



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

To: Honorable Mayor and Members of City Council

From: Mark Brodeur, Community & Economic Development Director

Meeting Date: February 3, 2016

Subject: Professional Planning Services Agreement Amendment with EMC
Planning Group for Local Coastal Plan & Reimbursement
Agreement
This action is not a project under section 15378 of the CEQA
Guidelines, set forth in California Administrative Code, Title 14,
CEQA: Section 15000, et seq.

RECOMMENDATION

Approve a resolution authorizing the City Manager to execute agreement amendment #4 until December 31, 2016 with EMC Planning Services, to provide professional planning services for the Local Coastal Program, in an amount not-to-exceed \$31,163 for a total project amount of \$268,529.

DISCUSSION

In April 2014, the City of Pacific Grove was awarded a \$130,000 grant from Coastal Commission to update the City's 1989 Local Coastal Program Land Use Plan, draft an accompanying Implementation Plan, and achieve Coastal Commission certification. Achieving certification enables the City to permit land use development in the Coastal Zone without additional Coastal Commission staff permitting. Currently land owners in the Coastal Zone must obtain permit approval from the City of Pacific Grove, and then go through a second permitting process with the Coastal Commission before applying for building permits. This process adds time and risk to property owners. Approximately 17.5% of the City is located in the coastal zone which includes a number of City owned properties.

In May 2014, the City requested Statement of Qualifications and Bid Proposals for consultant services to update the existing LCP, develop an Implementation Plan with the goal of full certification from the Coastal Commission. EMC was awarded the contract by Council on July 16, 2014 for a total amount of \$183,000. The Coastal Commission grant funded \$130,000 and the balance funded from the CEDD consultant services budget.

Amendment #4

In order to meet the 2016 tentative timeline, an agreement amendment an amount not-to-exceed \$31,163 is necessary to provide expedited review, attendance at additional meetings, and document revisions. If approved, the scope of work would include:

- Attendance at Planning Commission and Council meetings where the LCP is discussed;
- Conduct a Joint Workshop for both Council and Planning Commission;

- Production of Final documents for submission to Coastal Commission;
- Additional meetings with staff;
- Project management and coordination;
- Attendance at Coastal Commission meetings.

Previous Amendments

The original contract has been amended three times to date for the following:

- Amendment #1 was executed on February 23, 2015. The amendment moved funds from Task 5 Community Engagement and Task 6 Adoption and Certification of Hearings to Task 2 Technical Research and Background Report, in order to adequately cover the background and technical report costs required by the Coastal Commission. Data collection and hazard modeling was more costly and time consuming than originally anticipated due to difficulty obtaining GIS information from outside sources.
- Amendment #2 executed on September 15, 2015, authorized an additional \$22,882 in funds for two additional workshops held in Fall 2015.
- Amendment #3 executed on October 17, 2015 for \$31,794, provided for additional consultant services to address the additional public comments received during the extended outreach period, and includes an Implementation Plan workshop..

This action is not a project under section 15378 of the CEQA Guidelines, set forth in California Administrative Code, Title 14, Section 15000, et seq.

FISCAL IMPACT

Funding for the amendment is contingent on Council approving the Reimbursement Agreements with Domaine Partners, which will reimburse the City for this amendment. Allocation of the funding and expenses are included in the budget modification for \$31,163.

ATTACHMENTS

1. Draft Resolution
2. EMC Amendment No. 4
3. EMC Agreement executed July 2014
4. EMC Amendment No. 1
5. EMC Amendment No. 2
6. EMC Amendment No. 3
7. Map of Coastal Zone

Respectfully submitted,



Mark Brodeur, Director
Community & Economic Development Dept.

Reviewed by:

Ben Harvey

Ben Harvey
Interim City Manager

RESOLUTION NO. 16-____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE
AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENT AMENDMENT
NO. 4 WITH EMC PLANNING SERVICES TO PREPARE AND SEEK
CERTIFICATION OF A FULLY CERTIFIED LOCAL COASTAL PROGRAM (LCP)**

FINDINGS

1. On July 16, 2014 Council executed a contract with EMC Planning Services to prepare and seek certification of a fully certified Local Coastal Program (LCP). The contract was funded by a Coastal Commission grant of \$130,000 and City funds of \$53,000 which were budgeted for consultant work for the FY 14/15.
2. The scope of work includes Coastal Commission Engagement, Technical Research and Background Report, Focused Coastal Land Use Plan Update, Coastal Implementation Plan (IP), Community Engagement, and Adoption and Certification Hearings.
3. On February 23, 2015 Amendment No. 1 was executed. The overall contract budget remained unchanged. The amendment moved funds from Task 5, Community Engagement and Task 6 Adoption and Certification of Hearings to Task 2 Technical Research and Background Report in order to adequately cover the background and technical report costs required by the Coastal Commission. Data collection and hazard modeling was more costly and time consuming than originally anticipated due to difficulty obtaining GIS information from outside sources.
4. Amendment No. 2, executed on September 15, 2015, authorized an additional \$22,881.00 in contract funds for two additional workshops held in Fall 2015.
5. Amendment No. 3 for \$31,794.00 provides additional consultant services to address the additional public comments received during the extended outreach period and includes a workshop related to the Implementation Ordinances.
6. On January 20, 2016 Council endorsed a 2016 timeline for the Local Coastal Program. In order to meet the 2016 tentative timeline, Amendment #4 in an amount not-to-exceed \$31,163 provides for expedited review, attendance at Planning Commission and Council meetings where the LCP is discussed, conduct a Joint Workshop for both Council and Planning Commission, production of Final documents for submission to Coastal Commission, additional meetings with staff, project management and coordination and attendance at Coastal Commission meetings.

7. This action does not constitute a "Project" as that term is defined under the California Environmental Quality Act (CEQA), CEQA Guideline Section 15378, as the submittal of a grant application is an administrative activity that will not cause a physical change to the environment.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE:

1. The Council determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Resolution.
2. The Council authorizes authorizing the City Manager to execute an Amendment No. 4 with EMC PLANNING SERVICES for a Certified Local Coastal Program, in an amount not to exceed \$31,163.
.
3. This Resolution shall take effect immediately following passage and adoption thereof.

PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE
this 3rd day of February, 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

BILL KAMPE, Mayor

ATTEST:

SANDRA KANDELL, Deputy City Clerk

APPROVED AS TO FORM:

DAVID C. LAREDO, City Attorney

AMENDMENT NO. 4
TO THE CITY OF PACIFIC GROVE AGREEMENT FOR PROFESSIONAL SERVICES
WITH EMC PLANNING GROUP FOR PROVIDING A CERTIFIED LOCAL COASTAL
PROGRAM, INCLUDING AN UPDATED LAND USE PLAN (LUP) AND NEW
IMPLEMENTATION PLAN (IP) AND ASSOCIATED BACKGROUND DOCUMENTS
AND COMMUNITY AND COASTAL ENGAGEMENT

This Amendment No. 4 to the “Professional Services Agreement (“Agreement”) dated January 11, 2016 and entered into by and between the City of Pacific Grove, a California Public Agency (CITY) and EMC Planning Group, (hereinafter “CONTRACTOR”).

In consideration of the mutual covenants and conditions set forth in this Amendment, the parties agree as follows:

1. **Amended Exhibit A Pacific Grove Local Coastal Program Contract Amendment Request #4. See attached. All other terms and conditions in the Agreement shall remain.**

IN WITNESS WHEREOF, City and CONTRACTOR have executed this Agreement as of the day and year written below.

CITY OF PACIFIC GROVE

By:

Mark Brodeur, Director Community
and Economic Development Dept

Date:

By:

Tom Frutchev, City Manager

Date:

Approved as to Form

By:

City Attorney

Date:

CONTRACTOR

EMC Planning Group Inc.

Contractor's Business Name*

By:

(Signature of Chair, President, or
Vice-President)*

Date:

Michael Groves, AICP, President

By:

(Signature of Secretary, Asst. Secretary, CFO, or
Asst. Treasurer)*

Date:

Terri Wissler Adam, Secretary



Planning for Success.

January 11, 2016

Anastazia Aziz, AICP, Senior Planner
Community and Economic Development Department
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

Re: Pacific Grove Local Coastal Program Contract Amendment Request #4

Dear Anastazia:

This letter responds to the City's request for a scope of work and cost estimate for an expedited Local Coastal Program (LCP) schedule including production of a Final Revised Land Use Plan (LUP), additional costs for meetings to keep the expedited schedule on track, a joint City Council and Planning Commission workshop to review the LCP update process and Implementation Plan (IP) (scheduled for February 10th), and project management and coordination to ensure the project is on time and within budget.

As a component of the accelerated effort, we propose to supplement EMC Planning Group's current LCP team with one additional member, Ashley Hefner, Senior Planner with RRM Design Group. EMC Planning Group would utilize Ashley Hefner's expertise and past experience working in Pacific Grove to assist with review and comment response for portions of the LCP. Ms. Hefner will be added as a subconsultant to EMC Planning Group team on a time and materials basis as needed to facilitate the LCP project.

EMC Planning Group is providing an estimated budget for contracting Ashley Hefner and providing additional financial resources to the EMC Planning Group team to accelerate the LCP completion schedule. The estimated budget is just that, an estimate of financial compensation projected over the next six months of work effort to achieve a City Council approved LCP. This estimated budget may need to be supplemented as tasks within this work effort arise.

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

The current estimated LCP budget is as follows:

I. EMC Planning Group contracts with RRM:

• RRM-Ashley Hefner, 25 hours @ \$115/hour =	\$ 2,875.00
• EMC Planning Group overhead on RRM contract (10%) =	<u>\$ 287.50</u>
Subtotal Estimated Budget	\$ 3,162.50

II. EMC Planning Group additional financial resources for accelerating the LCP schedule:

• Pacific Grove LCP work tasks – accelerated =	\$23,000.00
• Pacific Grove LCP work tasks – contingency =	<u>\$5,000.00</u>
Subtotal Estimated Budget	\$28,000.00

Total Estimated Budget	\$31,162.50
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The amended budget is summarized in the following table:

Original Budget	\$182,691.00
Contract Amendment #1	\$0.00
Contract Amendment #2	\$22,881.75
Contract Amendment #3	\$31,794.00
Contract Amendment #4	\$31,162.50
Total New Amended Budget	\$268,529.25

If you have any questions regarding this request, please call me at 831.649.1799 ext. 201.

Sincerely,



Michael Groves AICP, President

cc: Mark Brodeur, Director

CITY OF PACIFIC GROVE AGREEMENT FOR PROFESSIONAL SERVICES
(MORE THAN \$35,000)

Attachment 3
Page 1 of 14

This Professional Services Agreement ("Agreement") is made by and between the City of Pacific Grove, a political subdivision of the State of California (hereinafter "City") and EMC Planning Group, Inc. (hereinafter "CONTRACTOR").

