

**AMENDMENT NO. 2 TO  
AGREEMENT # PWD-EMC-188-22-23  
EMC PLANNING GROUP**

**COASTAL ENGINEERING AND ADAPTATION PLANNING PROJECT**

1. This Amendment (the "Amendment") is made by **City of Carmel-by-the-Sea ("CITY")** and **EMC Planning Group, Inc., ("CONSULTANT")** parties to Agreement #PWD-EMC-188-22-23 (the "Agreement") executed on November 3, 2022 and as amended in Amendment No. 1 executed on July 17, 2023.

2. The Agreement is amended as follows:

a. Exhibit "A" of the Agreement (**Scope of Services**) is modified as follows:

Incorporate attached **Exhibit A.2, Scope of Services for Hazard Policy Review and Revisions, Outreach, and Adaptation Pathway Development.**

b. Exhibit "B" of the Agreement (**Compensation and Fee Schedule**) is modified as follows:

Incorporate attached **Exhibit B.2, Compensation and Fee Schedule.** CITY shall pay CONSULTANT an amount not to exceed **Four Hundred and Fifty Thousand Dollars (\$450,000)** for the additional services included in Exhibit A.2. Therefore, the Maximum Authorized Expenditure under the Agreement, Amendment No. 1, and Amendment No. 2, is **Six Hundred and Twenty-Five Thousand Dollars (\$625,000).**

c. Exhibit "C" of the Agreement (**Project Schedule**) is modified as follows:

Incorporate **Exhibit C.2, Revised Project Schedule**, for the additional services included in Exhibit A.2.

d. Agreement Section 3, "**Agreement Term**", Paragraph A is modified as follows:

3.A. **Term.** The work under this Agreement will commence by November 2, 2022 and must be completed by June 30, 2026 unless sooner terminated or the City grants an extension of time in writing pursuant to the terms of this Agreement, except for provisions in this Agreement that will survive the termination or completion of this Agreement. Consultant will perform Change Order services as set out in Section 1.B, "Amendment of Services (Change Orders)", in a timely manner or in accordance with the agreed upon Change Order Project Schedule.

e. Agreement Section 5, "**Representatives and Communication**" is modified as follows:

5.A. **City's Project Representative.** The City appoints the individual named below as the City's Project Representative for the purposes of this Agreement (City's Project Representative"). The City may unilaterally change its project representative upon notice to the Consultant.

Name: Mary Bilse  
Title: Environmental Programs Manager

Address: PO Box CC, Carmel-by-the-Sea, CA 93921  
Telephone: (831) 620-2078  
Email: [mbilse@ci.carmel.ca.us](mailto:mbilse@ci.carmel.ca.us)

5.B. **Consultant's Project Manager.** Consultant appoints the person named below as its Project Manager for the purposes of this Agreement ("Consultant's Project Manager").

Name: Anastazia Aziz, AICP  
Title: Principal  
Address: 601 Abrego Street, Monterey, CA 93940  
Telephone: (831) 649-1799 ext. 206  
Email: [aziz@emcplanning.com](mailto:aziz@emcplanning.com)

3. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement or any earlier Amendment, the terms of this Amendment will prevail.
4. Each party represents and warrants that all necessary action has been taken by such party to authorize the undersigned to execute this Amendment and to bind the parties to the performance of its obligations.
5. This Amendment may be executed in counterparts, each of which will be deemed an original, and all of which, when taken together, constitute one and the same instrument. The Amendment will be considered executed when the signature of a party is delivered by facsimile or other electronic transmission. Such facsimile or other electronic signature will have the same effect as an original signature.
6. If any term, condition, or covenant of this Amendment is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Amendment will not be affected and the Amendment will be read and construed without the invalid, void or unenforceable provision.

