

## CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-5200



August 14, 1997

Tu 11a

To: Commission and Interested Persons  
From: Tami Grove, Deputy Director  
Elizabeth A. Fuchs, AICP, Manager, Land Use Unit

## STATUS OF LCP PROGRAM: FY 96-97 ANNUAL REPORT

Highlights

- **Five LCP segments were effectively certified** during the past fiscal year: The LCPs for **four segments of the City of Carlsbad**: Mello I, Mello II, West Batiquitos Lagoon/Sammis and East Batiquitos Lagoon/ Hunt were effectively certified in October, 1996. The LCP for the **Town of Mendocino County** was effectively certified in November, 1996. The Land Use Plan for the **City of San Diego Mission Bay segment** was certified with suggested modifications in November, 1996. The LCP Amendment certified in August 1996 for the **Carlsbad Village Redevelopment Area** significantly updated and revised the existing LCP.
- This fiscal year, **76 LCP Amendments** were submitted for Commission review. Of these amendments, 46 were certified as submitted (61%), 25 were approved with suggested modifications in whole or in part (33%), 1 was denied, 1 was withdrawn and 3 are pending.
- This year, **8 Port Master Plans Amendments** were reviewed and approved. One amendment to the Long Range Development Plan (LRDP) for U.C. Santa Barbara was reviewed.
- **One Area of Deferred Certification (ADC)** for the **Green Valley area of the City of Carlsbad** was resolved through certification of an LCP for the area in October, 1996. However, **seven new ADCs were created**, five in the City of Carlsbad, one in the City of Dana Point, and one in the County of Monterey.
- **Post-certification activity has increased**: local permits reported have increased 2.8% over last fiscal year and appeals have increased 11%.

*Status of LCP Certification to date*

LCP segments	LUPs effectively certified	Implementation Plans effectively certified	LCPs effectively certified and issuing permits	Geographic Area Covered by certified LCPs	LCP Amendments reviewed	ADCs remaining
126	105	90	88	1,399,370 ac.	892	47
	83%	71%	69.8%	86.7%		

Annual Post-Certification Local Permit Activity (7/1/96-6/30/97)		
Approved permits reported	# Appealable to Commission	# Appealed to Commission
1,462	886	39
	60.9%	4.4%

Total Post-Certification Local Permit Activity (4/1/82 through 6/30/97)		
Approved permits reported	# Appealable to Commission	# Appealed to Commission
18,368	12,152	395
	66%	3.3%

LCP ANNUAL REPORT  
August, 1997

***LCP STATUS BY JURISDICTION (Through June 30, 1997)***

\* = incorporated into the CCMP by OCRM

‡ Date 5 yr review completed

\*\* (UCSB LRDP now recorded under LRDPs not LCPs)

† Preliminary periodic review under

none = none submitted

ReCAP

SEGMENT	LAND USE PLAN					IMPLEMENTATION						# of amendments submitted	ADCs remaining	Date 5 year review due	
	none	denied	Cert. w/ modifications	Certified	Total	none	denied	Cert. w/ modifications	Cert. -not yet issuing permits	Eff. cert & iss. permits	Total				
<i>Northern California District North Coast Area</i>															
<b>Del Norte County</b>												66	1	2/89	
County*				✓						✓					
Harbor*				✓						✓					
Lopez Creek*				✓						✓					
Pt. St. George	✓					✓									
<b>Crescent City*</b>				✓						✓		9	1	3/88	
McNamara-Gillispie*				✓						✓					
<b>Humboldt County</b>												25	3	4/88	
Northcoast*				✓						✓					
Trinidad Area*				✓						✓					
McKinleyville*				✓						✓					
Humboldt Bay*				✓						✓					
Eel River*				✓						✓					
South Coast*				✓						✓					
<b>Trinidad (City)*</b>				✓						✓		6	1	7/89‡	
<b>Arcata</b>				✓						✓		14		10/94	
<b>Eureka*</b>				✓						✓		13		1/90	
<b>Mendocino County</b>												27		10/97	
Balance County*				✓						✓					
Town				✓						✓					
Pygmy Forest	✓					✓									
<b>Fort Bragg*</b>				✓						✓		9	1	8/88	
<b>Point Arena</b>				✓						✓		11		12/86	
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>20</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>20</b>	<b>180</b>	<b>7</b>		

SEGMENT	LAND USE PLAN					IMPLEMENTATION						# of amendments submitted	ADCs remaining	Date 5 year review due	
	none	denied	Cert. w/ modifications	Certified	Total	none	denied	Cert. w/ modifications	Cert. -not yet issuing permits	Eff. cert & iss. permits	Total				
<i>North Central Coast Area</i>															
Sonoma County				✓						✓		20		4/87	
Marin County												23	1	6/86	
South (Unit I)*				✓						✓					
North (Unit II)*				✓						✓					
San FranCity/Co.*				✓						✓		1		3/91	
Olympic Club	✓					✓									
Daly City*				✓						✓				3/89	
Pacifica				✓						✓		11	2	6/87	
Half Moon Bay				✓						✓		6			
San Mateo County*				✓						✓		35		4/86	
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>96</b>	<b>3</b>		
<i>Central Calif. District/Central Coast Area</i>															
Santa Cruz County				✓						✓		58		12/94†	
Santa Cruz (City)				✓						✓		27	1	12/94†	
Capitola				✓						✓		21	1	12/94†	
Watsonville				✓						✓				12/94†	
Monterey County*												22			
North County*				✓						✓			1	12/94†	
Del Monte Forest				✓						✓				12/94†	
Carmel Area				✓						✓			2	12/94†	
Big Sur Coast				✓						✓					
Marina*				✓						✓		4		12/94†	
Sand City				✓						✓		9	1	9/90‡	
Seaside				✓		✓									
Monterey (City)												1			
Laguna Grande			✓			✓									
Del Monte Beach			✓			✓									
Harbor			✓			✓									

SEGMENT	LAND USE PLAN					IMPLEMENTATION						# of amendments submitted	ADCs remaining	Date 5 year review due	
	none	denied	Cert. w/ modifications	Certified	Total	none	denied	Cert. w/ modifications	Cert. -not yet issuing permits	Eff. cert & iss. permits	Total				
Cannery Row				✓		✓									
Skyline				✓		✓									
Pacific Grove				✓		✓							1		
Carmel (City)			✓					✓							
San Luis Obispo County				✓					✓			29	2	3/93	
Morro Bay				✓					✓			23		1/88	
Pismo Beach				✓					✓			13		4/89	
Grover Beach*				✓					✓			1		2/89	
<i>TOTAL</i>	0	0	4	18	22	7	0	1	0	14	22	208	9		
<i>South Central Coast Area **</i>															
Santa Barbara County				✓					✓			54	2	9/87	
Guadalupe (City)				✓					✓					5/96	
Santa Barbara City*												12		11/91	
City*				✓					✓						
Airport/Goleta sl.				✓					✓						
Carpinteria*				✓					✓			23		1/87	
Ventura County				✓					✓			18		10/88	
San Buenaventura*				✓					✓			23		2/89	
Oxnard				✓					✓			9		4/90	
Port Hueneme*				✓					✓			16		11/89	
L.A.Co./Malibu Mtns.				✓		✓									
Malibu (City)	✓					✓									
<i>TOTAL</i>	1	0	0	10	11	2	0	0	0	9	11	155	2		
<i>Southern Calif. District/South Coast Area</i>															

SEGMENT	LAND USE PLAN					IMPLEMENTATION						# of amendments submitted	ADCs remaining	Date 5 year review due	
	none	denied	Cert. w/ modifications	Certified	Total	none	denied	Cert. w/ modifications	Cert. -not yet issuing permits	Eff. cert & iss. permits	Total				
<b>Los Angeles County</b>															
Marina Del Rey/Ballona.				✓						✓		2		12/95	
Playa Vista "A"	✓					✓									
Sta. Catalina Is.				✓						✓				1/90	
Cerritos Wetland			✓			✓									
<b>Los Angeles (City)</b>															
Pacific Palisades	✓					✓									
Venice	✓					✓									
Playa Vista				✓		✓									
Del Rey Lagoon		✓					✓								
Airport/Dunes		✓					✓								
San Pedro				✓		✓									
Santa Monica				✓		✓						2			
El Segundo*				✓						✓				2/87	
Manhattan Beach				✓						✓		3		5/99	
Hermosa Beach				✓		✓						5			
Redondo Beach				✓		✓							1		
Torrance			✓			✓									
P.V. Estates				✓						✓		1		12/96	
Rancho P.V.*				✓						✓		3		8/88	
Long Beach*				✓						✓		44		8/86	
Avalon*				✓						✓		3		8/86	
<b>Orange County</b>												17			
N/Sunset Bch.				✓						✓				10/88	
N/Bolsa Chica (**IP set aside by court decision)				✓		✓**									
N/Sta. Ana River	✓					✓									
N/Sta. Ana Hts.		✓				✓									
Newport Coast*				✓						✓				1/93	
Aliso Viejo*				✓						✓				9/88	
S/Emerald Bay*				✓						✓				9/94	
Seal Beach			✓			✓									
Huntington Beach*				✓						✓		17	1	3/90	

SEGMENT	LAND USE PLAN					IMPLEMENTATION						# of amendments submitted	ADCs remaining	Date 5 year review due	
	none	denied	Cert. w/ modifications	Certified	Total	none	denied	Cert. w/ modifications	Cert. -not yet issuing permits	Eff. cert & iss. permits	Total				
Costa Mesa	✓					✓									
Newport Beach				✓		✓						14			
Irvine City*				✓						✓		1			3/87
Laguna Beach				✓						✓		9	5		1/98
Laguna Niguel*				✓						✓		1			11/95
Dana Point*				✓						✓		4	2		9/94
San Clemente				✓			✓					1	1		
<b>TOTAL</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>25</b>	<b>36</b>	<b>16</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>36</b>	<b>125</b>	<b>12</b>		
<i>San Diego Area</i>															
San Diego County				✓					✓			4			
Oceanside*				✓						✓		6			3/91
Carlsbad												39			
Agua Hedionda				✓		✓							5		
Mello I				✓						✓					10/01
Mello II				✓						✓					10/01
W. Batiquitos Lg/ Sammis				✓						✓					10/01
E. Batiquitos Lag/ Hunt				✓						✓			1		10/01
Carlsbad Village Redev. Area				✓						✓					12/92
Encinitas				✓						✓		4			5/00
Solana Beach	✓					✓									
Del Mar				✓		✓									
San Diego (City)												33			10/93
North City*				✓						✓			6		
La Jolla*				✓						✓					
Pacific Beach*				✓						✓					
Mission Beach*				✓						✓					
Mission Bay*	✓							✓							
Ocean Beach*				✓						✓					
Peninsula*				✓						✓			1		
Centre City*				✓						✓			1		

SEGMENT	LAND USE PLAN					IMPLEMENTATION						# of amendments submitted	ADCs remaining	Date 5 year review due
	none	denied	Cert. w/ modifications	Certified	Total	none	denied	Cert. w/ modifications	Cert. -not yet issuing permits	Eff. cert & iss. permits	Total			
Barrio Logan*				✓						✓				
Otay Mesa*				✓						✓			1	
Tijuana River V.*				✓						✓				
Border High*				✓						✓				
Coronado*				✓						✓		15		1/89
National City*				✓						✓		3		7/96
Chula Vista				✓						✓		9		9/90
South Bay Is.				✓					✓					
Imperial Beach*				✓						✓		15		8/88
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>28</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>22</b>	<b>28</b>	<b>128</b>	<b>14</b>	
<b>STATE TOTALS</b>	<b>11</b>	<b>3</b>	<b>7</b>	<b>105</b>	<b>126</b>	<b>31</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>88</b>	<b>126</b>	<b>892</b>	<b>47</b>	

**LUPs: SEGMENTS REMAINING UNCERTIFIED**

	None submitted	denied	Certified w/modifications	Total
Number	11	3	7	21
% of uncertified segments	52.4%	14.3%	33%	
% of total segments	8.7%	2.4%	5.6%	16.7%

**IMPLEMENTATION: SEGMENTS REMAINING UNCERTIFIED**

	None submitted	denied	Certified w/modifications	Certified but not yet issuing permits	Total
Number	31	3	2	2	38
% of uncertified segments	81.5%	7.9%	5.3%	5.3%	
% of total segments	24.6%	2.3%	1.6%	1.6%	30%

***LONG RANGE DEVELOPMENT PLANS (Total through 6/30/97)***

University	Denied	Certified w/mods	Effectively Certified	# of Amendments
UC Santa Barbara			✓	7
Pepperdine Univ.			✓	5

***PORT MASTER PLANS (Total through 6/30/97)***

PORT	Denied	Certified w/mods.	Eff. Cert. & Issuing permits	# of Amendments
Port Hueneme			✓	5
Port of Los Angeles			✓	16
Port of Long Beach			✓	10
San Diego Unifed Port District			✓	22
<b>TOTAL</b>			4	53

***PUBLIC WORKS PLANS (Total through 6/30/97)***

PLAN	Denied	App. w/ conditions	Approved	# of Amendments	# of Specific Projects
City of San Francisco Clean Water Program			✓	9	8
Wilder Ranch SP			✓		2
Santa Barbara City College			✓	1	
Channel Islands Harbor			✓		1
Malibu State Beaches			✓		1
Crystal Cove SP			✓	1	9



**Geographic Area Certified (As of June 30, 1997)**

County & Area	Total geographic area (include. cities) (ac.)	Portion of Geog. Area Cert. & Iss. Permits (Ac.)	% of Total Geog. Area Cert. & Iss. Permits
Del Norte Co.	51,000	50,681	99.37
Humboldt Co.	143,100	143,100	100.00
Mendocino Co.	117,000	117,000*	99.40*
<b>No. Coast Area Subtotal</b>	<b>311,100</b>	<b>310,781</b>	<b>100.00</b>
Sonoma Co.	70,500	70,500	100.00
Marin Co.	66,400	66,395	99.99
San Francisco Co.	2,100	2000	95.23
Cities/San Mateo Co.	8,315	8,188	99.84
<b>No. Central Coast Area Subtotal</b>	<b>147,315</b>	<b>147,083</b>	<b>99.84</b>
San Mateo Co.	111,522	111,522	100.00
Santa Cruz Co.	76,800	76,435	99.52
Monterey Co.	246,000	243,432	98.95
San Luis Obispo Co.	195,350	195,196	99.92
<b>Central Coast Area Subtotal</b>	<b>629,672</b>	<b>626,585</b>	<b>99.51</b>
Santa Barbara Co.	158,236	148,189	93.65
Ventura Co.	39,650	39,650	100.00
Malibu/ LA.Co.	65,388	-	-
<b>South Central Coast Area Subtotal</b>	<b>263,274</b>	<b>187,839</b>	<b>71.35</b>
Los Angeles Co.	107,837	54,164	50.23
Orange Co.	44,950	24,314	54.09
<b>South Coast Area Subtotal</b>	<b>152,787</b>	<b>78,478</b>	<b>51.36</b>
San Diego Co.	109,200	48,604	44.51
<b>San Diego Area Subtotal</b>	<b>109,200</b>	<b>48,604</b>	<b>44.51</b>
<b>Statewide Total</b>	<b>1,613,348</b>	<b>1,399,370</b>	<b>86.73</b>

\* Mendocino County figures do not reflect pygmy forest segment acreage.

## CALIFORNIA COASTAL COMMISSION

5 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
VOICE AND TDD (415) 904-5200

August 12, 1997



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LOCAL COASTAL PLANNING PROGRAM  
ANNUAL REPORT

**Appendix A: Detailed LCP History (As of June 30, 1997)**

A supplement to the Annual Report Summary, this appendix updates in detail the status of each of the Local Coastal Programs (LCPs) of all 73 coastal jurisdictions. Because jurisdictions may submit their LCPs in separate geographic units, these LCPs are currently divided into 126 segments. This report includes a detailed chronological history and progress report for all LCPs, including the Land Use Plan (LUP) and Implementation Plan (IP) portions. In addition, this report includes information on the status of all Areas of Deferred Certifications (ADCs) created by the Commission, a listing of all amendments to certified LUPs or LCPs, and statistics on Local Government Post-Certification Permit Activity.

The Long Range Development Plan (LRDP) of the University of California at Santa Barbara (UCSB) is no longer counted as an LCP "segment" for annual reporting purposes: The status of LRDPs, Port Master Plans and Public Works Plans are reported separately.

A Glossary is attached at the end of this appendix explaining commonly used terms.

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**NORTHERN CALIFORNIA DISTRICT/NORTH COAST AREA**  
(Status of Local Coastal Programs as of June 30, 1997)

**County of Del Norte**

1. Number of segments - 4
2. Summary status:

**a. Del Norte County (Balance)**

1. The LUP was partially approved with suggested modifications by the Regional Commission on April 8, 1981. The State Commission approved the LUP with suggested modifications on June 3, 1981. The Board of Supervisors preliminarily accepted the approval with suggested modifications on December 14, 1981.
2. The Commission certified the County's zoning phase with suggested modifications on July 14, 1983. The County accepted the Commission's actions on its LCP on August 15, 1983. The total LCP for the balance of the County was effectively certified by the Commission on October 12, 1983, and the County assumed permit-issuing authority on February 1, 1984.

**b. Crescent City Harbor**

1. The LUP was approved by Harbor Commission on June 10, 1980, and by the Board of Supervisors on June 23, 1980. The Regional Commission certified the Land Use Plan with suggested modifications on August 13, 1980, and it was subsequently certified by the State Commission on September 2, 1980. A revised LCP incorporating the suggested modifications was submitted to the Commission in November 1986, certified without suggested modifications on April 22, 1987, and effectively certified on August 27, 1987, with the County assuming permit-issuing authority on September 10, 1987.
2. The zoning (Implementation Program) was certified by the Commission on April 22, 1987, and effectively certified on August 27, 1987.

**c. Point St. George**

This area (along with Lopez Creek) became an official segment on July 14, 1983 and on August 12, 1986 it became a separate LCP segment. A resubmittal date is unknown, as the County is not currently working on this.

d. **Lopez Creek**

This area became a separate segment on August 12, 1986. A resubmitted LCP was certified as submitted on August 27, 1987, effectively certified and the County assumed permit-issuing authority on December 8, 1987.

3. Area of Deferred Certification:

- a. Pacific Shores Subdivision ADC. This was created on June 3, 1981, and includes 500 acres and 1,500 lots. The issues are: natural hazards, water quality, environmentally sensitive habitat areas, public works, and location of new development. These are unresolved, but the Commission approved Permit No. 1-85-38 on August 29, 1985, which allowed for formation of a special district to finance a special study to address the issues in this Subdivision. The Board of Supervisors approved the formation of this special district in January of 1987. This has not led to resolution of the highly complex issues in this ADC. In July of 1992, the County processed an EIR scoping study that could lead to proposed land use and zoning district designations and a subsequent LCP amendment to resolve this ADC.