In consideration of the mutual covenants and conditions set forth in this Agreement, the parties agree as follows:

- 1. SERVICES TO BE PROVIDED.** The City hereby engages CONTRACTOR to perform, and CONTRACTOR hereby agrees to perform, the services described in **Exhibit A** in conformity with the terms of this Agreement. The services are generally described as follows: Provide a certified Local Coastal Program, including an updated land use plan (LUP) and new Implementation Plan (IP) and associated background documents and community and Coastal Commission engagement.
- 2. PAYMENTS BY CITY.** City shall pay the CONTRACTOR in accordance with the payment provisions set forth in **Exhibits A**, subject to the limitations set forth in this Agreement. The total amount payable by City to CONTRACTOR under this Agreement shall not exceed the sum of \$183,000.
- 3. TERM OF AGREEMENT.** The term of this Agreement is from July 16, 2014 to December 31, 2016, unless sooner terminated pursuant to the terms of this Agreement. This Agreement is of no force or effect until signed by both CONTRACTOR and City and with City signing last.
- 4. ADDITIONAL PROVISIONS/EXHIBITS.** The following attached exhibits are incorporated herein by reference and constitute a part of this Agreement:
Exhibit A: Scope of Services/Payment Provisions
- 5. PERFORMANCE STANDARDS.**
 - 5.01. CONTRACTOR warrants that CONTRACTOR and CONTRACTOR's agents, employees, and subcontractors performing services under this Agreement are specially trained, experienced, competent, and appropriately licensed to perform the work and deliver the services required under this Agreement and are not employees of the City, or immediate family of an employee of the City.
 - 5.02. CONTRACTOR, its agents, employees, and subcontractors shall perform all work in a safe and skillful manner and in compliance with all applicable laws and regulations. All work performed under this Agreement that is required by law to be performed or supervised by licensed personnel shall be performed in accordance with such licensing requirements.
 - 5.03. CONTRACTOR shall furnish, at its own expense, all materials, equipment, and personnel necessary to carry out the terms of this Agreement, except as otherwise specified in this Agreement. CONTRACTOR shall not use City premises, property (including equipment, instruments, or supplies) or personnel for any purpose other than in the performance of its obligations under this Agreement.

6. PAYMENT CONDITIONS.

6.01. CONTRACTOR shall submit to the Contract Administrator an invoice on a form acceptable to City. If not otherwise specified, the CONTRACTOR may submit such invoice periodically or at the completion of services, but in any event, not later than 30 days after completion of services. The invoice shall set forth the amounts claimed by CONTRACTOR for the previous period, together with an itemized basis for the amounts claimed, and such other information pertinent to the invoice as the City may require. The Contract

Administrator or his or her designee shall certify the invoice, either in the requested amount or in such other amount as the City approves in conformity with this Agreement, and shall promptly submit such invoice to the City Administrative Services Director for payment. The City Administrative Services Director shall pay the amount certified within 30 days of receiving the certified invoice.

6.02. CONTRACTOR shall not receive reimbursement for travel expenses unless set forth in this Agreement.

7. TERMINATION.

7.01. During the term of this Agreement, either party may terminate the Agreement for any reason by giving written notice of termination to the other party at least fourteen (14) days prior to the effective date of termination. Such notice shall set forth the effective date of termination. In the event of such termination, the amount payable under this Agreement shall be reduced in proportion to the services provided prior to the date of termination.

7.02. The City may cancel and terminate this Agreement for good cause effective immediately upon written notice to CONTRACTOR. "Good cause" includes the failure of CONTRACTOR to perform the required services at the time and in the manner provided under this Agreement. If City terminates this Agreement for good cause, except for services performed in accordance with this Agreement, the City may be relieved of the payment of any consideration to CONTRACTOR, and the City may proceed with the work in any manner which City deems proper. The cost to the City shall be deducted from any sum due the CONTRACTOR under this Agreement.

8. INDEMNIFICATION.

8.01. Except for claims, liabilities or losses arising from professional services, CONTRACTOR shall indemnify, defend, and hold harmless the City, its officers, agents, and employees, from and against any and all claims, liabilities, and losses whatsoever (including damages to property and injuries to or death of persons, court costs, and reasonable attorneys' fees) occurring or resulting to any and all persons, firms or corporations furnishing or supplying work, services, materials, or supplies in connection with the performance of this Agreement, and from any and all claims, liabilities, and losses occurring or resulting to any person, firm, or corporation for damage, injury, or death arising out of or connected with the CONTRACTOR's performance of this Agreement, unless such claims, liabilities, or losses arise out of the sole negligence or willful misconduct of the City. "CONTRACTOR's performance" includes CONTRACTOR's action or inaction and the action or inaction of CONTRACTOR's officers, employees, agents and subcontractors.

8.02. As regarding claims, liabilities or losses arising from professional services, CONTRACTOR shall indemnify, defend, and hold harmless the City, its officers, agents, and employees, from and against any and all claims, liabilities, and losses to the extent such are caused by the negligent acts, errors or omissions of CONTRACTOR in performance of this Agreement.

9. INSURANCE.

9.01. Insurance Coverage Requirements: Without limiting CONTRACTOR's duty to indemnify, CONTRACTOR shall maintain in effect throughout the term of this Agreement a policy or policies of insurance with the following minimum limits of liability:

Commercial general liability insurance, including but not limited to premises and operations, including coverage for Bodily Injury and Property Damage, Personal Injury, Contractual Liability, Broadform Property Damage, Independent Contractors, Products and Completed Operations, with a combined single limit for Bodily Injury and Property Damage of not less than \$1,000,000 per occurrence.

✓ Exemption/Modification (Justification attached; subject to approval).

Business automobile liability insurance, covering all motor vehicles, including owned, leased, non-owned, and hired vehicles, used in providing services under this Agreement, with a combined single limit for Bodily Injury and Property Damage of not less than \$500,000 per occurrence.

✓ Exemption/Modification (Justification attached; subject to approval).

Workers' Compensation Insurance, if CONTRACTOR employs others in the performance of this Agreement, in accordance with California Labor Code section 3700 and with Employer's Liability limits not less than \$1,000,000 each person, \$1,000,000 each accident and \$1,000,000 each disease.

✓ Exemption/Modification (Justification attached; subject to approval).

Professional liability insurance, if required for the professional services being provided, (e.g., those persons authorized by a license to engage in a business or profession regulated by the California Business and Professions Code), in the amount of not less than \$1,000,000 per claim and \$2,000,000 in the aggregate, to cover liability for malpractice or errors or omissions made in the course of rendering professional services.

✓ Exemption/Modification (Justification attached; subject to approval).

9.02. Other Insurance Requirements. All insurance required by this Agreement shall be with a company acceptable to the City and issued and executed by an insurer authorized to transact Insurance business in the State of California. Unless otherwise specified by this Agreement, all such insurance shall be written on an occurrence basis, or, if the policy is not written on an occurrence basis, such policy with the coverage required herein shall continue in effect for a period of three years following the date CONTRACTOR completes its performance of services under this Agreement.

Each policy shall provide coverage for CONTRACTOR and additional insureds with respect to claims arising from each subcontractor, if any, performing work under this Agreement, or be accompanied by a certificate of insurance from each subcontractor showing each subcontractor has identical insurance coverage to the above requirements.

Commercial general liability and automobile liability policies shall provide an endorsement naming the City of Pacific Grove, its officers, agents, and employees as Additional Insureds with respect to liability arising out of the CONTRACTOR'S work, and shall further provide that such insurance is primary insurance to any insurance or self-insurance maintained by the City and that the insurance of the Additional Insureds shall not be called upon to contribute to a loss covered by the CONTRACTOR'S insurance. The required endorsement form for Commercial General Liability Additional Insured is ISO Form CG 20 10 11-85 or CG 20 10 10 01 in tandem with CG 20 37 10 01 (2000). The required endorsement form for Automobile Additional Insured endorsement is ISO Form CA 20 48 02 99.

Prior to the execution of this Agreement by the City, CONTRACTOR shall file certificates of insurance with the City's contract administrator and City's Contracts/Purchasing Division, showing that the CONTRACTOR has in effect the insurance required by this Agreement. The CONTRACTOR shall file a new or amended certificate of insurance within five calendar days after any change is made in any insurance policy which would alter the information on the certificate then on file. Acceptance or approval of insurance shall in no way modify or change the indemnification clause in this Agreement, which shall continue in full force and effect.

CONTRACTOR shall at all times during the term of this Agreement maintain in force the insurance coverage required under this Agreement and shall send, without demand by City, annual certificates to City's Contract Administrator and City's Contracts/Purchasing Division. If the certificate is not received by the expiration date, City shall notify CONTRACTOR and CONTRACTOR shall have five calendar days to send in the certificate, evidencing no lapse in coverage during the interim. Failure by CONTRACTOR to maintain such

insurance is a default of this Agreement which entitles City, at its sole discretion, to terminate this Agreement immediately.

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10. RECORDS AND CONFIDENTIALITY.

10.01. Confidentiality. CONTRACTOR and its officers, employees, agents, and subcontractors shall comply with any and all federal, state, and local laws which provide for the confidentiality of records and other information. CONTRACTOR shall not disclose any confidential records or other confidential information received from the City or prepared in connection with the performance of this Agreement, unless City specifically permits CONTRACTOR to disclose such records or information. CONTRACTOR shall promptly transmit to City any and all requests for disclosure of any such confidential records or information. CONTRACTOR shall not use any confidential information gained by CONTRACTOR in the performance of this Agreement except for the sole purpose of carrying out CONTRACTOR's obligations under this Agreement.

10.02. City Records. When this Agreement expires or terminates, CONTRACTOR shall return to City any City records which CONTRACTOR used or received from City to perform services under this Agreement.

10.03. Maintenance of Records. CONTRACTOR shall prepare, maintain, and preserve all reports and records that may be required by federal, state, and City rules and regulations related to services performed under this Agreement. CONTRACTOR shall maintain such records for a period of at least three years after receipt of final payment under this Agreement. If any litigation, claim, negotiation, audit exception, or other action relating to this Agreement is pending at the end of the three year period, then CONTRACTOR shall retain said records until such action is resolved.

10.04. Access to and Audit of Records. The City shall have the right to examine, monitor and audit all records, documents, conditions, and activities of the CONTRACTOR and its subcontractors related to services provided under this Agreement. Pursuant to Government Code section 8546.7, if this Agreement involves the expenditure of public funds in excess of \$10,000, the parties to this Agreement may be subject, at the request of the City or as part of any audit of the City, to the examination and audit of the State Auditor pertaining to matters connected with the performance of this Agreement for a period of three years after final payment under the Agreement.

10.05. Royalties and Inventions. City shall have a royalty-free, exclusive and irrevocable license to reproduce, publish, and use, and authorize others to do so, all original computer programs, writings, sound recordings, pictorial reproductions, drawings, and other works of similar nature produced in the course of or under this Agreement. CONTRACTOR shall not publish any such material without the prior written approval of City.