**EMC Planning Group:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Michael Groves, President

**CITY:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Chip Rerig, City Administrator

**ATTEST:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Nova Romero, MMC, City Clerk

**EXHIBIT A.2**  
**Scope of Services for Hazard Policy Review and Revisions,  
Outreach, and Adaptation Pathway Development**

**A. PROJECT DESCRIPTION**

The City of Carmel-by-the-Sea's Local Coastal Program (LCP) was certified by the Coastal Commission in 2004. The LCP includes a policy document, the Land Use Plan, and a set of ordinances and resolutions to implement those policies, the Coastal Implementation Plan. The Land Use, Circulation, Coastal Access, Recreation, and Coastal Resource Management elements of the City's General Plan have been combined with its Local Coastal Land Use Plan to ensure coordination of these two policy documents. The Coastal Implementation Plan consists of Carmel Municipal Code Chapter 17 as well as Coastal Implementation Plan appendices which include the City's Shoreline Management Plan (Appendix A).

Climate change is one of the most significant policy areas to emerge since the certification of Carmel's LCP in 2004, and statewide attention has focused on sea level rise and climate change considerations for local jurisdictions. As a response, in August 2022, the Carmel City Council adopted the Climate Action Plan and Climate Adaptation Plan. The City provided \$175,000 to fund EMC Planning Group, Integral Consulting, and Haro Kasunich Associates (HKA) to complete Phase 1 work to: assess the conditions and lifespans of existing coastal protection structures, analyze historic blufftop and beach width changes, and model coastal hazard exposure within the City of Carmel's Coastal Zone. Phase 1, Task 1 (Coastal Engineering Condition Evaluation) and Phase 1, Task 2 (Shoreline and Beach Change Analysis) are complete. Phase 1, Task 3 (Shoreline and Beach Erosion Modeling) and Task 4 (Coastal Hazard and Sea Level Rise Vulnerability, High Priority Adaptation Identification, and Action Plan) are nearing completion. Phase 1, Task 5 (Policy Review) is complete.

The Coastal Commission LCP Grant Agreement funds the Phase 2 policy work that will build off the technical work done in Phase 1 and will update the City's LCP to address coastal hazards based on the findings of the Phase 1 technical studies funded by the City of Carmel. Policy updates will be focused on the Coastal Hazards section of the LCP and will address sea level rise and associated hazards, areas of vulnerability, preferred adaptation strategies, potential coastal resiliency projects, and coastal hazards mapping. Specifically, Phase 2 will include: 0) Consultant project management, including \$50,000 for City staff project management; 1) develop recommendations for policy and project approaches and identify high priority adaptations; 2) public outreach and community engagement; 3) conduct a socio-economic analysis including developing a cost analysis for certain implementation strategies; 4) develop adaptation strategies for short, medium and long term projects as well as monitoring triggers for steps to move to the next phase of adaptation; 5) prepare draft language for coastal hazards LCP policy updates; 6)

prepare a Draft LCP Amendment for LCP sections for consistency with Coastal Hazards; and 7) prepare an LCP Amendment to update coastal hazard policies. This effort would result in an updated LCP that identifies areas of coastal vulnerability in the City of Carmel, addresses environmental justice needs, and plans for coastal resiliency and climate adaptation projects.

Carmel-by-the-Sea aims to complete these tasks expeditiously to ensure that coastal hazards are fully addressed and planned for in the LCP.

**B. TASKS**

**Hazards Policy Review and Revisions, Outreach and LCP Amendment**

**Task 0 – Project Management**

This task includes billing hours after the City issues a purchase order to complete project administration, execution of subconsultant contracts, internal team coordination, a kickoff meeting, and quarterly progress calls with summary notes. EMC Planning Group, as Prime, will take the lead for the consultants on project management and administration. The City staff is also requesting funds (\$50,000, to be reimbursed directly to Coastal Commission) to support staff participation and project management in the various project tasks.