4. Amendments:

- LCP No. 1-84 (Minor) - Approved 6/28/84;  
No. 2-84 (Minor) - Approved 7/11/84;  
No. 1-85 (Major) - Approved 11/20/85;  
No. 1-85 (Minor) - Approved 3/12/85;  
No. 2-85 (Minor) - Approved 4/9/85;  
No. 3-85 (Minor) - Approved 5/22/85;  
No. 4-85 (Minor) - Approved 6/12/85;  
No. 5-85 (Minor) - Approved 6/28/85;  
No. 6-85 (Minor) - Approved 11/20/85;  
No. 7-85 (Minor) - Approved 1/10/86;  
No. 1-86 (Minor) - Approved 4/11/86;  
No. 2-86 (Major and Minor) - Approved Major Parts 1-10: 7/8/86,  
Approved Parts 11 & 12 (w/ suggested mods) 7/8/86,  
Approved Minor 7/8/86;  
No. 3-86 (Minor) - Approved 11/12/86;  
No. 4-86 (Minor) - Approved 12/9/86;  
No. 5-86 (Minor) - Approved 12/9/86;  
No. 1-87 (Major) - Approved 9/8/87;  
No. 1-87 (Minor) - Approved 6/9/87;  
No. 2-87 (Minor) - Approved 8/27/87;  
No. 3-87 (Minor) - Approved 8/27/87;

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- No. 4-87 (Minor) - Approved 1/12/88;
- No. 1-88 (Major) - Approved (w/ suggested mods) 9/13/88,  
ED Checkoff 12/16/88;
- No. 1-88 (Minor) - Approved 3/23/88;
- No. 2-88 (Major) - Approved 1/11/89;
- No. 2-88 (Minor) - Approved 8/11/88;
- No. 3-88 (Minor) - Approved 9/13/88;
- No. 4-88 (This number not used);
- No. 5-88 (Minor) - Approved 11/15/88;
- No. 6-88 (Minor) - Approved 1/11/89;
- No. 1-89 (Major) - Approved 2/16/90;
- No. 1-89 (Minor) - Approved 4/12/89;
- No. 2-89 (Minor) - Approved 9/15/89;
- No. 3-89 (Minor) - Approved 10/10/89;
- No. 4-89 (Minor) - Approved 1/10/90;
- No. 5-89 (Minor) - Approved 1/10/90;
- No. 1-90 (Major) - Approved (w/ suggested mods) 8/9/90,  
ED Checkoff 12/12/90;
- No. 1-90 (Minor) - Approved 4/13/90;
- No. 2-90 (Minor) - Approved 7/13/90;
- No. 3-90 (Minor) - Approved 10/10/90;
- No. 1-91 (Major) - Approved 5/10/91;
- No. 1-91 (Minor) - Approved 4/8/91;
- No. 2-91 (Major) - Approved (w/ suggested mods) 6/13/91,  
ED Checkoff 9/10/91;
- No. 2-91 (Minor) - Approved 5/10/91;
- No. 3-91 (Major) - Approved 8/14/91;
- No. 3-91 (Minor) - Approved 6/13/91;
- No. 4-91 (Minor) - Approved 1/15/92;
- No. 1-92 (Major) - Approved 5/14/92;
- No. 1-92 (Minor) - Approved 8/14/92;
- No. 2-92 (Minor) - Approved 10/15/92;
- No. 3-92 (Minor) - Approved 11/18/92;
- No. 4-92 (Minor) - Approved 1/12/93;
- No. 1-93 (Major) - Approved 3/18/93;
- No. 1-93 (Minor) - Approved 9/15/93;
- No. 2-93 (Major) - Approved 1/11/94;
- No. 2-93 (Minor) - Approved 12/15/93;
- No. 1-94 (Minor) - Approved 3/18/94;
- No. 2-94 (Minor) - Approved 5/10/94;
- No. 1-95 (Major) - Approved 6/12/96;
- No. 1-95 (Minor) - Approved 12/13/95;

- No. 2-95 (Major) - Approved 12/13/95;
- No. 2-95 (Minor) - Approved 12/13/95;
- No. 1-96 (Minor) - Approved 5/10/96;
- No. 1-96 (Major) - Approved in part (Implementation Plan only) 9/11/96;
- No. 2-96 (Minor) - Approved 8/15/96;
- No. 3-96 (Minor) - Approved 8/15/96;
- No. 4-96 (Minor) - 11/12/96;
- No. 1-97 (Minor) - Approved 4/10/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
787	705	4

**Crescent City**

1. Number of segments - 2
2. Summary status:

a. **Crescent City**

1. The LUP was certified with suggested modifications by the Regional Commission on January 14, 1981, and by the State Commission on March 3, 1981. A resubmittal was certified with suggested modifications on June 3, 1982.

2. The zoning was certified with suggested modifications on June 3, 1982. The City accepted the Commission's suggested modifications for approval in February, 1983. On March 10, 1983, the Commission effectively certified the total LCP for the balance of the City, excluding the McNamara-Gillispie Annexation area, for which a separate LCP was prepared. The City also assumed permit-issuing authority on March 10, 1983.

b. **McNamara-Gillispie Annexation**

Following the Wildlife Conservation Board's purchase of 3 of the 7 City-blocks (11 acres) which constitute this segment, the LCP was effectively certified on November 14, 1984, with the City assuming permit-issuing authority on that date. The main issue was protection of the 3 City-block wetland area.

3. Areas of Deferred Certification:

- a. Little Mo-Peepe ADCs. These were created on March 3, 1981, due to an inadvertent error in the Coastal Zone Boundary line map submitted by the City along the east side of the Crescent City limits. These two small areas consist of a 5-acre mobile home sales park and the 3-acre McNamara-Peepe logging pond. These areas remain unresolved but the City has expressed interest in resolving these ADCs. No change in status since the last report.

4. Amendments:

- LCP No. 1-84 (Minor) - Approved 10/10/84;  
No. 1-86 (Major) - Approved (w/ suggested mods) 4/11/86,  
ED Checkoff 11/12/86;  
No. 1-89 (Minor) - Approved 4/12/89;  
No. 1-86 (Minor) - Approved 3/14/86;  
No. 1-89 (Major) - Approved 5/10/89;  
No. 1-90 (Major) - Approved 2/8/91;  
No. 1-90 (Minor) - Approved 4/13/90;  
No. 2-90 (Major) - Approved 2/8/91;  
No. 1-94 (Major) - Approved 10/11/94.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
35	30	1

**County of Humboldt**

1. Number of segments - 6  
2. Summary status:

a. **Northcoast Area LUP**

This was approved by the Board of Supervisors in April, 1980. The LUP was submitted April 24, 1980, with Commission action on September 30, 1980 to certify with suggested modifications; the Resubmitted LUP was certified in part on January 7, 1982, with effective certification by the Commission on January 13, 1983. The County



assumed permit-issuing authority (per Hannigan Permit Authority) for this LUP segment on April 21, 1983.

**b. Trinidad Area LUP**

This was approved by Board of Supervisors on July 2, 1981. The LUP was submitted July 8, 1981, with Commission certification with suggested modifications on September 2, 1981. A resubmitted LUP was certified with suggested modifications on October 15, 1982. The major issue remained access. A second resubmitted LUP was approved in part (areas inland of first public road paralleling the sea), denied in part, and certified with suggested modifications (areas west of first public road) on May 11, 1983. A resubmittal was effectively certified on November 14, 1984, and the County assumed permit-issuing authority (per Hannigan Permit Authority) for this segment on December 4, 1984.

**c. McKinleyville Area LUP**

This was approved by Board of Supervisors on December 16, 1980. The LUP was submitted December 19, 1980, and certified with suggested modifications by the Commission on February 4, 1981. The LUP was resubmitted and certified by Commission on January 7, 1982, and effectively certified on January 13, 1983. The County assumed permit-issuing authority (per Hannigan Permit Authority) for this segment on April 21, 1983.

**d. Humboldt Bay Area LUP**

The LUP was approved by Board of Supervisors in March of 1982, and submitted on March 10, 1982. The Commission certification with suggested modifications occurred in June 1982. The Board of Supervisors accepted these, and the Commission effectively certified the LUP on October 14, 1982. The County assumed permit-issuing authority (per Hannigan Permit Authority) for this segment on September 22, 1983.

**e. Eel River Area LUP**

The LUP was approved by the Board of Supervisors in February, 1982, and submitted on March 9, 1982. The Commission certification as submitted occurred on April 8, 1982. The LUP was effectively certified by the Commission on January 13, 1983. The County assumed permit-issuing authority (per Hannigan Permit Authority) for this segment on April 21, 1983.

f. **South Coast Area LUP**

The LUP was approved by the Board of Supervisors on July 13, 1981, and submitted on July 14, 1981. The Commission certified the LUP with suggested modifications on December 3, 1981. The resubmitted LUP was approved in part by the Commission on December 3, 1982 (except for Shelter Cove Shoreline Lots on Lower Pacific Drive) and denied in part (the Shoreline Lots) on May 11, 1983. The County assumed permit-issuing authority (per Hannigan authority) for this segment on September 22, 1983, prior to zoning completion. A second resubmittal was certified with suggested modifications on November 14, 1984, and a third resubmittal (including the Shoreline Lots) was certified as submitted on December 19, 1985.

Shelter Cove Subdivision ADC (Resolved). This was created on September 2, 1982, when the whole South Coast Area Plan was disapproved (this included all of Shelter Cove, a recreational resort community which consists of about 2,640 acres and 4,700 lots). On December 3, 1982, the South Coast Area Plan was approved in part, except that, on May 11, 1983, 25 acres and 109 parcels of the Shelter Cove Subdivision were disapproved west of the airport runway and west of Lower Pacific Drive. The issues were shoreline development, public access and recreational opportunities, visual resources, marine environment, adequacy of water service, archaeological sites, and land use designations, all of which were resolved by the Commission certification of the LCP for this area on December 19, 1985.

g. **Zoning (For All Segments)**

Work on the Implementation Program (zoning) was completed by the County in June, 1982. The Implementation Program was certified by the Commission on January 10, 1986, with County assuming permit-issuing authority for all six segments on February 10, 1986. A Categorical Exclusion for restricted types of development in limited geographic areas was approved in May of 1986.

3. Areas of Deferred Certification:

a. **Northcoast Area**

1. Big Lagoon Estates Subdivision ADC. This was created on June 11, 1980, and includes about 30 acres and 33 lots, west of Ocean View and Park Drives and adjacent to the Ocean. The issues are shoreline access and erosion problems, urban limit line and lack of adequate water service. This remains unresolved and there is no change in status since the last report.

2. Stagecoach Hill ADC. This was created on June 11, 1980, and includes about 305 acres. The main issues are lack of any identification/acquisition/management and enhancement plan for the unique and environmentally sensitive habitat of the Western Azalea, (*Rhododendron occidentale*); litigation over allegedly illegally created land divisions; minimum parcel size for commercial timberlands and general agricultural areas. A court determined that the land division was legal and substantial progress has been made on the azalea issue: the habitat has been identified, an acquisition program is in place and being implemented, and a model management/enhancement plan is occurring in a test area. This ADC remains unresolved and there is no change in status since the last report.

**b. Trinidad Area**

1. Trinidad Area Shoreline Lots ADC. This was created on October 15, 1982, and includes about 200 acres consisting of 5 shoreline parcels south of the City of Trinidad along the 6th Avenue Trail in Westhaven and all of those privately owned lots, other than those owned by the Humboldt North Coast Land Trust, west of Scenic Drive and Patrick's Point Drive ( where these two roads are the first public roads nearest the sea) and north of the City of Trinidad to Patricks Point. The main issues are public access and historic public use of trails to the beach and some environmentally sensitive habitat areas along the shoreline. This remains unresolved and there is no change in status since last report.

4. Amendments:

- LUP No. 1-83 (Major) - Northcoast Area - Approved 5/11/83, McKinleyville Area - Approved 5/11/83, Humboldt Bay Area-Approved 5/11/83 (Except industrial development North Spit);
- No. 1-83 (Major) - Humboldt Bay Area (North Spit) - Approved (w/ suggested mods) 8/10/83, ED Checkoff 6/11/86;
- No. 1-84 (Minor) - Trinidad Area - Approved 2/26/85;
- No. 1-85 (Minor) - Northcoast Area, Trinidad Area, Humboldt Bay Area, Eel River Area - Approved 7/23/85;
- No. 1-85 (Major) - Trinidad Area, McKinleyville Area, Humboldt Bay Area, Eel River Area, South Coast Area - Approved (w/ suggested mods) 8/16/85;
- No. 2-85 (Major) - Mckinleyville Area, Humboldt Bay Area, Eel River Area - Approved 12/19/85;
- No. 2-85 (Minor) - Humboldt Bay Area - Approved 12/19/85;
- LCP No. 1-86 (Major) - McKinleyville Area - Approved 10/7/86;

- No. 1-86 (Minor) - South Coast Area - Approved 2/7/86;
- No. 2-86 (Minor) - South Coast Area - Approved 9/10/86;
- No. 1-87 (Major) - McKinleyville Area - Approved 8/27/87;
- No. 2-87 (Major) - Trinidad Area, Humboldt Bay Area and Countywide -  
 Approved 11/20/87;
- No. 2-87 (Minor) - Countywide - Approved 11/20/87;
- No. 1-88 (Major) - Humboldt Bay Area - Approved 6/7/88;
- No. 2-88 (Minor) - McKinleyville Area, Humboldt Bay Area and  
 Countywide - Approved 10/13/88;
- No. 3-88 (Major) - Humboldt Bay Area - Approved 11/15/88;
- No. 1-89 (Major) - Humboldt Bay Area - Approved 7/14/89;
- No. 2-89 (Major) - Humboldt Bay Area and Countywide - Approved 8/9/89;
- No. 1-90 (Minor) - South Coast Area - Approved 8/9/90;
- No. 2-90 (Minor) - South Coast Area - Approved 1/11/91;
- No. 1-92 (Major) - Humboldt Bay Area and Eel River Area - Approved  
 4/7/92;
- No. 1-93 (Major) - Humboldt Bay Area - Approved (w/ suggested mods)  
 12/15/93; E.D. Checkoff 7/12/94;
- No. 2-93 (Major) - Humboldt Bay Area - Approved 2/15/94;
- No. 1-96 (Major) - Approved (with suggested modifications)  
 12/13/96(Implementation Plan only) ; ED Checkoff 2/5/97;
- No. 1-97 (De Minimis) - Approved 6/13/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
1092	706	6

**City of Trinidad**

1. Number of segments - 0
2. Summary status:
  - a. The LCP was certified by the Commission on February 5, 1980, and the City assumed permit-issuing authority on July 9, 1980. This was the first effectively certified LCP in the Coastal Zone and the first to have a Periodic Review by the Commission. The Periodic Review of the Local Coastal Program was approved by the Commission on

August 9, 1989. No formal response to this Review has been received from the City to date.

- b. A Categorical Exclusion Order (E-80-7) was approved by the Commission on August 5, 1980, and excludes certain accessory, temporary or fence structures and fill projects. A small annexation to the City (for water system improvements) was approved by the Commission on March 25, 1987.
3. Area of Deferred Certification:
- a. Trinidad Harbor and Upland Support Area ADC. This was created on May 2, 1978, as a Special Study Area at the time the LUP was certified by the Commission. It includes about 43 acres, 10 of which are on land between Trinidad Head and Edward Street, and an adjacent 33-acre water area in Trinidad Bay. The main issues are public access, the type and number of mooring spaces, feasibility of a floating breakwater, and the amount and type of upland support facilities for harbor expansion. An LCP amendment request (No. 2-92 (Major)) was received by the Commission in August of 1992, but was withdrawn by the City in December of 1992, as the City has not finalized an agreement with the State Lands Commission for administering state-owned tidelands and submerged lands. This remains unresolved.

4. Amendments:

- LCP No. 1-85 (Major) - Approved 5/22/85;  
No. 1-85 (Minor) - Approved 4/9/85;  
No. 1-87 (Major) - Approved (w/ suggested mods) 3/25/87,  
ED Checkoff 7/8/87;  
No. 2-87 (Minor) - Approved 7/8/87;  
No. 3-87 (Minor) - Approved 10/14/87;  
No. 1-92 (Major) - Approved 11/18/92.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
117	97	3

**City of Arcata**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was approved by City Council in December 1979, and certified with suggested modifications by the Commission on June 3, 1980. The LUP was certified as resubmitted on September 2, 1981. A resubmitted total LCP was certified with suggested modifications on May 10, 1988. Issues were wetland mapping and the processing of emergency permits. The Commission effectively certified the total LCP and the City assumed permit-issuing authority on October 10, 1989.
  - b. The zoning portion was certified with suggested modifications on September 2, 1981. A resubmitted total LCP was certified with suggested modifications on May 10, 1988. During the spring and summer of 1989, the City pursued wetland mapping necessary to carry out the suggested modifications. The Commission effectively certified the total LCP and the City assumed permit-issuing authority on October 10, 1989.
3. Area of Deferred Certification: None.
4. Amendments:

LCP No. 1-90 (Major) - Approved 4/13/90;  
No. 2-90 (Major) - Approved 8/9/90;  
No. 1-91 (Major) - Approved 12/11/91;  
No. 1-92 (Major) - Approved 9/10/92;  
No. 1-93 (Major) - Approved 9/15/93;  
No. 2-93 (Major) - Approved 2/15/94;  
No. 2-94 (Major) - Approved 1/11/95;  
No. 1-94 (Major) - Approved 9/15/94;  
No. 1-95 (Major) - Approved (w/ suggested modifications) 4/12/95; ED Check-off  
4/10/96;  
No. 1-96 (De Minimis) - Approved 6/12/96;  
LUP No. 1-96 (Major) - Approved 12/13/96;  
No. 3-96 (Major) - Approved 3/13/97 (Implementation Plan only);  
No. 4-96 (Minor) - Approved 3/13/97;  
No. 1-97 (Major) - Approved 6/13/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
36	8	0

City of Eureka

1. Number of segments - 0
2. Summary status:

a. The Commission staff prepared the City's total LCP. The LUP was submitted to the City on July 1, 1981, and the Zoning Ordinance on July 14, 1981. The City Council revised these and submitted them to the Commission in September of 1982. At its public hearing in Eureka on May 11, 1983 the Commission denied the City's revised LUP and took no action on the Ordinance. The City submitted a revised LCP in May 1984, and the Commission certified it as submitted on July 26, 1984. The City assumed permit-issuing authority on January 14, 1985. A Categorical Exclusion Order (E-88-2) was approved by the Commission on July 14, 1988, and excludes coastal development permits for principal permitted uses.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-85 (Major) - Approved 10/22/85;  
No. 1-88 (Major) - Approved (w/ suggested mods) 7/14/88,  
ED Checkoff 11/15/88;  
No. 2-88 (Major) - Approved 1/11/89;  
No. 2-88 (Minor) - Approved 11/15/88;  
No. 1-89 (Minor) - Approved 10/10/89;  
No. 1-89-A (Major) - Approved 11/5/89;  
No. 2-89 (Minor) - Approved 1/10/90;  
No. 1-90 (Major) - Approved 6/13/90;  
No. 1-92 (Major) - Approved 2/21/92;  
No. 2-92 (Major) - Approved (w/ suggested mods) 10/15/92,  
ED Checkoff 3/18/93;  
No. 1-94 (Major) - Approved 2/15/94;  
No. 1-95 (Major) - Approved 6/14/95; ED Check-off 8/11/95;

No. 2-95 (Major) - Denied 12/13/95.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
217	189	5

County of Mendocino

1. Number of segments - 3
2. Summary status:

a. Mendocino County (Balance)

1. Land Use Plan

At the request of the County, the Commission hired a consultant to draft a proposed LUP, which was substantially revised by the County Planning Commission. The Board of Supervisors then approved the LUP on August 17, 1983. On August 3, 1984, the County submitted the LUP to the Commission for certification. The Board of Supervisors adopted a resolution submitting the LUP to the Commission and requesting suggested modifications for any or all portions of the plan that were deemed "not acceptable." The Commission denied the LUP on May 8, 1985, but did not adopt suggested modifications. The County requested an additional 90 days to evaluate options and prepare new language intended to resolve many of the identified issues. The Commission granted this request before certifying the LUP with suggested modifications on September 26, 1985. The County accepted these modifications and the LUP was effectively certified on November 20, 1985. In early 1991, a Superior Court decision ruled in favor of the Sierra Club's contention that the certified LUP inadequately protected pygmy forest habitats. In January, 1993, the California Court of Appeal upheld the Superior Court in finding that the County and Coastal Commission erred in not affording Environmentally Sensitive Habitat protection to pygmy forest areas. The result is that all such areas in the Coastal Zone have become a segment (see "c" next page).



