4.2 City Council Hearings
Prepare hearing notices and hold public hearings before the Planning Commission and City Council for review and approval of the LCPA.
- 4.3 Submittal Package
Prepare the submittal package and submit the adopted LCPA to the CCC for certification.

Deliverables:

- a. Staff Reports to Planning Commission and City Council
- b. Adopted LCPA
- c. LCPA Submittal (City Council-approved LCPA, Ordinance and Resolution, meeting minutes, and public comments)

Task Descriptions and Schedule

Task 1. Project Management	Start Dec. 15, 2022; End Dec. 14, 2024
1.2 Consultant Work Plan	December 30, 2022
1.3 Ongoing project management	Ongoing
Outcome/Deliverables: a. Kick-off Meeting b. Additional meeting agendas and notes as needed c. Ongoing project management	a. December 19, 2022 b. Ongoing c. Ongoing
Task 2. Research and Document Review	Start Jan 1, 2023; End September 29, 2023
2.1 Policy Review	January - March 2023
2.2 Technical Document Review	April - September 2023
Outcome/Deliverables a. Crosswalk of existing and proposed policies and code sections b. Annotated list of studies c. Technical Studies Memo	a. March 31, 2023 b. August 31, 2023 c. September 29, 2023
Task 3. Targeted LCP Amendments	Start Jan. 1, 2023; End May 30, 2024
3.1 Working Draft LCPA Land Use Plan Sections	May 30, 2023
3.2 Working Draft LCPA Implementation Plan Sections	July 30, 2023
3.3 Public Review Draft LCPA	November 13, 2023 (six-week minimum public review)
3.4 Public Outreach	January 2023- December 2024
3.5 Revised Public Review Draft LCPA	May 30, 2024 (six-week minimum public review)
Outcome/Deliverables a. Working Draft LCPA LUP Sections b. Working Draft LCPA IP Sections c. Public Review Draft LCPA d. Public Outreach Materials e. Revised Public Review Draft LCPA	a. May 30, 2023 b. July 30, 2023 c. November 30, 2023 d. May 30, 2024 e. May 30, 2024

Task 4. LCP Amendments Adoption and CCC Submittal	Start June 2024; End December 2024
4.1 Prepare staff reports	June-Sept. 2024
4.2 Hold public hearings and adopt LCPA	Sept-November 2024
4.3 Submit adopted LCPA to CCC	December 2024
Outcome/Deliverables a. Staff Reports to Planning Commission and City Council b. Adopted LCPA c. LCPA Submittal to CCC	a. Aug. 30, 2024 to PC; Sept. 30, 2024 to CC b. Sept. 28 PC Recommendation; Nov. 10, 2024 City Council adoption c. December 14, 2024

Benchmark Schedule

ACTIVITY	COMPLETION DATE
Work Plan	December 30, 2022
Technical Studies Memo	September 29, 2023
LCPA Public Review Draft	November 13, 2023
LCPA Revised Public Review Draft	May 30, 2024
Public Outreach	Ongoing, with materials submitted May 30, 2024
City Council Hearing to Adopt LCPA	November 10, 2024
Coastal Commission LCPA Submittal Package	December 14, 2024

Application Budget Information

Funding Request: \$100,000

Total Project Cost: \$100,000

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
LABOR COSTS¹			
County/City Staff Labor			
Task 1 – Task name			
Task 2 – Task name			
Task 3 – Task name, etc.			
Total Labor Costs	\$0	\$0	\$0
DIRECT COSTS			
County/City Staff Project Supplies			

¹ Amount requested should include total for salary and benefits.

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
A			
B, etc.			
Total			\$0
County/City Staff Travel In State²			
Mileage			
Hotel, etc.			
Total			\$0
Consultants³/Partners			
Consultant			
Task 1 – Project Management	\$7,000		\$7,000
Task 2 – Research and Document Review	\$23,000		\$23,000
Task 3 – Targeted LCPA	\$60,000		\$60,000
Task 4 – LCPA Adoption and Submittal	\$10,000		\$10,000
Consultants Total	\$100,000		\$100,000
Total Direct Costs	\$100,000		\$100,000
OVERHEAD/INDIRECT COSTS⁴			
Total County/City Staff Overhead/Indirect Costs	\$0	\$0	\$0
TOTAL PROJECT COST	\$100,000	\$0	\$100,000

² Travel reimbursement rates are the same as similarly situated state employees.

³ All consultants must be selected pursuant to a bidding and procurement process that complies with all applicable laws.

⁴ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for "Total Labor."

Application Checklist

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

- Signed LCP Grant Application Form (.pdf)

- Project Proposal (.docx)
 - Project Description, Task Descriptions, Schedule, Budget, and Supplemental Information

- Signed Resolution (.pdf)

- All documents combined into a single PDF file (.pdf)