**Task 1 – Adaptation Feasibility**

Integral will summarize the wide range of possible adaptation strategies (projects and policy, green vs gray) and briefly describe the secondary consequences of each and using our professional judgement and experiences to identify adaptation strategies that should be left on the table and presented to the community for further analysis and discussion in Phase 2. We will also identify high priority adaptations that have a very good chance of needing to be implemented over the next 10 years. Some of the feasibility criteria for adaptation will include secondary consequences, regulatory viability, as well as initial construction and ongoing maintenance costs. Essentially this will identify which adaptation tools remain on the table for community discussion, which ones are ruled out, and which are of higher priority that should be expedited to the City planning and permit phase. Integral will lead this task with input on costs from HKA and EMC write up for policy approaches.

**Deliverables:**

- Draft tables summarizing feasibility, recommendations for policy and project approaches, and identify high priority adaptations, sent to City and CCC staff for 6-week review
- Final tables reflecting City and CCC comments as appropriate

## **Task 2 – Public Outreach and Engagement**

EMC Planning Group and Integral will prepare and present to the Climate Committee, City Council, Planning Commission, and others (\$5K per meeting for prep, staff support for staff reports, technical presentation development, participation, travel, and follow ups). Assist staff to identify and engage low-income communities as well as California Native American Tribes and develop outreach and meetings to solicit meaningful engagement. Attended by Integral and EMC lead. EMC will prepare an outreach plan to engage broader community members such as non-homeowners, members of surrounding communities (Carmel Valley, Big Sur, Monterey, Pacific Grove, etc.), and frequent visitors. Such outreach efforts could include email lists, radio announcements, beach and grocery store informational postings, and a dedicated website for content development prepared and managed by EMC Planning Group. Phase 2 Task 3 (socio-economic analyses) will help inform outreach strategies and groups to target.

### **Deliverable:**

- Technical content and preparation for at least eleven (11) presentations, including: two (2) Climate Committee, two (2) Forest and Beach Commission, one (1) Planning Commission, up to (2) City Council, two (2) Public Workshops, and up to (2) Coastal Commission hearings led by Integral and EMC Planning Group (these hearings and presentations are inclusive of all anticipated hearings and presentations for the project, and are listed again below for applicable Tasks);
- Draft Outreach Plan sent to City and CCC staff for 6-week review
- Final Outreach Plan
- Website content
- Outreach and Education materials.

## **Task 3 – Socio-Economic Analyses**

Integral will lead this socio-economic analysis, which will build upon data collected from Phase 1 Task 4 (Coastal Hazard and Sea Level Rise Vulnerability, High Priority Adaptation Identification, and Action Plan) and Phase 2 Task 1 (Adaptation Feasibility) to analyze changes to City revenue streams, asset values and non-market beach and coastal recreational use values from a 'business as usual' approach. This task includes a travel-cost survey to understand visitation patterns and values associated with recreational and tourism use of Carmel's coast, to help guide preferences for adaptation approaches. This task will also include the purchase of cellphone data, to better understand the source of visitors to the area, and the importance of access to the coastline of Carmel to residents of inland communities, particularly during high heat events. This is important to understand both the aggregate value of non-market values of the Carmel coastline (as values are a product of the daily use estimates from the travel cost survey and the number of visitors),

but also to examine the feasibility and equitability of different funding and financing options, such as tourism taxes and daily parking fees. Analysis of cellphone data will be based on geo-fencing of points of interest (access points, coastal reserves), and analysis of the ‘home’ location of visitor cellphone devices. The methodology will be similar to that employed by [Merrill et al 2020](#), with advisory input from Associate Professor Kiki Patsch at California State University Channel Islands, who has experience in the use of this data in central California. Finally, this task will include developing indicative cost estimates for construction and maintenance costs associated with various prioritized adaptation strategies, based on unit cost information, to inform the benefit cost analysis (BCA). The results of the data collection and initial analysis will be used to refine a site-specific benefit cost assessment, to evaluate economic and fiscal changes from the baseline case ‘business as usual’ for community/City selected adaptation strategies.

