

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105-2421
VOICE (415) 904-5200
WEB: WWW.COASTAL.CA.GOV



W6d

January 15, 2026

TO: California Coastal Commissioners and Interested Public

FROM: Kate Huckelbridge, Executive Director
Brittney Cozzolino, Statewide Coastal Resilience Manager
Kelsey Ducklow, Statewide Coastal Resilience Coordinator
Sydney Schmitter, Coastal Program Analyst

SUBJECT: **Recommended Local Coastal Program (LCP) Local Assistance Grant Award to the City and County of San Francisco**

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission award Local Coastal Program (LCP) Local Assistance grant funds to the City and County of San Francisco in the amount of \$628,000. The proposed project would support the first phase of a multi-step and multi-year effort to prepare a Coastal Adaptation Plan for the City's outer coast consistent with SB 272 requirements. The proposed work will update the City's sea level rise vulnerability assessment, integrate new policy guidance, develop strategies to protect public access, coastal resources, and habitat areas, and advance a series of early LCP amendments. The project includes a robust outreach program with multiple rounds of public engagement, targeted engagement with environmental justice communities, and Tribal consultation with both NAHC-listed tribes and local representatives. Deliverables will include a Visitor and Accessibility study, a technical analysis and mapping of habitat areas, an updated SLR Vulnerability Assessment, and local adoption and submittal of a first phase LCP amendment addressing environmental justice, habitat protection, and baseline sea level rise policies. The overall effort also envisions additional, detailed adaptation planning work and a future LCP amendment occurring outside of the grant term. Full application details are available in [Exhibit 1](#).

Funding is provided by the Budget Act of 2021, which appropriated \$31 million to the Coastal Commission to support its LCP Local Assistance Grant Program for Climate Resiliency. In May 2023, the Coastal Commission approved an update to its procedures for reviewing and awarding grants, which allow all grant applications to be submitted on a rolling basis and for grant applications of \$500,000 or less to be reviewed and decided

upon by the Executive Director. Applications for awards exceeding \$500,000 must be reviewed and decided upon by the Commission. The application from the City and County of San Francisco, which is the subject of this staff report, falls into the latter category.

Grant Conditions

Consistent with overall program guidelines and processes, all projects recommended for LCP Local Assistance grant awards will be subject to general grant administration requirements (see [Section D](#)). These general requirements cover topics related to finalization of the work programs; selecting subcontractors/consultants; progress reporting; requests for funds; reallocation of funds in the event of a failure to enter into a grant agreement or to meet performance criteria; grant agreement amendments; and so on.

Awarded projects will also be subject to requirements specific to the LCP Local Assistance Grant Program (see [Section D](#)). These include, but are not limited to, requirements for revising work programs to allow for sufficient time for CCC staff review of draft deliverables; describing the steps that will be taken to achieve certification of LCP work after the grant work is completed; inclusion of tasks (or subtasks) related to public outreach and engagement, including among visitors/non-residents and disadvantaged communities; and use of best available science and related sea level rise adaptation planning recommendations from the Coastal Commission and other state agencies.

TABLE OF CONTENTS

I. MOTION AND RESOLUTION	3
II. DISCUSSION	3
A. Program Summary	3
B. Review Process	4
C. Award Recommendation.....	5
D. Grant Requirements and Administration	10
E. LCP Grant Program Updates	13

I. MOTION AND RESOLUTION

Motion:

I move that the Commission award LCP Local Assistance grant funding of \$628,000 to the City and County of San Francisco and authorize the Executive Director or their designee to enter into a grant agreement with the grantee for allocation of these funds and to make any amendments thereto, subject to the requirements and conditions set forth in the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of LCP Local Assistance grant of \$628,000 to the City and County of San Francisco and the Commission authorizing the Executive Director or their designee to enter into a grant agreement with the City/County for distribution of the grant funds. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution of Approval:

The Commission hereby approves the \$628,000 to the City and County of San Francisco and authorizes the Executive Director or their designee to enter into a grant agreement with the City/County for allocation of these funds and to make any amendments thereto, subject to the requirements and conditions set forth in the staff recommendation.

II. DISCUSSION

A. Program Summary

Since 2013, the California Coastal Commission has awarded approximately \$30 million to local governments through the Local Coastal Program (LCP) Local Assistance Grant Program to support LCP updates with a focus on climate change, sea level rise, and coastal resiliency planning.

To date, the LCP Grant Program has provided funds to 48 local jurisdictions. Grant-funded work has included the completion of sea level rise vulnerability assessments, technical studies, economic analyses, adaptation planning and reports, public outreach and engagement, and LCP policy development. Proposed LCP work has consisted of a variety of new Land Use Plans (LUPs) or Implementation Plans (IPs); comprehensive LUP, IP, or full LCP updates; and targeted amendments to LUPs, IPs, or both to address specific issues, mainly including climate change and sea level rise. More information on the LCP Grant Program, including grant agreements and links to completed deliverables can found on the Commission's [LCP Grant website](#).

