

STATE COASTAL CONSERVANCY

GRANT APPLICATION

Please read the Grant Application Guide, [found at this link:](https://scc.ca.gov/webmaster/ftp/pdf/forms/SCC_Application-Guide.docx)
https://scc.ca.gov/webmaster/ftp/pdf/forms/SCC_Application-Guide.docx , to
help you fill out this application.

Submit your application to grants@scc.ca.gov

SUMMARY INFORMATION

CONTACT INFORMATION

Organization:	City of Capitola
Contact Person:	Jessica Kahn, P.E., Public Works Director
Email:	jkahn@ci.capitola.ca.us
Phone:	(831) 475-7300
Webpage (if applicable):	https://www.cityofcapitola.org/

PROJECT INFORMATION

Project Name	Esplanade Park Coastal Access & Adaptation Plan
Project Summary (<u>1 sentence</u>)	Planning and conceptual design for climate-resilient improvements at Esplanade Park, including sea-level rise studies, community engagement, evaluation of nature-based, hybrid, structural, and retreat strategies, and development of a preferred adaptation and access plan.
Amount Requested	\$275,000
Total Project Cost	\$325,000
Estimated Start Date	February 2026
Estimated End Date	April 2027
Project Type: (check all that apply)	<input checked="" type="checkbox"/> Planning <input type="checkbox"/> Acquisition <input type="checkbox"/> Implementation

Total Acres (if applicable)	0.53 acres of parkland
Total Trail Miles (if applicable)	0 (adjacent shoreline access of approx. 1,200 linear feet)
Assessor Parcel Numbers (Acquisition projects only)	

LOCATION INFORMATION

County(ies)	Santa Cruz
Specific Locations	108 Monterey Avenue, Capitola, CA 95010. APNs: 035-262-07, -08, -09, -10
Latitude, Longitude (e.g., 37.80630, -122.2735)	36.971980, -121.950128
What point is represented by the lat/long (e.g. parking lot, center of site, etc.)	center of site
Is project in, or within 0.5 miles of, a Disadvantaged Community? (mapping tool: https://www.parksforcalifornia.org/communities/?overlays=parks)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Partially

LEGISLATIVE DISTRICTS

District	Number, Name of Representative
State Assembly	District 30 – Dawn Addis
State Senate	District 17 – John Laird
Congress	District 19 – Jimmy Panetta

PROJECT DESCRIPTION

Complete each of the elements of the project description below with clear, but detailed answers. Add space to each answer as necessary but stay within the suggested limits. Refer to the [Grant Application Guide](#) for specific assistance on each question.

1. Site Description (1-2 paragraphs).

Esplanade Park is a 0.53-acre waterfront park located in Capitola Village along the Monterey Bay shoreline. The park functions as a civic centerpiece, offering open lawn areas, benches, a bandstand for concerts and community gatherings, and shoreline-adjacent walkways that connect directly to Capitola Beach. It is a primary public access point to the coast, supporting both daily recreation and larger community events such as festivals and cleanups. The park's location at the interface of urban Capitola and the Monterey Bay makes it highly valued for both its recreational and coastal access functions.

The site is directly exposed to coastal hazards, including wave overtopping, tidal flooding, and storm surge. During the January 2023 atmospheric river events, the park sustained major flooding and deposition of woody debris, highlighting its vulnerability to sea level rise. Habitat within the project area is limited due to the park's developed condition; however, its shoreline position provides opportunities for integrating nature-based shoreline enhancements. Adjacent land uses include commercial businesses, restaurants, and shops in Capitola Village, as well as public parking areas that provide regional access to the beach. These adjacent uses intensify demand for the park while also constraining adaptation options, making a proactive planning process critical.

2. Project Need (one paragraph). Describe the specific problem, issue, or unserved need the project will address.

Esplanade Park is increasingly threatened by sea level rise, tidal flooding, and storm surge, with severe damage documented during the January 2023 storms. Existing drainage and shoreline protection are inadequate, leaving the park's lawns, walkways, and infrastructure highly vulnerable to future flooding events. As Capitola's primary waterfront gathering space and access point to Monterey Bay, the park's continued exposure to these hazards places public access, community events, and local economic activity at risk. Without proactive planning, the park will face escalating damage and diminished usability, underscoring the need for a comprehensive adaptation strategy. The planning process will also evaluate the feasibility of retreat and identify triggers at which the City would initiate relocation of facilities.

3. Project Activities (1-3 paragraphs). Describe specifically how the proposed project will address the project need identified in #2 above.