2. Zoning

The zoning and implementation plan portion of the LCP was certified with suggested modifications on March 15, 1991. The Mendocino County Board of Supervisors adopted these suggested modifications on July 22, 1991. On September 10, 1991, the Commission found that the County's action accepting the certification of the LCP with suggested modifications was not legally adequate, and on December 11, 1991, the Commission approved an extension of the time limit for final Commission effective certification and transfer of permit-issuing authority to Mendocino County. The Commission effectively certified the total LCP on September 10, 1992, and the County assumed permit-issuing authority on October 13, 1992.

A Categorical Exclusion Order (E-91-2) was approved by the Commission on June 10, 1992, and excludes single-family homes in mapped exclusion areas, and water wells and septic systems subject to certain criteria. An Amendment to the Categorical Exclusion Order (E-94-2-A) was approved with conditions on January 11, 1995. This amendment added to the exclusion order supplemental water wells and replacement and repair of septic systems in certain areas.

b. Town of Mendocino

1. Land Use Plan

This 700-acre segment was created by the Commission on June 13, 1990, coterminous with the boundaries of the Town's Community Services District. At the request of the County, the Commission hired a consultant to draft a proposed LUP, which was substantially revised by the County Planning Commission. The Board of Supervisors then approved the LUP on August 17, 1983. On August 3, 1984, the County submitted the LUP to the Commission for certification. The Board of Supervisors adopted a resolution submitting the LUP to the Commission and requesting suggested modifications for any or all portions of the plan that were deemed "not acceptable." The Commission denied the LUP on May 8, 1985, but did not adopt suggested modifications. The County requested an additional 90 days to evaluate options and prepare new language intended to resolve many of the identified issues. The Commission granted this request before certifying the LUP with suggested modifications on September 26, 1985. The County accepted these modifications and the LUP was effectively certified on November 20, 1985. In 1989, the Board of Supervisors initiated a revision of the Town Plan. Hearings were held before the Planning Commission and Board of Supervisors during 1991. The revisions to the Town Plan were approved (with suggested modifications) by the Commission as LCP Amendment No. 1-92 (Major), on April 7, 1992. The County accepted the modifications and the segment was effectively certified on 11/14/96 and authority to

issue permits transferred as of December 9, 1996. A categorical exclusion E-96-1 for the Town segment was approved by the Commission on 11/14/96.

2. Zoning

The County hired consultants to complete work on the unfinished portions of the zoning work program on September 30, 1984. Additional work was funded through a new grant, and a draft zoning ordinance was prepared. At the request of the County, Commission staff provided detailed comments on this draft during the spring of 1989. The Zoning Ordinance for the Town segment underwent local hearings during 1991. The Ordinance was certified by the Coastal Commission, with suggested modifications, on April 7, 1992. The County did not formally respond to the modifications, and the Commission's action lapsed. A resubmitted Zoning Ordinance was certified by the Commission with suggested modifications on April 12, 1995.

c. Pygmy Forest Vegetation

This segment was created on March 18, 1995, after the California Court of Appeal upheld the Superior Court in finding that the County and Coastal Commission erred in not affording Environmentally Sensitive Habitat protection to pygmy forest areas. The result is that all such areas in the Coastal Zone became part of a separate LCP segment. Because the segment depends upon the existence of pygmy forest vegetation and/or soils, a definitive map of its boundaries has not been prepared. The County planning staff has discussed a possible LCP amendment addressing this segment, but no amendment has been submitted at this time.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No. 1-86 (Major) - Approved 3/25/87;

No. 1-87 (Major) - Denied 7/8/87;

No. 2-87 (Major) - Approved Parts 1 & 2 - 1/12/88, Approved Part/Denied Part 3 - 3/23/88, Denied Part 4 - 3/23/88, Approved Part 5 (w/ suggested mods) 1/12/88, ED Checkoff 6/7/88;

No. 3-87 (Major) - Denied Part 1, Approved Part 3 - 3/23/88, Withdrew Parts 2 & 4;

No. 1-88 (Major) - Approved Part 1 (w/ suggested mods) 11/15/88, ED Checkoff 4/12/89, Approved Part 2 and Denied Part 3 - 11/15/88;

No. 2-88 (Major) - Approved Part 1, Postponed Part 2 - 2/8/89;

- No. 1-89 (Major) - Approved 12/15/89;
- No. 2-89 (Major) - Approved Parts 1 and 3, Approved Part 2  
 (w/ suggested mods) 2/16/90, ED Checkoff 8/9/90;
- No. 1-90 (Major) - Approved 11/15/90;
- No. 2-90 (Major) - Approved Part 1, Denied Part 2 - 6/13/91;
- No. 1-91 (Major) - Approved Part 1, Approved Part 2 (w/ suggested  
 mods) 1/15/92, ED Checkoff 9/10/92;
- No. 2-91-C (Major) - Approved (w/ suggested mods) 4/7/92,  
 ED Checkoff 3/18/93;
- No. 2-91 (Minor) - Approved 5/14/92;
- No. 3-91 (Major) - Approved (w/ suggested mods) 7/10/92;
- LUP No. 1-92 (Major) - Town of Mendocino - Approved (w/ suggested mods)  
 4/7/92, ED Checkoff 11/18/92;
- No. 1-92 (Major) - Approved Part, Approved Part (w/ suggested mods)  
 10/15/92, ED Checkoff 1/11/94;
- No. 1-92 (Minor) - Approved 3/18/93;
- No. 2-92 (Major) - Approved 3/18/93;
- No. 1-93 (Major) - Approved 2/15/94;
- No. 1-93 (Minor) - Approved 4/16/93;
- No. 2-93 (Minor) - Approved 5/13/93;
- No. 3-93 (Minor) - Approved 8/12/93;
- No. 1-95 (Major) - Part 3 Approved (with suggested modifications); ED Checkoff  
 10/11/96; Parts 1,2,4,5,6 approved as submitted 3/14/96;
- No. 2-95 (Major) - Approved 3/14/96; ED Checkoff 10/11/96;
- No. 1-96-A (Major) - Approved 7/10/96; ED Checkoff 3/13/97;
- No. 1-96-B (Major) - ED Determination 3/13/97

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
486	309	13

**City of Fort Bragg**

1. Number of segments - 0
2. Summary status:

- a. The LUP was submitted on November 6, 1981, with initial Commission hearing on December 3, 1981, and certification in part/denial in part on February 4, 1982.
- b. The zoning was submitted by the City January 12, 1983, and certified with suggested modifications by the Commission on February 11, 1983.

A new submittal (incorporating new zoning classifications) was certified with suggested modifications on July 8, 1987, and effectively certified by the Commission on February 26, 1988, superseding the original zoning action of August 1, 1983.

- c. Total LCP: The City resubmitted a total LCP on June 22, 1983, and the Commission certified it as resubmitted on July 14, 1983. The City assumed permit-issuing authority on August 1, 1983.

3. Area of Deferred Certification:

- a. Noyo Flats ADC. This was created on February 4, 1982, and includes about 13 acres. The main issue is controversy over the wetlands. A resubmittal was denied on September 8, 1987, and the issue remains unresolved. There is no change in status since the last report.

4. Amendments:

- LCP No. 1-84 (Major) - Approved 1/9/85;  
No. 2-85 (Major) - Approved (w/ suggested mods) 1/10/86,  
ED checkoff 2/26/88;  
No. 1-88 (Major) - Approved 7/14/88;  
No. 1-89 (Major) - Approved 8/9/89;  
No. 1-91 (Major) - Approved LUP portion only (w/ suggested mods)  
12/11/91, ED Checkoff 2/21/92, Time waived for  
resubmittal of zoning portion;  
No. 1-91 (Minor) - Approved 1/15/92;  
No. 2-91 (Major) - Approved Part 1, Approved Part 2  
(w/ suggested mods) 2/21/92;  
No. 1-92 (Major) - Approved (w/ suggested mods) 9/10/92.  
No. 1-95 (Major) - Approved 8/11/95.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
182	97	7

**City of Point Arena**

1. Number of segments - 0
2. Summary status:

a. Total LCP effectively certified by the Commission and the City assumed permit-issuing authority on December 3, 1981. The City is continuing to work on a revised LCP, both Land Use Plan and Zoning, which may be submitted to the Commission during 1997-1998.

3. Area of Deferred Certification: None.

4. Amendments:

- LCP No. 1-82 (Major) - Approved 5/6/82;  
No. 1-83 (Major) - Approved 9/14/83;  
No. 2-83 (Minor) - Approved 12/1/83;  
No. 1-86 (Major) - Approved 12/9/86;  
No. 1-88 (This number not used);  
No. 2-88 (Major) - Approved 11/15/88;  
No. 3-88 (Major) - Approved (w/ suggested mods) 3/8/89,  
ED Checkoff 8/9/89;  
No. 1-89 (Major) - Approved (w/ suggested mods) 1/10/90, ED Checkoff  
4/13/90;  
No. 2-89 (Major) - Approved 10/10/89;  
No. 1-90 (Major) - Approved Part, Approved Part (w/ suggested mods)  
11/15/90, ED Checkoff 2/8/91;  
No. 1-90 (Minor) - Approved 12/12/90;  
No. 1-91 (Major) - Approved 4/8/91.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
155	98	2

**NORTHERN CALIFORNIA DISTRICT/NORTH CENTRAL COAST AREA**  
(Status of Local Coastal Programs as of June 30, 1997)

**County of Sonoma**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications by the Coastal Commission on December 2, 1980, and the zoning portion was certified on December 2, 1981 (except for the geographic area of The Sea Ranch). The County assumed permit-issuing authority for the entire coastal zone (except The Sea Ranch) on April 1, 1982. A Long Range Development Plan (LRDP) for the UC Bodega Marine Laboratory was approved on August 11, 1988.
  - b. The Sea Ranch LCP was certified as submitted on June 2, 1982. The County assumed permit-issuing authority for The Sea Ranch area on October 14, 1982 (except for those categories of development which were exempted from coastal permit requirements by the Bane Bill). A Categorical Exclusion Order (E-82-2) was approved by the Commission on July 15, 1982, and excludes vegetation management activities, trails and erosion control, home occupations, and signs and fences. This Order was amended twice (E-82-2-A, approved on November 10, 1985, and E-82-2-A2, approved on September 10, 1986), to exclude all new single-family homes and alterations to single-family homes in certain units of The Sea Ranch from needing Sonoma County Coastal Development permits.
  - c. The zoning portion was certified on December 2, 1981, except for The Sea Ranch area. The Sea Ranch total LCP was effectively certified as submitted on June 2, 1982. Authorization to issue permit was assumed for the balance of the County on April 1, 1982 and for The Sea Ranch on October 14, 1982.
3. Area of Deferred Certification: None.
4. Amendments:

LCP No. 1-83 (Major) - Approved 6/23/83;  
No. 1-84 (Major) - Approved 12/13/84;  
No. 1-85 (Minor) - Approved 5/9/85;  
No. 1-86 (Major) - Approved 4/11/86;  
No. 2-86 (Major) - Approved 6/11/86;  
No. 1-87 (Major) - Approved 6/9/87;  
No. 1-88 (Minor) - Approved 7/14/88;

- No. 2-88 (Major) - Approved 2/8/89;
- No. 1-89 (Major) - Approved 4/12/89;
- No. 1-90 (Major) - Approved 6/13/90;
- No. 1-91 (Major) - Approved 3/12/91;
- No. 2-91 (Major) - Denied 6/13/91;
- No. 3-91 (Major) - Approved 9/10/91;
- No. 1-92 (Major) - Approved LUP Portion (w/ suggested mods), Approved Zoning Portion 5/14/92;
- No. 1-92 (Minor) - Approved 4/7/92;
- No. 2-92 (Major) - Approved 7/10/92;
- No. 3-92 (Major) - Approved (w/ suggested mods) 3/18/93, ED Checkoff 8/12/93.
- No. 1-95 (Major) - Approved 9/13/95;
- No. 2-95 (Major) - Approved 2/7/96;
- No. 1-96 (Major) - Approved 10/11/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
383	107	15

**County of Marin**

1. Number of segments - 2
2. Summary status:

a. **Unit I (Southern Marin) Total LCP**

The Commission effectively certified this total LCP on June 3, 1981, and the County assumed permit-issuing authority on June 18, 1981.

b. **Unit II (Northern Marin) Total LCP**

On April 7, 1982, the Commission certified the resubmitted LUP and zoning for Unit II. The Commission effectively certified the total LCP on May 5, 1982, and the County assumed permit-issuing authority on May 13, 1982.

3. Area of Deferred Certification:

- a. Calle del Arroyo Lots ADC. This was created on June 3, 1981, and includes 24 parcels totaling 3 1/2 acres on the north side of Calle del Arroyo, adjacent to Bolinas Lagoon at Stinson Beach. The principal issues are the question of buildout on 10 vacant parcels and their inadequacy in size for individual septic systems while maintaining a 100' protective setback from the Bolinas Lagoon edge. These issues remain unresolved. The County has not begun work on the LCP for this area and has given it a low priority, hoping that the land will be bought by some agency. No change in status has occurred since the last report.

4. Amendments:

- LCP No. 1-81 (Major and Minor) - Unit I - Approved Part (Major), Denied Part (Major) 2/5/82, Approved Minor 2/5/82;  
No. 1-82 (Minor) - Units I and II - Approved 9/7/82;  
No. 1-83 (Major) - Unit I - Approved 6/23/83;  
No. 2-83A (Major) - Units I and II - Approved 8/11/83;  
No. 2-83B (Major) - Units I and II - Approved LUP Portion, Approved Implementation Portion (w/ suggested mods) 10/12/83, ED Checkoff 1/11/84;  
No. 3-83 (Major) - Unit II - Approved 12/1/83;  
No. 1-84 (Major) - Unit I - Denied 1/25/84;  
No. 1a-84 (Major) - Unit I - Approved (w/ suggested mods) 3/14/84, ED Checkoff 4/26/84;  
No. 2-84 (Major) - Unit II - Approved 11/14/84;  
No. 1-85 (Major) - Unit I - Approved 3/27/85;  
No. 2-85 (Major) - Units I and II - Approved 7/23/85;  
No. 3-85 (Minor) - Units I and II - Approved 8/16/85;  
No. 4-85 (Minor) - Units I and II - Approved 8/16/85;  
No. 1-87 (Major and Minor) - Unit II - Approved 9/8/87;  
No. 1-89 (Major) - Unit II - Approved (w/ suggested mods) 4/12/89, ED Checkoff 4/13/90;  
No. 2-89 (Major) - Units I and II - Approved 7/14/89;  
No. 1-92 (Major & Minor) - Unit II (Major) and Units I & II (Minor) Approved 1/12/93;  
No. 1-93 (Major) - Unit II - Approved 4/16/93;  
No. 2-93 (Major) - Unit II - Approved 7/16/93;  
No. 1-96 (Major) - Unit II - Approved 2/5/97;  
ED Checkoff 5/16/97.



5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
765	505	4

**City and County of San Francisco**

1. Number of segments - 2
2. Summary status:

**a. Balance of City and County**

1. The LCP was certified with suggested modifications on April 1, 1981. The City resubmitted its LCP in late 1983, requesting geographic segmentation of the Olympic Club property. The zoning (implementation program) for the balance of the City was submitted at that time also. On April 26, 1984, the Commission approved segmentation of the Olympic Club, certified the LUP as resubmitted, but denied the zoning (Implementation Program) as resubmitted, certifying it with suggested modifications. The revised Implementation Program incorporating the new Neighborhood Commercial zones, along with the revised LUP were effectively certified by the Commission on March 14, 1986, and the City and County assumed permit-issuing authority on that date.

**b. Olympic Club**

This segment includes all of the Olympic Club-owned golf course lands in southwestern San Francisco. The City is not working on this LCP, and there is no projected date for its completion. The major issue is whether the golf course lands should be designated as residential or open space in the LCP. The portion of the Club-owned golf course (17 acres) formerly owned by the City and County of San Francisco (adjacent to John Muir Drive) is effectively certified and zoned P (Public) in the City and County of San Francisco LCP, and that portion which lies in adjacent San Mateo County is designated open space in that County's LCP.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-88 (Major) - Approved 3/23/88.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
30	6	1

City of Daly City

1. Number of segments - 0

2. Summary status:

- a. The LCP was approved by the City Council on December 17, 1979, and was submitted on December 10, 1979. The Commission certified the LCP with suggested modifications on May 6, 1980. The City resolved its remaining planning issues and the resubmitted LCP was effectively certified by the Commission on March 14, 1984, the date on which the City assumed permit-issuing authority.

3. Area of Deferred Certification: None.

4. Amendments: None.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
0	0	0

City of Pacifica

1. Number of segments - 0
2. Summary status:
  - a. The LUP was approved by City Council on September 24, 1979, and was submitted to the Commission on October 26, 1979. The Commission certified the LUP with suggested modifications on March 4, 1980. The City Council accepted the suggested modifications on March 24, 1980. Pacifica operated pursuant to AB 385 (Hannigan), assuming interim coastal permit-issuing authority from June 10, 1982, to June 10, 1994. The Commission effectively certified the total LCP on June 7, 1994 and the City assumed permit-issuing authority (superseding the Hannigan authority) on 6/10/94.
  - b. The zoning was approved by the City Council on November 26, 1979, and submitted to the Commission on February 26, 1980. The Commission certified the zoning with suggested modifications on May 6, 1980. The zoning ordinance was revoked by a citizen referendum in March of 1981, before the City responded to the suggested modifications. A consultant-prepared zoning ordinance was approved by the City in the spring of 1993. This resubmitted zoning ordinance (implementation plan) was approved (with suggested modifications) by the Commission on September 17, 1993, and was effectively certified by the Commission on June 7, 1994. The City assumed permit authority on June 10, 1994.
  - c. A Post-Certification categorical exclusion (E-94-1) was approved by the Commission with conditions on September 15, 1995 which excluded lot line and boundary adjustments; new single family residences and second units and minor grading, vegetation removal, temporary events and public works in certain areas. Conditions specified the areas and added clarifying language.
3. Areas of Deferred Certification:
  - a. Quarry Area ADC. This was created on September 17, 1993, and includes 145 acres between Highway One and Rockaway Beach on the ocean, south of Mori Point. The principal issues are the future use of the quarry, steep slopes, and protection of the rare and endangered San Francisco garter snake, which will affect the location and type of future development. These remain unresolved. The Commission has certified the Land Use Plan for this area, but not the Zoning. The City is working on the zoning portion, but no submittal date is known.
  - b. Shell Dance Nursery ADC. This was created on November 17, 1993, as a result of a shift inland of the Coastal Zone boundary. This ADC includes 11 acres used as a nursery, just east of Highway One. The City will be working on the land use

designation and zoning for this parcel, but no submittal date is known. This remains unresolved.

4. Amendments:

- LUP No. 1-84 (Major and Minor) - Approved Major (w/ suggested mods),  
Approved Minor 10/24/84;
- No. 1-85 (Major) - Approved 8/29/85;
- No. 1-86 (Major) - Approved 3/25/87;
- No. 1-88 (Major) - Approved 11/15/88;
- No. 1-93 (Major) - Approved 9/17/93;
- No. 1-94 (Major) - Approved 6/7/94;
- LCP No. 2-94 (Major) - Approved (w/ suggested modifications) 9/15/94,  
ED Checkoff 12/13/94;
- LCP No. 3-94 (Major) Approved 10/11/94.
- No. 1-95 (De Minimis) - Approved 9/13/95;
- No. 1-96 (Minor) - Approved 6/12/96;
- No. 1-97 (Major) - Approved 6/13/97.