**Deliverables:**

- Draft technical memo of survey and economic results with maps and tabular data, sent to City and CCC staff for 6-week review
- Final technical memo of survey and economic results with maps and tabular data incorporating City and CCC comments as appropriate
- Two (2) presentations to either the Climate Committee, Planning Commission, Forest and Beach Commission or City Council presented by EMC Planning Group or Integral.

**Task 4 – Adaptation Pathway Development**

Using results of Phase 1 Task 4 (Coastal Hazard and Sea Level Rise Vulnerability, High Priority Adaptation Identification, and Action Plan) and Phase 2 Tasks 1, 2 and 3, develop one adaptation pathway for each of the four sections of the City’s coastline (North Beach, North Dunes, Central Beach, and South Beach) by identifying appropriate adaptation strategies for the short, medium and long term (by time and/or SLR elevation), as well as monitoring triggers for initiating planning steps to move to the next phase of adaptation. This Task will also include engineering cost estimates for potential adaptation pathways, including how to pay for adaptation over time.

**Deliverables:**

- Short draft technical memo on monitoring needs and adaptation pathway graphics for each coastline section. Cost estimates and funding options for adaptation pathways, sent to City and CCC staff for 6-week review
- Final technical memo and adaptation pathway graphics, incorporating City and CCC staff comments as appropriate
- One presentation to either the Climate Committee, Planning Commission, Forest and Beach Commission or City Council attended by Integral and EMC.

### **Task 5 – Revised Coastal Hazard Policies**

After identifying triggers and thresholds, develop draft coastal hazards policies as needed based on results of hazard policy review, public outreach, the adaptation feasibility and adaptation pathway development, the socio-economic analysis and the Phase 1 Coastal Engineering and Hazard Assessment. This Phase includes LUP and IP policy drafting and coordination with Coastal and City staff to identify and prepare draft language for Coastal Hazards LCP policy areas updates.

#### **Deliverables:**

- 1-2 meetings with California Coastal Commission staff to discuss draft coastal hazard policies and obtain Coastal staff’s guidance on scope and policy priorities for the LCP Amendment.
- Draft LUP and IP Amendments sent to City and CCC staff for 6-week review
- Final LUP and IP Amendments, incorporating City and CCC staff comments as appropriate
- One presentation to the appropriate City body attended by EMC.

### **Task 6 – Additional Potential Policy Area Updates**

This Task leaves time and budget for Amendments to other sections of the LCP, if such Amendments become necessary to maintain consistency throughout the entire LCP. For example, new Coastal Hazards policies may trigger inconsistencies with current Public Access or ESHA policies, which would then need to be updated to maintain consistency throughout the LCP. If no additional Amendments become necessary, the City will request an informal Amendment to reallocate the Task 6 funds within the Budget.

#### **Deliverables:**

- Draft LCP Amendments in sections of the LCP other than the Coastal Hazards chapter, for 6-week City and CCC staff review
- Final LCP Amendments in sections of the LCP other than the Coastal Hazards chapter, reflecting City and CCC comments as appropriate

### **Task 7 – LCP Amendment**

Task 7 will be focused on integrating the policies written in Task 5 and Task 6 into a draft LCP and evaluating programmatic changes, and implementation language and making other necessary Amendments to the LCP based on the hazards work completed in the previous tasks. This will result in an updated, uniform, conforming LCP that is internally consistent between all coastal resource policy areas.

This task will result in a final LCP Amendment that focuses on integrating the Coastal Hazard policy updates into other policy area updates, as necessary. This Task will include working with

Coastal Commission staff to revise the policies and zoning around the coastal hazards and social vulnerability findings such that future uses are consistent with the City's LCP policies.