To address Esplanade Park's vulnerability to sea level rise and recurring flooding, the project will complete technical studies that quantify site-specific risks, including sea level rise modeling, drainage and stormwater analysis, and coastal hazard assessments.

These studies will provide the foundation for identifying feasible adaptation strategies that can reduce flooding impacts and protect public access.

Using this technical information, the project will develop and compare multiple concept-level alternatives for improving resilience at Esplanade Park, including nature-based strategies such as dune enhancement, vegetated berms, and shoreline planting; hybrid approaches that combine engineered features with natural systems; structural interventions such as infrastructure elevation or shoreline armoring; and a retreat framework. One preferred concept will be refined to a preliminary design level with cost estimates, ensuring the City has a clear pathway toward implementation. Throughout this process, the City will conduct workshops, surveys, and tribal outreach to incorporate community and cultural perspectives into the designs. The project will also coordinate with regulatory agencies to map out future permitting and environmental review steps, positioning the City to move efficiently into implementation.

4. **Project Outcomes. To the extent known, provide information on both the quantitative and qualitative project outcomes. See application guide for sample project outcomes.**

Quantitative Outcomes (e.g. Acres of habitat restored; Miles of trail planned or built; Number of each type of access amenities; Number of community members engaged in project, etc.)

- Development of 3–4 conceptual design alternatives.
- Selection of 1 preferred adaptation and access plan at a preliminary design level.
- Completion of technical studies, including sea level rise modeling, drainage analysis, and coastal hazard assessments.
- 3 community workshops and 2 surveys conducted.
- Engagement of at least 200 community members through workshops, surveys, and public events.
- Preparation of a regulatory and CEQA pathway report.

Qualitative Outcomes (e.g. Habitat functions restored; Integration of community input into project/design plan; Tribal access to land restored, etc.)

- Clearer understanding of site-specific vulnerabilities and feasible adaptation pathways.
- Integration of community and tribal input into the design process.
- Identification of retreat triggers to guide long-term decision-making.
- Strengthened readiness for future implementation and funding by aligning with regulatory requirements.
- Advancement of equitable and climate-resilient coastal access in Capitola.

PROJECT SELECTION CRITERIA

The Grant Application Guide contains the complete list of our project eligibility and project selection criteria. This application only includes those criteria for which we need specific input from you. The other criteria will be assessed based the project description. Refer to the Grant Application Guide for specific assistance on each question.

Project Eligibility

5. **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Compliance** – IMPLEMENTATION Projects Only:

- Specify the current status of CEQA review:

☒ Not Started ☐ In Progress ☐ Complete

Estimated completion date:

- What document is the CEQA review expected to result in:

☒ EXEMPTION

☐ NEGATIVE DECLARATION (ND)

☐ MITIGATED NEGATIVE DECLARATION (MND)

☐ ENVIRONMENTAL REVIEW DOCUMENT (EIR)

☐ ADDENDUM

- If an ND, MND, or EIR is required, specify the CEQA LEAD AGENCY:
- If an ND, MND, or EIR has already been completed, provide a link to the document:

6. **Grantee capacity (1 paragraph) – Summarize your organization’s experience administering grant funds and carrying out similar types of projects.**

The City of Capitola has experience managing state-funded coastal adaptation projects similar in scope of the proposed Esplanade Park plan. With support from the State Coastal Conservancy, the City completed the Wharf Resiliency Project, a major construction effort that was developed through technical studies, design, permitting, and community engagement. The City is also currently implementing a California Coastal Commission grant for Cliff Drive planning, which addresses bluff erosion, sea level rise, and long-term coastal hazards. These projects demonstrate the City’s ability to manage grants, coordinate with regulatory agencies, and deliver complex coastal resilience planning and implementation efforts.

7. **Site ownership or control – Check the applicable box. For ACQUISITION projects, the “written agreement” refers to a Purchase and Sale Agreement.**

- ☒ Applicant owns the site(s) where the project will occur.

- ☐ Applicant has a written agreement with the property owner(s) to conduct the project on their property(ies). If checked, please provide a copy as an attachment to your application.
- ☐ Applicant does not yet have a written agreement with the property owner(s) to conduct the project on their property. If this answer is checked, specify how and when the property owner agreement will be reached.

8. Long-term management and maintenance (1 paragraph) – Summarize the plan for the long-term management, maintenance, and monitoring of the project.

The City of Capitola will be responsible for the long-term management and maintenance of Esplanade Park. Recommendations from the adaptation plan will be incorporated into the City’s Capital Improvement Program to guide phased investments, while routine park upkeep will continue to be funded through the City’s municipal budget. As specific adaptation measures are advanced, the City will pursue supplemental state and federal grants to support implementation and long-term maintenance.