5. Local Government Pre-and Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
48	45	2

**City of Half Moon Bay**

1. Number of segments - 0
2. Summary status:
  - a. The first LUP submittal was denied by the Commission on February 3, 1982. A resubmitted LUP was certified with suggested modifications on July 14, 1983. The subsequent resubmitted LUP was denied on February 13, 1985, on the grounds of inadequate and inconsistent treatment of policies regarding shoreline structures. A third resubmitted LUP was effectively certified by the Commission (as submitted) on September 24, 1985.

- b. The Implementation Plan (zoning) was approved with modifications on December 13, 1995. The modifications were accepted by the City and the IP was effectively certified by the Commission on April 10, 1996. The City assumed permit-issuing authority on April 24, 1996.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No. 1-88 (Major) - Approved (w/ suggested mods) 6/7/88,

ED Checkoff 12/15/88;

No. 1-91 (Major) - Approved 9/10/91;

No. 2-91 (Major) - Denied 2/12/92;

No. 1-92 (Major) - Denied 1/12/93;

No. 1-93 (Major) - Approved 2/17/93;

No. 1-94 (Major) - Part 1 Approved 7/12/94;

Part 2 Approved (w/ suggested modifications) 10/11/94.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
18	1	1

**County of San Mateo**

As of January, 1997, responsibility for monitoring this LCP was transferred to the Commission's North Coast District office.

- 1. Number of segments - 0
- 2. Summary status:

- a. The total LCP was approved by the Board of Supervisors on August 5, 1980, and was submitted September 4, 1980. The Commission certified the LCP with suggested modifications on November 5, 1980. These were accepted by Board of Supervisors on December 15, 1980. Effective certification and assumption of permit-issuing authority occurred on April 1, 1981.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-81 (Minor) - Approved 9/1/81;

No. 1-81 (Major) - Approved 11/3/81 (22 items) and 12/3/81 (1 item),  
Denied 11/3/81 (2 items) and 12/3/81 (1 item);

No. 2-81 (Major and Minor) - Approved Major (27 items), Denied  
Major (2 items) 12/3/81, Approved Minor 12/3/81;

No. 1-82 (Major) - Approved (w/ suggested mods) 2/10/83;

No. 1-83 (Major) - Approved 7/14/83;

No. 2-83 (Major and Minor) - Approved Major (w/ suggested mods)  
1/26/84, Approved Minor 11/30/83;

No. 1-84 (Minor) - Approved 6/28/84;

No. 1-85 (Major) - Denied 6/27/85;

No. 2-85 (Major) - Denied 9/24/85;

No. 3-85 (Major and Minor) - Major: Approved Part 3; Approved Parts 1  
& 4 (w/ suggested mods), and Denied Part 2 all on  
1/9/86, Approved Minor 1/9/86;

No. 1-86 (Minor) - Approved 5/29/86;

No. 2-86 (Major) - Approved (w/ suggested mods) 11/14/86;

No. 1-87 (Major) - Approved (w/ suggested mods) 9/9/87 & 12/10/87;  
ED Checkoff 12/15/88; Approved Part 3/22/88;

No. 1-87 (Minor) - Approved 12/10/87;

No. 2-87 (Minor) - Approved 9/9/87;

No. 1-88 (Major) - Approved 11/15/88;

No. 2-88 (Major) - Approved (w/ suggested mods) 3/8/89;

No. 1-89 (Major and Minor) - Approved Major (w/ suggested mods) and  
Continued Part 6/13/89, Approved Continued Part  
6/12/90, Approved Minor 6/13/89;

No. 1-89 (Major) - Approved Continued Part 6/12/90;

No. 1-90 (Major) - Approved (w/ suggested mods) 2/5/91;

No. 2-90 (Major) - Approved 6/13/91;

No. 1-92 (Major) - Approved (w/ suggested mods) 3/11/92;

No. 2-92 (Major) - Approved (w/ suggested mods) 7/14/93; ED check-off 3/14/96;

No. 3-92 (Major) - Approved Part, Denied Part 3/19/93;

No. 1-93 (Major) - Approved 11/17/93;

No. 1-95 (Major) - Approved LUP only 2/9/95;

No. 2-95 (Major) - (3 Part) - Approved w/ modifications 6/14/95; ED Check-off 2/9/96;

No. 3-95 (Major) - Approved (w/suggested modifications) 2/9/96; ED Checkoff  
8/15/96;

LUP No. 1-96 (Major) - Approved 1/9/97;

No. 1-97 A - Approved (with suggested modifications) 5/16/97  
(Implementation Plan only);  
LUPNo. 1-97 B - Approved 5/16/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
805	571	30

**CENTRAL CALIFORNIA DISTRICT/CENTRAL COAST AREA**  
(Status of Local Coastal Programs as of June 30, 1997)

**County of Santa Cruz**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was approved by the Board of Supervisors on May 15, 1981, and submitted June 17, 1981. The Commission certified the LUP with suggested modifications on October 5, 1981. The resubmittal of the modified LUP occurred on January 11, 1982. The Commission certified the LUP on February 3, 1982 as resubmitted. The total LCP was effectively certified and permit-issuing authority was assumed on January 13, 1983. The LCP-required exceptions to septic constraint areas were concurred with by the Commission on October 13, 1988.
  - b. The zoning (Implementation Plan) was submitted and filed as of September 3, 1982. The Commission certified the IP with suggested modifications on October 27, 1982, and effective certification occurred on January 13, 1983.
  - c. A post-certification Categorical Exclusion (E-82-4-A5) was denied by the Commission on April 10, 1996. An amendment to the County's previous Exclusion (E-82-4) was submitted but action was postponed in May, 1996. Amendment to Categorical Exclusion E-82-4-A4 was approved on July 11, 1996. Amendment E-82-4-A5 was approved on June 11, 1996.
3. Area of Deferred Certification: None.
4. Amendments:

LUP No. 1-82 (Major) - Approved (1 item) (w/ suggested mods) 10/13/82,  
ED Checkoff 6/14/84, Denied (7 items),  
Postponed (1 item) 10/13/82;  
No. 1-82 (Minor) - Approved (20 items), Approved 9/7/82 (17 items) and  
10/14/82 (4 items);  
LCP No. 1-83 (Minor) - Approved 7/14/83;  
No. 2-83 (Major) - Approved Part, Approved Part (w/ suggested mods)  
9/15/83, ED Checkoff 6/14/84;  
No. 2-83 (Minor) - Approved 8/11/83;  
No. 3-83 (Major and Minor) - Approved Major (w/ suggested mods)  
2/9/84, ED Checkoff 6/14/84, Approved Minor 2/9/84;  
No. 1-84 (Major and Minor) - Approved 9/24/84;



- No. 1-85 (Major) - Approved Part 6/12/85, Approved Part (w/ suggested mods) 8/29/85, ED Checkoff 2/7/86, Denied Part 4/9/86;
- No. 1-85 (Minor) - Approved 2/26/85;
- No. 2-85 (Major) - Approved 8/29/85;
- No. 2-85 (Minor) - Approved 8/15/85;
- No. 3-85 (Major) - Approved Part, Approved Part (w/ suggested mods) 4/9/86, ED Checkoff 5/29/86;
- No. 3-85 (Minor) - Approved 3/14/86;
- No. 1-86 (Major) - Approved Part, Approved Part (w/ suggested mods) 6/11/86, ED Checkoff 4/13/88;
- No. 1-86 (Minor) - Approved 5/29/86;
- No. 2-86 (Major) - Approved 4/21/87;
- No. 2-86 (Minor) - Approved 3/25/87;
- No. 1-87 (Major) - Approved (w/ suggested mods) 12/10/87, Ed Checkoff 3/22/88;
- No. 1-88 (Major and Minor) - Approved 5/10/88;
- No. 2-88 (Minor) - Approved 3/8/89;
- No. 1-89 (Major) - Approved Part (w/ suggested mods) & Continued Part 6/13/89, ED Checkoff 10/10/89, Approved Continued Part 2/13/90;
- No. 1-89 (Minor) - Approved 5/10/89;
- No. 2-89 (Major) - Approved No. 1.a. - 1/10/90, Approved No. 1.b. and 3, Approved No. 2 (w/ suggested mods) 10/10/89, ED Checkoff 2/13/90;
- No. 2-89 (Minor) - Approved 10/10/89
- No. 3-89 (Major) - Approved Nos. 1 and 2 (w/ suggested mods), Approved Nos. 3 and 4 - 2/13/90, Approved No. 5 (w/ suggested mods) 6/12/90, ED Checkoff for No. 5, 11/15/90;
- No. 3-89 (Minor) - Approved 3/14/90;
- No. 1-90 (Minor) - Approved 12/12/90;
- No. 1-91 (Major) - Approved 4/9/91;
- No. 1-91 (Minor) - Approved 3/15/91;
- No. 2-91 (Minor) - Approved 9/10/91;
- No. 3-91 (Major) - Approved 2/19/92;
- No. 1-92 (Major and Minor) - Approved 7/9/92;
- No. 2-92 (Minor) - Approved 12/10/92;
- No. 1-93 (Major and Minor) - Approved 7/14/93;
- No. 1-94-A (Major) - Approved No. 1 (w/ suggested mods), 4/12/94, ED Checkoff 7/13/94, Approved No. 2 - 4/13/94;
- No. 1-94-B (Major) - Approved No. 1 (w/ suggested mods), Approved No. 2

- 6/8/94, ED Checkoff 9/14/94;
- No. 1-94 (Minor) - Approved 4/12/94.
- No. 2-94 (Minor) - Approved 8/10/94;
- No. 2-94 (Major) - Approved (w/ suggested modifications) 11/17/94,  
 ED Checkoff 12/15/94;
- No. 3-94 (Minor) - Approved 1/11/95.
- No. 1-95 (De Minimis) - Approved 7/14/95;
- No. 2-95 (Major) - Approved 12/14/95;
- No. 3-95 (Minor) - Approved 1/10/96;
- No. 3-95 (Major) - Part 1 Approved (w/suggested modifications); Ed Check-off  
 4/10/96;  
 Part 2 Approved 2/9/96;
- No. 1-95 (Major) - Denied 4/10/96;
- No. 1-96 (De Minimis) - Approved 5/9/96;
- No. 1-96 (Major) - Approved 5/9/96;
- No. 1-96 (Minor) - Approved 7/11/96;
- No. 2-96 (Minor) - Approved 8/15/96;
- No. 2 -96 (Major) - Approved (w/suggested modifications) 9/12/96; ED  
 Checkoff 12/12/96;
- No. 3-96 (Minor) - Approved 2/6/97;
- No. 3-96 (Major) - Approved in part (Part A) 2/6/97; Part B continued;
- No. 3-96-B (Major) - Approved (w/suggested modifications) 6/11/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
1308	833	23

City of Santa Cruz

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified except for three areas (Westside, Lighthouse Field, part of Neary's Lagoon) by the Commission on July 8, 1981. Lighthouse Field LUP was certified as submitted on April 14, 1983. The LCP was effectively certified on May 9, 1985, and the City assumed permit-issuing authority on June 21, 1985. A recertification of the total City LCP was approved by the Commission (with suggested modifications)

on March 16, 1995, as LCP Amendment No. 2-93 (Major). The Westside Agricultural Lands were not included in this. A Categorical Exclusion Order (E-84-1) was approved by the Commission on February 9, 1984, and excludes many small scale developments and single-family homes not within 300 feet of the shoreline. LCP Amendment No. 2-93 (Major), deactivated this Categorical Exclusion.

- b. The Implementation Program (zoning) was approved by the Commission with suggested modifications on April 14, 1983, and effectively certified (as resubmitted) on May 9, 1985. The City assumed permit-issuing authority on June 21, 1985. The Implementation was amended and recertified under LCP Amendment No.2-93(Major). The area of deferred certification for Neary's Lagoon, which had been created on October 5, 1981, and April 14, 1983 covered several acres and involved issues of wetland preservation and buffer areas. This ADC was resolved through a 1987 permit decision and by Commission effective certification of a total LCP on April 8, 1992.
- c. Categorical exclusion E-94-1 was adopted with conditions on 12/15/94. This excluded in certain areas 1-4 residential unit development; small scale commercial industrial and quasi public development; minor grading and vegetation removal some agricultural related development and certain signs, bikeways and temporary events.

3. Areas of Deferred Certification:

- a. Westside Agricultural Lands ADC. This was created on October 5, 1981, and includes 72 acres of fallow agricultural land on the marine terrace shorefront. Main issues are preservation of 12 acres of wetlands, protection of agricultural use, provision of coastal-dependent and other priority vs. non-priority residential and industrial uses. Two acres owned by the Santa Cruz Land Trust were certified under LCP Amendment No. 2-86. The balance is unresolved. A Specific Plan is proposed for approximately 60 acres for coastal dependent, recreational and housing uses. UC Long Marine Lab is negotiating for 3 of these acres to develop a visitor center. NOAA is negotiating for 2 of these acres to develop a National Marine Fisheries facility.

4. Amendments:

- LUP No. 1-82 (Major and Minor) - Approved 12/2/82;  
No. 1-83 (Major) - Approved 10/12/83;  
No. 2-83 (Major) - Approved 12/13/83;  
LCP No. 1-85 (Major and Minor) - Approved 5/9/85;  
No. 2-85 (Minor) - Approved 9/24/85;  
No. 1-86 (Major and Minor) - Approved 7/8/86;  
No. 2-86 (Major) - Approved 8/13/86;  
No. 1-88 (Major) - Approved 8/12/88;

- No. 1-88 (Minor) - Approved 7/14/88;
- No. 2-88 (Major and Minor) - Approved 11/15/88;
- No. 3-88 (Major) - Approved 2/7/89;
- No. 3-88 (Minor) - Approved 1/11/89;
- No. 1-89 (Major and Minor) - Approved 10/10/89;
- No. 1-90 (Major) - Approved 1/8/91;
- No. 1-92 (Major and Minor) - Approved 4/8/92;
- No. 1-93 (Major) - Approved 9/17/93;
- No. 2-93 (Major) - Approved (w/ suggested mods) 3/16/94,  
 ED Checkoff 3/9/95;
- No. 1-94 (Major) - Part 1, Part 2, Part 3 - Part 1 & 2 Approved 12/15/94,  
 Part 3 Approved (w/suggested modifications) 12/15/94,  
 ED Checkoff 3/9/95;
- No. 1-95 (Major) - Part Approved (w/ suggested modifications) 5/11/95,  
 Part A (1,2,3,5) - No. 1 approved as submitted,  
 No. 2 & 3 approved w/ modifications  
 No. 5 (approved in part approved w/  
 modifications in part) 5/11/95;  
 Part B (No. 4,6) Approved with modifications 6/14/95; ED Check-  
 off 12/14/95;
- No.1-96 (Minor) - Approved 5/9/96;
- No. 1-96 (Major) - Approved in part and in part with suggested modifications;  
 6/13/96; ED Checkoff 10/10/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
338	246	9

**City of Capitola**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was approved by the City Council on March 26, 1981 and submitted on April 16, 1981. The submittal was amended on May 15, 1981. The Commission certified the LUP on June 3, 1981 and the City Council accepted this certification action on

November 12, 1981. The Commission effectively certified the total LCP on April 13, 1990, and the City assumed permit-issuing authority on that date.

- b. The Coastal Implementation Plan (zoning) was certified with suggested modifications on October 13, 1988. A resubmitted Implementation Plan was certified with suggested modifications on January 10, 1990. The City accepted the modifications and the Commission effectively certified the Implementation Plan on April 13, 1990.

3. Area of Deferred Certification:

- a. Capitola Parcels ADC. This ADC was created on April 13, 1990, and includes 10.25 acres in three areas of the City: the Rispin parcel, the Shadowbrook Restaurant parcels and the El Salto Resort parcels. The issues are intensity of use and standards of development. These issues are unresolved and the City is not currently working on them.

4. Amendments:

- LUP No. 1-82 (Major) - Approved 4/7/82;
- No. 1-83 (Major) - Approved 9/15/83;
- No. 1-84 (Major) - Approved 4/27/84;
- No. 1-85 (Major) - Approved 12/19/85;
- No. 1-87 (Major) - Approved Part, Denied Part, Approved Part (w/ suggested mods) 5/10/88, ED Checkoff 12/15/88;
- No. 1-87 (Minor) - Approved 5/10/88;
- No. 1-88 (Major) - Approved 8/12/88;
- No. 1-89 (Major) - Approved Part, Approved Part (w/ suggested mods) 1/10/90, ED Checkoff 4/13/90;
- LCP No. 1-90 (Major) - Approved Part, Approved Part (w/ suggested mods) 3/15/91, ED Checkoff 7/17/91;
- No. 1-90 (Minor) - Approved 3/15/91;
- No. 1-91 (Minor) - Approved 6/13/91;
- No. 1-92 (Major) - Approved Part, Approved Part (w/ suggested mods) 5/14/92, ED Checkoff 2/17/93;
- No. 1-92 (Minor) - Approved 5/14/92;
- No. 2-92 (Major) - Approved Part, Approved Part (w/ suggested mods) 12/10/92, ED Checkoff 7/14/93;
- No. 2-92 (Minor) - Approved 12/10/92;
- No. 1-94 (Major) - Approved 9/14/94;
- No. 2-94 (Minor) - Approved 11/17/94;
- No. 1-95 (Minor) - Approved 8/9/95;
- No. 2-95 (major) - Approved 11/15/95;

No. 3-95 (Major) - Approved 2/9/96;  
No. 1-96 (Minor) - Approved 1/9/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
196	82	0

City of Watsonville

1. Number of segments - 0
2. Summary status:

- a. The LUP was approved September 28, 1982 by the City Council. The Commission certification with suggested modifications occurred on December 2, 1982. The City Council accepted the modifications on January 25, 1983, with the Executive Director reporting effective certification on April 14, 1983.
- b. The City completed work and hearing on the zoning, and submitted this in late 1987. The Commission certified the Implementation Plan with suggested modifications on June 7, 1988. The Commission effectively certified the implementation portion on November 15, 1988, and the City assumed coastal permit-issuing authority on December 8, 1988.

3. Area of Deferred Certification: None.

4. Amendments: None.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
30	15	0

**County of Monterey**

1. Number of segments - 4
2. Summary status:

**a. North County LUP**

1. The LUP was denied by Regional Commission on June 22, 1981, with State Commission certification with suggested modifications on March 17, 1982. The Board of Supervisors adopted a revised LUP on April 28, 1982, incorporating all of the suggested modifications, and effective certification occurred on June 3, 1982. The County is undertaking a comprehensive review and update of this segment.

**b. Del Monte Forest LUP**

1. The LUP was denied by the Commission on December 2, 1982. The Commission certified a resubmitted LUP with suggested modifications on February 10, 1983. A revised LUP incorporating most modifications was certified by the Commission with suggested modifications on September 15, 1983. On September 24, 1984, the Commission effectively certified a resubmitted LUP including controlled public access to Stillwater Cove, an issue of contention in previous submittals. The County is undertaking a comprehensive review and update of this segment.

**c. Carmel Area LUP**

1. The LUP was certified with suggested modifications by Commission on May 5, 1982. The Commission effectively certified the resubmitted LUP except for two small ADC areas on April 14, 1983. The LUP certification was challenged in court with respect to the Odello Property. Pursuant to a court decision, the Commission approved revised findings to support its LUP decision, on July 8, 1986.

