

EXHIBIT A

SCOPE OF WORK
(Local Coastal Programs)

1. Grantee agrees to expend grant funds provided by the Commission only for and in accordance with project activities as described under the Scope of Work attached hereto as EXHIBIT A.
2. The Project representatives during the term of this agreement, and the person authorized to sign grant amendments and RFFs on behalf of the grantee, will be:

State Agency: California Coastal Commission	Grantee: City & County of San Francisco
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3. Primary project contact:

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SCOPE OF WORK

Name of Local Government: City & County of San Francisco

Name of Project: San Francisco Outer Coast SLR Adaptation Plan

Funding Source: General Fund

Specific Program: Local Coastal Program Local Assistance Grant Program

Federal Tax ID#: 94-6000417

Budget Summary:

CCC funding:	\$628,000
Other funding:	<u>\$0</u>
Total project cost:	\$628,000

Term of Project: *April 08, 2026 (or grant agreement execution date) – December 31, 2027*

A. PROJECT DESCRIPTION

In collaboration with its ClimateSF¹ partners, the San Francisco Planning Department (SF Planning) proposes to prepare a sea level rise adaptation plan for the City’s outer coast. The study area includes the coastal zone areas of the Olympic Club Local Coastal Program (LCP) segment and the balance of the City/County LCP segment, as shown in Figure 1. This resilience plan will be developed to comply with SB 272 and California Coastal Commission’s (CCC) [sea level rise \(SLR\) guidance](#). As part of this effort, SF Planning will also prepare LCP amendments.

¹ ClimateSF is a collaborative working group of San Francisco departments and agencies who work to mitigation and adapt the City’s communities, infrastructure, and environment to climate change. These agencies include the Department of Public Health, Mayor’s Office, Office of Resilience and Capital Planning, Port of San Francisco, Public Works, SF Environment, SFMTA, SF Planning, and SFPUC.

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Figure 1: Study Area for SF Outer Coast SLR Adaptation Plan



San Francisco’s coastline is a vital asset. It is home to approximately 3700 households; several thriving commercial corridors with businesses serving residents and visitors; parks and open space that welcomes thousands of daily visitors; important institutions, such as the city zoo and the Veterans’ Administration hospital; and a host of critical infrastructure, including roadways, water and wastewater pipelines, power infrastructure, and transit facilities. The area, though, faces growing challenges related to climate change (e.g., SLR, emergent groundwater), dune erosion, and other factors.

The adaptation plan’s goals are to advance adaptation planning for SLR and other climate change-related hazards for the coastal zone; protect access to the coast and potential

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habitat areas; and gather community input and build support for the plan's recommendations. The latter is essential and will be built on outreach that aims to learn about affected communities' concerns about these topics and increase understanding about the effects of SLR in the coastal zone. The plan will build on the City's SLR-related work, including:

- Ocean Beach Master Plan (2012)
- Baseline SLR policies in Western Shoreline Area Plan, San Francisco General Plan (2018)
- San Francisco Sea Level Rise and Vulnerability and Consequences Assessment (SLRVCA) (2020)

The 2020 SLRVCA used data from 2018-2019 and state SLR projections from 2013. Since the SLRVCA was developed, new data has become available, new projects initiated, and new policies enacted that need to be integrated and require new examination in the City's adaptation planning for the outer coast. These include:

- New SLR science and guidance from the Ocean Protection Council (OPC), including groundwater hazards (2024), which were not included in the SLRVCA assessment.
- New ground elevations from 2023 LIDAR data. (The SLRVCA relied on 2015 data).
- Local policy updates, including Safety and Resilience Element (2022), Environmental Justice Framework (2023), and Family Zoning Plan (2025).
- Projects along Ocean Beach, including the Ocean Beach Climate Change Adaptation Project (SFPUC, in progress), Westside Pump Station Reliability Improvements Project (SFPUC, in progress), and Dune Revegetation and Stabilization Plan, which includes SLR assessment for the new Sunset Dunes park (SF Recreation and Parks, in progress).
- Findings/data from the following publications: SF Precipitation in a Warmer World (SFPUC, 2023), Growing Resilience: Recommendations for Dune Management at North Ocean Beach (San Francisco Estuary Institute, 2023), San Francisco Hazards and Climate Resilience Plan (SF Office of Resilience and Capital Planning, 2025).

These items will need to be factored into an updated review of existing conditions and new exposure analysis modeling. The project will incorporate findings from these new efforts; develop and evaluate adaptation strategy options; and prepare adaptation pathways with preferred strategies for the coastal zone tailored to local needs. The analysis will use the best available science and be aligned with CCC's requirements and OPC's [SLR Adaptation Criteria](#). High-level costs to critical public infrastructure will also be developed (which was not done in the 2020 SLRVCA). Also new for this round of SLR adaptation planning is review and approval from San Francisco's Planning Commission and Board of Supervisors before certification by CCC. (The 2020 SLRVCA was not approved by any policy body.)