The Budget Act of 2021 appropriated \$31 million for the Coastal Commission to support its LCP Local Assistance Grant Program for Climate Resiliency. The funding is to be awarded to local governments as well as to support Coastal Commission staff administering the program and working with local governments on climate resiliency. Grants, such as the one proposed here, will support local governments developing new or amending existing Local Coastal Programs pursuant to the [California Coastal Act](#). Funds are to be used for projects that are designed to assist local governments in assessing impacts and planning for coastal resiliency, including adapting to the impacts of climate change and sea level rise, and which contain an LCP planning component. This includes funding for developing technical and engineering studies; planning and design of adaptation strategies, including phased approaches, that address the impacts of climate change and sea level rise; and public outreach and engagement associated with this planning work. This new and expanded funding continues to play a critical role in helping local jurisdictions prepare for the impacts of climate change and sea level rise.

B. Review Process

On October 15, 2021, the Commission adopted revised priorities and evaluation criteria for reviewing and recommending awards for the LCP Local Assistance Grant Program and authorized staff to solicit and evaluate proposals subject to the requirement that the Commission approve final selection of *competitive* grants awarded under this program.¹ At the same time, the Commission approved an update to procedures for reviewing and awarding *non-competitive* grants that allowed for the Executive Director to make award decisions for grant proposals up to \$100,000 on a rolling basis.

Following the success of this approach, the cap on individual, non-competitive proposals was raised from \$100,000 to \$500,000 in November 2022.² In May 2023,³ the Coastal Commission decided to allow all grant applications to be submitted on a rolling basis rather than making a distinction between competitive grant rounds and rolling, non-competitive grants. Most recently, in November 2023, the Commission removed an overall \$5 million cap on funds that can be awarded by the Executive Director.⁴ The rest of the grant review processes remain unchanged, with applications for awards exceeding \$500,000 to be reviewed and decided upon by the Commission and for grant applications of \$500,000 or less to be reviewed and decided upon by the Executive Director.

Commission staff have been coordinating with City and County of San Francisco planning staff for several months to ensure that the proposal meets all requirements and

¹ <https://documents.coastal.ca.gov/reports/2021/10/Th5d/Th5d-10-21-report.pdf>

² <https://documents.coastal.ca.gov/reports/2022/11/W6d/W6d-11-2022-report.pdf>

³ <https://documents.coastal.ca.gov/reports/2023/5/W6a/W6a-5-2023-report.pdf>

⁴ <https://documents.coastal.ca.gov/reports/2023/11/W6d/W6d-11-2023-report.pdf>

goals of the LCP Grant Program. The City's final application for \$628,000 was received on December 10, 2025.

C. Award Recommendation

Commission staff recommends the Commission award a grant to the City and County of San Francisco for \$628,000. The proposed project is consistent with the purpose of the LCP grant program and the Commission's adopted priorities and criteria. It is supported by an adopted resolution from the Planning Commission, indicating support for the completion of the LCP planning work.

Below is a summary of the grant proposal and a brief discussion regarding the fulfillment of the grant priorities and evaluation criteria. The complete application is included as [Exhibit 1](#).

Project Title: San Francisco Coastal Adaptation Plan

Project Location: San Francisco, CA

Proposed Timeline: 1/1/2026-12/31/2027

Amount Requested: \$628,000 **Recommended Award:** \$628,000

Grant Proposal Summary: The City and County of San Francisco, in collaboration with ClimateSF partners, is seeking \$628,000 to prepare a Coastal Adaptation plan for the City's outer coast, including the Olympic Club and City/County Local Coastal Program (LCP) segments. The proposed project would advance sea level rise and climate hazard adaptation planning in the coastal zone, protect public access and coastal resources, identify opportunities for habitat protection and enhancement, and meaningfully engage community members to build support for adaptation strategies and implementation pathways.

A central purpose of the Coastal Adaptation Plan is to inform and support updates to San Francisco's certified LCP. The proposed scope of work includes developing LCP amendments informed by the Plan's technical analyses, policy framework, and community engagement. The City has been coordinating with Commission staff on potential LCP amendments related to environmental justice, potential habitat areas, and baseline sea level rise policies. An initial phase of LCP amendments would establish policies addressing these topics, followed by a subsequent phase of amendments that incorporates the final Coastal Adaptation Plan into the LCP.

By updating technical documents, the Plan would reflect the most recent update to statewide Sea Level Rise Guidance ([OPC 2024](#) and [CCC 2024](#)) and ensure compliance with SB 272.⁵ In addition to meeting statutory requirements, the Plan would help unify

⁵ [Senate Bill 272](#) (Laird, 2023) requires local governments to develop sea level rise adaptation plans as part of new or updated LCPs by January 1, 2034. The sea level rise plan must include, at a minimum: (1)

adaptation planning efforts across the City's bayside and outer coast and provide a coherent framework to guide future coastal resilience investments.