**d. Big Sur Coast LUP**

1. The LUP was submitted May 13, 1981, and amended by the County on June 15, 1981. The Commission certified the LUP with suggested modifications on September 3, 1981, but the Board of Supervisors did not accept all of these. A resubmitted LUP was certified with suggested modifications on September 13, 1984. The County Board of Supervisors revised policies dealing with the El Sur Ranch and other issues and resubmitted the LUP. The Commission approved it (with suggested modifications) on January 9, 1986. The County accepted these modifications and effective certification occurred on April 9, 1986.

- e. The **zoning (for all segments)** was certified on December 10, 1987. Effective certification occurred on January 12, 1988 and the County assumed permit-issuing authority on February 4, 1988.

3. Areas of Deferred Certification:

a. **Carmel Area**

1 and 2. Malpaso and Yankee Beaches ADCs. These were created on April 14, 1983, and cover a few acres. The main issue is public access to two pocket beaches in this enclave. The issue is still unresolved as the County is not actively working to resolve this. No change in status has occurred since the last report.

3. Fort Ord ADC. With the final transfer of the military base to the state, this area will be within the Monterey County coastal zone in an uncertified area. Monterey County has not begun efforts to develop an LCP for this area. This area is unresolved.

4. Amendments:

- LUP No. 1-82 (Major) - North County - Approved 1 item 7/14/82; Approved 5 items (w/ suggested mods) 8/12/82;
- No. 1-84 (Major) - Carmel Area - Approved 1/22/85;
- No. 1-85 (Major) - North County - Approved Parts 1, 4 & 5 - 2/7/86, Continued Part 2 - 4/9/86, Approved Part 3 4/9/86; Del Monte Forest - Approved Part (w/ suggested mods), Denied Part 3/28/85;
- No. 2-85 (Minor) - Del Monte Forest - Approved 3/28/85;
- No. 1-86 (Major) - North County - Approved 6/11/86;
- No. 1-86 (Minor) - North County, Del Monte Forest and Carmel Area Approved 4/9/86;
- No. 2-86 (Major) - Del Monte Forest - Approved (w/ suggested mods) 9/12/86;
- No. 3-86 (Minor) - Del Monte Forest - Approved 2/24/87;
- No. 1-87 (Major) - North County - Approved 9/9/87;
- LCP No. 1-88 (Major) - North County - Approved 12/15/88;
- No. 1-89 (Major) - Carmel Area - Approved 4/9/91;
- No. 1-89 (Minor) - North County - Approved 12/12/89;
- No. 1-91 (Major) - North County - Approved 5/10/91;
- No. 1-91 (Minor) - Carmel Area - Approved 4/9/91;
- No. 2-91 (Major) - Carmel Area - Approved 6/13/91;
- No. 3-91 (Major) - North County - Postponed Part 1 (subsequently



- withdrawn by the County) Approved Parts 2-4,  
Del Norte Forest - Approved Part 5, Approved Part 6  
(w/ suggested mods) 2/19/92;
- No. 1-92 (Major) - North County - Approved Part 1, Continued Part 2  
10/13/92; Part 2 subsequently refiled as part of LCP  
Major Amendment No. 1-93;
- No. 1-93 (Major) - North County and Del Monte Forest - Approved  
6/9/93;
- No. 1-94 (Major) - Carmel Area and Del Monte Forest - Approved 2/16/94;
- No. 2-94 (Major) - Approved 1/11/95;
- No. 1-95 (Major) Parts 1,2 & 3 - Part 1 Approved (w/ suggested modifications)  
3/9/95, Part 2 Approved (w/ suggested  
modifications) 4/13/95, Part 3 Approved 3/9/95; ED  
Check-off (Parts 1&2) 8/9/95; ED Check-off (Part 3) 10/13/95;
- No. 1-96 (Major) - pending (Con't. 4/18/97)

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
1535	838	23

City of Marina

1. Number of segments - 0
2. Summary status:
  - a. The LUP was approved by the City Council on February 16, 1981. The LUP was submitted July 22, 1981. The Commission certified the LUP with suggested modifications on November 3, 1981. The suggested modifications were accepted with some changes by City Council on January 19, 1982. Resubmittal occurred on January 29, 1982, with Commission action on March 5, 1982 (certification with suggested modifications). A second resubmittal occurred on March 17, 1982. The Commission voted on April 20, 1982 to certify as resubmitted, with effective certification and assumption of permit-issuing authority on December 17, 1982.
  - b. The zoning was approved by the City Council on June 2, 1981, and submitted July 22, 1981, but postponed pending LUP completion. The submittal was amended on January 29 and April 6, 1982. The Commission certified the zoning as submitted on April 20,

1982. The LCP was effectively certified and the City assumed permit-issuing authority on December 17, 1982.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-86 (Minor) - Approved 2/24/87;

No. 1-86 (Major) - Approved Part, Postponed Part 3/25/87, Approved Postponed Part (w/ suggested mods) 6/13/89, ED Checkoff 9/15/89;

No. 1-88 (Major) - Approved (w/ suggested mods) 8/8/89, ED Checkoff 10/10/89;

No. 1-96 (Major) - Approved 6/13/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
33	30	2

#### City of Sand City

1. Number of segments - 0

2. Summary status:

- a. The LUP was submitted on April 19, 1982. The Commission found substantial issue with all sections of the plan. The City made further revisions and on September 7, 1982, the Commission certified the LUP with suggested modifications, except for that portion South of Bay Avenue and west of Highway 1, which was denied. The resubmitted LUP for the portion north of Bay Avenue was then certified on December 2, 1982.
- b. The Zoning was submitted by the City in late September 1983, and the Commission certified it with suggested modifications on November 30, 1983. The City subsequently accepted this action and the Commission concurred by effectively certifying the LCP on March 14, 1984, with transfer of permit-issuing authority on that date. The Periodic Review of the Local Coastal Program was approved by the Commission on October 10, 1990, and recommended substantial revisions to the LCP.

3. Area of Deferred Certification:

- a. The South of Bay Avenue ADC was created on September 7, 1982, and includes about 17 acres of sand dunes and beach. The LUP portion has been resolved (and effectively certified on March 14, 1986), but the zoning portion is unresolved, being dependent on lot consolidation and consummation of a TDC program. The Regional Parks agency and State Parks Department purchased a substantial number of these small lots and are proposing recreation uses on them, pursuant to LCP Amendment No. 1-93.

4. Amendments:

- LUP No. 1-84 (Major) - Approved (w/ suggested mods) 4/11/85, ED Checkoff 3/14/86;
- LCP No. 1-86 (Major) - Approved Part (w/ suggested mods) 6/11/86, ED Checkoff 9/12/86, Approved Part 8/13/86;
- No. 2-86 (Minor) - Approved 1/14/87;
- No. 1- 93 (Major) - Approved 4/10/96;
- No. 1-94 (Major) - Approved (w/ suggested mods) 6/8/94; City rejects suggested modifications 12/8/94.
- No. 1-95 (Major) - Approved 6/14/95 (with revisions under Section 30515);
- No. 1-96 (Major) - Approved (w/suggested modifications) 5/9/96; ED Checkoff 7/11/96;
- No. 1-97 - Approved (w/suggested modifications) 3/12/97; ED Checkoff 6/11/97;
- No. 2-97 (Major) - Approved (w/suggested modifications) 6/11/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
66	20	5

City of Seaside

- 1. Number of segments - 0
- 2. Summary status:

- a. The LUP was approved by the City on September 3, 1981. The Commission certified the LUP with suggested modifications for the Laguna Grande/Roberts Lake area, and denied the Beach Area on March 5, 1982. The Beach Area was certified with suggested modifications on August 12, 1982. The City resubmitted the Beach Area on June 9, 1983, and the Commission effectively certified the LUP on October 12, 1983. The City is currently working on major redevelopment issues and has deferred work towards completion of the LCP.
  - b. The Zoning submittal is not anticipated, due to other City priorities.
3. Area of Deferred Certification: None.
  4. Amendments: None.

#### City of Monterey

1. Number of segments - 5
2. Summary status:

- a. **Laguna Grande LUP**

The LUP was approved by the City Council on December 1, 1981, and submitted on January 28, 1982. The Commission certified the LUP with suggested modifications on March 5, 1982. A resubmitted joint program with the City of Seaside is not expected before 1995, under the Joint Powers agreement. The Monterey side includes residential development, wetland margin, and sites fronting Roberts Road. Many issues have been resolved by approval of permits for Laguna Grande Regional Park.

- b. **Del Monte Beach LUP**

The Commission heard this LUP on March 14, 1984, and directed staff to work with City to resolve issue of potential prescriptive rights. The resubmitted LUP was certified with suggested modifications on June 14, 1984, and the City did not accept these. Major issues were prescriptive rights on the beachfront-paper subdivision, and vehicular access to, and sensitive habitats of, the Phillips Petroleum site. This site is being purchased by the City, Regional Parks District and State Parks for open space and recreation uses. The "paper subdivision" lots have been the subject of a privately-funded study of alternative development scenarios and there has been an effort by the City to purchase significant numbers of these lots using FAA and other funding sources. A

resubmitted LUP was certified by the Commission (with suggested modifications) on October 13, 1992. The City never accepted these modifications, disagreeing with the need to undertake a prescriptive rights study. The City is currently working with the property owners and community in developing a new plan for the Tract 2 area, which will eventually be submitted for Commission certification.

**c. Harbor LUP**

Working Papers 1 and 2 were discussed in 1982. A draft LUP was circulated in November of 1985, with a formal submittal in early 1987. The LUP was certified with one suggested modification on May 12, 1987. The City rejected this modification and resubmitted the LUP in January 1988. Due to a time limit waiver, the Commission hearing was postponed indefinitely, at the City's request. Another resubmittal was made in April, 1992, and continued in August, 1992.

**d. Cannery Row LUP**

The Commission certified the LUP with suggested modifications on September 18, 1980, and as resubmitted on November 3, 1981, after resolving historic building, height, and lateral access issues. Two key coastal permits for shorefront hotels were approved by the Commission. An initiative was approved by local voters in November 1986 freezing the level of visitor-serving hotel development at the existing approved and developed level. In February 1997, the Commission approved LUP Amendment No. 1-97, which allows a limited amount of residential use to be located above first floor visitor serving commercial uses. The City is currently undertaking a Historical Building Survey, which will be a component of the Implementation Plan submittal anticipated in the near future.

**e. Skyline LUP**

The LUP for this area was originally prepared by Monterey County as part of the Del Monte Forest segment. Upon annexation to the City, local hearings were held in 1982 and 1983. The City Council adopted the LUP on February 1, 1983 and submitted it in March. The City postponed the scheduled June 1983 Commission hearing. The Planning Commission revised the LUP in July 1983, but the City Council requested further review. The Commission certified the Plan with suggested modifications on November 30, 1983. A resubmitted LUP was also certified with suggested modifications on August 13, 1992. The City accepted the suggested modifications and the Commission effectively certified the LUP on November 20, 1992.

**f. Preliminary work on the zoning (Implementation Plan) for all segments began, based on the work program and grant approved in 1983. Although, no significant progress has**

been observed, since that time, the City is reinitiating efforts to develop an implementation plan for Commission certification.

3. Area of Deferred Certification: None.
4. Amendments

LUP No. 1-97 (Major) - Approved (w/suggested modifications) 2/6/97; E.D. Checkoff 6/11/97.

### City of Pacific Grove

1. Number of segments - 0
2. Summary status:
  - a. The LCP work program was approved by the Commission on August 19, 1980. The draft LCP was prepared by Commission staff at the City's request and released March 1, 1981. The City rejected that draft and proceeded to draft its own LUP, with the help of a consultant assisted by a Citizen's Advisory Committee (CAC) to review and revise the document. This resubmitted LUP was certified by the Commission with suggested modifications on December 15, 1988, and the City Council has accepted these. The Commission certified the LUP (without modifications) on January 10, 1991. The City conducted local hearings on the completed draft implementation program, but is delaying submittal until the Citywide General Plan amendments are completed.
3. Area of Deferred Certification:
  - a. Hayward Lumber Site ADC. This was created on December 15, 1988, and includes less than one acre along the abandoned Southern Pacific Railroad spur. The main issue is open space vs. commercial land use designation on this site. A land swap involving this site has occurred between the City and Hayward Lumber and this will address the land use issue. It is anticipated that a future LUP amendment will incorporate this and other changes resulting from General Plan revisions. Until then it remains unresolved.
4. Amendments: None.

### City of Carmel

1. Number of segments - 0
2. Summary status:
  - a. The LUP was denied by the Regional Commission on April 14, 1980. The revised LUP was resubmitted on November 26, 1980 and amended January 5 and February 2, 1981. The Commission certified the LUP as submitted in part and certified with suggested modifications in part (private Beachfront area), on April 1, 1981. A resubmitted LCP was certified with suggested modifications regarding demolitions and historic buildings on April 27, 1984. The Beachfront residential property issue has been resolved as the City has accepted a small dedication of beach from the owner, and the Commission approved a permit for a resubdivision. In addition, the City received a Commission grant to revise the Historic Building Ordinance and the LUP.
  - b. The zoning program was certified with suggested modifications by the Commission on April 27, 1984. The City is in the process of completely revising its General Plan and the LCP will need to reflect any changes. The resubmittal date for the zoning is unknown.
3. Area of Deferred Certification: None.
4. Amendments: None.

### County of San Luis Obispo

1. Number of segments - 0
2. Summary status:
  - a. The LUP was submitted in early 1982. Substantial Issue was found with the Pismo Dunes Area in February, and with all components on the balance of the plan in April. On October 14, 1982 the Commission approved the LUP with suggested modifications. The Pismo Dunes ORV issue was resolved and three areas of deferred certification were created. The resubmitted LUP was certified with suggested modifications on July 13, 1983 and one more deferred area was created. Effective certification of the LUP portion occurred on April 12, 1984.

The Lodge Hill/Cambria Pines ADC, which had been created on October 14, 1982 and included approximately 500 acres, was resolved on November 28, 1984, when a resubmitted LUP was certified with suggested modifications. The main issue in this area

was single-family home buildout. A categorical exclusion for single-family homes was approved on January 9, 1985.

The Port San Luis ADC, which had been created on October 14, 1982, and included 94 acres, was resolved by Commission effective certification of a total LCP on May 10, 1989. The main issue was the County-proposed energy-related uses.

- b. The coastal zone Land Use Ordinance (zoning) was certified as submitted on October 7, 1986. On July 8, 1987 the Commission concurred with the determination of the Executive Director that the zoning portion was effectively certified. The County did not immediately assume permit-issuing authority and submitted an amendment package (LCP No. 1-87 (Major)) to "clean up" the Land Use Ordinance. This amendment was certified with suggested modifications on December 11, 1987, and effectively certified by the Commission on February 25, 1988. The County assumed permit-issuing authority on March 31, 1988.

3. Areas of Deferred Certification:

- a. Sweet Springs Marsh ADC. This was created on October 14, 1982, and includes about 10 acres. The main issues were wetlands and priority land uses and these were settled by a State Coastal Conservancy project in 1985. However, it remains unresolved until the County resubmits an LUP for this area. There is no change in status since the last report.
- b. Otto Property/South Bay ADC. This was created on June 14, 1983, and includes about 50 acres. The main issue is the disposition of an old "paper subdivision" with 25' x 125' lots, which has no improvements and is owned by the Otto Estate. This remains unresolved and there is no change in status since the last report.

4. Amendments:

LUP No. 1-84 (Major) - Approved Part (w/ suggested mods) 7/10/84 and 8/10/84;  
No. 1-84 (Minor) - Approved 7/10/84;  
No. 2-84 (Major) - Approved (w/ suggested mods) 2/13/85 and 11/20/85, Resubmitted and Approved 12/19/85;  
No. 2-84 (Minor) - Approved 2/13/85;  
No. 1-85 (Major and Minor) - Approved 3/14/86,  
No. 1-86 (Major) - Approved (w/ suggested mods) 1/14/87;  
LCP No. 1-87 (Major and Minor) - Approved Major (w/ suggested mods) 12/11/87, ED Checkoff 2/25/88, Approved Minor



- 12/11/87;  
 No. 1-88 (Major) - Approved (w/ suggested mods) 2/25/88, ED Checkoff  
 8/12/88;  
 No. 2-88 (Major) - Approved 7/14/88;  
 No. 3-88 (Major) - Approved 2/7/89;  
 No. 1-89 (Major) - Approved 7/13/89;  
 No. 1-90 (Major) - Approved (w/ suggested mods) 5/8/90, ED Checkoff  
 12/12/90;  
 No. 1-91 (Major) - Approved 3/15/91;  
 No. 2-91 (Major) - Approved 2/20/92;  
 No. 1-92 (This number not used);  
 No. 2-92 (Major) - Approved (w/ suggested mods) 10/13/92;  
 No. 3-92 (Major) - Approved Zoning Portion 3/19/93, Approved LUP  
 Portion (w/ suggested mods) 1/12/94, ED Checkoff  
 4/12/94;  
 No. 1-93 (Major) - Approved (w/ suggested mods) 7/14/93, ED Checkoff  
 4/12/94;  
 No. 2-93 (Major) - Approved 10/13/93;  
 No. 3-93 (Major) - Approved 7/13/94;  
 No. 1-94 (Minor) - Approved 3/16/94;  
 No. 1-95 (Major) - Approved 4/13/95;  
 No. 2-95 (Major) - Approved (W/suggested modifications ) in part; Part 2  
 approved as submitted 10/13/95; ED Check-off 1/10/96;  
 No.3-95 (Major) - Approved 11/5/95; ED Check-off 2/9/96;  
 No.1-96 (Major) - Approved 7/11/96; ED Checkoff 10/10/96;  
 No. 2-96 (Minor) - Approved 8/15/96; ED Checkoff 1/9/97;  
 No. 3-96 (Minor) - Approved 2/6/97; ED Checkoff 5/14/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	# Appealable <u>To Commission</u>	# Appealed <u>To Commission</u>
2,159	1,732	26

**City of Morro Bay**

1. Number of segments - 0
2. Summary status:

- a. The LUP was submitted on July 1, 1981 and certified with suggested modifications on May 20, 1982. The City agreed to these modifications and the Commission effectively certified the LUP on October 27, 1982.
- b. The interim zoning ordinances and AB 385 (Hannigan) permitting procedures were approved by the Commission and the City began issuing permits on January 12, 1983. The LCP zoning ordinances were certified with suggested modifications on March 14, 1984, with effective certification on October 24, 1984, the date on which the City assumed full permit-issuing authority.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No. 1-83 (Major) - Approved 11/30/83;

No. 1-84 (Major) - Approved (w/ suggested mods) 5/9/84;

ED Checkoff 10/24/84;

No. 2-84 (Major) - Approved 10/24/84;

LCP No. 1-85 (Major) - Approved 5/22/85;

No. 2-85 (Major) - Approved 2/7/86;

No. 1-86 (Major and Minor) - Approved 1/14/87;

No. 1-88 (Major) - Approved 6/7/88;

No. 2-88 (Major) - Approved 9/13/88.

No. 3-88 (Major) - Approved (w/ suggested mods) 12/14/88,

ED Checkoff 1/11/89;

No. 1-89 (Major) - Approved 7/13/89;

No. 2-89 (Major) - Approved 1/10/90;

No. 1-90 (Major) - Approved Part, Continued Part 3/14/90 and

Approved Part, Denied Part 5/8/90;

No. 1-91 (This number not used);

No. 2-91 (Major) - Approved (w/ suggested mods) 11/13/92;

No. 3-91-A (Major) - Approved (w/ suggested mods) 11/13/91,

ED Checkoff 4/8/92;

No. 3-91-B (Major) - Approved 11/13/91;

No. 1-93 (Major) - Approved 6/9/93.