Amendments to the Implementation Plan (IP) will be done concurrently with the Amendments to the Land Use Plan (LUP), as necessary. Task 7 includes the following:

- Preparation of an Administrative and Draft version of the LCP;
- Submit draft LCP Amendments for 6-week City and Coastal Commission staff review;
- Meet with Coastal Commission staff;
- Present draft LCP Amendments at a public workshop for input and discussion;
- Develop revised draft LCP Amendments that addresses feedback received to date;
- Prepare the Final Coastal Hazards and Sea Level Rise Draft LCP documents (and any associated LCP Amendments);
- Attend and present at the Planning Commission Hearing (LCP Coastal Hazards and LCP Amendments adoption);
- Attend and present at the City Council Hearing (LCP Coastal Hazards LCP and Amendments adoption);
- Attend the Coastal Commission LCP Amendments (Coastal Hazards LCP and Amendments) Certification hearing and assist the City with response to questions, if needed;
- If the Coastal Commission approves the LCP Amendment with suggested modifications, then there will be another City Council hearing to accept the suggested modifications; and
- Second Coastal Commission Hearing for certification review.

**Deliverables:**

- Administrative draft LCP Amendment(s) for City and 6-week Coastal Commission staff review.
- Draft LCP Amendment(s) for public review, revised to reflect City and CCC staff comments.
- Local hearing package: Revised draft LCP Amendments for adoption consideration; final Coastal Hazards and Sea Level Rise Draft LCP documents
- Up to four (4) meetings with City and Coastal Commission staff to discuss Amendments.
- One (1) public workshop to consider draft LCP Amendments.
- One (1) Planning Commission Hearing.
- Up to two (2) City Council Hearings.
- Up to two (2) Coastal Commission Hearings.

**Note:** All documents will be produced as electronic format files (Word and Adobe pdf).

**Exhibit B.2  
Compensation and Fee Schedule**

<b><i>Scope of Work</i></b>	<b><i>Fee Schedule</i></b>
<b>Task 0 – Project Management</b>	<b>\$68,745</b>
<b>Task 1 – Adaptation Feasibility</b>	<b>\$27,260</b>
<b>Task 2 – Public Outreach and Engagement</b>	<b>\$62,320</b>
<b>Task 3 – Socio-Economic Analyses</b>	<b>\$63,850</b>
<b>Task 4 – Adaptation Pathway Development</b>	<b>\$87,180</b>
<b>Task 5 – Revised Coastal Hazard Policies</b>	<b>\$50,240</b>
<b>Task 6 – Additional Potential Policy Area Updates</b>	<b>\$35,740</b>
<b>Task 7 – LCP Amendment</b>	<b>\$54,665</b>
<b><i>Consultants Total</i></b>	<b>\$450,000</b>
<b>Total Budget Not-to-Exceed</b>	<b>\$450,000</b>

Tasks will continue to be billed on a time and materials basis. Hourly rates shown in the following pages will be in effect for the duration of Amendment No. 2 services.

# EMC FEE SCHEDULE

(Effective January 1, 2024)

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<b>Principals</b>	<b>Hourly Billing Rate</b>	
Senior Principal .....	\$295.00	
Principal .....	\$275.00	
<b>Planners</b>		
Principal Planner .....	\$235.00	
Senior Planner .....	\$205.00	
Associate Planner .....	\$175.00	
Assistant Planner .....	\$140.00	
<b>Biologists</b>		<b>Monitoring Rate</b>
Principal Biologist .....	\$225.00	(\$150.00)
Senior Biologist .....	\$185.00	(\$130.00)
Associate Biologist .....	\$170.00	(\$120.00)
Assistant Biologist .....	\$125.00	(\$100.00)
<b>Archaeologist</b>		
Registered Professional Archaeologist .....	\$145.00	
<b>Support Staff</b>		
Desktop Publisher .....	\$150.00	
Executive Assistant/Production Manager .....	\$125.00	
Administrative Assistant .....	\$115.00	
GIS/Graphics Technician .....	\$140.00	

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This fee schedule is exclusive of direct reimbursable expenses, such as word processing, editing, printing, copying, travel, lodging, dining, communications, supplies, equipment rental, etc. All expenses are billed at cost plus fifteen percent (15%) for administration. All outside services are billed at cost plus fifteen percent (15%) for administration. This fee schedule is subject to revision at any time.