The Coastal Adaptation Plan would build on and integrate the City's existing sea level rise and coastal resilience planning efforts, including the [Ocean Beach Master Plan \(2012\)](#), [Western Shoreline Area Plan \(2018\)](#)—the City's previous LCP Land Use Plan update which included targeted policies to reflect and implement the Ocean Beach Master Plan—and the [2020 San Francisco Sea Level Rise Vulnerability and Consequences Assessment \(SLRVCA\)](#). Updates would incorporate best available science and policy guidance, updated sea level rise guidance, new technical data, and recent local policy updates such as the City's [Safety and Resilience Element](#), the [Environmental Justice Framework](#), and the Family Zoning Plan. The Plan would also integrate new data and analyses from community-based organizations, City agencies, and regional partners. The Coastal Adaptation Plan would further align with ongoing and planned outer coast adaptation projects, including the [Ocean Beach Climate Change Adaptation Project](#), [Westside Pump Station Reliability Improvements Project](#), and Dune Revegetation and Stabilization Plan.

More specifically, the proposed project includes:

- **Outreach and Engagement:** This task will inventory prior and ongoing sea level rise outreach efforts and findings, develop a complementary outreach plan aligned with Commission guidance, and implement engagement activities. The plan will include outreach objectives, stakeholder mapping, strategies for engaging environmental justice communities, and Tribal consultation with seven tribes listed by the Native American Heritage Commission (NAHC) and four local Native American representatives not on the NAHC list. Implementation will include three rounds of public engagement (one Commission-funded, and two funded by other sources). A project website will be developed and maintained to share information and support outreach activities. A final outreach summary report will document engagement activities, attendance, input received, and how feedback informed the Coastal Adaptation Plan.
 - **Technical Advisory Committee (TAC):** Outreach and engagement efforts will also establish a TAC composed of residents, landowners, businesses, community organizations, agencies, and neighboring jurisdictions, including the Commission. The TAC will advise the project team, review draft deliverables, and guide outreach implementation.
 - **Vision and Goals:** A key task associated with outreach and engagement is to compile and summarize visioning and goals from prior studies and confirm, expand, or revise them through public outreach and TAC input.

best available science, (2) a vulnerability assessment, (3) sea level rise adaptation strategies and recommended projects, (4) identification of lead planning/implementation agencies, (5) an economic impact analysis of, at a minimum, costs to critical public infrastructure, and (6) a timeline for updates. As discussed in greater detail in the Commission's 2024 update to its Sea Level Rise Policy Guidance, SB 272 relates to both a planning process and the eventual certification of LCP policies that reflect these requirements.

The final vision and goals will be incorporated into the Coastal Adaptation Plan which will in turn inform the anticipated future, more detailed LCP amendment.

- **SF Coastal Vulnerability and Consequences Assessment:** This task will integrate exposure, vulnerability, and consequences analyses into a comprehensive, updated assessment of sea level rise impacts on San Francisco's coastal zone. Building on the 2020 SLRVCA and updated data, the analysis will use 2023 elevation mapping and Commission-aligned SLR scenarios to identify areas, assets, and infrastructure most sensitive to flooding, erosion, and other hazards. In addition to updated elevation mapping, the assessment will incorporate findings from new data and projects initiated since the release of the City's SLRVCA in 2020. The assessment will be informed by the following analyses/sub-components:
 - **Existing Conditions Update:** This task will build on the 2020 Sea Level Rise Vulnerability and Consequences Assessment (SLRVCA) to inventory and map current physical characteristics, assets, sectors, services, and land uses in the study area. Features will include jurisdictional boundaries, ecological resources, community infrastructure (e.g. trails, recreational areas), contamination sites, critical infrastructure, and residential and commercial areas.
 - **Visitor and Accessibility Study:** This task will examine how access to coastal resources may be impacted by sea level rise, with a focus on environmental justice communities. It will analyze visitor demographics, home locations, transportation modes, activities, and barriers to access, using data from Recreation and Parks Department's Sunset Dunes Vision Plan visitor analysis and additional outreach. Findings will inform policies and potential LCP amendments to preserve and enhance coastal access.
 - **Potential Habitat Areas:** This task will characterize and map potential habitat areas in the coastal zone, focusing on dunes and wetlands. It will include desk research, site visits, and coordination with the Commission and City staff. Findings will inform LCP amendments related to habitat protection.
 - **Consequences Analysis:** This task will include high-level analysis of damages, disruptions, and losses to the economy, environment, and communities that could occur in the absence of adaptation actions and will address coastal development, public infrastructure, potential impacts of protection on coastline, coastal habitats, water quality, cultural resources, and disproportional impacts on EJ communities.
- **First Phase Local Coastal Program Amendments:** This task will prepare and advance initial amendments to San Francisco's LCP based on findings from the Visitor and Accessibility Study and Potential Habitat Areas analysis, as well as including baseline sea level rise policies like those recommended by the Commission Local Government Working Group. Deliverables will include draft

and final LCP amendment materials related to environmental justice communities, potential habitat areas, and baseline sea level rise policies.