11. NON-DISCRIMINATION. During the performance of this Agreement, CONTRACTOR, and its subcontractors, shall not unlawfully discriminate against any person because of race, religious creed, color, sex, national origin, ancestry, physical disability, mental disability, medical condition, marital status, age (over 40), or sexual orientation, either in CONTRACTOR's employment practices or in the furnishing of services to recipients. CONTRACTOR shall ensure that the evaluation and treatment of its employees and applicants for employment and all persons receiving and requesting services are free of such discrimination. CONTRACTOR and any subcontractor shall, in the performance of this Agreement, fully comply with all federal, state, and local laws and regulations which prohibit discrimination. The provision of services primarily or exclusively to such target population as may be designated in this Agreement shall not be deemed to be prohibited discrimination.

12. COMPLIANCE WITH TERMS OF STATE OR FEDERAL GRANT. If this Agreement has been or will be funded with monies received by the City pursuant to a contract with the state or federal government in which the City is the grantee, CONTRACTOR will comply with all the provisions of said contract, to the extent applicable to CONTRACTOR as a subgrantee under said contract, and said provisions shall be deemed a part of

this Agreement, as though fully set forth herein. Upon request, City will deliver a copy of said contract to CONTRACTOR, at no cost to CONTRACTOR.

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13. INDEPENDENT CONTRACTOR. In the performance of work, duties, and obligations under this Agreement, CONTRACTOR is at all times acting and performing as an independent contractor and not as an employee of the City. No offer or obligation of permanent employment with the City or particular City department or agency is intended in any manner, and CONTRACTOR shall not become entitled by virtue of this Agreement to receive from City any form of employee benefits including but not limited to sick leave, vacation, retirement benefits, workers' compensation coverage, insurance or disability benefits. CONTRACTOR shall be solely liable for and obligated to pay directly all applicable taxes, including federal and state income taxes and social security, arising out of CONTRACTOR's performance of this Agreement. In connection therewith, CONTRACTOR shall defend, indemnify, and hold City harmless from any and all liability which City may incur because of CONTRACTOR's failure to pay such taxes.

City agrees not to solicit for employment the employees of CONTRACTOR who were directly involved in the performance of the services hereunder for the term of this Agreement and a period of one year after termination of this Agreement, except with the written permission of CONTRACTOR. Nothing in this paragraph shall preclude the City from publishing or otherwise distributing applications and information about job openings where such publication or distribution is directed to the general public.

14. NOTICES. Notices required under this Agreement shall be delivered personally or by first-class, postage pre-paid mail to the City's and CONTRACTOR'S contract administrators at the addresses listed below:

FOR CITY:	FOR CONTRACTOR:
Thomas Frutchey City Manager	Michael J. Groves, AICP President/Principal Planner
Name and Title	Name and Title
City Manager's Office 300 Forest Avenue Pacific Grove, CA 93950	EMC Planning Group, Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940
Address	Address
831-648-3106	831-649-1799
Phone	Phone

15. MISCELLANEOUS PROVISIONS.

15.01. Conflict of Interest. CONTRACTOR represents that it presently has no interest and agrees not to acquire any interest during the term of this Agreement which would directly or indirectly conflict in any manner or to any degree with the full and complete performance of the professional services required to be rendered under this Agreement.

15.02. Amendment. This Agreement may be amended or modified only by an instrument in writing signed by the City and the CONTRACTOR.

15.03. Waiver. Any waiver of any terms and conditions of this Agreement must be in writing and signed by the City and the CONTRACTOR. A waiver of any of the terms and conditions of this Agreement shall not be construed as a waiver of any other terms or conditions in this Agreement.

15.04. Contractor. The term "CONTRACTOR" as used in this Agreement includes CONTRACTOR's officers, agents, and employees acting on CONTRACTOR's behalf in the performance of this Agreement.

15.05. Disputes. CONTRACTOR shall continue to perform under this Agreement during any dispute. Contractor and the CITY hereby agree to make good faith efforts to resolve disputes as quickly as possible. In the event any dispute arising from or related to this Agreement results in litigation or arbitration, the prevailing party shall be entitled to recover all reasonable costs incurred, including court costs, attorney fees, expenses for expert witnesses (whether or not called to testify), expenses for accountants or appraisers (whether or not called to testify), and other related expenses. Recovery of these expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

15.06. Assignment and Subcontracting. The CONTRACTOR shall not assign, sell, or otherwise transfer its interest or obligations in this Agreement without the prior written consent of the City. None of the services covered by this Agreement shall be subcontracted without the prior written approval of the City. Notwithstanding any such subcontract, CONTRACTOR shall continue to be liable for the performance of all requirements of this Agreement.

15.07. Successors and Assigns. This Agreement and the rights, privileges, duties, and obligations of the City and CONTRACTOR under this Agreement, to the extent assignable or delegable, shall be binding upon and inure to the benefit of the parties and their respective successors, permitted assigns, and heirs.

15.08. Compliance with Applicable Law. The parties shall comply with all applicable federal, state, and local laws and regulations in performing this Agreement.

15.09. Headings. The headings are for convenience only and shall not be used to interpret the terms of this Agreement.

15.10. Time is of the Essence. Time is of the essence in each and all of the provisions of this Agreement.

15.11. Governing Law. This Agreement shall be governed by and interpreted under the laws of the State of California.

15.12. Non-exclusive Agreement. This Agreement is non-exclusive and both City and CONTRACTOR expressly reserve the right to contract with other entities for the same or similar services.

15.13. Construction of Agreement. The City and CONTRACTOR agree that each party has fully participated in the review and revision of this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendment to this Agreement.

15.14. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

15.15. Authority. Any individual executing this Agreement on behalf of the City or the CONTRACTOR represents and warrants hereby that he or she has the requisite authority to enter into this Agreement on behalf of such party and bind the party to the terms and conditions of this Agreement.

15.16. Integration. This Agreement, including the exhibits and any documents incorporated by reference, represent the entire Agreement between the City and the CONTRACTOR with respect to the subject matter of this Agreement and shall supersede all prior negotiations, representations, or agreements, either written or oral,

between the City and the CONTRACTOR as of the effective date of this Agreement, which is the date that the City signs the Agreement.

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15.17. Interpretation of Conflicting Provisions. In the event of any conflict or inconsistency between the provisions of this Agreement and the Provisions of any exhibit or other attachment to this Agreement, the provisions of this Agreement shall prevail and control.

15.18. Severability. If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability and indemnities shall survive termination of this Agreement for any cause. If a part of this Agreement is valid, all valid parts that are severable from the invalid part remain in effect. If a part of this Agreement is invalid in one or more of its applications, the part remains in effect in all valid applications that are severable from the invalid applications.

15.19. Ownership of Documents. Documents, data, records, or other materials created by CONTRACTOR in the performance of services are considered "works for hire" and, as such, shall become the property of the City. CONTRACTOR shall not be held liable for any re-use or modification of the City-owned materials for purposes outside this Agreement.

IN WITNESS WHEREOF, City and CONTRACTOR have executed this Agreement as of the day and year written below.

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CITY OF PACIFIC GROVE

By: Tom Frutche
Tom Frutchey, City Manager

Date: 7-25-14

By: AK

Date: 07/25/14

Approved as to Form:

By: David Laredo
David Laredo, City Attorney

Date: 7/18/2014

CONTRACTOR

EMC Planning Group, Inc.
Contractor's Business Name*

By: [Signature]
(Signature of President)*

Michael J. Groves, AICP, President
Name and Title

Date: 7/21/14

By: Teri Wissler Adam
(Signature of Secretary)*

Teri Wissler Adam, Secretary
Name and Title

Date: 7/21/14

*INSTRUCTIONS: If CONTRACTOR is a corporation, including limited liability and non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two specified officers. If CONTRACTOR is a partnership, the name of the partnership shall be set forth above together with the signature of a partner who has authority to execute this Agreement on behalf of the partnership. If CONTRACTOR is contracting in an individual capacity, the individual shall set forth the name of the business, if any, and shall personally sign the Agreement.

EXHIBIT A

SCOPE OF SERVICES/PAYMENT PROVISIONS

The Scope of Work for the Project includes:

Task 1. Coastal Commission Engagement. Early and regular interaction with the Commission is critical to project success. The consultant will participate in an initial meeting with its regional Commission contact (Mike Watson) to discuss the CZLUP update and the drafting of the IP. Initial meeting topics will include the scope and direction of the LCP update, boundary confirmation, primary coastal resources, specific planning issues and Pacific Grove priorities, document format, and other issues that are important at the early stages of the project. The City and consultant intend to obtain Commission staff's early review and acceptance on the scope and to have a thorough understanding of Commission goals to ensure that the preliminary LCP document, as reviewed and forwarded to the Coastal Commission by the City Council, will not require extensive revision and/or recirculation. This initial meeting should also review the prior CZLUP (1991) document and comments provided by the Commission on previous attempts to adopt and certify an IP. Pending Commission staff availability, the City would also like to have a status check-in every other month with the Commission to monitor progress and ensure project success.

Task 1 Deliverables: 1 kickoff meeting, 12 City staff check-ins with Commission staff

Task 2. Technical Research and Background Report. The technical research and background report will start with the existing Coastal Zone Land Use Plan and identify background information that needs updating, including natural hazards, environmentally sensitive habitats, archaeological resources, scenic resources, priority uses, water supply, circulation, and public shoreline access. The consultant team will use Part I of the Commission's Local Coastal Program (LCP) Update Guide (2013) to identify new background information topics. The City will also perform a policy audit to ensure consistency with planning documents adopted after the CZLUP, including local plans such as the City of Pacific Grove General Plan (1994), the Pacific Grove Coastal Parks Plan (1998), the City of Pacific Grove Historic Context Statement (2011) and regional plans such as the Monterey Bay Scenic Trail Master Plan (2007) and the Monterey County Bicycle and Pedestrian Master Plan (2010). As information is collected, it will be integrated into updated Coastal Zone maps using GIS.

Throughout this process, the consultant will also assess climate change vulnerability. A vulnerability assessment, following the California Adaptation Planning Guide's method (Cal EMA 2012), will be conducted as part of background conditions research. It will include a screening of exposures (anticipated climate change effects, such as sea level rise, coastal hazards, changes in temperature, increases in fire hazards, changes in precipitation, etc.) and sensitivities (structures, functions, and populations that could be affected such as shoreline protection infrastructure, existing shoreline, bluff-top development, critical habitat, monarch butterflies, low-income populations, government operations, etc.). The consultant will

identify impacts and generate a list of key vulnerabilities that focus on Commission priorities such as coastal access, tourist-serving amenities, shoreline erosion, and biological communities. For sea level rise, the consultant will use the Commission's draft Sea-Level Rise Policy Guidance (California Coastal Commission 2013) to identify sea-level exposure and potential impacts. In particular, the consultant will use Appendix B of the report to develop projections of potential hazard conditions. To ensure a streamlined and cost effective approach, the consultant will use Appendix B's basic recommendations and will look to publically available data and existing resources to complete the analysis.