Project Selection (refer to the [Application Guide](#) for more information)

9. Project includes a serious effort to engage tribes. (1-2 paragraphs). Describe how you have engaged tribes in the development of this project.

The City of Capitola has experience engaging tribes through prior coastal adaptation work, including the Cliff Drive Resiliency Project, and will build on that approach for Esplanade Park. Local tribal representatives, including the Amah Mutsun Tribal Band and the Ohlone/Costanoan Esselen Nation, will be contacted early in the planning process with letters and follow-up conversations, and invited to participate in public workshops and targeted discussions.

Engagement will focus on incorporating tribal leadership and perspectives into conceptual design, with attention to cultural resource protection, shoreline stewardship, and opportunities for cultural interpretation and land acknowledgement within the park.

10. Project benefits will be sustainable or resilient over the project lifespan (1-2 paragraphs). Describe how the benefits of your project will be sustainable or resilient over the project lifespan. If you already addressed this in other parts of the application, please indicate where.

The project will provide lasting benefits by proactively addressing sea level rise, storm surge, and tidal flooding risks. Technical studies and design alternatives will align with the 2018 Ocean Protection Council State Sea-Level Rise Guidance and the 2020 OPC Principles for Aligned State Action, ensuring strategies are consistent with statewide requirements for sea level rise adaptation. By including both near-term improvements and a retreat framework with clear triggers, the plan will remain adaptable as conditions change.

The planning process is structured so that recommended strategies will not limit future adaptation. By evaluating nature-based, hybrid, structural, and retreat options, the plan will identify flexible pathways that can evolve with community needs and climate conditions.

This positions the City to secure future implementation funding and regulatory approvals, while ensuring that Esplanade Park continues to provide safe, resilient coastal access over its lifespan.

- 11. Project delivers multiple benefits and significant positive impact. (1-2 paragraphs). List the specific project benefits and describe any additional significant positive impact. If you already addressed this in other parts of the application (for example, project outcomes), please indicate where. You do not need to repeat the information if it is already provided elsewhere.**

The project will provide multiple community and environmental benefits. It will strengthen resilience by identifying strategies to protect a heavily used waterfront park from flooding and sea level rise, preserving its role as a key public space and gathering hub. The plan will also improve coastal access by evaluating ADA-compliant upgrades and shoreline connections, ensuring residents and visitors can continue to enjoy Monterey Bay. Environmental benefits will be explored through nature-based shoreline elements that enhance ecological functions while reducing flood risks.

In addition to physical improvements, the planning process will build community preparedness for climate change by engaging a wide cross-section of residents, businesses, and visitors. Equity will be advanced by ensuring diverse voices are included in workshops and surveys, particularly those of systemically excluded communities and local tribes. Collectively, these benefits will support public health, coastal access, and community resilience while advancing the City's climate adaptation goals.

- 12. Project was (or will be) planned with meaningful community engagement and broad community support (1-3 paragraphs). If the communities served by your projects are tribal groups, please write your answer in question 9. If you are serving other groups, please answer this question. Please summarize how you have (or will) engage relevant communities in all phases of the project and describe the community support for the project.**

The project will include a robust and inclusive community engagement process. Three public workshops will be held at key milestones, supplemented by pop-up outreach at park events and an online bilingual survey to reach Spanish-speaking residents and those unable to attend meetings.

The City will coordinate with residents, business owners, community groups, and park visitors to ensure diverse perspectives are represented. Project updates and materials will be available on the City's website, and milestones will be reviewed by the City Council and Planning Commission to ensure transparent, community-driven decision-making.

This approach builds on strong community interest following the January 2023 storm damage and is designed to build trust, incorporate local priorities, and ensure broad support for the park's long-term adaptation strategies.

Conservation Corps Partnership

- 13. Conservation Corps Partnership (1 paragraph).** Describe any pre-award consultation and proposed project partnership with the California Conservation Corps or local Conservation Corps. Attach the Corps response to your consultation to your application. For consultations with the California Conservation Corps, include the “Corps Consultation Review Document” as an attachment. For consultations with local Corps, include correspondence or another form of documentation indicating that a consultation was conducted. If your project partners with a Corps, clearly identify the selected Corps, outline what project tasks the Corps will conduct, include a line for the Corps in the budget, and describe the plan to re-engage the selected Corps if awarded the grants.

Because this is a planning project, no Conservation Corps partnership is proposed.