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This proposed scope of work for the adaptation plan includes updates to San Francisco's LCP. Since early 2025, SF Planning has been engaged in discussions with CCC staff about potential amendments to the LCP related to potential habitat areas and EJ. This proposed scope includes an early set of LCP amendments that will include policies related to these two topics as well as baseline SLR policies, policies related to risk disclosure / assumption of risk, and a timeline for updates as required by SB 272. A second set of amendments would incorporate the final adaptation plan policies into the LCP.

Key to developing a successful adaptation plan will be the meaningful engagement of affected communities and stakeholders. The project team will draw from the City's extensive experience with public engagement. Examples of the City's prior, relevant community-focused outreach and planning include:

- The draft report for the Waterfront Coastal Flood Study (2024) demonstrates the City's ability to integrate extensive outreach and the best available science to document risks related to climate change, develop and evaluate alternatives, and analyze environmental effects.
- The City prepared an EJ framework (2023) to advance health in communities of color and low-income communities. The work was supported by an interdisciplinary, multisector working group that co-created policy recommendations, identified community needs and assets, and provided feedback on implementation.
- The Islais Creek Southeast Mobility and Adaptation Strategy (2021) illustrates the City's ability to successfully secure, manage, and implement grant-funded projects. This project resulted in adaptation strategies for Islais Creek, which is located in an EJ neighborhood.
- The City is in the final stages of a state-funded project to engage, build capacity, and create adaptation strategies in the EJ community around Yosemite Slough, which is located in the Bayview Hunters Point neighborhood. (Anticipated completion in 2026.)

Overall, the City will implement the project through a community-based planning process supported by a project team, an interagency advisory group, and a technical advisory committee.

B. TASKS

The tasks in this section were developed to comply with CCC's seven-step process for addressing SLR.² The tasks were also developed to align with a parallel adaptation effort for San Francisco's bay shoreline, also led by SF Planning.³

² California Coastal Commission, [Sea Level Rise Policy Guidance](#), 2024, Chapter 5

³ The bayside work is being developed to comply with SB 272 and the Bay Conservation and Development Commission's (BCDC) Regional Shoreline Adaptation Plan guidelines.

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Task 1: Project Initiation and Planning

1.1 Project Management and CCC Reporting

Hold a kick-off meeting with CCC staff, provide quarterly invoices and updates (i.e., schedule, budget, expenditures, and key deliverables). Meet with CCC staff to seek input, review progress and/or key deliverables prior to and/or after submittal. Hold other meetings with CCC staff, as needed.

1.2 Project Team and Interagency Group Coordination

Establish project team and interagency advisory group.

The project team will be responsible for advancing the work, coordinating with CCC, directing the consultant team, and incorporating input from public engagement efforts and the Technical Advisory Committee (Task 2.4). This group will meet every other week and consist of staff from SF Planning and the Office of Resilience and Capital Planning (ORCP).

The interagency advisory group will review draft deliverables, serve as a venue to coordinate City efforts, and meet every other month. It will include the following City agencies: Municipal Transportation Agency (SFMTA), ORCP, Public Works, Recreation and Parks (RPD), SF Planning, and SF Public Utilities Commission.

The consultant team will provide technical analysis and engagement services and will meet with the core team every other week and with the interagency advisory group as needed.

1.3 Local Contracting Process

Prepare and execute a task order for consultant services.

Outcomes/Deliverables:

- Hold kick-off team meeting.
- Roster of project team members and interagency team members.
- Quarterly progress reports and invoices.
- Fully executed task order.

Task 2: Community and Stakeholder Outreach

Support project goal to gather community input and build support for plan's recommendations.

2.1 Prior and Ongoing Outreach

Inventory outreach efforts, community input, and findings from current and previous SLR projects for the study area. The project team will also look to understand prior and current outreach efforts to develop a complementary approach (Task 2.2). This includes working with RPD and SFPUC to understand how this study can build on their ongoing

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engagement activities, especially to minimize duplication of efforts and protect the public from outreach fatigue.

2.2 Outreach Plan – Develop

Develop an outreach plan to complement existing and prior community engagement related to SLR along the coastal zone. The project team will consult CCC's guidance on best practices for meaningful engagement on LCP updates. The plan will be developed to align with outreach aspects of the City's Bay Shoreline Adaptation Plan and will include:

- a) Outreach objectives and key messages to the public.
- b) Stakeholder mapping to illustrate communities and types of organizations to conduct outreach to.
- c) A toolbox approach to meet members of the public where they are, including activities geared toward EJ communities identified as a part of Task 3.1.1.
- d) Activities designed to contribute to the identification of goals (Task 2.5); existing conditions (Task 3.1); vulnerability analysis (Task 3.3); consequences analysis (Task 3.4); and identification and evaluation of adaptation strategies (Tasks 4.3 and 4.4).
- e) Methods for data collection and synthesis process and key touchpoints.
- f) Engagement with participating community-based organizations, including those involved in previous, SLR-related efforts in the study area.