Task 2 Deliverables: Background Report; Climate Change Vulnerability Assessment

Task 3. Focused Coastal Zone Land Use Plan Update. The City will use background information collected in Task 2 (Technical Research and Background), outreach information gathered through Task 6 (Community Engagement), Part I of the Local Coastal Program Update Guide (California Coastal Commission 2013), and Step 4, Section IV of the Commission's draft Sea-Level Rise Policy Guidance to prepare a focused Coastal Zone Land Use Plan update. The City will summarize the update of existing environmental conditions, land use and development activity, housing, parking, coastal access opportunities, and potential redevelopment or development opportunity sites. The City will also review and incorporate any active development proposals and evaluate their current status and relevancy to the LUP update. In addition to updating the body of the existing CZLUP, the City will update the CZLUP's appendices as needed for LCP internal consistency.

The LUP update document will reflect contemporary City land use goals, and maintaining and enhancing coastal access, bicycle access, alternative modes of transportation, storm water system evaluation, responding to climate change and sea level rise, and providing adequate levels of public services. The City will incorporate current planning practices and standards, particularly for potential development in the Asilomar Dunes area. As part of this update, the consultant will critically review and update existing LCP policies based on previous Commission staff comments. The City's goal is to incorporate best practice policy language acceptable to the Commission that will allow the City to move forward with the IP. This may include very specific policy language as applied to certain parcels or subareas.

Task 3 Deliverables: Draft Coastal Zone Land Use Plan; Final Coastal Zone Land Use Plan; Coastal Commission LCP Application Package

Task 4. LCP Implementation Plan. The City's Local Coastal Program Implementation Plan (IP) will serve as a Coastal Zoning Ordinance, providing specific development regulations (and exemptions) for certain coastal zone activities such as new or infill development, shoreline restoration, and storm water management projects. The City will use the recently reorganized sections of the Zoning Code as a formatting guide to ensure consistency, readability, and streamlined permit review procedures. The City will also use work completed in previous IP efforts as a first step in identifying implementation language for the existing CZLUP. Updates to the CZLUP and considerations identified in the background research will be incorporated into the IP using Commission guidance, best practices, and community input. The IP will include clear and consistent regulations that will help carry the LCP through the

certification process. In addition to implementing the updated CZLUP, the IP will focus on the following:

- A Coastal Development Permit Ordinance that would identify the procedures for processing City coastal development permits at the local level following LCP certification.
- A Storm Water Ordinance that would identify priority coastal zone infrastructure to support storm water system updates, development standards, construction standards, and post-construction requirements which would protect coastal access and beach quality, reduce erosion, and prevent degradation of adjacent protected marine areas. The ordinance would also provide implementation mechanisms for local storm water quality regulations that the City is currently drafting to ensure consistency with state regulations.

To ensure readability, the City will clearly identify the Coastal Zone standards within the City's Municipal Code.

Task 4 Deliverables: Draft Coastal Zone Implementation Plan; Final Coastal Zone Implementation Plan; Coastal Commission LCP Application Package

Task 5. Community Engagement. Outreach will proceed concurrently with and in support of Tasks 1 through 4. The project will utilize three primary outreach strategies. First, the consultant will conduct a series of one-on-one stakeholder interviews to gather information early in the process. Stakeholder interviews will be conducted in person or via telephone, depending on the stakeholder's preference and availability. Stakeholder interviews will be summarized and aggregated anonymously. In addition to local stakeholders, representatives from adjacent jurisdictions will also be invited to participate. Second, the consultant will provide up to three workshops at key points in the planning process. The workshops will be open house workshops and will educate the public about the Coastal Act, Commission requirements and priorities, background conditions, and climate change, as well as gather feedback about important land use and IP strategies and decisions. Third, the consultant will conduct up to two study sessions each with the Planning Commission and City Council (total of up to four sessions). The consultant will provide a summary of the results of each session to the public via the Internet, using the City's website. Appropriate responses to comments will be incorporated into the draft CZLUP and IP to ensure adoption of draft documents without major revision.

Task 5 Deliverables: Stakeholder interviews and interview summary; up to three community workshops with workshops summary; up to four Planning Commission and City Council study sessions (two each).

Task 6. Adoption and Certification Hearings. The consultant will conduct a total of four public hearings before the Planning Commission and City Council during the local LCP update approval process. The consultant will also attend two hearings before the Coastal Commission in support of the CZLUP update and the IP. The City understands that the Commission prefers to certify the CZLUP update prior to the IP. The schedule for this project

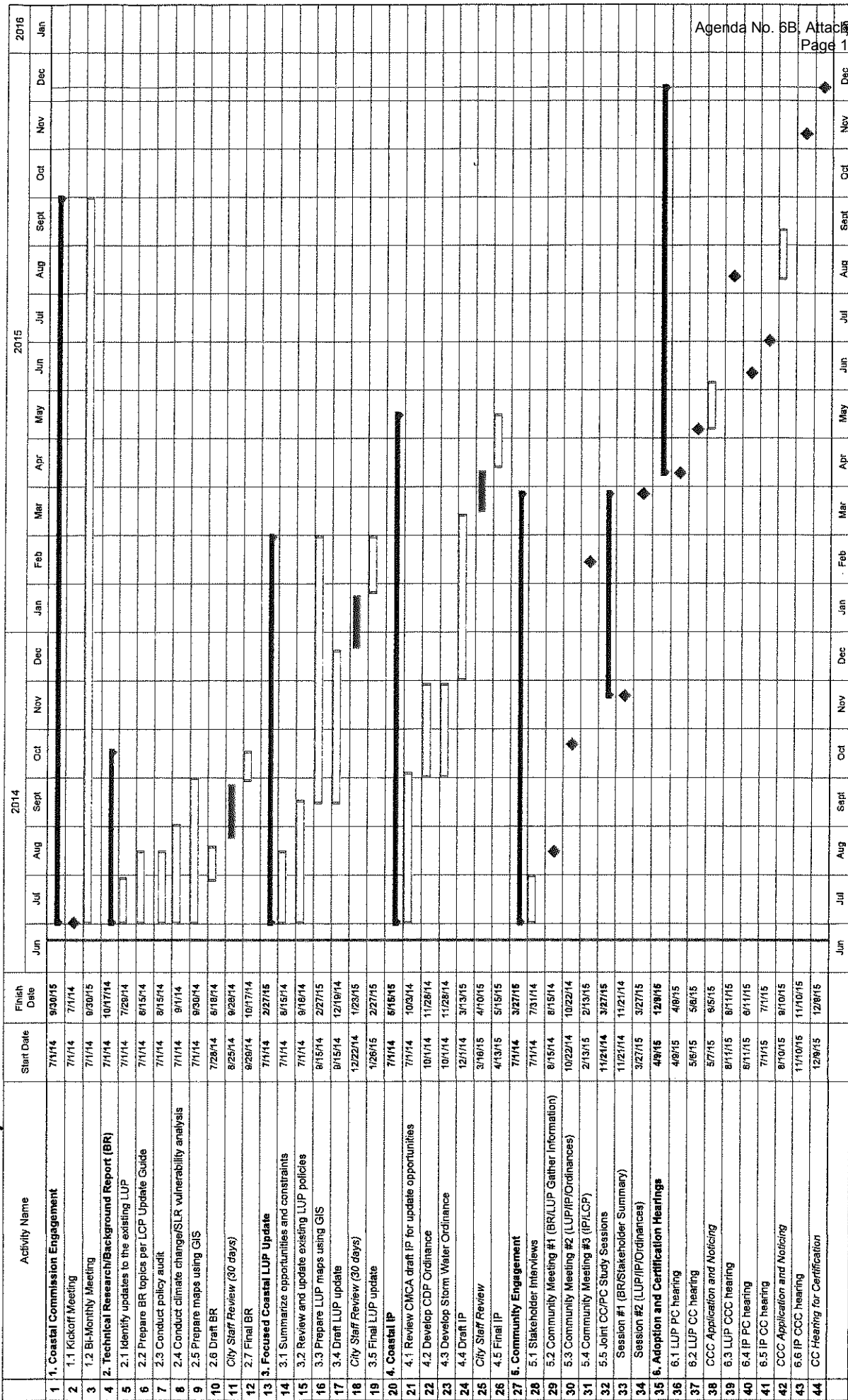
reflects this preference and the CZLUP and the IP will go through separate local adoption and Commission certification processes.

Task 6 Deliverables: Materials to support the City during the hearing processes; certified LCP