PHOTOS AND RECORDS SUBMITTED WITH APPLICATION

Please specify whether you are submitting any photos, maps, or other materials with this application by checking the box below:

☒ I AM SUBMITTING PHOTOS, MAPS OR OTHER MATERIALS WITH THIS APPLICATION

☐ I AM NOT SUBMITTING PHOTOS, MAPS, OR OTHER MATERIALS WITH THIS APPLICATION

If you are submitting photos, maps, or other materials with this application, please confirm the following statement:

☒ I HEREBY CONFIRM THAT I OWN THE COPYRIGHT, TRADEMARK, OR HAVE SOME OTHER OWNERSHIP RIGHTS IN THE MATERIALS OR OTHERWISE HAVE PERMISSION TO USE AND HAVE AUTHORITY TO GRANT THE CONSERVANCY PERMISSION TO USE SUCH MATERIALS, AND I HEREBY GRANT TO THE CONSERVANCY THE UNLIMITED RIGHT TO USE SUCH MATERIALS FOR NON-COMMERCIAL PURPOSES.

TASKS AND SCHEDULE

Fill in the appropriate task and schedule table for your project type. Look at the Grant Application Guide for example tasks and deliverables by different project types (e.g. acquisition, planning, and implementation). If you are not doing one of the tasks in the table, insert “N/A”. You may add tasks as needed and delete tables for the project categories that are not relevant for your project.

	Project Tasks	Description	Deliverables (Documents and Files)	Start Date – End Date
1	Project Management & Administration	Grant management, project coordination, reporting	Progress reports, invoices, contract oversight	Feb 2026 – Apr 2027
2	Community Engagement	3 public workshops, online survey, pop-up events, outreach summaries	Workshop notes and presentations, survey results, outreach summary	Mar 2026 – Mar 2027
3	Technical Studies	Sea level rise modeling, drainage and stormwater analysis, coastal hazards report	Technical study reports	Mar 2026 – Jun 2026
4	Concept Alternatives	Development of 3–4 conceptual alternatives at ~10–15% design level based on technical studies and community input	Draft and final alternatives package	Jun 2026 – Sep 2026
5	Preferred Alternative & Retreat Framework	Selection and refinement of preferred concept, including retreat triggers and cost estimates	Preferred design report with retreat adaptation framework	Sep 2026 – Dec 2026
6	Regulatory Pathway Analysis	Coordination with regulatory agencies; identification of permitting and CEQA needs	Regulatory and CEQA pathway report	Dec 2026 – Apr 2027

Permits

PLANNING and IMPLEMENTATION projects only. Check the permits needed to undertake the project. Refer to the Grant Application Guide to access informational links on each permit and how to obtain them for your project.

Name of permit	Secured	Pending	Included in Scope of Application
<input type="checkbox"/> Coastal or Shoreline Development Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Local Grading, Vegetation, or Other permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> CDFW Lake/Streambed Alteration Permit (1600)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> CDFW California Endangered Species Act Take Authorization	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Regional Water Quality Control Board Certification (401)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> U.S. Army Corps 404 or 408 Permit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> U.S. Fish and Wildlife Service Biological Opinion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> National Marine Fisheries Service Biological Opinion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other – Please specify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROJECT COST ESTIMATE

Fill in the Project Cost Estimate table below. The tasks in the Project Cost Estimate table should match the tasks in the Task and Schedule table above. Refer to the Grant Application Guide for examples and specific assistance on each project type and the associated Budget Justification.

Please round all budget numbers up to the nearest \$100.

Estimated Project Cost:

	Project Tasks	Conservancy Grant	Other Funding	Total
1	Project Management & Administration	\$40,000	\$20,000	\$60,000
2	Community Engagement	\$55,000	\$10,000	\$65,000
3	Technical Studies	\$70,000	\$5,000	\$75,000
4	Concept Alternatives	\$45,000	\$5,000	\$50,000
5	Preferred Alternative & Retreat Framework	\$40,000	\$5,000	\$45,000
6	Regulatory Pathway Analysis	\$25,000	\$5,000	\$30,000
	Indirect Costs	\$0	\$0	\$0
	TOTAL	\$275,000	\$50,000	\$325,000

Other Funding

For the Other Funding included in the Project Cost Estimate above, please list the source, the amount, and status (secured, pending, applied for) for each of the other funding sources.

- City of Capitola (in-kind staff time) — \$50,000 — Secured

Budget Justification

Provide an explanation of the costs for each of the project tasks that will be charged to the Conservancy grant. See Grant Application Guide for assistance.