The overall project would include close coordination with Commission staff and the major deliverables would incorporate Commission staff, stakeholder, and public comments. The first phase of the project funding by this proposed grant would conclude with local public meetings, including public study sessions with decisionmakers, Planning Commission hearings, and City Council hearings, followed by submittal of the proposed LCP amendment (first phase) to the Commission.

In parallel with this LCP amendment effort, the City has applied for Ocean Protection Council (OPC) funding to advance more detailed adaptation planning for the outer coast. The proposed additional work includes developing and evaluating adaptation strategies, preparing phased adaptation pathways, estimating adaptation costs for critical infrastructure, creating urban design concepts for adaptation options, and identifying specific near-term projects. It also encompasses implementation planning--integrating adaptation pathways with existing plans and programs, developing funding strategies, and creating and implementation plan with monitoring, coordination, and communication components.

Finally, the proposed work would support preparation of the San Francisco Coastal Adaptation Plan, which will synthesize information from both grant efforts. This includes producing administrative, committee, and CCC review drafts; incorporating feedback from interagency teams, CCC staff, and the TAC; and translating detailed adaptation planning into a second-phase LCP update for local approvals and CCC certification. These efforts will inform long-term coastal resilience planning consistent with SB 272 requirements but cannot be fully funded or completed under the CCC LCP grant due to limited program funds and timing.

Discussion: The proposed grant project is consistent with the LCP Local Assistance Grant Program's [adopted priorities and evaluation criteria](#) in that it would lead to the update of the City and County of San Francisco's LCP to incorporate best available science, integrate updated vulnerability data, and establish phased adaptation strategies. The project would also enable San Francisco to comply with SB 272 requirements and support coordinated adaptation planning across the bayside and outer coast.

San Francisco is in a somewhat unique position, having already completed substantial work to evaluate sea level rise risks, develop priority adaptation actions, and begin implementing projects. For more than a decade, the City has addressed coastal erosion and access concerns through planning efforts such as the [Ocean Beach Master Plan \(2012\)](#) and a 2018 amendment to the City and County's LCP Land Use Plan (known as the [Western Shoreline Area Plan](#)). The 2018 amendment--funded through a previous LCP grant--translated concepts from the Ocean Beach Master Plan into LCP policies, including by adding policies to address coastal hazards along the Ocean Beach shoreline and requiring proactive adaptation planning south of Sloat Boulevard, where

erosion risks are most severe. It also established a framework for the development of future adaptation measures along the entire shoreline based on best available science. In 2020, the City completed the [Sea Level Rise Vulnerability and Consequences Assessment \(SLRVCA\)](#), which evaluated risks to public infrastructure and assessed social, economic, and environmental consequences, including neighborhood-scale impacts of coastal hazards and sea level rise along both the City's bayside and open coast shoreline.

Since these efforts, new data and policies have emerged, and various projects have been implemented that must be integrated into updated planning for the next phase of coastal adaptation. This effort will represent a phased approach that reflects a mix of planning requirements and goals while leveraging multiple funding opportunities. As described above, the LCP Grant will support development of an updated Sea Level Rise Vulnerability Assessment, a Visitor and Accessibility Study, and Potential Habitat Areas Analysis focused on the coastal zone, along with an initial series of LCP policy updates addressing environmental justice, habitat protection, and baseline sea level rise policies. A parallel but separately funded effort would complete more detailed adaptation planning steps, including evaluating adaptation strategies, developing an economic analysis of costs to critical public infrastructure, and preparing phased adaptation pathways for both the ocean and bay shorelines. This dual approach is necessary due to limited remaining LCP grant funds, a limited timeline associated with those funds, and the need to use those funds only for the coastal zone portion of San Francisco's shoreline.

Beyond these funding realities, the proposed phased approach aligns with planning recommendations from the Coastal Commission and the Local Government Working Group (LGWG). San Francisco's planning effort represents the next phase of detailed adaptation planning, beginning with baseline LCP amendments followed by a second, more comprehensive set of amendments. The CCC and LGWG support phased approaches like this to improve efficiency and success for LCP updates. Specifically, the LGWG has recognized that developing new LCPs (or comprehensively updating LCPs) is a complex and challenging process but taking a multi-step approach by first incorporating foundational sea level rise policies, followed by additional planning and LCP refinements can help to make incremental improvements and avoid stalled or failed LCP updates.

The LCP grant-funded work and the overall effort is also aligned with and specifically developed to ensure consistency with SB 272 requirements. The project includes an updated Vulnerability and Consequences Assessment, development of economic analyses, and preparation of a Coastal Adaptation Plan. These efforts will inform specific adaptation projects and identify actionable approaches for implementation in the coming years, consistent with SB 272. The project would also incorporate findings from these efforts into the City and County's LCP. Taken together, San Francisco seeks to leverage multiple grant opportunities to develop a comprehensive and holistic Coastal Adaptation Plan that fulfills SB 272 requirements for both its bay and open coast shorelines.