Pacific Grove LCP Certification Project Budget												
EMC Planning Group Inc.												
Task	Michael Senior	Chris/Teri Senior	Sally Principal	Ron Principal	Richard Principal	Polans Senior	Andrea Senior	Ashley Associate	Candy Associate	Aaron Graphics	Vickie Admin	Total Cost
Staff												
Billing Rate (Per Hour)	\$205	\$205	\$185	\$185	\$185	\$150	\$150	\$125	\$125	\$125	\$95	
1. Coastal Commission Engagement												
1.1 Kickoff Meeting (1 meeting)	4	4	4	4	4	4	4	4	4	4	4	\$2,300
1.2B Monthly Meeting (12 callings)												\$2,300
2. Technical Research and Background Report (BR)												
2.1 Updates to the existing LUP	6	6	6	6	6	6	6	6	6	6	6	\$8,820
2.2 Prepare BR topics per LUP Update Guide												
2.3 Conduct policy audit												
2.4 Conduct C/S/LR vulnerability analysis												
2.5 Prepare maps using GIS												
2.6 Release draft background report												
2.7 Release final background report												
3. Focused Coastal Land Use Plan (LUP) Update												
3.1 Summarize opportunities and constraints	1	1	1	1	1	1	1	1	1	1	1	\$1,850
3.2 Review and update existing LUP policies	4	4	4	4	4	4	4	4	4	4	4	\$5,800
3.3 Review and update CZ land use map	6	6	6	6	6	6	6	6	6	6	6	\$8,820
3.4 Draft LUP update	2	2	2	2	2	2	2	2	2	2	2	\$2,995
3.5 Final LUP update	2	2	2	2	2	2	2	2	2	2	2	\$2,995
4. Coastal Implementation Plan (IP)												
4.1 Review draft IP for update opportunities												
4.2 Develop CDP Ordinance	2	2	2	2	2	2	2	2	2	2	2	\$2,995
4.3 Develop Storm Water Ordinance	4	4	4	4	4	4	4	4	4	4	4	\$5,800
4.4 Draft Implementation Plan	6	6	6	6	6	6	6	6	6	6	6	\$8,820
4.5 Final Implementation Plan	1	1	1	1	1	1	1	1	1	1	1	\$1,850
5. Community Engagement												
5.1 Stakeholder interviews	17	17	17	17	17	17	17	17	17	17	17	\$22,865
5.2-5.4 Community Meetings (3)	6	6	6	6	6	6	6	6	6	6	6	\$8,820
5.5-5.6 Joint CDPG Study Sessions (2)	15	15	15	15	15	15	15	15	15	15	15	\$19,575
6. Adoption and Certification Hearings												
6.1 LUP PC hearing	2	2	2	2	2	2	2	2	2	2	2	\$2,995
6.2 LUP CC hearing	2	2	2	2	2	2	2	2	2	2	2	\$2,995
6.3 LUP CCG hearing	4	4	4	4	4	4	4	4	4	4	4	\$5,800
6.4 IP PC hearing	2	2	2	2	2	2	2	2	2	2	2	\$2,995
6.5 IP CC hearing	2	2	2	2	2	2	2	2	2	2	2	\$2,995
6.6 IP CCG hearing	4	4	4	4	4	4	4	4	4	4	4	\$5,800
7. Project Management and Administration												
7.1 Project File, Contract, and General Administration	2	2	2	2	2	2	2	2	2	2	2	\$2,995
7.2 Ongoing Consultation/Communications with Client	2	2	2	2	2	2	2	2	2	2	2	\$2,995
7.3 Document Editing	12	12	12	12	12	12	12	12	12	12	12	\$15,540
Subtotal (Hours)	69	69	69	69	69	69	69	69	69	69	69	
Subtotal (Cost)	\$14,145	\$14,145	\$12,855	\$12,855	\$12,855	\$10,335	\$10,335	\$8,595	\$8,595	\$8,595	\$6,405	\$182,891
Additional Costs ⁹												
Production Costs												\$500
Travel Costs												\$350
Postal/Deliverables												\$250
Miscellaneous												\$500
Administrative Overhead 10%												\$1,600
Total												\$1,600
Subconsultant Fees												
William Self Associates (applies to Task 2)												\$2,951
Hatch Mott MacDonald (applies to Task 2)												\$9,450
Whitson Engineers (applies to Task 2) ¹⁰												\$3,000
Subconsultant Overhead 10%												\$1,440
Total												\$15,841
Total Costs												\$182,891
Notes and Assumptions:												

1. Surveys conducted for the update of biological resources information in the background report would be limited to larger-scale regional surveys and windshield surveys as observable from public access point, and will not include site specific surveys.
2. Aerial imagery will be utilized to identify any potential resources on portions of private properties that are not observable from public access points.
3. A breakdown of costs for Tasks 5 and 6, as requested by City staff, has been provided that would be necessary to provide a quality deliverable for each subtask, and to serve the best result for the overall project.
4. The number of stakeholders will not exceed 25 and stakeholder interviews would occur over two days. This cost includes the preparation of meeting summaries.
5. Workshops are assumed to be one day each, and could occur on a weekend day.
6. Assumes EMC Planning Group staff will make presentations at both sessions.
7. Public hearing attendance by EMC Planning Group staff assumes that we will make presentations and participate in the hearing.
8. Attendance at additional public hearings by EMC Planning Group staff would cost \$1,000.00 per meeting. This budget does not include travel costs/time needed to attend Coastal Commission meetings. A budget amendment would be required once the meeting locations and dates are known.
9. Assumes local meetings of the Coastal Commission. Commission meeting locations that would require significant driving or flying would require additional budget and may require a contract amendment.
10. EMC Planning Group assumes that City staff will provide hardcopy production on all deliverables, including document production, noticing production, etc. The amount specified under additional costs in this budget does not include these items.
10. EMC Planning Group will set aside \$3,000 for consultation with Whitson Group on the updating of stormwater and water supply infrastructure information.

Pacific Grove LCP Certification Project



AMENDMENT NO. 1
TO THE CITY OF PACIFIC GROVE AGREEMENT FOR PROFESSIONAL SERVICES
WITH EMC PLANNING GROUP FOR PROVIDING A CERTIFIED LOCAL COASTAL
PROGRAM, INCLUDING AN UPDATED LAND USE PLAN (LUP) AND NEW
IMPLEMENTATION PLAN (IP) AND ASSOCIATED BACKGROUN DOCUMENTS
AND COMMUNITY AND COASTAL ENGAGEMENT

This Amendment No. 1 to the "Professional Services Agreement ("Agreement") dated July 25, 2014 and entered into by and between the City of Pacific Grove, a California Public Agency (CITY) and EMC Planning Group, (hereinafter "CONTRACTOR").

In consideration of the mutual covenants and conditions set forth in this Amendment, the parties agree as follows:

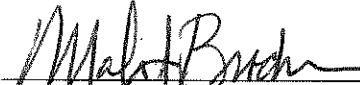
1. Amended Exhibit A Scope of Services and Payment Provisions. See attached

All other terms and conditions in the Agreement shall remain.

IN WITNESS WHEREOF, City and CONTRACTOR have executed this Agreement as of the day and year written below.

CITY OF PACIFIC GROVE

By:


Mark Brodeur, Director Community
and Economic Development Dept

Date:

2/19/15

By:

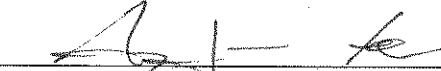

Tom Frutchey, City Manager

Date:

2-23-15

Approved as to Form

By:


City Attorney

Date:

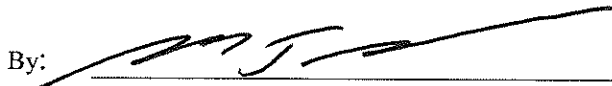
2/19/2015.

CONTRACTOR

EMC Planning Group Inc.

Contractor's Business Name*

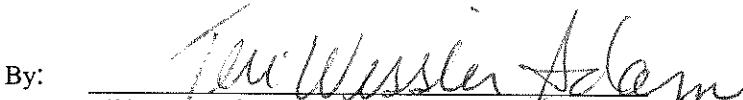
By:


(Signature of Chair, President, or
Vice-President)*

Date:

Michael Groves, AICP, President
2-12-15

By:


(Signature of Secretary, Asst. Secretary, CFO, or
Asst. Treasurer)*

Date:

Terri Wissler Adam, Secretary
2-12-15

EXHIBIT A AMENDED

SCOPE OF SERVICES/PAYMENT PROVISIONS

The Scope of Work for the Project includes:

Task 1. Coastal Commission Engagement. Early and regular interaction with the Commission is critical to project success. The consultant will participate in an initial meeting with its regional Commission contact (Mike Watson) to discuss the CZLUP update and the drafting of the IP. Initial meeting topics will include the scope and direction of the LCP update, boundary confirmation, primary coastal resources, specific planning issues and Pacific Grove priorities, document format, and other issues that are important at the early stages of the project. The City and consultant intend to obtain Commission staff's early review and acceptance on the scope and to have a thorough understanding of Commission goals to ensure that the preliminary LCP document, as reviewed and forwarded to the Coastal Commission by the City Council, will not require extensive revision and/or recirculation. This initial meeting should also review the prior CZLUP (1991) document and comments provided by the Commission on previous attempts to adopt and certify an IP. Pending Commission staff availability, the City would also like to have a status check-in every other month with the Commission to monitor progress and ensure project success.

Task 1 Deliverables: 1 kickoff meeting, 12 City staff check-ins with Commission staff

Task 2. Technical Research and Background Report. The technical research and background report will start with the existing Coastal Zone Land Use Plan and identify background information that needs updating, including natural hazards, environmentally sensitive habitats, archaeological resources, scenic resources, priority uses, water supply, circulation, and public shoreline access. The consultant team will use Part I of the Commission's Local Coastal Program (LCP) Update Guide (2013) to identify new background information topics. The City will also perform a policy audit to ensure consistency with planning documents adopted after the CZLUP, including local plans such as the City of Pacific Grove General Plan (1994), the Pacific Grove Coastal Parks Plan (1998), the City of Pacific Grove Historic Context Statement (2011) and regional plans such as the Monterey Bay Scenic Trail Master Plan (2007) and the Monterey County Bicycle and Pedestrian Master Plan (2010). As information is collected, it will be integrated into updated Coastal Zone maps using GIS.

Throughout this process, the consultant will also assess climate change vulnerability. A vulnerability assessment, following the California Adaptation Planning Guide's method (Cal EMA 2012), will be conducted as part of background conditions research. It will include a screening of exposures (anticipated climate change effects, such as sea level rise, coastal hazards, changes in temperature, increases in fire hazards, changes in precipitation, etc.) and sensitivities (structures, functions, and populations that could be affected such as shoreline protection infrastructure, existing shoreline, bluff-top development, critical habitat, monarch butterflies, low-income populations, government operations, etc.). The consultant will

certification process. In addition to implementing the updated CZLUP, the IP will focus on the following:

- A Coastal Development Permit Ordinance that would identify the procedures for processing City coastal development permits at the local level following LCP certification.
- A Storm Water Ordinance that would identify priority coastal zone infrastructure to support storm water system updates, development standards, construction standards, and post-construction requirements which would protect coastal access and beach quality, reduce erosion, and prevent degradation of adjacent protected marine areas. The ordinance would also provide implementation mechanisms for local storm water quality regulations that the City is currently drafting to ensure consistency with state regulations.

To ensure readability, the City will clearly identify the Coastal Zone standards within the City's Municipal Code.

Task 4 Deliverables: Draft Coastal Zone Implementation Plan; Final Coastal Zone Implementation Plan; Coastal Commission LCP Application Package

Task 5. Community Engagement. Outreach will proceed concurrently with and in support of Tasks 1 through 4 and 2. The project will utilize three primary outreach strategies. First, the consultant will conduct a series of one-on-one stakeholder interviews to gather information early in the process. Stakeholder interviews will be conducted in person or via telephone, depending on the stakeholder's preference and availability. Stakeholder interviews will be summarized and aggregated anonymously. In addition to local stakeholders, representatives from adjacent jurisdictions will also be invited to participate. Second, the consultant will provide up to ~~three~~ one workshops at a key points in the planning process. The workshops will be open house workshops and will educate the public about the Coastal Act, Commission requirements and priorities, background conditions, and climate change, as well as gather feedback about important land use and IP strategies and decisions. Third, the consultant will conduct ~~up to two~~ one study sessions each with the Planning Commission and City Council (~~total of up to four sessions~~). The consultant will provide a summary of the results of each session to the public via the Internet, using the City's website. Appropriate responses to comments will be incorporated into the draft CZLUP and IP to ensure adoption of draft documents without major revision.