Engagement with individuals and groups from socially marginalized communities or those not historically involved in the planning process will be emphasized in the outreach plan. This includes inviting them to serve on the TAC (Task 2.4) or consulting on strategy development (Task 4).

The project team will follow CCC's Tribal Consultation Policy. This includes engaging the seven tribes listed on the Native American Heritage Commission's contact list, as well as four local Native American representatives not on the list who have requested to be noticed for projects within the City/County of San Francisco.

2.3 Outreach Plan – Implement

Implement the outreach plan. Prepare summary outreach report documenting engagement activities, attendance, input received, and how feedback was used in analysis and development of the Outer Coast SLR Adaptation Plan.

2.4 Technical Advisory Committee (TAC)

Identify and invite groups with assets and/or interests related to the outer coast, including residents, landowners, businesses, community organizations, state and federal agencies, and neighboring jurisdictions (e.g., City of Daly City, San Mateo County) to establish a TAC. This group, to include CCC, will advise the project team, review draft

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deliverables, coordinate cross-jurisdictional issues, and guide implementation of the outreach plan. The project will meet with the TAC on a quarterly basis and/or upon completion of major milestones.

2.5 Vision and Goals

Compile and summarize existing information on visioning, goals, and/or feedback from prior studies for the coastal zone. The product of this work will be shared as a part of public outreach and with the TAC to confirm and/or revise the goals for this project.

Develop an adaptation vision and goals consistent with City goals and regional priorities and aligned with those developed for the Bay Shoreline Adaptation Plan. Vision and goals will be incorporated into the Outer Coast SLR Adaptation Plan and may form the basis of potential LCP amendments.

2.6 Website

Develop a website to share project information and support outreach activities. Update website to include outreach events, presentation materials, findings and reports, and other items.

Outcomes/Deliverables:

- Summary of City's previous and ongoing SLR outreach efforts and findings, including public priorities and lessons learned.
- Draft outreach plan.
- Final outreach plan.
- Roster of Technical Advisory Committee members.
- Table of goals from prior coastal zone studies.
- Draft goals for the Outer Coast SLR Adaptation Plan and comment-response table.
- Final goals for the Outer Coast SLR Adaptation Plan.
- Project website, updated (at minimum) prior to/during public outreach and at milestones (including hearings, outreach activities, technical reports, and LCP amendments).

Task 3: Vulnerability and Consequences Assessment

Support project goals to advance adaptation planning for SLR and other climate change-related hazards for the coastal zone and protect access to the coast and potential habitat areas.

3.1 Existing Conditions

Build on the 2020 SLRVCA existing conditions report to inventory and map current physical characteristics, assets, sectors, services, and land uses in the study area. Features will include jurisdictional, ecological, community infrastructure (e.g., trails, recreational areas); contamination; critical infrastructure (e.g., facilities related to

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stormwater, wastewater, transportation, etc.); residential and commercial areas; and other asset data.

3.1.1 Visitor and Accessibility Study: Examine how access to coastal resources may be impacted by SLR, especially for EJ communities. Identify policies, projects, and/or other approaches to preserve and enhance access, as needed. Findings from this task may be used to update the LCP before adoption of the Outer Coast SLR Adaptation Plan (e.g., policies to increase and/or protect access to the coastal zone).

Background: To comply with SB 1000 (2016), SF Planning identified EJ communities using multiple data sets, input from focus groups, and guidance from a working group consisting of community leaders from the neighborhoods most impacted by EJ and staff from City agencies with EJ programs and/or oversee relevant work.⁴ The resulting map and more recent conversations with City staff involved in cultural districts did not identify EJ communities in the coastal zone. See Figure 3 in Section 5 (Supplementary Information).

For the purposes of this study, the project team will seek to develop an understanding of people who visit the study area. This may include visitors' demographics, home location (e.g., neighborhood or zip code), mode of transportation, what types of activities they engage in during their visits, and if/what barriers to coastal access they face. A key source for this will be the visitor analysis RPD is conducting for its forthcoming Sunset Dunes Vision Plan. RPD activities for this work include geolocation analysis using Placer AI and two online surveys aimed at the general public.

Latent demand to access the coastal zone can be important. The project team will work to learn about potential visitors and EJ communities that have a connection with the coastal zone to collect similar demographic and access data. Specific activities will be developed after discussions with the project's TAC, community groups, youth groups, recreation groups, and others to determine effective ways of reaching people in EJ communities.