Finally, the project addresses environmental justice in several key ways. The proposed technical studies will analyze sea level rise impacts and potential adaptation measures as they relate to environmental justice communities, including populations disproportionately vulnerable to coastal hazards. Outreach will engage a broad range of stakeholders, with a focus on underserved or underrepresented populations, and include Tribal consultation consistent with state and Commission environmental justice guidance. These efforts will inform early environmental justice-focused LCP amendments as part of the grant-funded project.

Recommendation: Commission staff recommends fully funding the City and County of San Francisco's grant request. **Staff recommends the Commission authorize a grant of \$628,000** to fund an updated Sea Level Rise Vulnerability and Consequences Assessment, an initial series of LCP amendments, and associated public outreach.

D. Grant Requirements and Administration

Coastal Commission staff will work with the grantees to finalize the grant agreements consistent with general grant requirements and specific requirements associated with the LCP Grant Program. Key requirements are described below. The full terms and conditions cover a variety of additional administrative requirements (e.g., prompt payment clauses, non-discrimination clauses) and the detailed language will be finalized as part of the grant agreement execution process.

Coastal Commission staff will provide the local governments with a draft grant agreement for execution by both parties. During this process, Commission staff will work with the grantee to ensure work programs and budgets are sufficiently detailed and contain the necessary benchmarks to meet the goals of the grant program. Commission staff will also review, process, and approve invoices and progress reports under the grant agreements and ensure grantees are making appropriate progress.

General Grant Requirements

1. All grantees shall work with Commission staff to finalize the work program, including progress benchmarks and budget for Executive Director review and approval that reflects the amount of the grant award and final products that will be produced as a result of the grant funding. Grantees shall include a schedule and benchmarks that show the plan for completing the certification process. The final work program, schedule, and budget shall be part of the grant agreement.
2. Grantees seeking subcontractors (e.g., consultants) to perform grant-related tasks and services shall select all subcontractors pursuant to a bidding and procurement process that complies with all applicable laws.
3. All grant agreements shall require progress reports at least every 3 months, and all shall be subject to Executive Director review and approval. Each grant agreement shall include the standards Commission staff will use to assess

W6d (LCP Grant Program Recommendation)

whether work progress reflected in such reports is adequate and procedures to address any grantee that is not meeting the final approved work program and benchmarks.

4. Grant funds will not be available in advance of expenditures. Expenses will be paid in arrears no more than once per month upon submission of an approved invoice by the grantee. That is, all funds will be provided on a reimbursement basis, and payments will be made to local governments only after work tasks are completed.
5. If a grantee fails to properly execute the grant agreement or fails to meet the performance criteria and benchmarks in the grant agreement, the Executive Director or his designee may cancel the grant agreement and re-allocate any unspent funds to one or more of the other approved grantees.
6. Complete reimbursement of grant funds will be dependent upon successful completion of the final deliverable of the grant agreement. Up to 20% of the grant award may not be reimbursable until all final deliverables have been completed by the grantee.
7. Should a jurisdiction not need the full amount of funds awarded by the Coastal Commission, they shall notify Commission staff as soon as possible so that any remaining allocated but unspent funds may be redistributed, as feasible. In addition, should a local government fail to enter into a grant agreement in a timely manner or fail to meet work program benchmarks as noted above, the Executive Director or his designee may reallocate funds to supplement an already awarded grant.
8. Travel Reimbursement shall be at the same rates as similarly situated State employees. If any conflicts exist between the Contractor's rates and those applicable to State employees, the State's reimbursement rates shall prevail. Receipts will be required. All travel costs are inclusive within the budgeted amount referenced in the grant agreement.

LCP Grant Program Requirements

1. Work programs shall be revised to ensure there is sufficient time for coordination with Commission staff on each deliverable, including time for review and comment by Commission staff, and time for grantees to revise deliverables where necessary. For major deliverables, there shall be sufficient time for multiple rounds of review and revision. To the extent feasible, such coordination shall take place prior to public release of the deliverable.
2. For grant projects that do not include certification of proposed LCP planning work, work programs shall be revised to include a description of the future steps that will be taken to achieve certification after grant work is complete.