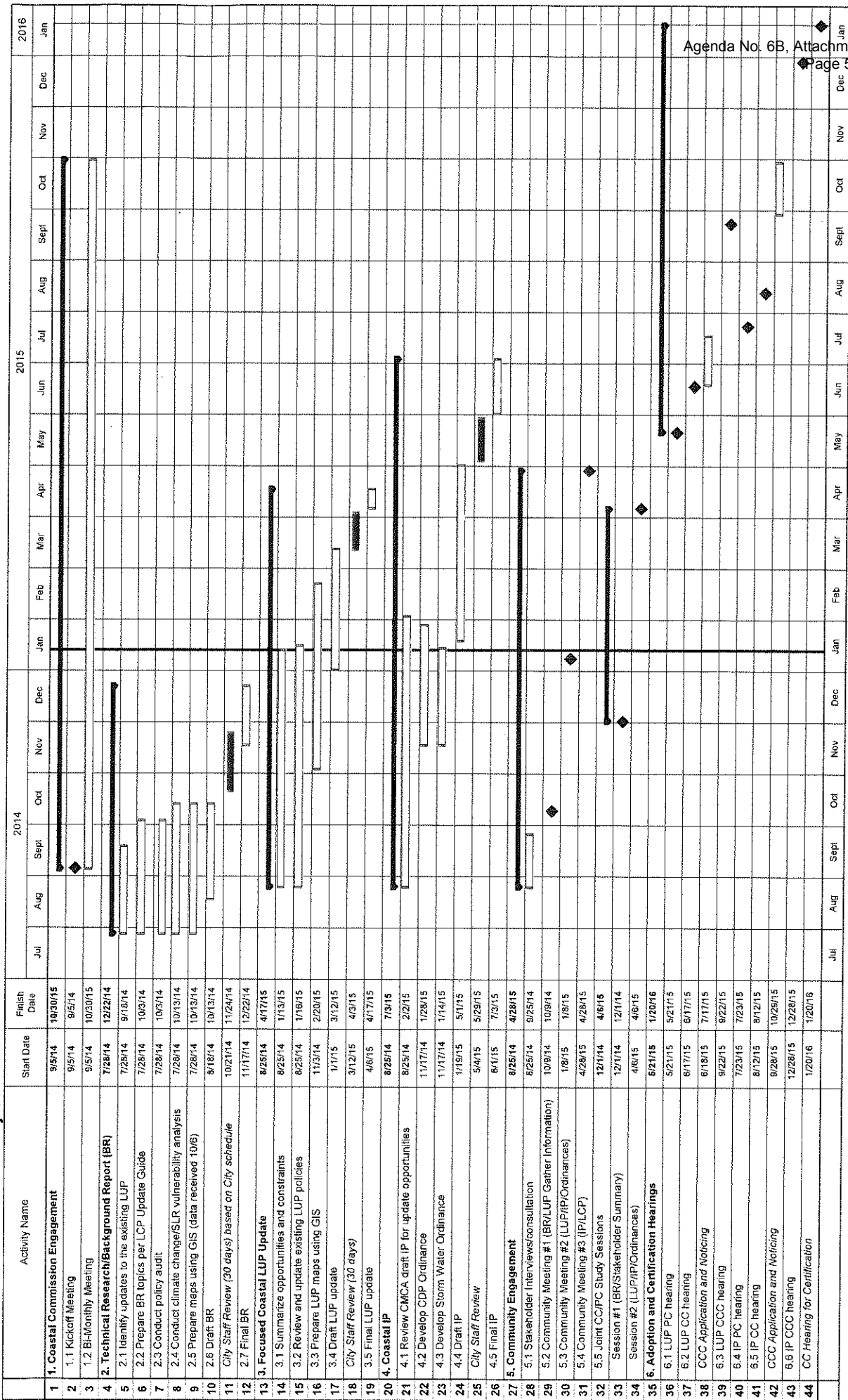
Task 5 Deliverables: Stakeholder interviews and interview summary; ~~up to three~~ one community workshops with workshops summary; ~~up to four~~ one joint Planning Commission and City Council study sessions (~~two each~~).

Task 6. Adoption and Certification Hearings. The consultant will conduct a total of four public hearings before the Planning Commission and City Council during the local LCP update approval process. The consultant will also attend two hearings before the Coastal Commission in support of the CZLUP update and the IP. The City understands that the Commission prefers to certify the CZLUP update prior to the IP. The schedule for this project

Pacific Grove LCP Certification Project Revised Budget (January 30, 2015)														
Task														
Staff	Michael	Chris/Jan	Salv	Ron	Richard	Polaris	Andrea	Chris	Ashley	Candy	Aaron	James	EJ	Vickie
Billing Rate (Per Hour)	\$205	\$205	\$185	\$185	\$185	\$185	\$150	\$150	\$150	\$125	\$125	\$105	\$105	\$75
1. Coastal Commission Engagement														
1.1 Kickoff Meeting (1 meeting)	4			2		2	4							6
1.2 Bi-Monthly Meeting (12 calls/meetings)														15
2. Technical Research and Background Report (BR)														60
2.1 Updates to the existing LUP														75
2.2 Prepare BR topics per LUP Update Guide														41
2.3 Conduct policy audit														9
2.4 Conduct CQSLR vulnerability analysis														35
2.5 Prepare maps using GIS														114
2.6 Release draft background report														125
2.7 Release final background report														83
3. Focused Coastal Land Use Plan (LUP) Update														30
3.1 Summarize opportunities and constraints														41
3.2 Review and update existing LUP policies														31
3.3 Review and update CQSLR land use map														11
3.4 Draft LUP update														98
3.5 Final LUP update														28
4. Coastal Implementation Plan (IP)														221
4.1 Review draft IP for update opportunities														45
4.2 Develop CIP Ordinance														31
4.3 Develop Storm Water Ordinance														14
4.4 Draft Implementation Plan														103
4.5 Final Implementation Plan														28
5. Community Engagement														221
5.1 Stakeholder interviews														65
5.2-5.4 Community Meetings (1)														45
5.5-5.6 Joint CQSLR Study Sessions (1)														30
6. Adoption and Certification Hearings														140
6.1 LUP PC hearing														0
6.2 LUP CC hearing														0
6.3 LUP CCC hearing														0
6.4 IP PC hearing														0
6.5 IP CC hearing														0
6.6 IP CCC hearing														0
7. Project Management and Administration														0
7.1 Project File Contract and General Administration														75
7.2 Ongoing Consultation/Communications with Client														39
7.3 Document Editing														12
Subtotal (Hours)	49	21	95	29	101	228	56	28	313	271	36	97	29	54
Subtotal (Cost)	\$10,045	\$4,305	\$17,575	\$5,285	\$18,885	\$34,205	\$8,355	\$3,900	\$39,157	\$3,375	\$4,500	\$10,108	\$3,625	\$5,144
Additional Costs														
Production Costs														\$500
Travel Costs														\$350
Postage/Deliverables														\$250
Miscellaneous														\$500
Administrative Overhead 10%														\$160
Total														\$1,760
Subcontractor Fees														
William Seal Associates (applies to Task 2)														\$7,951
Hatch Mott MacDonald (applies to Task 2)														\$8,419
Whitson Engineers (applies to Task 2)														\$0
Subcontractor Overhead 10%														\$1,137
Total														\$12,506
Total Costs														\$182,887

Notes and Assumptions:
 1. Surveys conducted for the update of biological resources information in the background report would be limited to larger-scale regional surveys and windshield surveys as observable from public access point, and will not include site specific surveys.
 2. Aerial imagery will be utilized to identify any potential resources on portions of private properties that are not observable from public access points.
 3. The number of stakeholder interviews will not exceed 25 and stakeholder interviews would occur over two days. This cost includes the preparation of meeting summaries.
 4. EMC Planning Group assumes that City staff will provide hardcopy production on all deliverables, including document production, noticing production, rolling postage, etc. The amount specified under additional costs in this budget does not include these items.

Pacific Grove LCP Certification Project





Planning for Success.

February 12, 2015

City of Pacific Grove
Community & Economic Dev. Dept.
Attn: Anastazia Aziz, AICP, Senior Planner

Re: Amendment No. 1

Dear: Anastazia

On behalf of Polaris Kinison Brown please find enclosed a signed professional services agreement for your review and signatures.

Sincerely,

Susan Groves-Ameil
Office Assistant

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399
www.emcplanning.com

AMENDMENT NO. 2
TO THE CITY OF PACIFIC GROVE AGREEMENT FOR PROFESSIONAL SERVICES
WITH EMC PLANNING GROUP FOR PROVIDING A CERTIFIED LOCAL COASTAL
PROGRAM, INCLUDING AN UPDATED LAND USE PLAN (LUP) AND NEW
IMPLEMENTATION PLAN (IP) AND ASSOCIATED BACKGROUND DOCUMENTS
AND COMMUNITY AND COASTAL ENGAGEMENT

This Amendment No. 2 to the "Professional Services Agreement ("Agreement") dated July 25, 2014 and entered into by and between the City of Pacific Grove, a California Public Agency (CITY) and EMC Planning Group, (hereinafter "CONTRACTOR").


In consideration of the mutual covenants and conditions set forth in this Amendment, the parties agree as follows:

1. **Amended Exhibit A Scope of Services and Payment Provisions dated September 9, 2015. See attached. All other terms and conditions in the Agreement shall remain.**

IN WITNESS WHEREOF, City and CONTRACTOR have executed this Agreement as of the day and year written below.

CITY OF PACIFIC GROVE

By: _____


Mark Brodeur, Director Community
and Economic Development Dept

Date: _____

9/9/2015

By: _____



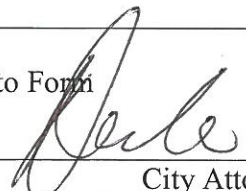
Tom Frutchey, City Manager

Date: _____

9-15-15

Approved as to Form _____

By: _____


City Attorney

Date: _____


9/9/2015

CONTRACTOR

EMC Planning Group Inc.

Contractor's Business Name*

By: _____

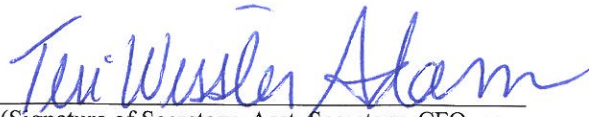

(Signature of Chair, President, or
Vice-President)*

Date: _____

Michael Groves, AICP, President

9-11-15

By: _____


(Signature of Secretary, Asst. Secretary, CFO, or
Asst. Treasurer)*

Date: _____

Terri Wissler Adam, Secretary

9-11-15



EXHIBIT A

Planning for Success.

September 9, 2015

Mark Brodeur, Director
Community and Economic Development Department
City of Pacific Grove
300 Forest Avenue
Pacific Grove CA 93950

Re: Pacific Grove LCP Contract Amendment Request #2

Dear Mark:

This letter responds to the City's request for a scope of work and cost estimate to conduct two public workshops as part of the ongoing Local Coastal Program (LCP) update process. The purpose of the workshops is to address issues raised during Planning Commission and Coastal Commission Staff review of the Draft LCP Land Use Plan (LUP).