Deliverables include draft and final versions of a Visitor and Accessibility memo, which will summarize methodologies, findings, and recommended policies from the study or other content for the LCP amendment.

⁴ For more information about the community outreach, methodology, and data sources that informed the EJ communities map and EJ framework for San Francisco's General Plan, please visit [Environmental Justice Framework and General Plan Policies | SF Planning](#)

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3.1.2 Potential Habitat Areas: Review materials related to ESHA identification and characterization provided by CCC and/or through other sources. Document through desk research (e.g., findings from prior studies) and site visits the types and general locations of potential habitat areas in the coastal zone, focusing on dunes and wetlands. Hold a coordination meeting with CCC staff and City staff on methodology and findings. Overall findings can be used to update the LCP before adoption of the Outer Coast SLR Adaptation Plan (e.g., amend/add policies related to potential habitat areas in the coastal zone). Deliverables include draft and final versions of a Potential Habitat Areas memo that summarizes and maps general locations of potential habitat areas in the study area at a plan level and identifies areas for policy development and/or recommends policies or measures to protect potential habitat areas.

3.2 Exposure Analysis

Building on the City’s SLRVCA and HCRP, determine which assets/features in the coastal zone are critically important and/or have high sensitivity to SLR and coastal hazards. The SLR scenarios used for this analysis are shown in Figure 2. These scenarios are aligned with CCC’s SLR scenario guidance⁵ and are the same SLR scenarios used for the Bay Shoreline Adaptation Plan, as recommended by OPC and required by BCDC.

Figure 3: SLR Scenarios

Year	Projected SLR Amounts
2050 Intermediate	0.8 feet
2100 Intermediate	3.1 feet
2100 Intermediate-High	4.9 feet
2100 High	6.6 feet

Build on the 2020 SLRVCA to conduct an asset-based exposure assessment by overlaying hazard data over existing conditions maps produced in Task 3.1. Modeling tasks will include 2023 digital elevation mapping to create new inundation layers in the study area and to develop water surface elevation data for existing conditions and for SLR scenarios in Figure 3. Hazards to examine could include coastal erosion, wetland change, coastal flooding, fluvial/stormwater flooding, groundwater and saltwater intrusion, and tsunamis.

Use the analysis to determine areas of overtopping, flood pathways, thresholds, tipping points, flood management, and other factors that elevate flood risk. Incorporate

⁵ California Coastal Commission, [Sea Level Rise Policy Guidance: SLR Scenarios for 14 California Tide Gauges](#), 2024

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findings from new data and projects initiated since the release of the City's SLRVCA in 2020.

Deliverables include draft and final versions of an Exposure Analysis memo discuss methodology and findings, an inventory of assets and infrastructure, and exposure mapping.

3.3 Vulnerability Analysis

Assess the vulnerability of the study area and identify important features/assets based on an investigation of their sensitivity and adaptive capacity. Examples of topics/analysis areas to be covered include minimum level of SLR that causes inundation, flooding, or erosion and how these concerns may be affected with different amounts of SLR; land use conditions, including current pattern of development; and others. Analysis may require subdividing project area into sub-areas.

This task will build on the SLRVCA analyses and agency findings from 2020 as well as data collected and work completed since 2020. The project team will meet with agencies and incorporate findings from vulnerability analyses and other work completed since 2020. Updates will include new or modified land uses, facilities, and features; planned recreation and park facilities; and hazards identified in Task 3.2. Two agency workshops will be completed as part of this task.

3.4 Consequences Analysis

Prepare high-level analysis of damages, disruptions, and losses to the economy, environment, and communities that could occur in the absence of adaptation actions. Consequences analysis will address coastal development, public infrastructure, potential impacts of protection on coastline, coastal habitats, water quality, cultural resources, and disproportional impacts on EJ communities. Develop rough order-of-magnitude costs of overall consequences, using qualitative, quantitative, and/or non-financial metrics. Two agency workshops will be completed as part of this task.

3.5 SF Coastal Vulnerability and Consequences Assessment

Prepare draft and final vulnerability and consequences assessment based on the analyses conducted in preceding tasks. Content will assemble methodology and findings, including narrative descriptions, maps, tables, and other graphics. Share draft version with TAC and CCC staff and incorporate feedback into a final version.

Outcome/Deliverables:

- Draft Visitor and Accessibility Study memo.
- Final Visitor and Accessibility Study memo.
- Draft Potential Habitat Areas memo.
- Final Potential Habitat Areas memo.

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- Draft Exposure Analysis memo.
- Final Exposure Analysis memo.
- Description of Vulnerability Analysis Methodology.
- Vulnerability mapping and assessment worksheets.
- Description of Consequences Analysis methodology.
- Summary of updates to the 2020 Sea Level Rise Vulnerability and Consequences Assessment.
- Draft SF Coastal Vulnerability and Consequences Assessment.
- Final SF Coastal Vulnerability and Consequences Assessment, to include existing conditions, exposure analysis, descriptions of vulnerability analysis and consequences assessments methodology, and findings.