No. 1-94 (Major) - Approved (w/ suggested modifications) 1/11/95, ED Checkoff  
6/14/95;

No. 2-95 (Major) - Approved 7/14/95;

No. 3-95 (Major) - Approved (w/suggested modifications) 12/12/96; ED Checkoff  
2/6/97;

No. 1-96(De Minimis) - Approved 3/14/96;

No. 2-96 (Major) - Approved 3/12/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
945	285	9

City of Pismo Beach

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications on August 13, 1982. The resubmitted LUP was certified by the Commission as submitted on October 14, 1982.
  - b. The zoning portion was submitted in October 1983 and certified with suggested modifications on January 11, 1984. The City agreed to the modifications and assumed permit-issuing authority on April 13, 1984.
3. Area of Deferred Certification: None.
4. Amendments:

LCP No. 1-88 (Major) - Approved (w/ suggested mods) 3/22/88, ED Checkoff 5/10/88;  
No. 1-89 (Major) - Approved (w/ suggested mods) 12/15/89, ED Checkoff 3/14/90;  
No. 1-91 (Major) - Approved (w/ suggested mods) 10/11/91, ED Checkoff 2/20/92;  
No. 1-92 (Major) - Approved 11/20/92;  
No. 2-92 (Major) - Approved (w/ suggested mods) 4/14/93, ED Checkoff 9/17/93;  
No. 3-92 (Major) - Approved (w/ suggested mods) 4/14/93, ED Checkoff 9/17/93;  
No. 1-93 (Major) - Approved 4/14/93;  
No. 1-94 (Major) - Part A & Part B - Approved 7/13/94;

- No.1-96 (Minor) - Approved 3/14/96;
- No. 2-96 (Major) - Approved (w/suggested modifications) 11/14/96;
- No. 3-96 (Minor) - Approved 11/14/96;
- No. 3-96 (Major) - Approved (w/suggested modifications) 11/14/96; On 2/18/97, the City Council declined to accept the suggested modifications.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
526	348	15

**City of Grover Beach**

1. Number of Segments - 0
2. Summary status:
  - a. A portion of the LUP (except for Grand Avenue Area) and the total zoning segment was certified as submitted on January 6, 1982, with the City assuming permit-issuing authority at that time. The Grand Avenue Area (vehicular beach access) was resubmitted and certified as submitted on February 9, 1984, completing effective certification of the total LCP. The City also assumed permit-issuing authority for this area on February 9, 1984.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-83 (Minor) - Approved 4/15/83.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
69	13	1

**CENTRAL CALIFORNIA DISTRICT/SOUTH CENTRAL COAST AREA**  
(Status of Local Coastal Programs as of June 30, 1997)

**County of Santa Barbara**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was first certified with suggested modifications on December 12, 1980, and the zoning portion on June 17, 1982. Following three more LUP resubmittals and one zoning portion resubmittal, both were effectively certified on August 11, 1982; with the County assuming permit-issuing authority on September 1, 1982. The Commission effectively certified the zoning ordinances for the community of Isla Vista on June 13, 1989. On March 17, 1993, the Commission certified an amendment to the original LCP affecting land use and zoning designations on miscellaneous parcels and portions of parcels throughout the coastal zone which were inadvertently excluded in the original certification of the LCP.
3. Areas of Deferred Certification:
  - a. Haskell's Beach ADC. This was created on August 11, 1982, and includes about 73 acres. The main issues are public access, environmentally sensitive habitat, shoreline erosion, density, urban-rural boundary and water service. A 1985 coastal permit approved a major 400-room hotel complex on a portion of this area. The County resubmitted an LCP for this ADC but then withdrew it prior to Commission action. This ADC remains unresolved.
  - b. Isla Vista ADC (Resolved). This was created on August 11, 1982, and involved the major issue of allowable zoning density for development. It was resolved by the Commission's effective certification of the LCP zoning ordinances on June 13, 1989.
  - c. Bougerie/Glenn/Roberts properties ADC (Resolved). This ADC in the Summerland area was created on August 11, 1982, and covers 64 acres. The main issues were urban-rural boundary, density of development, appropriate land uses and provision of water and sewer. It was resolved by the Commission certification of an LCP for this area on October 14, 1992. This total LCP was effectively certified by the Commission on February 16, 1993, the date on which the County assumed permit-issuing authority for this area.

- d. Channel Islands ADC. This was created on August 11, 1982, and includes the four islands of San Miguel, Santa Rosa, Santa Cruz and Santa Barbara. Issues are oil, public access and rare and endangered species. All are unresolved at this time and there is no change in status since the last report.

4. Amendments:

- LUP No. 1-81 (Minor) - Approved 6/3/81;  
LCP No. 1-84 (Major and Minor) - Approved Major (w/ suggested mods),  
Approved Minor 2/23/84;  
No. 2-84A (Major) - Approved LUP Portion (w/ suggested mods) 8/8/84;  
Denied Zoning Portion 8/8/84;  
No. 2-84B (Major) - Approved 8/10/84;  
No. 3-84A (Major) - Approved (w/ suggested mods) 2/26/85,  
ED Checkoff 4/9/85;  
No. 3-84B (Major) - Approved 2/13/85;  
No. 1-85A (Major) - Approved Part (w/ suggested mods) 5/22/85,  
ED Checkoff 11/20/85, Approved Part 9/25/85;  
No. 1-85B (Major) - Approved (w/ suggested mods) 4/9/85;  
No. 2-85 (Major) - Approved (w/ suggested mods) 8/15/85, ED Checkoff  
11/20/85;  
No. 3-85A (Major) - Approved (w/ suggested mods) 4/10/86,  
ED Checkoff 9/10/86;  
No. 3-85B (Major) - Approved 2/7/86;  
No. 3-85C (Major) - Approved 2/7/86;  
No. 1-86-A & B (Major) - Approved 11/12/86;  
No. 2-86-A (Major)- Approved (w/ suggested mods) 11/14/86,  
Resubmitted & Approved 1/13/87;  
No. 2-86-B (Major and Minor) - Approved 12/10/86;  
No. 1-87 (Major) - Approved 6/9/87;  
No. 1-88-A (Major) - Approved 6/10/88;  
No. 1-88-B & C (Major) - Approved 5/13/88;  
No. 2-88 (Major) - Approved 2/7/89;  
No. 1-89 (Major) - Approved 3/8/89 and 4/12/89;  
No. 2-89-A & B (Major) - Approved 7/13/89;  
No. 2-89-C (Major) - Approved (w/ suggested mods) 9/14/89;  
No. 1-90-A (This number not used);  
No. 1-90-B (Major) - Approved 9/11/90;  
No. 1-90-C & D (Major) - Approved 6/12/90;  
No. 2-90 (Minor) - Approved 10/9/90;  
No. 3-90 (Major) - Approved 4/10/91;  
No. 3-90 (Minor) - Approved 12/12/90;

- No. 1-91 (Major) - Approved 8/15/91;
- No. 2-91 (Major) - Approved 9/10/91;
- No. 3-91 (Major) - Approved (w/ suggested mods) 6/11/92;
- No. 1-92 (Major) - Approved 4/9/92;
- No. 2-92A (Major) - Approved 8/13/92;
- No. 2-92B (Major) - Approved 8/13/92;
- No. 2-92C (Major) - Approved (w/ suggested mods) 12/9/92, ED Checkoff 7/14/93;
- No. 2-92D (Major) - Approved (w/ suggested mods) 10/14/92, ED Checkoff 2/16/93;
- No. 1-93-A (Major) - Approved 3/17/93;
- No. 1-93-B (Major) - Approved 3/17/93;
- No. 1-93-C (Major) - Approved (w/ suggested mods) 6/8/94;
- No. 2-93-A (Major) - Approved (w/ suggested mods) 4/13/94, ED Checkoff 8/10/94;
- No. 2-93-B (Major) - Approved (w/ suggested mods) 1/12/94, ED Checkoff 6/9/94;
- No. 2-93-C (Major) - Denied LUP, 1/12/94, Balance Approved (w/ suggested modifications 8/10/94, Resubmitted 2-93-C withdrawn 2/8/95, ED Checkoff 6/15/95;
- No. 3-93-A (Major) - Approved 4/13/94;
- No. 3-93-B (Major) - Approved (w/ suggested modifications) 8/10/94, ED Checkoff 11/16/94;
- No. 1-94 (Major) - Approved 6/9/94.
- No. 2-94 (Major) - Approved 12/14/94, ED Checkoff 3/10/95;
- No. 1-95 (Major) - Parts A,B,C Approved 9/15/95; ED Check-off 3/13/96;
- No. 1-95 C&D (Major) - Approved 10/12/95; ED check-off 3/13/96.
- No. 2-95 (Major) A & B - Approved 12/13/95. ED check-off 4/10/96;
- No. 3-95 (Major)- Approved (w/suggested modifications) 6/14/96; ED Checkoff 9/13/96;
- No. 1-96 (Major) - Approved (w/suggested modifications) 10/9/96; ED Checkoff 12/12/96;
- No. 2-96-A (Major) - Approved (w/suggested modifications) 9/13/96;
- No. 2-96-B (Major) - Approved 9/11/96; ED Checkoff 9/13/96;
- No. 2-96-C (Major) - Approved 5/14/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
1,484	1,460	31

City of Guadalupe

1. Number of segments - 0
2. Summary status:
  - a. While not originally within the Coastal Zone, the City of Guadalupe annexed a 100-acre parcel to the City, 50 acres of which are within the coastal zone. The Commission effectively certified a total LCP for the 50 acres and the City assumed permit-issuing authority on May 9, 1991.
3. Area of Deferred Certification: None.
4. Amendments: None.
5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
0	0	0

City of Santa Barbara

1. Number of segments - 2
2. Summary status:

a. City Segment

The LUP was certified as submitted on January 22, 1981. The zoning ordinance was submitted in October, 1983, but withdrawn, pending revisions in the waterfront area. A resubmitted zoning ordinance for the City Segment was certified with suggested



modifications on May 13, 1986. A second resubmitted zoning ordinance was certified without modifications on November 12, 1986, the date on which the City assumed permit-issuing authority for all of the City Segment.

**b. Airport/Goleta Slough Segment**

The LUP was certified with suggested modifications on May 20, 1982. The City prepared an Airport Master Plan and LUP for the Airport/Goleta Slough area. The Implementation Plan (zoning portion) was certified with suggested modifications by the Commission on June 14, 1991. The total LCP was effectively certified by the Commission on December 11, 1991, also the date on which the City assumed permit - issuing authority for this segment.

3. Area of Deferred Certification: None.

4. Amendments:

- LCP No. 1-86 (Major) - Approved 10/7/86;
- No. 1-87 (Major) - Approved 4/13/88;
- No. 1-88 (Minor) - Denied 6/7/88;
- No. 1-92 (Minor) - Approved 4/9/92;
- No. 1-93 (Major) - Approved (w/ suggested mods) 1/12/94, ED Checkoff 5/11/94;
- No. 1-93 B (Major) - LUP approved w/ modifications, zoning approved as submitted 8/10/94;
- No. 2-93 (Major) - Approved (w/ suggested mods) 4/13/94;
- No. 1-94 (Major) - Part A & Part B - Approved 7/13/94;
- No. 2-94 (Minor) - Approved 5/11/94;
- No. 1-95 (minor) - Approved 9/15/95;
- No. 2-95 (Major) - Approved (w/suggested modifications) 3/13/96; ED Check-off 6/14/96;
- No. 1-96 (Major) - Approved 4/10/96; ED Check-off 6/14/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
158	119	5

**City of Carpinteria**

1. Number of segments - 0
2. Summary status:
  - a. The LUP portion was certified without suggested modifications on January 22, 1980, and the zoning portion certified (with suggested modifications) on June 18, 1981. Both portions were effectively certified by the Commission on January 6, 1982 and the City assumed permit-issuing authority on January 27, 1982.
3. Area of Deferred Certification: None.
4. Amendments:

LUP No. 1-81 (Major and Minor) - Approved 7/21/81;  
LCP No. 1-82 (Minor) - Approved 5/5/82;  
No. 2-82 (Major) - Approved 12/17/82;  
No. 2-82 (Minor) - Approved 11/19/82;  
No. 1-85 (Major) - Approved 5/22/85;  
No. 2-85 (Major) - Approved 11/20/85;  
No. 1-86 (Major and Minor) - Approved 9/12/86;  
No. 1-87 (Major) - Approved 10/14/87;  
No. 1-87 (Minor) - Approved 12/11/87;  
No. 2-87 (Major) - Approved 12/11/87;  
No. 3-87 (Major) - Approved 2/25/88;  
No. 1-88 (Major and Minor) - Approved 7/14/88;  
No. 2-88 (Major) - Approved 3/8/89;  
No. 1-90 (Major) - Approved 9/11/90;  
No. 2-90 (This number not used);  
No. 3-90 (Major) - Approved (w/ suggested mods) 1/8/91,  
ED Checkoff 4/8/91;  
No. 1-93 (Major) - Approved 7/13/94;  
No. 1-94 (Major) - Approved (w/ suggested modifications) 10/13/94,  
ED Checkoff 11/16/94;  
No. 1-95 (Major) - Approved (w/suggested modifications) 5/9/96;  
No. 1-97 (Major) - Approved 3/13/97;  
No. 2-97 (Major) - Approved 5/13/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
121	42	5

**County of Ventura**

1. Number of Segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications on August 20, 1981. A resubmitted LUP was certified in January 1982, and was effectively certified on June 17, 1982.
  - b. The zoning portion was certified with suggested modifications on April 28, 1983. The County accepted the modifications, and assumed permit-issuing authority on October 26, 1983.

3. Area of Deferred Certification: None.

4. Amendments:

- LCP No. 1-85 (Major) - Approved 2/7/86;
- No. 1-85 (Minor) - Approved 12/19/85;
- No. 1-86 (Major and Minor) - Approved Major (w/ suggested mods) 7/8/86, ED Checkoff 1/14/87, Approved Minor 7/8/86;
- No. 2-86 (Minor) - Approved 12/10/86;
- No. 3-86 (Minor) - Approved 1/14/87;
- No. 1-88 (This number not used);
- No. 2-88 (Minor) - Approved 1/11/89;
- No. 1-89 (Major) - Approved 5/10/89;
- No. 2-89-A (Minor) - Approved 10/10/89;
- No. 2-89-B (Minor) - Approved 10/11/89;
- No. 2-89-C (Major) - Approved (w/ suggested mods) 10/10/89;
- No. 1-90 (Minor) - Approved 9/11/90;
- No. 1-91 (Major and Minor) - Approved 3/15/91;
- No. 1-93 (Major) - Approved 2/16/94;
- No. 1-95 (De Minimis) - Approved 12/13/95; E.D. Checkoff 12/17/95

LCP No. 1-97 - Approved 4/10/97;

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
477	402	8

**City of San Buenaventura**

1. Number of segments - 0
2. Summary status:
  - a. The Commission denied the first LUP on October 7, 1981 and certified it with suggested modifications on December 16, 1981. A resubmitted LUP was certified with suggested modifications on both March 19 and December 17, 1982. The City accepted these suggested modifications and the LUP was effectively certified on January 25, 1984.
  - b. The zoning portion was certified with modifications on July 29, 1983. The City accepted the suggested modifications, including a categorical exclusion approved in October 1983, and assumed permit-issuing authority on February 23, 1984.
  - c. The total LCP for the Ventura Harbor area (a former LCP segment) was effectively certified by the Commission on May 21, 1981, the first time it had been considered. This area's LCP was consolidated into the total City LCP as part of the Commission's approval of LCP Amendment No. 1-90 (Major), in 1990.
3. Area of Deferred Certification: None.
4. Amendments:
  - LUP No. 1-83 (Major) - Approved 7/29/83;
  - No. 2-83 (Major) - Approved 9/30/83;
  - No. 3-83 (Major) - Approved 12/13/83;
  - LCP No. 1-84 (Major and Minor) - Approved 9/12/84;
  - No. 1-85 (Major) - Approved 8/29/85;
  - No. 2-85 (Major) - Approved 10/22/85;
  - No. 1-86 (Major) - Approved (w/ suggested mods) 7/8/86,

- ED Checkoff 12/10/86;
- No. 2-86 (Major) - Approved 12/10/86;
- No. 1-90 (Major) - Approved (w/ suggested mods) 7/13/90,  
ED Checkoff 8/10/90;
- No. 2-90 (Major and Minor) - Approved 12/12/90;
- No. 1-92 (Withdrawn);
- No. 2-92 (Major) - Approved (w/ suggested mods) 12/9/92,  
ED Checkoff 6/11/93;
- No. 2-92 (Minor) - Approved 9/9/92;
- No. 1-93-A (Major) - Approved 4/14/93;
- No. 1-93-B (Major) - Approved (w/ suggested mods) 3/17/93, ED Checkoff  
7/14/93;
- No. 2-93 (Major) - Approved LUP (w/ suggested mods) 11/17/93,  
ED Checkoff 3/17/94, Approved Implementation Plan  
11/17/93;
- No. 1-94 (Minor) - Approved 4/13/94;
- No. 2-94 (Minor) - Approved 7/13/94;
- No. 3-94 (Major) - Approved (w/ suggested modifications) 11/16/94,  
ED Checkoff 2/8/95;
- No. 1-95 (de Minimis) - Approved 8/9/95;
- No. 1-96 (Minor) - Approved 7/10/96;
- No. 3-96 (Major)- Approved (w/suggested modifications) 12/12/96; ED Checkoff  
3/13/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	# Appealable <u>To Commission</u>	# Appealed <u>To Commission</u>
434	426	8

City of Oxnard

1. Number of segments - 0
2. Summary status:
  - a. The LUP received effective certification on May 18, 1982, except for the Oxnard Shores, Channel Islands Harbor, and Mandalay Beach areas. A categorical exclusion for most of Oxnard Shores (except for the uncertified shorefront lots) was approved on June 12, 1985.