Our understanding of the City's request is to provide an estimate for preparation, conducting and follow up for two public workshops; one to discuss updated Land Use Plan changes to V-C and RROW land use designations and related trail planning; and the second, to discuss Sea Level Rise and LUP Hazard policies.

The following tasks are proposed:

Task 1 Project Management and Administration

- 1.1 Contract and subconsultant management, project file administration
- 1.2 Internal communications, consultation and meetings

Task 2 Workshop 1: Land Use and Trail Planning

- 2.1 Coordination with City Staff. This task includes two meetings to identify issues to address, workshop format, review presentation materials, and confirm meeting/workshop roles and responsibilities
- 2.2 Development of workshop presentation, graphics, and/or other materials

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399
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*Mark, Brodeur, Director
Pacific Grove Community and Economic Development Department
September 9, 2015, Page 2*

EXHIBIT A

2.3 Conduct Workshop. This task consists of setup/breakdown and one 4-hour workshop

2.4 Prepare Written Summary of Results

Task 3 Workshop # 2 Sea Level Rise and Hazards

3.1 Coordination with City Staff. This task includes two meetings to identify issues to address, workshop format, review presentation materials, and confirm meeting/workshop roles and responsibilities

3.2 Development of workshop presentation, graphics, and/or other materials

3.3 Conduct Workshop. This task consists of setup/breakdown and one 4-hour workshop

3.4 Prepare Written Summary of Results

A resume for Coastal Revell, the coastal management firm that will assist with this workshop is attached.

Assumptions

1. One review round of workshop/presentation materials
2. City staff is responsible for providing the following items:
 - a. Summary of issues to be addressed for each workshop
 - b. Preparation/distribution/publication of all public notices
 - c. Identifying and securing the workshop locations
3. Changes to the scope of services requested may require a contract amendment
4. Excessive delays not under the control of EMC Planning Group may require a contract amendment
5. Significant environmental issues or public controversy that EMC Planning Group is not aware of at the time of preparation of this proposal

Additional Item

1. Contingency Budget (Upon Approval). A 15 percent contingency line item is included in the attached budget spreadsheet, which could be utilized for additional project work, such as an increased level of coordination with the City, unexpected additional meetings,

EXHIBIT A

*Mark, Brodeur, Director
Pacific Grove Community and Economic Development Department
September 9, 2015, Page 3*

and/or review of additional applicable information and comment or other unexpected issues. This contingency budget would only be used upon prior authorization by the client.

A budget spreadsheet is attached for your use. The amended budget is summarized in the following table:

Original Budget	\$182,691.00
Contract Amendment #1	\$0.00
Contract Amendment #2	\$22,881.75
Total New Agreement Budget	\$205,572.75

If you have any questions regarding this request, please call me at 831.649.1799 ext. 201.

Sincerely,



Michael Groves AICP, President

cc: Anastazia Aziz, Tom Frutchey

EXHIBIT A

PG LCP Workshops (Contract Amendment #2)									
Task	EMC Planning Group Inc.								
Staff	Sr. Principal Michael Groves	Principal Planner Richard James	Senior Planner Polaris Kinison Brown	Graphics/GI S Janine Bird	Production E.J. Kim	Admin Vickie Bermea	Total Hours	Total Cost	
Billing Rate (Per Hour)	\$205.00	\$185.00	\$150.00	\$125.00	\$125.00	\$95.00			
1. Project Management and Administration									
1.1 Project File, Contract, General Administration	1.0	0.0	4.0	0.0	0.0	2.0	7.0	\$995.00	
1.2 Consultation/Communications/Internal Meetings	4.0	2.0	4.0	0.0	0.0	0.0	10.0	\$1,790.00	
2. Workshop #1 (Land Use)									
2.1 Pre-Meetings with City Staff (2)	4.0	0.0	4.0	0.0	0.0	0.0	8.0	\$1,420.00	
2.2 Preparation and Materials	3.0	1.0	3.0	3.0	4.0	1.0	15.0	\$2,220.00	
2.3 Workshop 1	5.0	0.0	5.0	0.0	0.0	1.0	11.0	\$1,870.00	
2.4 Wrap Up - Summary	1.0	0.0	3.0	0.0	0.0	1.0	5.0	\$750.00	
3. Workshop #2 (Sea Level Rise)									
3.1 Pre-meetings with City Staff (2)	4.0	0.0	4.0	0.0	0.0	1.0	9.0	\$1,515.00	
3.2 Preparation and materials	1.0	0.0	4.0	2.0	3.0	0.0	10.0	\$1,430.00	
3.3 Workshop 2	5.0	0.0	5.0	0.0	0.0	0.0	10.0	\$1,775.00	
3.4 Wrap Up - Summary	1.0	0.0	3.0	0.0	0.0	0.0	4.0	\$655.00	
Subtotal (Hours)	29.0	3.0	39.0	5.0	7.0	6.0	Total Hours	Total Cost	
Subtotal (Cost)	\$5,945.00	\$555.00	\$5,850.00	\$625.00	\$875.00	\$570.00	89.0	\$14,420.00	
Additional Costs									
Production Costs								\$100.00	
Travel Costs								\$25.00	
Postal/Deliverables								\$0.00	
Miscellaneous								\$50.00	
Administrative Overhead 10%								\$17.50	
Total								\$192.50	
Subconsultant Fees									
Ingram Group								\$1,250.00	
Revel Coastal								\$3,575.00	
Subconsultant Overhead 10%								\$482.50	
Total								\$5,307.50	
Contingency Fee									
Contingency Fee 15%								\$2,961.75	
Total								\$2,961.75	
Total Costs								\$22,881.75	



MISSION STATEMENT

Our mission is to create and inspire sustainable communities by sharing our passions for the coast and ocean environments with others.

FIRM PROFILE

Revell Coastal, LLC is a coastal management firm that specializes in coastal geomorphology, coastal lagoon dynamics, beach and dune sediment management, climate change vulnerability and adaptation planning, and regulatory policy advisement with expertise along the entire U.S. West Coast. Revell Coastal is a California Corporation (S-Corp, Federal Tax ID # 47-1389680). Revell Coastal achieves project success by applying the best available science on climate change to interpret the potential hazards and vulnerabilities in combination with recommendations on adaptation strategies tailored to address local jurisdictions' needs and political realities across multiple planning horizons. The firm focuses on improving the use of science in coastal management decisions through scientific facilitation, expert witness, technical analysis, field surveying and planning services. Revell Coastal, LLC was founded in 2014, by Dr. David Revell, Ph.D. in Santa Cruz, California. We support our clients through informed decision-making about coastal resource management in an ever-changing environment.

Dr. Revell has been involved in coastal management and coastal process assessments for over 20 years. He has been pioneering climate related work beginning in 2008 with the initial technical hazard analysis and vulnerability assessment for the Pacific Institute study *"The Impacts of Sea Level Rise to the Coast of California."* Most recently, Dr. Revell has completed hazard modeling for the *Coastal Resilience Ventura* project for the Nature Conservancy (2013), and the *Monterey Bay Sea Level Rise Vulnerability Assessment (2014)* for the California Coastal Conservancy. Dr. Revell has led an interdisciplinary team of economists, legal scholars, and engineers to evaluate potential erosion mitigation (adaptation) strategies in Southern Monterey Bay (2012). Dr. Revell has a reputation for pioneering new approaches with collaborative teams to meet the unique demands of every project and to communicate results in an understandable manner.

AMENDMENT NO. 3
TO THE CITY OF PACIFIC GROVE AGREEMENT FOR PROFESSIONAL SERVICES
WITH EMC PLANNING GROUP FOR PROVIDING A CERTIFIED LOCAL COASTAL
PROGRAM, INCLUDING AN UPDATED LAND USE PLAN (LUP) AND NEW
IMPLEMENTATION PLAN (IP) AND ASSOCIATED BACKGROUND DOCUMENTS
AND COMMUNITY AND COASTAL ENGAGEMENT

This Amendment No. 3 to the "Professional Services Agreement ("Agreement") dated July 25, 2014 and entered into by and between the City of Pacific Grove, a California Public Agency (CITY) and EMC Planning Group, (hereinafter "CONTRACTOR").

In consideration of the mutual covenants and conditions set forth in this Amendment, the parties agree as follows:

1. Amended Exhibit A Scope of Services and Payment Provisions dated September 16, 2015 and approved by City Council on October 7, 2015. See attached. All other terms and conditions in the Agreement shall remain.

IN WITNESS WHEREOF, City and CONTRACTOR have executed this Agreement as of the day and year written below.

CITY OF PACIFIC GROVE

By: _____

Mark Brodeur, Director Community
and Economic Development Dept

Date: _____

10/26/15

By: _____

Tom Frutchev, City Manager

Date: _____

10-27-15

Approved as to Form

By: _____

City Attorney

Date: _____

10/23/2015

CONTRACTOR

EMC Planning Group Inc.

Contractor's Business Name*

By: _____

Michael J. Groves, President
(Signature of Chair, President, or
Vice-President)*

Date: _____

Michael Groves, AICP, President

10-12-15

By: _____

Terri Wissler Adam
(Signature of Secretary, Asst. Secretary, CFO, or
Asst. Treasurer)*

Date: _____

Terri Wissler Adam, Secretary

10-12-15



Planning for Success.

September 16, 2015

Mark Brodeur, Director
Community and Economic Development Department
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

Re: Pacific Grove Local Coastal Program Contract Amendment Request #3

Dear Mark:

This letter responds to the City's request for a scope of work and cost estimate to review and organize comments on the draft Land Use Plan (LUP), respond to those comments, and, in consultation with City staff, incorporate comments/responses into the final LUP, as appropriate. In addition, the City has requested a scope and cost estimate for an additional public workshop focused on the Implementation Plan (IP).

The City released the draft LUP to the public in May of this year and is accepting comments on the LUP through Monday, September 21, 2015. To date, numerous comments have been received from Coastal Commission staff, City staff, the City Architectural Review Board, the City Planning Commission, the City Beautification and Natural Resources Committee, the City Historic Resources Committee, and various agencies. In addition, twenty-eight (28) comment letters have been received from the public so far.

Our understanding of the City's request is to provide an estimate for reviewing and organizing comments received, responding to comments received by the City through September 21, 2015, and incorporating pertinent responses into the LUP.

The following tasks are proposed:

Task 1 Project Management and Administration

- 1.1 Manage contract and administration of project files.
- 1.2 Provide internal communications and consultation.

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- 1.3 Obtain copies of all comments received on the draft LUP (May through September 21, 2015), including any meeting minutes where City staff has identified significant comment on the LUP that should be included in the response to comments.