Task 4: Early Local Coastal Plan Updates

Support project goals to advance adaptation planning for SLR and other climate change-related hazards for the coastal zone and protect access to the coast and potential habitat areas.

4.1 Draft Early LCP Amendments

Prepare content for amendments of San Francisco's LCP related to: a) findings from Task 3.1.1 (Visitor and Accessibility Study); b) findings from Task 3.1.2 (Potential Habitat Areas); and c) baseline SLR policies of the [type described by the Coastal Commission Local Government Working Group](#) (e.g., related to risk disclosure/assumption of risk and timeline for updates).

4.2 Preparation for Local Plan Approvals – Early LCP Amendments – SF Boards and Commissions

Develop staff reports, presentation slides, and other materials for presenting LCP amendments to boards and commissions of City agencies (e.g., Planning Commission). Present at City hearings and meetings.

4.3 Preparation for Certification – Early LCP Amendments – CCC

Develop staff reports, presentation slides, and other materials for presenting the LCP amendment materials to CCC.

Outcome/Deliverables:

- Draft LCP amendment materials related to EJ communities.
- Draft LCP amendment materials related to potential habitat areas.
- Draft LCP amendment materials related to baseline SLR policies.
- Final phase 1 LCP amendment materials.
- Staff memo and presentation materials for CCSF commission and board hearings.
- Draft staff memo, presentation slides, and other materials for submittal package to CCC.

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Tasks Funded outside of the LCP Grant-Funded Project

Several tasks will be completed outside the scope of this LCP Grant-Funded project to support development of the San Francisco Outer Coast SLR Adaptation Plan and associated LCP updates.

Strategy Development

This task advances adaptation planning for SLR and related climate hazards in San Francisco's coastal zone, ensuring coastal access and habitat protection. Activities include:

- Developing evaluation criteria aligned with project vision, goals, and equity considerations to assess adaptation strategies for assets where multiple options may exist.
- Developing proposed LCP amendments and adaptation strategy options informed by community engagement, identified SLR vulnerabilities, CCC SLR Policy Guidance, and equity and regional priorities.
- Scoring strategies using the evaluation criteria above to identify preferred adaptation options.
- Developing phased adaptation pathways with triggers, decision points, lead planning and implementation agencies, lead times, efficacy, and life span.
- Preparing LCP policies, high-level cost analyses for critical infrastructure, and urban design concepts integrating adaptation and public realm improvements.
- Identifying implementable SLR adaptation projects aligned with community priorities and regional plans.

Deliverables include evaluation criteria, adaptation strategy alternatives, scoring summaries, adaptation pathways, LCP update memos (e.g., policies to support implementation of adaptation strategies and reflect identified vulnerabilities and consequences) cost analyses, design concepts, and project lists. Work will occur from June 2027 through April 2028.

Implementation Planning

This task focuses on integrating adaptation pathways into actionable policies, programs, and funding strategies to support long-term coastal resilience in San Francisco's coastal zone. Activities include:

- Integrating adaptation pathways with policy and program strategies from existing plans and policies (e.g., Local Hazard Mitigation Plan, SF Capital Plan).
- Developing high-level cost estimates for priority adaptation strategies and identifying potential funding sources, timeframes, and grant programs.
- Preparing an implementation plan that includes a monitoring program linked to preferred adaptation pathways linked to triggers, thresholds, and decision points; an ongoing coordination strategy; a communications strategy for transparent progress reporting; and identification of lead agencies and asset managers responsible for implementation.

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Deliverables include a plan integration matrix, high-level cost estimates with a funding matrix, and a comprehensive implementation plan. Work will occur from March 2028 through June 2028.

SF Outer Coast SLR Adaptation Plan

This task focuses on preparing and finalizing the San Francisco Outer Coast SLR Adaptation Plan and associated LCP amendments through multiple review stages and approval processes. Activities include:

- Developing an administrative draft of the plan and draft LCP amendments, incorporating feedback from SF Planning and ORCP.
- Conducting committee-level reviews with interagency teams and the Capital Planning Committee, revising the plan and LCP amendments based on feedback.
- Coordinating CCC review and incorporating edits to ensure alignment with CCC requirements.
- Preparing materials for local approvals, including staff reports, presentations, and supporting documents for City boards and commissions.
- Preparing for CCC certification by developing submittal packages and presentation materials for hearings.

Deliverables include draft and final versions of the SF Outer Coast SLR Adaptation Plan, draft and final LCP amendments, comment-response tables, staff reports, and presentation materials. Work will occur from June 2028 through March 2029.