- b. The zoning portion of the LCP was effectively certified on April 10, 1985, and the City assumed permit-issuing authority on April 18, 1985. The City's post-certification map illustrating Commission permit and appeals jurisdiction was revised on April 10, 1996.
3. Areas of Deferred Certification:
- a. Oxnard Shores ADC (Resolved). This was created on May 18, 1982. The major issues were public access and shoreline erosion. These were resolved by a Commission-certified resubdivision for the area as part of a resubmitted LCP on June 7, 1988. Commission effective certification occurred on August 10, 1988.
- b. Channel Islands Harbor ADC (Resolved). This was created on May 18, 1982, and included the entire County-owned Harbor within the City of Oxnard. The major issue was whether the City or the County had planning jurisdiction. This was resolved in the City's favor, and the Commission certified the LCP as resubmitted on December 10, 1986.
- c. Mandalay Beach ADC (Resolved). This was created on May 18, 1982, and included about 100 acres. The issues were public access, shoreline erosion and density of development. The resubmitted LCP was certified on April 21, 1987, and resolved all of these issues.
4. Amendments:
- LUP No. 1-82 (Minor) - Approved 6/17/82;  
LCP No. 1-87 (Major and Minor) - Approved Major (w/ suggested mods)  
4/21/87, ED Checkoff 10/14/87, Approved Minor  
4/21/87;  
No. 2-87 (Minor) - Approved 11/20/87;  
No. 1-88 (Major) - Approved 6/7/88;  
No. 1-93 (Major) - Approved 7/14/93.  
No. 1-94 (Major) - Approved 9/14/94;  
No. 1-95 (De Minimis) - Approved 5/9/95;  
No. 2-95 (Major) - Approved 7/13/95.
5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
78	71	4

**City of Port Hueneme**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications on May 21, 1981. The resubmitted LUP was effectively certified by the Commission on February 11, 1983.
  - b. The zoning ordinance was denied by the Commission on March 17, 1981. The resubmitted ordinance was certified by the Commission on July 25, 1984. The Commission effectively certified the total LCP on November 28, 1984, and the City assumed permit-issuing authority on that date. A Categorical Exclusion Order (E-84-3) was approved by the Commission on January 22, 1985, and excludes certain residential, commercial and public works categories.
3. Area of Deferred Certification: None.
4. Amendments:

LUP No. 1-84 (Major and Minor) - Approved 7/25/84;

LCP No. 1-85 (Major) - Approved 7/9/85;

No. 1-86 (Major) - Approved 5/29/86;

No. 2-86 (Major) - Approved 10/7/86;

No. 1-87 (Major) - Approved 8/26/87;

No. 1-88 (Minor) - Approved 12/14/88;

No. 1-90 (Minor) - Approved 10/9/90;

No. 2-90 (Major) - Approved Part, Postponed Part, 11/15/90;

No. 2-90 (Minor) - Approved 3/15/91;

No. 3-90 (Major) - Approved 3/15/91;

No. 1-91 (Minor) - Approved 4/8/91;

No. 1-92 (Major and Minor) - Approved Major (w/ suggested mods),  
Approved Minor 6/10/92;

No. 1-94 (Major) - LUP approved 9/14/94, zoning denied 9/14/94, zoning  
approved (w/ suggested modifications) 11/16/94,  
ED Checkoff 1/11/95, Reconsidered 7/13/95 and Amendment  
Action Set Aside;

No. 1-96 (Major) - Approved (w/suggested modifications) 11/12/96; ED Checkoff  
2/5/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
23	15	1

County of Los Angeles (part)

1. Number of Segments - 5 (For remainder of segments see South Coast Area)
2. Summary Status:

a. Malibu/Santa Monica Mountains

1. The LUP was submitted in December 1982. This LUP involves a large complex geographic area with many complex LCP issues, including access, and the cumulative impact of new development. On March 24, 1983, the Commission found substantial issue with the LUP and denied it. The LUP was certified with suggested modifications on June 13, 1985. The original LUP was resubmitted again and certified with suggested modifications on November 19, 1985. A revised LUP incorporating many of the suggested modifications submitted in October 1986 and certified as submitted (and therefore effectively certified) on December 11, 1986. A portion of this segment was incorporated into the new City of Malibu on March 28, 1991.
2. Submittal date for the zoning portion of the LCP is unknown. A partial implementation program was denied by the Commission as inadequate on July 10, 1990.
3. Area of Deferred Certification: None.
4. Amendments: None.

City of Malibu

1. Number of segments - 0
2. Summary status:



- a. This City was incorporated on March 28, 1991. The City of Malibu is geographically located within the confines of the certified L.A. County Malibu/Santa Monica Mountains Land Use Plan. The City has completed its general planning and is preparing a new LCP in conjunction with a general plan. It is anticipated that the LUP portion may be submitted to the Commission staff in 1997.
3. Area of Deferred Certification: None.
4. Amendments: None.

**SOUTHERN CALIFORNIA DISTRICT/SOUTH COAST AREA**  
(Status of Local Coastal Programs as of June 30, 1997)

**County of Los Angeles**

1. Number of segments - **5** (For Malibu/Santa Monica Mountains segment, see the South Central Coast Area discussion)

2. Summary status:

**a. Marina del Rey/Ballona**

1. On March 22, 1983, the Commission found substantial issue with this LUP submittal, and on January 12, 1984, certified the LUP with suggested modifications. Major issues were wetlands protection and the location and intensity of development. A resubmitted LUP was effectively certified on October 11, 1984. A major portion of this segment was annexed to the City of Los Angeles in January 1986 and called the Playa Vista segment. On December 9, 1986, the Commission again effectively certified the LUP as resubmitted (minus the Playa Vista area, but including Area A). A lawsuit (against the Commission and Los Angeles County) challenged the LUP for Area A, the undeveloped portion of Marina del Rey, along with Areas B and C, now within the City of Los Angeles. A settlement between the developer and the opponents resulted in more area being designated for wetlands. On March 9, 1995, the CCC approved the segmentation of this area into the Marina del Rey segment and the Playa Vista Area A segment. On May 10, 1995, the Commission certified a virtually new LCP for the Marina del Rey segment.
2. The Implementation Program (zoning) was certified with suggested modifications by the Commission on September 12, 1990. The County accepted these modifications and the Commission effectively certified the total LCP on December 13, 1990, the date on which the County assumed permit-issuing authority in this segment, with the exception of Area A. The Implementation for the 141-acre Area A is now going through local public hearings and is expected to reach the Commission in February, 1995. New implementation for the Marina segment was certified on May 10, 1995.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No.1-94 - Approved (w/ suggested modifications) 5/10/95. ED Check-off 2/8/96.

LUP No. 1-95 - Deferred in February 1996.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	# Appealable <u>To Commission</u>	# Appealed <u>To Commission</u>
9	9	3

b. Playa Vista "A"

1. This segment was approved through LUP Amendment No. 1-94. The LCP has been submitted but the Commission has extended the time deadlines to allow further environmental review. The County withdrew Area A in February, 1996. They will resubmit in 1998.

c. Santa Catalina Island

1. The LUP was submitted in August 1982, and certified with suggested modifications on February 24, 1983. The LUP was effectively certified on November 17, 1983.
2. The zoning portion was certified with suggested modifications on October 11, 1989. The County accepted the suggested modifications and the Commission effectively certified the total LCP on January 9, 1990, the date on which the County assumed permit-issuing authority.
3. Area of Deferred Certification: None.
4. Amendments: None.
5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	# Appealable <u>To Commission</u>	# Appealed <u>To Commission</u>
110	13	1

d. **Cerritos Wetland**

The total LCP was certified with suggested modifications by the Commission on February 22, 1984. The modifications have lapsed. Major issues are the protection, restoration and enhancement of 129.5 acres of wetland, and the ultimate development of 814 homes on an adjacent 115 acres, and the continuation of oil drilling in the area. A resubmittal date is dependent on whether this area is annexed to the City of Long Beach.

e. **For Malibu segment (see South Central area)**

**City of Los Angeles**

1. Number of segments - 6
2. Summary status:

a. **Pacific Palisades LCP**

LCP preparation has never begun because the City has given it a low priority. The major issues include hazards, access, scenic corridors, and development in Santa Monica Canyon. A submittal date is unknown.

b. **Venice LCP**

1. The City developed and adopted (April of 1988) an Interim Control Ordinance (ICO) for the entire LCP area as a precursor to an implementation program. This was renewed in December, 1993. The City anticipates submittal of an LCP document for all of the area by 1998.

The Palms/Marina Freeway area includes about 125 acres and has never been included in a segment. The City is considering its inclusion within the Venice segment. Issues are traffic, parking, density of development and wetland preservation.

c. **Playa Vista LCP**

This segment was created in January, 1986, when a portion of the County of Los Angeles Marina del Rey/Ballona segment was annexed to the City of Los Angeles. On December 9, 1986, the LUP (Area C and part of Area B of the undeveloped land known as Playa Vista), was certified with suggested modifications. The City accepted these modifications and the LUP was effectively certified by the Commission on May 13, 1987. This LUP was challenged in a lawsuit against the Commission and City of Los

Angeles involving Areas B and C (and also Area A in Los Angeles County). A tentative settlement has been reached with the developers receiving all entitlements. When the City approved development of a portion of this area outside the coastal zone, a lawsuit was filed. As a result, the LUP and zoning portions have been put on hold.

d. **Del Rey Lagoon LCP**

This total LCP was denied by the Commission on December 18, 1981. Major issues include development on a five acre parcel that extends out onto the beach access, transit alternatives, geologic stability of the Vista del Mar Bluffs area, and residential height limits in the Terrace area. The Dockweiler Beach area is a 143 acre developed public beach and therefore has low priority issues. A resubmittal date is unknown as this LCP is not a priority with the City.

e. **Los Angeles International Airport/El Segundo Dunes LCP**

This LCP Specific Plan was denied by the Commission on November 21, 1985. A study of dune flora and fauna was completed in 1990, recommending protection of the butterfly habitat in the coastal dunes. A draft LUP portion was submitted in March of 1992 which recommended that 100 acres of disturbed dunes be used for public recreation and the remaining 202 acres be protected as a Dunes Habitat Preserve. The 1992 LUP submittal was deemed incomplete. Revegetation of the dune habitat preserve area has been proceeding via coastal development permits and is now complete. However, no zoning portion has been submitted to date. In 1997, the Dept. Of Airports is proceeding with an Airport Master Plan for airport expansion. One of the proposed alternatives includes a runway in the non-reserve portion of the El Segundo Dunes.

f. **San Pedro LCP**

This LCP was certified with suggested modifications on April 14, 1988. A resubmitted LUP portion was certified with suggested modifications on September 12, 1990. The City accepted these modifications and the LUP portion was effectively certified on May 8, 1991. Major issues are geologic stability, view protection, recreation, and public access. Submittal of the implementing ordinance is not anticipated soon, for while a draft ordinance was being prepared, its completion has a low priority by the City.

The Fort MacArthur/White Point area is not included in this LCP and will be addressed at a later date in another City LCP segment. The 610-acre Wilmington area has never been included in this segment, but is adjacent to both the San Pedro LCP segment and the Ports of Los Angeles/Long Beach. The City will address this area in the future in another LCP segment. The main issue in the Wilmington area is appropriate land uses. No submittal dates are known for any of these areas

3. Area of Deferred Certification: None.
4. Amendments: None.

### **City of Santa Monica**

1. Number of segments - 0
2. Summary status:
  - a. This LUP was certified with suggested modifications on July 9, 1987, but this certification lapsed in January of 1988. Major issues include increasing visitor-serving uses while preserving existing housing, scenic corridors, restoration of the Santa Monica Pier, Main Street redevelopment enhancement and a public access shuttle. The City prepared a total LCP (LUP and zoning) which was rejected by the City Council in mid-1991. The LUP portion (only) was resubmitted and was certified (with suggested modifications) by the Commission on August 11, 1992, except for the Beach and Civic Center Area, which became ADCs. The Commission effectively certified the LUP on November 17, 1992. The submittal date for the zoning is unknown. The City has begun discussing LUP policies for the ADCs.
3. Area of Deferred Certification:
  - a. Beach (Beach Overlay Zone) ADC. This was created on August 11, 1992. This ADC is unresolved.
  - b. Civic Center Area ADC. This was created on August 11, 1992. The main issue is the priority of land uses. The City is preparing a Civic Center Specific Plan, with submittal date unknown at this time. This ADCs is unresolved.
4. Amendments: None.

### **City of El Segundo**

1. Number of segments - 0
2. Summary status:
  - a. This LCP was certified as submitted on October 14, 1980. It was effectively certified on February 4, 1982, the date on which the City assumed permit-issuing authority.

3. Area of Deferred Certification: None.
4. Amendments: None.
5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
2	1	0

**City of Manhattan Beach**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified as submitted on June 18, 1981. Subsequently, the El Porto area was annexed to the City from Los Angeles County. The LUP portion (which includes El Porto), was effectively certified by the Commission on May 12, 1995. The total LCP was effectively certified on this same date, with the City assuming permit-issuing authority on June 6, 1995.
  - b. The Implementing Ordinances (zoning) for all of the City (including El Porto) were certified (with suggested modifications) on October 13, 1993, effectively certified by the Commission on May 12, 1995.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No. 1-92 (Major) - Approved (w/ suggested mods) 10/13/93, ED Checkoff  
5/12/94;

LUP No. 1-97 (Major) - Part 1A Denied 5/13/97; Part 1B is pending;

LUP No. 2-97 (Major) - Pending.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
27	23	2

**City of Hermosa Beach**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications on August 21, 1981. The City Council accepted these modifications and the Commission effectively certified the LUP on April 21, 1982.
  - b. The zoning portion is anticipated for submittal in 1998.
3. Area of Deferred Certification: None.
4. Amendments:

LUP No. 1-84 (Major) - Approved 10/11/84;  
No. 1-85 (Major) - Approved 2/5/86;  
No. 1-90 (Major) - Approved (w/ suggested mods) 3/13/91;  
No. 1-93 (Major) - Approved 5/13/93;  
No. 1-94 (Major) - Approved (w/ suggested modifications) 10/14/94,  
ED Checkoff 2/9/95.

**City of Redondo Beach**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was effectively certified on June 18, 1981. The City Council has directed the Planning Staff to amend the LUP, and a resubmittal is anticipated by late 1998.
  - b. The zoning portion is being completed and submittal is anticipated in late 1998.
3. Area of Deferred Certification:



- a. Edison Easement ADC. This was created on June 18, 1981 and includes 5.2 acres. The main issue is appropriate land uses, and is unresolved. There is no change in status since the last report.

4. Amendments: None.

### City of Torrance

1. Number of segments - 0
2. Summary status:

- a. The LUP was certified with suggested modifications on June 18, 1981. The main issue is land uses on the beach and development on the bluff face. A resubmittal date is uncertain as the City is currently not working on the LUP.
- b. Submittal of the zoning portion occurred in 1981, but no Commission action was taken at that time, pending resolution of the beach land use designations. A resubmittal date is uncertain as the City is currently not working on the zoning.

3. Area of Deferred Certification: None.

4. Amendments: None.

### City of Palos Verdes Estates

1. Number of segments - 0
2. Summary status:

- a. The total LCP was certified with suggested modifications on November 19, 1979. A resubmitted LCP was certified with suggested modifications on July 17, 1991. The LCP was effectively certified by the Commission on December 12, 1991, also the day on which the City assumed permit-issuing authority.

3. Area of Deferred Certification: None.

4. Amendments:

LUP No. 1-96 (Minor) - Approved 10/10/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
11	8	1

City of Rancho Palos Verdes

1. Number of segments - 0
2. Summary status:
  - a. The LCP was originally certified with suggested modifications on January 22, 1980. The Commission effectively certified the resubmitted LCP on April 27, 1983, and the City assumed permit-issuing authority on August 1, 1983.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-84 (Major and Minor) - Approved 2/22/84;  
No. 1-89 (Major) - Approved (w/ suggested mods) 11/14/89, ED  
Checkoff 4/12/90.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
40	32	14

City of Long Beach

1. Number of segments - 0
2. Summary status:

- a. A total LCP was effectively certified on May 22, 1981, and the City assumed permit-issuing authority on August 24, 1981.
3. Area of Deferred Certification: None.
4. Amendments:

LCP No. 1-80 (Major) - Approved (w/ suggested mods) 2/19/81 and 4/1/81,  
ED Checkoff 3/11/83;  
No. 1-81 (Major) - Approved (w/ suggested mods) 10/20/81,  
ED Checkoff 2/11/83;  
No. 2-81 (Major and Minor) - Approved Major (w/ suggested mods) 2/3/82,  
ED Checkoff 2/11/83, Approved Minor 2/3/82;  
No. 2-81A (Minor) - Approved 9/8/82;  
No. 1-82 (Major) - Approved (w/ suggested mods) 7/30/82,  
ED Checkoff 2/11/83;  
No. 1-82 (Minor) - Approved 6/3/82;  
No. 1-83 (Major) - Approved 8/25/83;  
No. 1-84 (Major) - Approved 9/25/84;  
No. 1-85 (Major) - Approved 5/24/85;  
No. 1-86 (Major) - Approved (w/ suggested mods) 3/13/86,  
ED Checkoff 9/11/86;  
No. 2-86 (Minor) - Approved 6/13/86;  
No. 3-86 (Major) - Approved 8/14/86;  
No. 4-86 (Minor) - Approved 9/11/86;  
No. 1-87 (Major) - Approved 4/24/87;  
No. 2-87 (Major) - Denied 7/9/87;  
No. 3-87 (Minor) - Approved 10/16/87;  
No. 4-87 (Major) - Approved 11/19/87;  
No. 1-88 (Minor) - Approved 12/13/88;  
No. 1-89 (Major) - Approved Part 1, Postponed Part 2,  
Approved Part 3 (w/ suggested mods) 7/12/89;  
No. 2-89 (Major) - Approved 11/14/89;  
No. 1-90 (Major) - Approved 7/11/90;  
No. 2-90 (Major) - Approved (w/ suggested mods) 11/14/90;  
No. 1-91 (Major) - Approved 4/12/91;  
No. 2-91 (Major) - Approved 7/17/91;  
No. 3-91 (Major) - Approved 12/12/91;  
No. 1-92 (Major) - Approved Part 1 (w/ suggested mods), Approved  
Part 2 - 2/18/92;  
No. 2-92 (Major) - Approved (w/ suggested mods) 8/12/93, ED Checkoff  
12/16/93;

- No. 1-93 (Major) - Approved 11/16/93;
- No. 2-93 (Major) - Approved (w/ suggested mods) 12/16/93; Suggested modifications not accepted.
- No. 1-94 (Major) - Approved 8/11/94;
- No. 2-94 (Major) - Approved (w/ suggested modifications) 2/9/95, ED Checkoff 6/16/95;
- No. 1-95 (Major) - Approved (w/ suggested modifications) 5/10/95, ED Checkoff 6/16/95;
- No. 2-95 (Major) - Approved 9/14/95;
- No. 3-95 (major) - Approved 11/16/95;
- No. 1-96 (Major) - Approved (w/suggested modifications) 3/14/96;
- No. 2-96 (Minor)- Approved 6/13/96.
- No. 3-96 (Minor) - Approved 7/11/96.
- No. 4-96 (Minor) - Approved 8/16/96;
- No. 5-96 (Major) - Approved 10/10/96;
- No. 6-96 (Major) - Approved 10/10/96;
- No. 7-96 (Minor) - Approved 1/8/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
470	394	11

**City of Avalon**

1. Number of segments - 0
2. Summary status:
  - a. The total LCP was effectively certified on May 21, 1981, and the City assumed coastal permit-issuing authority on August 24, 1981.
3. Area of Deferred Certification: None.
4. Amendments:

- LCP No. 1-81 (Minor) - Approved 12/2/81;
- No. 1-84 (Major) - Approved 3/1/85;
- No. 1-92 (Major) - Approved (w/ suggested mods) 2/18/93, ED Checkoff 6/9/94.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
31	20	4

**County of Orange**

1. Number of segments - 7
2. Summary status:

**a. North/Sunset Beach LCP**

1. The LUP was certified as submitted on July 22, 1981. The Zoning portion was certified with suggested modifications on June 24, 1983. The total LCP was effectively certified on October 27, 1983, with the County assuming permit-issuing authority at that time. Major LCP Amendment 1-90 which was approved was an update to both the LUP and Implementation Plan.

3. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
66	48	0

**b. North/Bolsa Chica LCP**

1. The initial LUP was certified with suggested modifications on November 29, 1984. A resubmitted LUP was certified with suggested modifications on October 23, 1985. The County accepted these modifications and the Commission effectively certified the LUP on January 8, 1986.

This certification was contingent upon a "confirmation review" by the Commission of a U.S. Army Corps of Engineers study to substantiate the preferred option of a

navigable ocean entrance as the least environmentally damaging alternative. This "confirmation review" was never completed.

On July 7, 1995, the County completed the submittal of a Land Use Plan Amendment to the Commission's 1986 LUP Certification. The LUP Amendment was approved with suggested modifications on January 11, 1996. See item #2 below for the effect of recent court decisions on the LCP.

2. The zoning portion was also submitted in July 1995, and the Commission approved it with suggested modifications on January 11, 1996. ED check-off for both the LUP and the IP for Bolsa Chica occurred on July 11, 1996.