A retainer of up to fifty percent (50%) of the approved contract amount may be required for new clients or projects. Invoices are due and payable within 30 days. Past due balances are subject to a service charge of one and one-half percent (1.5%) per month. Service charges are in addition to approved contract amount.

Expert witness services are provided at a fifty percent (50%) mark-up.

## Integral Fee Schedule 2024

David Revell	\$ 280
Matt Jamieson	\$ 215
Dave Anning	\$ 250
Luc/Nicole/Sydney	\$ 165
Ashley/Rae/Kiki	\$ 190
Charles Lester	\$ 265
Admin/Production	\$ 145

**Exhibit C.2  
Revised Project Schedule**

Project start/end dates: 12/18/23 – 4/30/2026

<b>Task 1. Adaptation Feasibility</b>	<b>Projected start/end dates: 12/18/2023 – 7/31/2024</b>
1.1 Prepare Draft tables summarizing feasibility, recommendations for policy and project approaches, and identify high priority adaptations	December 18, 2023 – June 28, 2024
1.2 Prepare Final tables reflecting City and CCC comments as appropriate	July 1, 2024 – July 31, 2024
Outcome/Deliverables: a. Draft tables summarizing adaptation feasibility b. Final tables summarizing adaptation feasibility	a. June 28, 2024 b. July 31, 2024
<b>Task 2. Public Outreach and Engagement</b>	<b>Projected start/end dates: 3/1/2024 – 4/30/2026</b>
2.1 Prepare technical content and preparation of eight (8) presentations	March 1, 2024 – December 31, 2024
2.2 Prepare Draft Outreach Plan	March 1, 2024 – March 15, 2024
2.3 Prepare Final Outreach Plan	March 22, 2024 – March 29, 2024
2.4 Provide Website Content	April 1, 2024 – April 30, 2024
2.5 Prepare Outreach and Education Materials	March 1, 2024 – April 30, 2024
Outcome/Deliverables a. Technical content and 8 presentations b. Draft Outreach Plan c. Final Outreach Plan d. Website Content e. Outreach and Education Materials	a. April 30, 2026 b. March 15, 2024 c. March 29, 2024 d. April 30, 2024 e. April 30, 2024
<b>Task 3. Socio-Economic Analysis</b>	<b>Projected start/end dates: 1/2/2024 – 7/31/2024</b>
3.1 Prepare draft technical memo of survey and economic results	January 2, 2024 – March 1, 2024
3.2 Prepare final technical memo of survey and economic results	March 29, 2024 – April 12, 2024
3.3 Two presentations to Commission/Council	May 1, 2024 – July 31, 2024
Outcome/Deliverables a. Draft technical memo of survey and	a. March 1, 2024 b. April 12, 2024