C. SCHEDULE

Project start/end dates:

Task 1: Project Initiation and Planning	Projected Start/End Dates:
1.1 Project Management and CCC Reporting	April 2026 – Dec 2027
1.2 Project Team and Interagency Group Coordination	April 2026 – Dec 2027
1.3 Local Contracting Process Prepare and execute a task order for consultant services.	April 2026 – May 2026
Outcome/Deliverables:	
a. Hold kick-off team meeting.	a. Jun 2026
b. Quarterly progress reports and invoices.	b. Quarterly
c. Roster of project team members and interagency team members	c. Apr 2026
d. Fully executed task order for local contracting process	d. May 2026
Task 2: Community and Stakeholder Outreach	

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2.1 Prior and Ongoing Outreach	April 2026 – May 2026
2.2 Outreach Plan – Develop	Jun 2026 – Aug 2026
2.3 Outreach Plan – Implement	Aug 2026 – Dec 2027
2.4 Technical Advisory Committee (TAC)	May 2026 – Nov 2027
2.5 Vision and Goals	Dec 2026 – Feb 2027
2.6 Website	April 2026 – Dec 2027
Outcomes/Deliverables: <ul style="list-style-type: none"> a. Summary of City’s previous and ongoing SLR outreach efforts and findings, including public priorities and lessons learned. b. Draft outreach plan. c. Final outreach plan. d. Roster of Technical Advisory Committee members. e. Table of goals from prior coastal zone studies. f. Draft goals for the Outer Coast SLR Adaptation Plan and comment-response table. g. Final goals for the Outer Coast SLR Adaptation Plan. h. Project website, updated (at minimum) prior to/during public outreach and at milestones (including hearings, outreach activities, technical reports, and LCP amendments) 	<ul style="list-style-type: none"> a. May 2026 b. Jul 2026 c. Aug 2026 d. Apr 2026 e. Jun 2026 f. Dec 2026 g. Feb 2027 h. Jun 2026, Apr 2027, Sep 2027
Task 3: Vulnerability and Consequences Assessment	
3.1 Existing Conditions	April 2026 – Nov 2026
3.1.1 Visitor and Accessibility Study	April 2026 – Oct 2026
3.1.2 Potential Habitat Areas	April 2026 – Aug 2026
3.2 Exposure Analysis	Jul 2026 – Oct 2026
3.3 Vulnerability Analysis	Oct 2026 – Feb 2027
3.4 Consequences Analysis	Jan 2027 – May 2027
3.5 SF Coastal Vulnerability and Consequences Assessment	Apr 2027 – Oct 2027
Outcome/Deliverables: <ul style="list-style-type: none"> a. Draft Visitor and Accessibility Study memo. b. Final Visitor and Accessibility Study memo. c. Draft Potential Habitat Areas memo d. Final Potential Habitat Areas memo. e. Draft Exposure Analysis memo f. Final Exposure Analysis memo. g. Description of Vulnerability Analysis Methodology. h. Vulnerability mapping and assessment worksheets. i. Description of Consequences Analysis methodology. j. Summary of updates to the 2020 Sea Level Rise Vulnerability and Consequences Assessment. k. Draft SF Coastal Vulnerability and Consequences Assessment. 	<ul style="list-style-type: none"> a. Aug 2026 b. Oct 2026 c. Jun 2026 d. Aug 2026 e. Aug 2026 f. Oct 2026 g. Nov 2026 h. Jan 2027 i. Feb 2027 j. Apr 2027 k. Jul 2027

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l. Final SF Coastal Vulnerability and Consequences Assessment, to include existing conditions, exposure analysis, descriptions of vulnerability analysis and consequences assessments methodology, and findings.	l. Nov 2027
Task 4: Local Coastal Plan Updates	
4.1 Draft Early LCP Amendments for Baseline SLR policies, EJ, and Potential Habitat Areas	Nov 2026 – May 2027
4.2 Preparation for Local Plan Approvals – Early LCP Amendments – SF Boards and Commissions	Apr 2027 – Aug 2027
4.3 Preparation for Certification – Early LCP Amendments – CCC	Jul 2027 – Nov 2027
Outcome/Deliverables: <ul style="list-style-type: none"> a. Draft LCP amendment materials related to EJ communities. b. Draft LCP amendment materials related to potential habitat areas. c. Draft LCP amendment materials related to baseline SLR policies. d. Final phase 1 LCP amendment materials related to EJ communities, potential habitat areas, and baseline SLR policies. e. Final staff memo and presentation materials for CCSF commission and board hearings. f. Draft staff memo, presentation slides, and other materials for submittal package to CCC 	<ul style="list-style-type: none"> a. Feb 2027 b. Feb 2027 c. Feb 2027 d. May 2027 e. Jul 2027 f. Sep 2027