3. Prior to the Executive Director's determination and reporting of certification pursuant to Section 13544 of the California Code of Regulations of a grant-funded LCP project, grantees shall submit LCP documents and maps in both paper and editable digital format to the Coastal Commission.
4. Grantees shall use the Commission's [Sea Level Rise Policy Guidance document](#) to inform the development of sea level rise impact assessments, vulnerability assessments, and LCP Land Use Plan and Implementation Plan completion or updates.
5. In addition to the general recommendations contained within the Coastal Commission's Sea Level Rise Policy Guidance, Vulnerability Assessments shall include: (1) storm and non-storm scenarios, including maximum daily and annual tidal inundation, (2) assessment of sea level rise vulnerability with and without key development that is currently vulnerable and/or protected by a revetment, such as Highway 1, railroad tracks, and/or a row of residences, (3) anticipated changes in beach width under future sea level rise scenarios, (4) evaluation of the feasibility and effectiveness of sediment management and beach nourishment, and (5) evaluation of sea level rise vulnerability of existing and planned segments of the California Coastal Trail, (6) the subject of environmental justice by, to the extent feasible, analyzing the differential impacts of sea level rise upon various demographics and community groups, and (7) the latest reports on sea level rise science and recommendations from the state of California, including the most recently adopted update to the State Sea Level Rise Guidance. These scenarios and topics should be modeled or quantitatively analyzed where feasible and applicable, or at a minimum thoroughly discussed in a qualitative manner. Scenarios analyzed should include Intermediate, Intermediate-High and High scenarios per the Ocean Protection Council's [2024 State Sea Level Rise Guidance](#) and the Coastal Commission's adopted [2024 Sea Level Rise Policy Guidance Update](#), which both provide recommendations to aid in planning and understanding the worst-case scenario for projected time horizons.
6. Sea level rise work completed under the grant program shall be coordinated regionally to the extent feasible with other jurisdictions and entities working on sea level rise projects within the same county or broader regional area relevant for sea level rise adaptation, such as the watershed, littoral cell, or area with similar geologic characteristics. Entities working on sea level rise projects include, but are not limited to, the State Coastal Conservancy, the Ocean Protection Council, The Nature Conservancy, NOAA, and USGS. Coordination includes early coordination meetings among the different entities, sharing of technical analyses and lessons learned, and consideration of regional adaptation policies.
7. Public outreach shall target all interested members of the public, including visitors and other non-residents to the maximum extent feasible for the purpose of meaningful engagement in policy development, technical studies, and other

tasks conducted pursuant to the grant work program. All public outreach activities related to the work program shall, to the maximum extent feasible, proactively engage those who already face disproportionate environmental burdens or vulnerabilities to environmental hazards, and/or those who come from communities of existing social inequalities, including members of the public and organizations from the following communities: disadvantaged communities, communities of color and/or low income, communities with low capacity to adapt to climate change, and communities not in close proximity to the shoreline but who visit and recreate there. Outreach activities shall seek to provide maximum opportunities for these groups to engage with and provide input on the tasks of the work program.

E. LCP Grant Program Updates

As described above, in October 2021 the Coastal Commission approved updates to the management details and evaluation criteria of the LCP Local Assistance Grant Program, including to specifically allow for a rolling, non-competitive application process by which the Executive Director could award grants up to \$100,000. In November 2022 this cap was increased to \$500,000 and in May 2023, the Coastal Commission revised the grant processes to allow all grant applications to be submitted on a rolling basis.

To date, the Executive Director has approved 17 grants totaling \$5,268,430, as summarized below, with multiple other jurisdictions currently in talks with staff to develop grant proposals. Grants awarded by the Executive Director are described in applicable monthly Executive Director's Reports at Coastal Commission hearings.

Executive Director-Approved Grants

1. **Pacific Grove, \$100,000:** The City of Pacific Grove will build on past grant work by completing an updated vulnerability assessment. In particular, the City will fill a data gap by including new SLR modeling for the Asilomar Dunes area (which was not included in previous modeling work) and updating older, now out of date SLR modeling for other parts of the City. Minor updates to the recently certified LCP based on these studies will also be completed, most likely including an updated coastal hazards map overlay. (May 2022)
2. **Point Arena, \$100,000:** The City of Point Arena will develop a Sea Level Rise Vulnerability Assessment (SLRVA) for the Point Arena Cove area of the City, and update the Community Health and Safety Element (CHSE) of its LCP. The SLRVA will analyze the impacts of storms and extreme events, changing shorelines, and trends in relative local sea level on vulnerable natural and built resources and facilities, including public access, commerce, recreation, coastal habitats, and navigability. The CHSE update will use information developed in the SLRVA to update coastal hazard LCP policies. (July 2022)
3. **Marina, \$100,000:** The City of Marina will build off of previous grant-funded work to assess SLR vulnerabilities and update their LCP. Specifically, the City will

update its 2019 vulnerability assessment, including by updating the technical report, adding a social vulnerability assessment, and updating hazard mapping to include in the City's GIS database. The City will also complete its update to the coastal hazards policies of its LCP (both IP and LUP). (August 2022)