<ul style="list-style-type: none"> <li>economic results</li> <li>b. Final technical memo of survey and economic results</li> <li>c. Two Presentations to Commission/Council</li> </ul>	<ul style="list-style-type: none"> <li>c. July 31, 2024</li> </ul>
<b>Task 4. Adaptation Pathway Development</b>	<b>Projected start/end dates: 4/1/2024 – 12/31/2024</b>
4.1 Develop adaptation pathway for each of the four sections of Carmel Beach	April 1, 2024 – August 16, 2024
4.2 Prepare engineering cost estimates for potential adaptation strategies	April 1, 2024 – August 16, 2024
4.3 One presentation to Commission/Council	September 2, 2024 – December 31, 2024
<p>Outcome/Deliverables</p> <ul style="list-style-type: none"> <li>a. Draft technical memo on monitoring needs and adaptation pathway</li> <li>b. Final memo on monitoring needs and adaptation pathway</li> <li>c. Engineering cost estimates for potential adaptation strategies</li> <li>d. One presentation to Commission/Council</li> </ul>	<ul style="list-style-type: none"> <li>a. August 1, 2024</li> <li>b. August 16, 2024</li> <li>c. August 16, 2024</li> <li>d. December 31, 2024</li> </ul>
<b>Task 5. Revised Coastal Hazard Policies</b>	<b>Projected start/end dates: 1/2/2024 – 12/31/2024</b>
5.1 Identify and prepare draft language for coastal hazards LCP policy updates	January 2, 2024 – August 16, 2024
5.2 Prepare final policy language	August 19, 2024 – December 31, 2024
<p>Outcome/Deliverables</p> <ul style="list-style-type: none"> <li>a. 1-2 meetings with California Coastal Commission staff</li> <li>b. Draft policy language shown embedded in LUP and IP</li> <li>c. Final policy language</li> <li>d. One presentation to Commission/Council</li> </ul>	<ul style="list-style-type: none"> <li>a. March 29, 2024</li> <li>b. September 30, 2024</li> <li>c. December 31, 2024</li> <li>d. December 31, 2024</li> </ul>
<b>Task 6. Additional Potential Policy Area Updates</b>	<b>Projected start/end dates: 3/15/2024 – 4/1/2025</b>
6.1 Preparation of Draft LCP Amendment other than Coastal Hazards	March 15, 2024 – April 1, 2025
6.2 Preparation of Final LCP Amendment other than Coastal Hazards	April 1, 2025 – May 1, 2025
<p>Outcome/Deliverables</p> <ul style="list-style-type: none"> <li>a. Draft LCP Amendment other than</li> </ul>	<ul style="list-style-type: none"> <li>a. February 14, 2025</li> <li>b. May 1, 2025</li> </ul>

Coastal Hazards b. Final LCP Amendment other than Coastal Hazards	
<b>Task 7. LCP Amendment</b>	<b>Projected start/end dates: 1/1/2025 – 2/15/2026</b>
7.1 Preparation of Admin. Draft LCP Amendment and 6-week City and CCC Review	January 1, 2025 – March 15, 2025
7.2 Preparation of Draft LCP Amendment	March 15, 2025 – April 16, 2025
7.3 Meeting with Coastal Commission staff	March 1, 2025 – March 10, 2025
7.4 Present draft LCP Amendment at a public workshop	March 30, 2025
7.5 Prepare revised Draft LCP Amendment	April 1, 2025 – May 1, 2025
7.6 Prepare Final Coastal Hazards and Sea Level Rise Draft LCP documents	May 1, 2025 – June 15, 2025
7.7 Public Workshop	June 30, 2025
7.8 One Presentation to Planning Commission Hearing	July 15, 2025
7.9 One Presentation to City Council Hearing	August 30, 2025
7.10 Attend Coastal Commission LCP Amendment Hearing	October 30, 2025
7.11 City Council Hearing to Accept Coastal Commission Suggested Modifications (as needed)	December 1, 2025
7.12 Coastal Commission Certification Review Hearing (as needed)	February 15, 2026
<b>Outcome/Deliverables</b> a. Admin. Draft LCP Amendment b. Draft LCP Amendment c. Meeting with Coastal Commission d. Revised Draft LCP Amendment e. Final Coastal Hazards and Sea Level Rise Draft LCP documents f. Public Workshop g. Planning Commission Hearing h. City Council Hearing i. Coastal Commission Hearing j. City Council Hearing – Accept Suggested Modifications k. Second Coastal Commission Hearing	a. March 15, 2025 b. April 16, 2025 c. March 10, 2025 d. May 1, 2025 e. June 15, 2025 f. June 30, 2025 g. July 15, 2025 h. August 30, 2025 i. October 30, 2025 j. December 1, 2025 k. February 15, 2026