D. BENCHMARK SCHEDULE *[LCPs ONLY-Please include a list of benchmarks, or milestones, with completion date, that can be used to track whether the project is progressing according to the schedule. This can be copied from the application and modified as needed.]*

ACTIVITY	COMPLETION DATE
Task 3.5 SF Coastal Vulnerability and Consequences Assessment	October 2027
Task 4.1: Preparation for Certification – Early LCP Amendments – CCC	November 2027
<i>Task: Adaptation Pathways with Preferred Strategies*</i>	September 2028
<i>Task: Final LCP amendments incorporating SF Outer Coast SLR Adaptation Plan Policies - submittal to CCC*</i>	December 2029

** Italicized tasks will be performed outside of grant term w/ OPC’s SB1 Program, pending grant award.*

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DEFINITIONS

1. The term “Agreement”; this Grant Agreement.
2. The term “Budget Act”; the annual enacted version of the Budget Bill which makes appropriations for the support of the government of the State of California.
3. The term “Deputy Executive Director”; the Deputy Executive Director of the Commission.
4. The terms “Commission” or “Coastal Commission” and the acronym “CCC” all refer to the California Coastal Commission.
5. The term “Executive Director”; the Executive Director of the Commission.
6. The term “Grant” or “Grant Funds”; in the case of LCP grants, the money provided by the California Climate Investments program or, in the case of Public Education grants, sales and renewals of the WHALE TAIL[®] Specialty License Plate, or California’s Voluntary Tax Check-Off Program, or General Fund/Local Assistance, and administered by the Coastal Commission to the Grantee pursuant to this Agreement.
7. The term “Grant Manager”; the representative of the Commission with authorization per the Executive Director to administer and provide oversight of the Grant.
8. The term "Grantee"; an applicant who has a signed agreement for Grant Funds.
9. The term "Project"; the activity described under the Scope of Work, attached as EXHIBIT A, to be accomplished with Grant Funds.
10. The term “Project Budget”; the Commission approved cost estimate submitted to the Commission’s Grant Manager for the Project. The Project Budget shall describe all labor and material costs of completing each component of the Project. The Project Budget shall contain itemized amounts permissible for each item or task described in the Scope of Work. The Project Budget must include the set administrative and indirect costs agreed upon by the Parties if applicable.
11. The term “Public Agency”; any State of California department or agency, a county, city, public district or public agency formed under California law.
12. The term “Scope of Work” refers to EXHIBIT A, including the approved Project Description, Tasks, and Schedules.

EXHIBIT A1

13. The term "Termination Date"; the date by which all activity for the project must be concluded, as specified in the signature page of this Agreement. Work performed after this date cannot be reimbursed.

EXHIBIT B

BUDGET
(Local Coastal Programs)

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
LABOR COSTS⁶			
County/City Staff Labor			
Task 1 – Project Initiation and Planning	\$48,000		\$48,000
Task 2 – Community and Stakeholder Outreach	\$64,000		\$64,000
Task 3: Vulnerability and Consequences Assessment	\$161,000		\$161,000
Task 4: Strategy Development	\$0		\$0
Task 5: Implementation Planning	\$0		\$0
Task 6: Local Coastal Plan Updates	\$20,000		\$20,000
Task 7: SF Outer Coast SLR Adaptation Plan	\$0		\$0
Total Labor Costs	\$293,000		\$293,000
DIRECT COSTS			
County/City Staff Project Supplies			
A			
B, etc.			
Total			
County/City Staff Travel in State⁷			
Mileage			
Hotel, etc.			
Total			
Consultants⁸/Partners			
Consultant A			
Task 1: Project Initiation and Planning	\$66,000		\$66,000

⁶ Amount requested should include total for salary and benefits.

⁷ Travel reimbursement rates are the same as similarly situated state employees.

⁸ All consultants must be selected pursuant to a bidding and procurement process that complies with all applicable laws.

EXHIBIT B

<i>Jurisdiction Name</i>	<i>CCC Grant Total</i>	<i>Match/Other Funds</i>	<i>Total (LCP Grant Funds + Match/Other Funds)</i>
Task 2: Community and Stakeholder Outreach	\$151,000		\$151,000
Task 3: Vulnerability and Consequences Assessment	\$118,000		\$118,000
Task 4: Strategy Development	\$0		\$0
Task 5: Implementation Planning	\$0		\$0
Task 6: Local Coastal Plan Updates	\$0		\$0
Task 7: SF Outer Coast SLR Adaptation Plan	\$0		\$0
Consultants Total	\$335,000		\$335,000
Total Direct Costs	\$335,000		\$335,000
OVERHEAD/INDIRECT COSTS⁹			
Total County/City Staff Overhead/Indirect Costs	\$0		\$0
TOTAL PROJECT COST	\$628,000		\$628,000

⁹ Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it. Amount requested for indirect costs should be capped at 10% of amount requested for "Total Labor."