Requested SCC funds will support consultant services for technical studies, development of conceptual design alternatives, a retreat framework, community engagement facilitation, and preparation of a regulatory pathway analysis. City staff time (\$50,000 in-kind) will provide grant administration and project oversight. Cost estimates are based on comparable consultant contracts recently managed by the City (e.g., Cliff Drive Resiliency Project, Wharf Resiliency Project) and internal staff experience with similar planning scopes.

1. Project Management & Administration (\$40,000 SCC / \$20,000 City in-kind)
Consultant project manager and City staff time for grant reporting, invoicing, scheduling, and coordination with SCC. Estimate includes ~200 consultant hours at \$150/hr

(\$30,000) plus \$10,000 for contingency and administrative support. City staff in-kind contribution (\$20,000) will cover direct oversight, financial tracking, and internal coordination.

2. Community Engagement (\$55,000 SCC / \$10,000 City in-kind)
Consultant facilitation of three public workshops, one online survey, and multiple pop-up engagements; preparation of bilingual outreach materials; translation services; and workshop documentation. Estimate based on ~300 consultant hours at \$150/hr plus \$10,000 for translation, materials, and meeting logistics.
3. Technical Studies (\$70,000 SCC / \$5,000 City in-kind)
 - Sea Level Rise Modeling: \$25,000
 - Drainage and Stormwater Analysis: \$20,000
 - Coastal Hazards Assessment (erosion, overtopping, storm surge): \$25,000
Estimates based on consultant proposals for comparable resilience projects.
4. Concept Alternatives (\$45,000 SCC / \$5,000 City in-kind)
Development of three to four conceptual adaptation alternatives at ~10–15% design level, incorporating findings from technical studies and community input. Deliverables include conceptual layouts and cost ranges. Estimate based on ~300 consultant hours plus graphic design support.
5. Preferred Alternative & Retreat Framework (\$40,000 SCC / \$5,000 City in-kind)
Refinement of one preferred adaptation alternative to ~30% design, development of cost estimates, and preparation of a retreat framework identifying triggers for phased relocation of park infrastructure. Estimate based on ~250 consultant hours at \$160/hr.
6. Regulatory Pathway Analysis (\$25,000 SCC / \$5,000 City in-kind)
Coordination with California Coastal Commission, Regional Water Quality Control Board, and U.S. Army Corps staff to outline required approvals. Deliverable includes a permitting and CEQA pathway report. Estimate based on ~150 consultant hours at \$150/hr.

PROJECT MAPS AND DESIGN PLANS

Project Location Map

Include a map that clearly shows the project location(s) within the context of the surrounding area. Be sure map shows nearest road access to site. If site can only be accessed via water, show the location of the nearest water access launch point.

Concept Level Site Plan

For IMPLEMENTATION and PLANNING projects where conceptual design work has been completed, you should include a conceptual level site plan showing the key project components. For IMPLEMENTATION projects, more detailed design documents can also be provided as an attachment.

Site Photos

Provide one or more clear photos of the project site that clearly show the character of the site.

Additional Documents

If there are any additional documents that are critical for understanding the project, please attach or provide a link(s) for up to two additional documents. Examples of attachments could include feasibility studies, CEQA documents, appraisals, or other documents that are directly related to the proposed project.

If you are proposing an **acquisition project** in one of the 9 San Francisco Bay Area Counties, please include a Conservation Portfolio Report for your project area using the CLN Explorer Reporting Tool ([Explorer 2.0](#)) supported by TOGETHER Bay Area*. Click on “Create a Report” within the CLN Explorer Reporting Tool to log in and prepare the report. Please include the Compensation Portfolio Report as an attachment to your application. This report will help staff to evaluate the acquisition project and its potential alignment with the goals and objectives of the State Coastal Conservancy’s 2023-2027 Strategic Plan.

*TOGETHER Bay Area’s [Conservation Lands Network \(CLN\)](#) is an organizing tool for regional coordination, including a set of geography-specific habitat goals for biodiversity conservation, and a set of maps and tools that can be used to inform an acquisition project’s alignment with regional biodiversity and habitat goals and conservation plans.

NON-PROFIT APPLICANT REQUIREMENTS

Non-profit applicants should include the following with the applications:

1. Letter of Determination from the Internal Revenue Service indicating current 501(c)(3) status.
2. Completed [Nonprofit Organization Pre-Award Questionnaire](#).

GRANT APPLICATION SURVEY

The Conservancy seeks to continuously improve our grant application process. Please take some time after completing this grant application to provide feedback on your experience as an applicant. The survey link can be accessed [here](#). Your response will be anonymous, and we will greatly appreciate your constructive criticism.