4. **Arcata, \$100,000:** The City of Arcata will complete a comprehensive update to its LUP and IP. The project will build off of past grant work and includes conducting environmental impact and special studies necessary for certification, revising and submitting a proposed LUP, finishing and submitting a proposed IP, public outreach and tribal coordination on the LCP update, and submission of proposed LUP and IP updates to the Commission. The proposed LCP update will include climate-resilience and sea level rise policies, including potentially a neighborhood-based sea level rise adaptation approach. (November 2022)
5. **National City, \$100,000:** The City of National City will complete targeted amendments to the Local Coastal Program (LCP) to update General Plan and Zoning Code references, strengthen coastal resilience and support environmental justice, and lay the groundwork for a later comprehensive LCP update. This will include review of completed and in-process technical, environmental, and planning studies to identify technical study gaps needed to prepare for sea level rise and increase coastal resiliency, as well as to improve coastal access and achieve other Coastal Act goals. Coastal resiliency policies will include (at a minimum) baseline sea level rise policies of the type described by the Local Government Sea Level Rise Working Group. (December 2022)
6. **Santa Barbara, \$243,000:** The City of Santa Barbara will complete an amendment to the Airport segment LCP LUP to incorporate sea level rise adaptation policies. This project is considered Phase C of the City's larger sea level rise and LCP update project and will build off of other grant-funded work. The overarching goal of the project is to prepare the Airport and the public for increased storm surges, erosion, and flooding while continuing to provide critical transportation services and coastal resource protection for the next 30 years. This specific grant will incorporate the adaptation options assessed in earlier phases into an Adaptation Plan report and Final LCP update and include continued community engagement. Sea level rise LCP policies will ensure consistency with the Commission's Critical Infrastructure Guidance. (April 2023)
7. **Arcata, \$178,000:** The City of Arcata will complete an updated sea level rise vulnerability assessment (SLRVA) and an adaptation plan concept for planned capital improvement projects. The SLRVA will include new analysis to build on the 2018 SLRVA, including in particular more detailed hydrological modeling. The City will also create an adaptation plan for capital improvement projects such as the next phase of improvements to the Arcata Wastewater Treatment Facility. Lastly, the City will update its LCP with the data and adaptation concepts it develops, which will inform implementation of the hazards and sea level rise related LCP policies and concepts that are part of the City's forthcoming

comprehensive LCP update, providing, for example, more detailed thresholds and triggers for specific adaptation actions. (May 2023)

8. **Humboldt County, \$499,746:** Humboldt County will finalize an LCP update that builds on earlier grant work to address sea level rise, tsunami safety, ESHA, coastal-dependent industrial lands, and considerations for facilities to support future offshore wind development. This update will also set the foundation for other ongoing grant work led by the County related to regional coordination options for addressing sea level rise Bay-wide in conjunction with Arcata, Eureka, and other key stakeholders. (June 2023)
9. **Capitola, \$450,000:** The City of Capitola will perform targeted adaptation planning for Cliff Drive, which is important transportation infrastructure and a key coastal access amenity currently threatened by episodic erosion. The purpose of this project is to identify a preferred alternative to improve the road structure and configuration, which will then be incorporated as an amendment to the LCP. The project will include community and stakeholder engagement throughout; geotechnical studies on SLR, wave runup, and sand supply as well as a survey of topography and utilities; a Biological Resources Assessment and Cultural Resources Assessment to be conducted in coordination with Tribes; an alternatives analysis; and the drafting and submittal of a targeted LCP amendment that frame the goals for the adaptation of Cliff Drive to lay the foundation for the implementation of a future project/CDP. (July 2023)
10. **Pismo Beach, \$500,000:** The City of Pismo Beach will continue work on comprehensive updates to its LUP and IP. The City received two previous grants from the CCC to complete a Short-Term Rental Ordinance, Draft Low-Cost Visitor Serving Accommodation Study, Sea Level Rise Vulnerability Assessment, a Sea Level Rise Adaptation Plan, and the initial stages of work on the LCP amendment. The proposed grant would fund continued work on the comprehensive LCP amendment, including local workshops and coordination with CCC staff on both the LUP and IP and submittal of the full, comprehensive LCP amendment. In addition to addressing sea level rise and coastal hazards, the amendment will include strategies to increase housing supply to comply with the Regional Housing Needs Allocation, primarily through mixed use zoning and intensification in the core downtown, as well as a multi-modal plan to reduce traffic and congestion through pedestrian and bicycle improvements. (August 2023)
11. **Mendocino County, \$342,736:** Mendocino County will develop a coordinated and organized Sea Level Rise Resilience Strategy (SLRRS) for the County's coastal zone, which will be incorporated into the LCP in two phases: an initial baseline SLR policy LCP update based on the County's previous grant-funded work, and subsequently, a targeted update to the LCP's Hazard Management Element, Geotechnical Evaluation Requirements, and relevant Zoning Code sections (in coordination with the County's Round 8 grant). This project includes development of a SLR vulnerability and risk assessment, public outreach, and

coordination with the cities of Fort Bragg and Point Arena. The overall goal is to develop a roadmap for future project development in the County by establishing baseline conditions, forecasting potential impacts from SLR in multiple scenarios and timescales, and developing a list of priority resilience or mitigation projects for which future funding can be pursued. (September 2023)