EXHIBIT B1

BUDGET DETAIL AND PAYMENT PROVISIONS
(Local Coastal Programs)

1. Request for Funds

- A. For performance of activities satisfactorily rendered during the term of this Agreement (as specified in EXHIBITS A and B), and upon receipt and approval of the Request for Funds Form described below (also referred to as the “RFF Form”), the Commission agrees to reimburse Grantee for actual expenditures incurred in accordance with the rates specified herein or attached hereto.

- B. Grantee shall submit each RFF form no more frequently than monthly (except as requested by the Commission) but no less frequently than quarterly (assuming activity occurred within that quarter) in arrears via email (preferred method) to your LCP grant coordinator or mailed in triplicate to:

California Coastal Commission Attn: Jasmine Han, Associate Governmental Program Analyst 301 E Ocean Blvd, Suite 300 Long Beach, CA 90802	California Coastal Commission Attn: Olivia Won, Coastal Planner 455 Market St. Suite 300 San Francisco, CA 94105
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- C. Each RFF form shall contain the following information:
 - 1. Grantee’s name and address as shown in this Agreement.
 - 2. Invoice number and date of the RFF
 - 3. Time period covered by the RFF form during which work was actually done.
 - 4. Agreement number as shown on this Agreement.
 - 5. Original or digital signature of the Grantee, specifically the Project Representative, as identified in EXHIBIT A.
 - 6. Itemized costs by tasks and source of funds as listed in the Scope of Work for the billing period in the same or greater level of detail as indicated in the Project Budget (see EXHIBIT B), with supporting documentation. Only those costs and/or cost categories expressly identified in this Agreement may be reimbursed.
 - 7. Remaining balance listed by task number from the Scope of Work including the cumulative expenditures to date, the expenditures during the reporting period, and the unexpended balance of funds under this Agreement.
 - 8. The total amount of all other funds, including matching funds, under the Grantee Matching Funds section of the RFF.

EXHIBIT B1

- D. Attached to the RFF form, the Grantee shall submit a supporting progress report summarizing the work that was completed during the invoice period and the current status of the work for which disbursement is sought, including work by any consultant, and comparing it to the status required by the Scope of Work (budget, timeline, tasks, etc.). Progress reports must be submitted no less frequently than on a quarterly basis, even if an RFF is not submitted.
- E. Notwithstanding the foregoing, the Grant Manager of the Commission may request, and the Grantee shall provide, receipts or other source documents for any other direct expenditure or cost as described in the RFF form, as and when necessary to resolve any issue concerning reimbursement.
- F. The Grantee's failure to fully execute and submit a RFF form, including attachment of supporting documents, may relieve the Commission of its obligation to disburse funds to the Grantee unless and until the Grantee corrects all deficiencies.
- G. Any RFF form that is submitted without the required itemization and documentation will be considered "disputed" and will not be authorized. If the RFF form package is incomplete, inadequate or inaccurate, the Commission will inform the Grantee and will withhold payment until all required information is received or corrected. In the case of non-compliance, the Commission will issue a formal Invoice Dispute Notification [STD (209)] and take necessary action in resolving any disputed matter(s). Any penalties imposed on the Grantee by a consultant, or other consequence, because of delays in payment will be paid by the Grantee and is not reimbursable under this Agreement.
- H. Grant Funds in this award have a limited period in which they must be expended. Grantee expenditures funded by the Commission must occur within the term of the Grant Agreement and before the Termination Date.
- I. The Grantee shall expend Grant Funds in the manner described in the Scope of Work and Project Budget approved by the State. Expenditure on items contained in the approved Project Budget may vary by as much as ten percent with prior approval by the Commission Grant Manager, provided the grantee first submits a revised Project Budget for the purpose of amending the Project Budget. In any event, the total amount of the Grant Funds may not be increased, except by written amendment to this agreement and only if approved by the Commission.

2. Budget Contingency Clause

- A. It is mutually agreed that if the final Budget Act of the current year and/or any subsequent years covered under this Agreement does not appropriate sufficient

EXHIBIT B1

funds for the Grant Program, this Agreement shall be of no further force and effect, and the Commission shall have no liability to pay any funds whatsoever to Grantee or to furnish any other consideration under this Agreement and Grantee shall not be obligated to continue performance under the provisions of this Agreement.

- B. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this Grant Program, the Commission shall have the option at its sole discretion to either cancel this Agreement with no liability accruing to the Commission or enter into an agreement amendment with Grantee to reflect the reduced amount.

3. Prompt Payment Clause

Payment will be made no later than 45 days following receipt of properly submitted, undisputed invoices except as otherwise set forth in, and in each case in accordance with, the California Prompt Payment Act, Government Code section 927, et seq.