Task 2 Response to Comments

- 2.1 Organize all comments received on the draft LUP, including from City staff, Planning Commission, Boards, Committees and public comments. The comments will be evaluated and up to seven (7) major issue areas will be identified for all comments. Requests for text changes will be summarized. A table will be created that identifies the name, date, comment (LUP comment or document comment), and action taken (response and/or text change).
- 2.2 Attend a meeting with City staff to review the major issue area topics identified, document-specific comments, and table layout. This task includes one (1) meeting to discuss major issues identified in the comments, text changes, the comment table format, and to confirm issues to be addressed and format to be used in the response to comments document.
- 2.3 Prepare master responses to the major issues identified in the comments. EMC Planning Group will populate the comment table with all comments received and prepare the administrative draft response to comments.
- 2.4 Meet with City staff to review staff's comments on the administrative draft response to comments. This task includes one (1) meeting to review staff comments.
- 2.5 Prepare the final response to comments based upon City staff comments.

Deliverables

- Two (2) bound and one (1) digital (PDF and/or Word version) copies of the administrative draft response to comments.
- Two (2) bound and one (1) digital (PDF and/or Word version) copies of the final response to comments.

Task 3 Incorporate Comments into the Draft LUP

- 3.1 EMC Planning Group will incorporate the applicable issue responses and document specific changes (based on the final response to comment prepared in Task 2 above) into a revised draft Land Use Plan.
- 3.2 EMC Planning Group will review the entire LUP document to ensure internal consistency and to ensure that all applicable comments received on the Land Use Plan are addressed in the Revised Draft Land Use Plan.

Task 4 Workshop – Implementation Plan

- 4.1 Coordinate with City staff. This task includes two (2) meetings to identify issues to address, determine workshop format, review presentation materials, and confirm meeting/workshop roles and responsibilities.
- 4.2 Develop workshop presentation, graphics, and/or other materials.
- 4.3 Conduct workshop. This task consists of setup/breakdown and a four-hour workshop.
- 4.4 Prepare written summary of results (memo format).

Assumptions

- 1. City staff is responsible for providing the following items:
 - a. All comments received during the comment period (May - September 21, 2015), comments received after September 21, 2015 are not budgeted herein;
 - b. Preparation/distribution/publication of the final response to comments (if the City desires);
 - c. Summary of issues to be addressed at the workshop;
 - d. Preparation/distribution/publication of all public notices for the workshop; and
 - e. Identifying and securing the workshop location.
- 2. This scope includes one review round of response to comments and workshop presentation materials.
- 3. Changes to the scope of services or request for additional analysis may require a contract amendment.
- 4. Excessive delays not under the control of EMC Planning Group may require a contract amendment.

5. Significant environmental issues, public controversy, or number/nature of comments that EMC Planning Group is not aware of at the time of preparation of this proposal may require a contract amendment.

Optional Item

1. Contingency Budget (Upon Approval). A 15 percent contingency line item is included in the attached budget spreadsheet, which could be utilized for additional project work, such as an increased level of coordination with the City, unexpected additional meetings, and/or review of additional applicable information/comments or other unexpected issues.

This contingency budget would only be used upon authorization by the City.

Budget

A budget spreadsheet is attached for your review. The amended budget is summarized in the following table:

Original Budget	\$182,691.00
Contract Amendment #1	\$0.00
Contract Amendment #2	\$22,881.75
Contract Amendment #3	\$31,794.00
Total New Amended Budget	\$237,366.75

If you have any questions regarding this request, please call me at 831.649.1799 ext. 201.

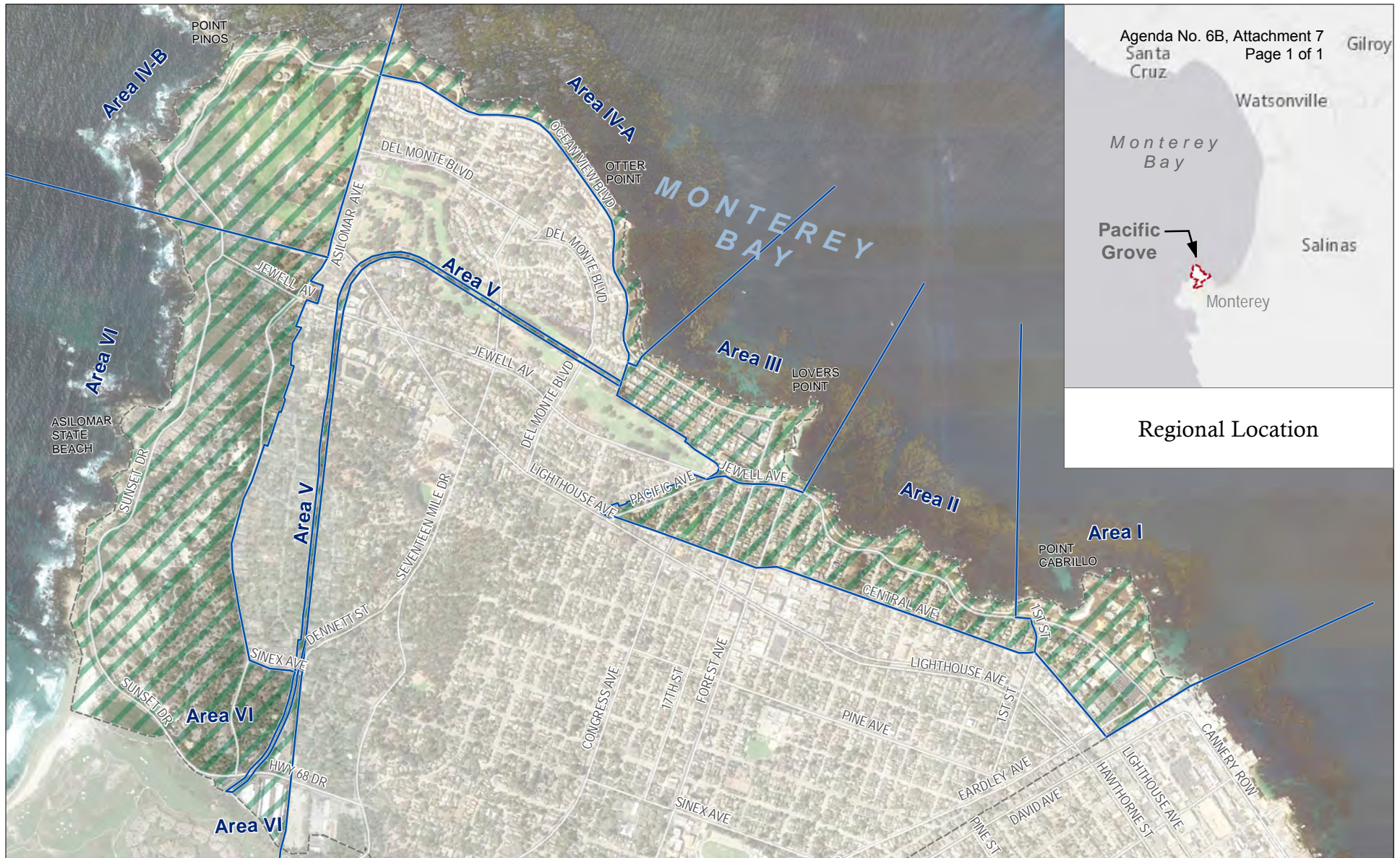
Sincerely,



Michael Groves AICP, President

cc: Anastazia Aziz, Tom Frutchey

Project Name									
Task									
EMC Planning Group Inc.									
Staff	Sr. Principal Michael Groves	Principal Planner Richard James	Principal Planner Sally Rideout	Senior Planner Polaris Kinison Brown	Senior Biologist Andrea Edwards	Production E.J. Kim	Asst. Planner Rachel Hawkins Vickie Bernea	Total Hours	Total Cost
Billing Rate (Per Hour)	\$205.00	\$185.00	\$185.00	\$150.00	\$150.00	\$125.00	\$95.00		
1. Project Management and Administration									
1.1 Contract and General Administration	1.0	0.0	0.0	8.0	0.0	0.0	2.0	11.0	\$1,585.00
1.2 Consultation/Communications	2.0	1.0	0.0	4.0	0.0	0.0	0.0	7.0	\$1,195.00
1.3 Obtain and Inventory Copies of Comments	0.0	0.0	0.0	1.0	0.0	0.0	3.0	4.0	\$435.00
2. Response to Comments									
2.1 Organize and Summarize Comments	2.0	0.0	4.0	4.0	0.0	0.0	2.0	16.0	\$2,360.00
2.2 Meeting with City Staff (1)	0.0	0.0	2.0	2.0	0.0	0.0	0.0	4.0	\$670.00
2.3 Prepare Administrative Draft Response to Comment	3.0	0.0	20.0	25.0	4.0	0.0	8.0	64.0	\$9,885.00
2.4 Meeting with City Staff (1)	0.0	0.0	2.0	2.0	0.0	0.0	4.0	8.0	\$670.00
2.5 Prepare Final Response to Comments	1.0	0.0	4.0	8.0	1.0	0.0	2.0	20.0	\$2,905.00
3. Incorporate Comments into LUP									
3.1 Incorporate comments into LUP	0.0	0.0	2.0	7.0	0.0	0.0	2.0	31.0	\$3,710.00
3.2 Review LUP for internal consistency	1.0	0.0	0.0	2.0	0.0	0.0	0.0	8.0	\$1,030.00
4. Workshop (Implementation Plan)									
4.1 Pre-meetings with City Staff (2)	4.0	4.0	0.0	2.0	0.0	0.0	0.0	10.0	\$1,860.00
4.2 Preparation and materials	1.0	4.0	0.0	1.0	0.0	3.0	0.0	10.0	\$1,565.00
4.3 Workshop	5.0	5.0	0.0	0.0	0.0	0.0	0.0	10.0	\$1,950.00
4.4 Wrap Up - Summary	1.0	2.0	0.0	1.0	0.0	0.0	1.0	5.0	\$820.00
Subtotal (Hours)	21.0	16.0	34.0	67.0	5.0	3.0	17.0	204.0	
Subtotal (Cost)	\$4,305.00	\$2,960.00	\$6,290.00	\$10,050.00	\$750.00	\$375.00	\$4,305.00		\$30,650.00
Additional Costs									
Production Costs									\$250.00
Travel Costs									\$25.00
Postal/Deliverables									\$15.00
Miscellaneous									\$50.00
Administrative Overhead 10%									\$34.00
Total									\$374.00
Subconsultant Fees									
Ingram Group (Task #4)									\$700.00
Subconsultant Overhead 10%									\$70.00
Total									\$770.00
Total Costs \$31,794.00									
Contingency Fee (Optional)									
Contingency Fee 15%									\$4,769.10
Total Costs with Contingency \$36,563.10									



0 1800 feet

Legend

- Planning Area Boundaries
- City of Pacific Grove
- Major Roads
- Coastal Zone

Source: City of Pacific Grove, Google Earth 2013



Figure 1
Pacific Grove Coastal Zone
 Pacific Grove Vulnerability Assessment