12. **City of San Diego, \$499,153:** The City of San Diego will complete a vulnerability assessment to lay the foundation for the development of a Citywide Trails Master Plan (TMP) that will inform future community planning to ensure sustainable and equitable access to the City's expansive network of trails and open space. The project will include development of technical information, including with respect to projected climate change and sea level rise impacts to the trail system; significant community outreach with a focus on environmental justice; coordination with CCC staff during the TMP development; and development of policy language to implement the TMP. Upon completion of the project, the City of San Diego will propose amendments to community plans and LCP documents to update policies related to equitable multi-modal access to the coast and other open spaces throughout the City, which will highlight the new goals and vision encompassed by the TMP and other City of San Diego equitable planning initiatives. (October 2023)
13. **Marina, \$497,120:** The City of Marina will complete a comprehensive LCP update (LUP and IP) which will address climate change resiliency throughout the LCP, including by adding environmental justice policy language. The grant will build on previous grant-funded updates to the City's SLR Vulnerability Assessment and a Social Vulnerability Assessment which is still underway. Project tasks and deliverables include public outreach, preparation of a comprehensive LCP cleanup to reconcile uncertified language, site rezoning and mapping updates, integration of the Monterey Bay Opportunistic Beach Nourishment Program, updates to the City's Housing Ordinance, and preparation and submittal of a final LCP update that encapsulates all of the foregoing. (October 2023)
14. **Carmel-by-the-Sea, \$500,000:** The City of Carmel-by-the-Sea will complete an LCP update that identifies areas of coastal vulnerability, addresses environmental justice needs, and plans for coastal resiliency and climate adaptation projects. This project builds off of a City-funded Coastal Engineering and Hazard Assessment study currently underway and will include public outreach, a social vulnerability assessment (including an assessment of non-market beach value as well as visitorship using cell phone data), analysis of adaptation strategy options and development of adaptation pathways, updates to the LCP hazard policies, and an update to the City's coastal hazard mapping. (November 2023)
15. **Seal Beach, \$500,000:** The City of Seal Beach will use grant funding to finalize the City's LCP, including both finalization of a draft LUP and development of an IP. The City and Commission staff have already been coordinating on review of a

draft LUP, and finalization of the LUP will include incorporating the City's various Specific Plans and including additional baseline Vehicle Miles Traveled, circulation, and sustainability policies. The project will also build on a previously completed IP outline, including the development of sea level rise policies, a floodplain ordinance, and other hazards-related sections, and result in full LCP certification for the first time. (September 2024)

16. **City of San Buenaventura, \$499,675:** The City of San Buenaventura will conduct a comprehensive update of the City's LUP. The project's key deliverables include developing an ESHA map, a Sea Level Rise and Coastal Hazards Technical Memorandum, a Beach Management and Adaptation Plan, extensive public engagement, and an LUP update that will be submitted for certification. The LUP update will incorporate an adaptive pathways approach to coastal management and will take into account socio-economic factors such as environmental justice and community engagement. (November 2024)
17. **City of San Clemente, \$59,000:** The City of San Clemente will complete a beach attendance study and incorporate findings into the City's LCP. The project's objective is to monitor hourly beach attendance at specific beach sites using camera and cellphone data to assess "visitor-sheds", beach visitation patterns, and surf activity, and to complete an economic analysis of beach visitation. The study will also consider sea level rise and adaptation pathways based on the "carrying capacity" of San Clemente's beaches. The City will develop a report summarizing the findings and will prepare a draft of the LCP amendment. (May 2025)
18. **City of Redondo Beach, \$500,000:** The City of Redondo Beach will update its SLR vulnerability assessment, develop SLR and resiliency policies, and complete general updates and clean up its LCP. The project will reorganize the existing certified LCP for improved readability, add baseline SLR policies, and identify SB 272 compliance needs. Key deliverables include an existing conditions report identifying policy, organizational, and content gaps; an update to the previous 2019 Harbor-focused SLR Vulnerability Assessment to reflect the most recent State SLR Guidance and to expand its geographic reach to the City's entire coastal zone; and an updated LCP. (August 2025)
19. **City of Half Moon Bay, \$500,000:** The City of Half Moon Bay will complete a comprehensive update of its IP. The LUP was comprehensively updated in 2020, while the current certified IP is from 1996. The proposed comprehensive IP update would bring the IP into alignment with the recent LUP update (which includes priority subject areas for the LCP Grant Program like climate, SLR, and environmental justice), as well as SB 272 and new state laws related to subjects like housing. (August 2025)
20. **City of Huntington Beach, \$499,000:** The City of Huntington Beach will complete a variety of resiliency and sea level rise updates to the City's LCP, building on and finalizing previous grant-funded work. Key deliverables include a

Coastal Resiliency Plan Update, an LUP update primarily focused on sea level rise, and an update to the City's existing Floodplain Ordinance (part of IP). The project will also include an update to the City's Sea Level Rise Vulnerability Assessment to account for the most recent technical studies that were developed for the Magnolia Tank Farm site and to reflect the most recent (2024) State Sea Level Rise Guidance.