Following the Commission's January 11, 1996, decision, several organizations filed a lawsuit against the Commission. On June 4, 1997, the presiding judge set aside certification of the LCP and the entire LCP has been remanded back to the Commission for reconsideration in light of the judge's decision. A date for re-hearing the LCP has not been set.

c. **North/Santa Ana River Estuary LCP**

The LUP was submitted in May 1981, but the Commission action was postponed at the County's request. A draft LUP was received in July 1991, and reviewed and commented upon by Commission staff. This was not a formal submittal to the Commission and it is not known when a revised LUP will be formally submitted. The major issues are land uses and density of development as they relate to wetlands, traffic circulation and the Santa Ana River widening project. A date for submittal of the zoning (implementation program) is also unknown. This area has not been officially approved as a segment by the Commission, but is statistically counted as one.

d. **North/Santa Ana Heights LCP**

While the majority of this area has been annexed to the City of Newport Beach (and is known as Bayview), a small 40-acre portion remains in Orange County jurisdiction. This segment consists of 16 smaller parcels and 9 "estate size" parcels, with all 25 containing single-family homes. The first and only LUP submittal for this segment was denied by the South Coast Regional Commission on June 22, 1981, and was not appealed to the State Commission. Because this area is built-out, and there is a possibility of future annexation to the City of Newport Beach, the County is not actively working on the LUP. The County has concentrated its efforts on the LCPs for the larger, more complex segments. This area has not been officially approved as a segment by the Commission, but is statistically counted as one.

e. **Irvine Coast LCP**

1. The LUP was certified with suggested modifications on July 21, 1981. The County accepted these modifications and the LUP was effectively certified on January 19, 1982.
  2. The zoning portion (Implementing Actions Program) was effectively certified on January 14, 1988, and the County assumed permit-issuing authority for this segment on January 25, 1988.
3. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
4	2	1

f. **Aliso Viejo LCP**

1. The LUP was effectively certified by the Commission on September 24, 1982.
  2. The zoning portion was certified with suggested modifications on November 18, 1982. This portion was effectively certified on September 29, 1983, and the County assumed permit-issuing authority at that time.
3. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
5	4	1

g. **South/Emerald Bay LCP**

1. The LUP was certified with suggested modifications on May 24, 1983. The major issue was beach access through the locked-gate community, and the County at that time found the modifications unacceptable. The Allview Terrace portion of this segment was annexed to the City of Laguna Beach in 1985, and is no longer within

this segment. A resubmitted LUP was certified as submitted on June 16, 1989, and effectively certified on September 13, 1989.

2. The zoning portion was certified as submitted on June 16, 1989. The total LCP was effectively certified on September 13, 1989, and the County assumed permit-issuing authority on that date.
3. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
17	17	1

4. Area of Deferred Certification: None.

5. Amendments:

LUP No. 1-84 (Major) - Aliso Creek Remainder - Approved 9/25/84;  
 LCP No. 1-86 (Major) - Aliso Creek Remainder - Approved 9/11/86;  
 LCP No. 1-86 (Major) - Aliso Viejo - Approved (w/ suggested mods) 9/11/86, ED Checkoff 2/24/87;  
 LCP No. 1-86 (Major) - Dana Point - Approved (w/ suggested mods) 10/8/86, ED Checkoff 2/24/87;  
 LUP No. 1-87 (Major) - Irvine Coast - Approved 11/19/87;  
 LCP No. 1-87 (Major) - Capistrano Beach - Approved (w/ suggested mods) 11/19/87;  
 LCP No. 2-87 (Major) - Capistrano Beach - Approved (w/ suggested mods) 3/24/88, ED Checkoff 7/12/88;  
 LCP No. 1-88 (Major) - Capistrano Beach - Approved 4/12/88;  
 LCP No. 2-88 (Minor) - Capistrano Beach - Approved 6/8/88;  
 LCP No. 1-90 (Major) - Sunset Beach - Approved 7/17/91.  
 LUP No. 1-95 (Major) - Bolsa Chica - Approved w/suggested modifications 1/11/96. ED Check-off, 7/11/96;  
 LCP No. 1-96 (Major) - Newport Coast - Approved (w/suggested modifications) 10/10/96; ED Checkoff 12/11/96;  
 No. 1-96 (Minor) - Bolsa Chica - Approved 11/14/96;  
 No. 2-96 (Minor) - Newport Coast - Approved 11/14/96;  
 No. 1-96 (Minor) - Sunset Beach - Approved 11/14/96;  
 No. 1-96 (Minor) - Emerald Bay - Approved 11/14/96;  
 No. 1-96 (Minor) - Aliso Viejo - Approved 11/14/96.



Areas Formerly Within Orange County Jurisdiction (These are no longer counted as segments because the incorporated cities are counted when compiling LCP figures. We have included these for informational purpose only.) Several areas which were previously within County of Orange certified LCPs were incorporated or annexed in the last decade. Orange County LCP history for these areas can be found in previous Annual Status Reports. These LCP areas were:

Aliso Creek Remainder	(Portion annexed to Laguna Beach and balance incorporated within City of Laguna Niguel on 12/1/89.)
South/South Laguna	(Portion annexed to City of Laguna Beach in 1/88, and portion incorporated into City of Dana Point in 1/89.)
South/Laguna Niguel	(Incorporated as part of the City of Dana Point in 1/89.)
South/Dana Point	(Incorporated as part of the City of Dana Point in 1/89.)
South/Capistrano Beach	(Incorporated as part of the City of Dana Point in 1/89.)

### City of Seal Beach

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications by the Commission on July 28, 1983. The major issues were the protection of the Hellman Estate Wetland, shoreline erosion, public access at Surfside Colony, and use of Department of Water and Power lands. The City did not adopt the suggested modifications and the Commission action lapsed after six months. The City is working on a General Plan update and this will include the preparation of a revised LUP.
  - b. The Sunset Aquatic Park area is County-owned land within the City of Seal Beach, and the County took the lead in preparing the LUP. This was submitted in December 1981, and subsequently withdrawn. A resubmittal date is unknown.
  - c. The Implementation Plan (Zoning) has not been submitted and an expected date of submittal is unknown.
3. Area of Deferred Certification: None.
4. Amendments: None.

**City of Huntington Beach**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications by the Regional Commission on May 11, 1981. A resubmitted LUP was certified with suggested modifications by the State Commission on September 16, 1981. The major issue was the protection of wetlands. A resubmittal was partially certified on November 17, 1982, and partially denied. A Geographic Part of the LCP was effectively certified on March 15, 1984. On March 21, 1985, the City assumed permit-issuing authority in this Geographic Part (which includes most of the City's coastal zone).
  - b. The Implementation Plan (zoning) was certified in geographic part with suggested modifications on April 12, 1984. The resubmitted zoning portion was effectively certified by the Commission (for the geographic part) on March 13, 1985. An amendment No. 1-95 substantially revising the LCP Implementation Plan and replacing it with the City's zoning and subdivision ordinances was approved with modifications on April 12, 1996.
3. Areas of Deferred Certification:
  - a. Metropolitan Water District (MWD) ADC. This ADC (adjacent to Bolsa Chica) was created on November 17, 1982, and includes 40 acres. In May, 1996, the MWD indicated that it plans to sell the site to a residential developer. The main issue is wetland protection and this remains unresolved.
  - b. Pacific Coast Highway (PCH) ADC. This was created on November 17, 1982, and includes 232 acres between Beach Blvd. and the Santa Ana River. 142 of these acres are wetlands. The main issue is wetland protection and this was partially resolved with certification of an LUP for this area on October 8, 1986. On May 12, 1992, the Commission certified (with suggested modifications) the zoning for this ADC. However, the City never accepted the modifications and the certification action lapsed. An LCP amendment 2-94 was submitted to provide zoning for the ADC and was certified with suggested modifications on November 16, 1995. The modifications were accepted by the City and the ADC was resolved with effective certification of the Amendment on April 12, 1996.
4. Amendments:

LUP No. 1-84 (Major) - Approved (w/ suggested mods) 4/12/84;  
LCP No. 1-86 (Minor) - Approved 1/15/87;

- No. 1-88 (Major) - Approved 10/12/88;
- No. 2-88 (Major) - Approved 1/13/89;
- No. 3-88 (Major) - Approved (w/ suggested mods) 5/12/89, ED Checkoff 2/15/90;
- No. 1-89 (Major) - Approved (w/ suggested mods) 10/11/89, ED Checkoff 2/15/90;
- No. 1-90 (Major) - Approved (w/ suggested mods) 12/13/91;
- No. 2-90 (Major) - Pacific Coast Highway (PCH) - Approved (w/ suggested mods) 5/12/92;
- No. 1-91 (Major) - Approved 7/17/91;
- No. 2-91 (Major) - Approved (w/ suggested mods) 7/7/92, ED Checkoff 3/18/93;
- No. 1-92 (Major) - Approved 10/13/92;
- No. 2-92 (Major) - Approved 11/17/92;
- No. 1-93 (Major) - Approved 2/15/94;
- No. 1-94 (Major) - Approved 10/14/94;
- No. 3-94 (Major) - Approved (w/ suggested modifications) 3/9/95, ED Checkoff 5/10/95;
- No. 2-94 (Major) - Approved (w/suggested modifications) 11/16/95; ED Check-off 4/12/96.
- No. 1-95 (Major) - Approved (w/suggested modifications) 4/12/96; ED Checkoff 6/10/97;
- No. 1-97 (Major) - Approved 6/10/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
291	260	11

City of Costa Mesa

1. Number of segments - 0
2. Summary status:
  - a. The LUP is not being worked on by the City. The major issue is the protection of wetlands and other environmentally sensitive habitats. No submittal date is known.

- b. The zoning submittal date is also indefinite. The City will prepare the zoning concurrent with the LUP.
3. Area of Deferred Certification: None.
4. Amendments: None.

### City of Newport Beach

1. Number of segments - 0
2. Summary status:
  - a. The LUP for most of the City was certified with suggested modifications on November 20, 1981. The City accepted these suggested modifications, and LUP was effectively certified on May 18, 1982.
  - b. Most of the former Santa Ana Heights LUP segment was annexed to Newport Beach from Orange County and is now called the Bayview area by the City. This LUP was denied by the Regional Commission on June 22, 1981 and Orange County did not appeal this decision to the State Commission. An LUP resubmittal date is unknown.
  - c. The Newport Dunes area LUP was submitted by Orange County in December of 1980, but action was postponed at the County's request. This area is County-owned land within the City of Newport Beach. The City and County prepared a joint coastal permit which was approved in January of 1984. It is undecided who will prepare this LCP (the County denies any responsibility for its preparation) and neither the City nor the County are pursuing any progress on it at this time.
  - d. The City is working on the zoning portion (minus the Bayview and Newport Dunes areas), but no submittal date is known.
3. Area of Deferred Certification: None.
4. Amendments:

LUP No. 1-82 (Minor) - Approved 5/18/82;  
No. 1-84 (Major) - Approved 2 Parts, Approved 1 Part  
(w/ suggested mods) 7/11/84;  
No. 1-86 (Major) - Approved 5/14/86;  
No. 1-87 (Major) - Approved 4/24/87, Postponed Part A3 - 4/24/87;  
No. 1-89 (Major) - Approved (w/ suggested mods) 1/9/90;

- No. 1-90 (Major) - Approved (w/ suggested mods) 6/11/91;
- No. 2-90 (Major) - Approved 12/14/90;
- No. 1-91 (Major) - Approved 12/13/91;
- No. 1-92 (Withdrawn);
- No. 2-92 (Major) - Approved 8/11/92;
- No. 3-92 (Major) - Approved (w/ suggested mods) 2/19/93;
- No. 1-93-A (Major) - Approved 7/15/94;
- No. 1-93-B (Major) - Approved 2/15/94;
- No. 2-93 (Major) - Approved 3/17/94;
- No. 1-95 (Major) - Approved (w/suggested modifications) 12/15/95.

**City of Irvine**

1. Number of segments - 0
2. Summary of status:
  - a. The total LCP was certified on May 22, 1980, with effective certification and coastal permit assumption occurring on March 3, 1982. It has been subsequently discovered that a portion of the City within the Coastal Zone was inadvertently omitted at the time of certification, so an amendment to the LCP will be processed as soon as Caltrans completes their Transportation Corridor Project for this area. This Project is still on-going.
3. Area of Deferred Certification: None.
4. Amendments:

LCP No. 1-82 (Major) - Approved 9/23/82.
5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
0	0	0

**City of Laguna Beach**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was submitted in March of 1982, and then withdrawn prior to Commission review. Major issue was development on hillsides. A resubmitted LUP was certified with suggested modifications on June 11, 1985, and effectively certified on March 13, 1986.
  - b. In January of 1988, most of the South Laguna segment was annexed to Laguna Beach. It consists of the Hobo Canyon and Three Arch Bay/Treasure Island/Blue Lagoon Areas of Deferred Certification (see below). The effectively certified balance of the South Laguna LCP area was not annexed and is now part of the Cities of Laguna Niguel and Dana Point. On December 1, 1989, the Aliso Creek Remainder LCP area was annexed to the City Laguna Beach.
  - c. The Implementation Plan (zoning) was certified (with suggested modifications) by the Commission on July 7, 1992. The City agreed to these modifications and the Implementation Plan was effectively certified by the Commission on January 13, 1993, with the City assuming permit-issuing authority on January 25, 1993. Excluded from the effective certification and permit-issuing authority actions were the Irvine Cove, Hobo Canyon and Three Arch Bay/Treasure Island/Blue Lagoon areas.

A Categorical Exclusion Order (E-93-1) was approved by the Commission on May 13, 1993, and excludes residential development within specified areas, certain signs, interior and exterior changes not resulting in changed intensity in specific areas, certain public works projects, and certain grading projects.

3. Areas of Deferred Certification:
  - a. Hobo Canyon ADC. This covers 361 acres and was created on June 12, 1987. It includes the 261-acre Esslinger property. The main issues are the location and intensity of new development, and the location of a future access road. These are unresolved but will be addressed in the City of Laguna Beach's preparation of an LCP for this area. No change in status since the last report.
  - b-d. Three Arch Bay/Treasure Island/Blue Lagoon ADCs. This 334-acre area was created on June 12, 1987, and includes three locked-gate residential communities within the City of Laguna Beach. Three Arch Bay is the largest with 300 acres; Treasure Island next with 24.1 acres; and Blue Lagoon last with 9.6 acres. The main issue is public access.

This remains unresolved, but will be addressed by the City in the preparation of an LCP for this area. No change in status since the last report.

e. Irvine Cove ADC. Remains unresolved.

4. Amendments:

- LUP No. 1-86 (Major) - Approved 1/15/87;
- No. 1-89 (Major) - Approved 9/13/89;
- No. 1-90 (Major) - Approved 12/14/90;
- No. 1-92 (Major) - Approved (w/ suggested mods) 7/7/92,  
ED Checkoff 1/13/93;
- LCP No. 1-93 (Major) - Approved (w/ suggested modifications) 7/13/94;
- LCP No. 1-94 (Major) - LUP Approved 10/14/94, Implementation approved  
(w/ suggested modifications) 10/14/94,  
ED Checkoff 4/12/95;
- No. 2-94 (Major) - Approved (w/ suggested modifications) 8/11/94,  
ED Checkoff 12/15/94;
- No. 1-95 (Major) - Withdrawn 5/8/96;
- No. 2-95 (Major) - Approved 8/10/95.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	# Appealable <u>To Commission</u>	# Appealed <u>To Commission</u>
182	75	9

**City of Laguna Niguel**

1. Number of Segments - 0
2. Summary Status:

a. This City was incorporated on December 1, 1989, and contains areas of the former South Laguna and Aliso Creek Remainder LCP segments. The City made minor modifications to the County's LCPs for these areas, and submitted them as their LCP, which was effectively certified by the Commission on November 14, 1990. The City also assumed permit-issuing authority on this date.

3. Area of Deferred Certification: None

4. Amendments:

LCP No. 1-93 (Major) - Approved (w/ suggested mods) 7/15/93.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

<u>Approved Permits Reported</u>	<u># Appealable To Commission</u>	<u># Appealed To Commission</u>
5	4	1

**City of Dana Point**

1. Number of segments - 0

2. Summary status:

- a. The area within all of the former Orange County LCP segments of Laguna Niguel, Dana Point and Capistrano Beach (along with a small portion of the South Laguna segment) was incorporated into the City of Dana Point on January 1, 1989. The City made minor changes to the County's effectively certified South Laguna, Dana Point and Capistrano Beach segments LCP documents and combined them, adopting them as the City's LCP (LUP and zoning). These were effectively certified by the Commission on September 13, 1989, the date on which the City assumed permit-issuing authority. The Laguna Niguel/Monarch Beach area (the only segment not effectively certified at the time the city incorporated, and consisting of about 225 acres) remained uncertified. The City prepared a General Plan and total LCP amendment which included the Laguna Niguel segment (an area not previously certified). This was submitted in January of 1995 but later withdrawn. The Commission certified with suggested modifications LCP Amendment 1-96 on May 13, 1997, to certify this area and combine it with the rest of the City's LCP.

3. Area of Deferred Certification:

- a. Dana Strands ADC. This ADC was created when the Commission acted on LCP Amendment 1-96 involving Monarch Beach/Laguna Niguel on May 13, 1997. The ADC was created because it is part of the larger planning effort for the Dana Point Headlands. This area remains unresolved.



4. Amendments:

- LCP No. 1-92 (Major) - Approved 9/11/92;
- No. 1-93 (Major) - Approved 1/11/94;
- No. 2-95 (Major) - Approved (w/suggested modifications) 11/16/95; ED Check-off 4/12/96;
- No. 1-96 (Major) - Approved (w/suggested modifications) 5/13/97.

5. Local Government Post Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits <u>Reported</u>	# Appealable <u>To Commission</u>	# Appealed <u>To Commission</u>
124	90	4

**City of San Clemente**

1. Number of segments - 0
2. Summary status:
  - a. The LUP was certified with suggested modifications on October 6, 1981. Unresolved issues include public access and environmental protection of the canyons. A resubmitted LUP was certified with suggested modifications by the Commission on May 15, 1987, but this certification lapsed after six months. A second resubmitted LUP was certified as submitted on May 11, 1988. The City's General Plan update has been prepared and the Pier Bowl Master Plan has been finished. The City has submitted an updated draft LUP to Commission staff. A formal LUP amendment was approved in 1995.
  - b. The zoning portion was denied on October 6, 1981. Revised zoning was submitted in 1996 and was deemed incomplete. Staff expects that the zoning portion will be acted on by the Commission on in October, 1997.
3. Area of Deferred Certification:
  - a. Marblehead Coastal ADC. This was created on October 6, 1981, and includes 192 acres. Formerly known as the Reeves Ranch, the main issues are environmentally sensitive habitat areas, alteration of natural landforms, visual resources, recreation and

visitor-serving facilities and hazard areas. These issues remain unresolved. However, the landowner and city are preparing a specific plan for submittal in 1996.

4. Amendments:

LUP No. 1-95 (Major) - Approved (w/suggested modifications 10/11/95;  
ED Check-off 3/14/96.

**SOUTHERN CALIFORNIA DISTRICT/SAN DIEGO COAST AREA**

(Status of Local Coastal Programs as of June 30, 1997)

**County of San Diego**

1. Number of segments - 0
2. Summary status:

a. The Board of Supervisors approved the San Dieguito LUP on November 19, 1980. The San Diego Coast Regional Commission approved the LUP on March 13, 1981, and, on May 21, 1981, the State Commission certified the LUP with suggested modifications. On November 19, 1981, the County resubmitted the LUP with some revisions to the Agricultural Policies (as per Regional Commission approval) but otherwise unchanged from the original submittal. The Commission found on January 19, 1982 that approximately one-half of the San Dieguito area could be certified as submitted by the County in the resubmittal, with the remaining one-half certified with suggested modifications. A second resubmitted LUP, which addressed previously stated Commission concerns, was certified by the Commission on September 22, 1982. A third resubmittal, which included a number of land use designation changes, was certified by the Commission on August 23, 1984.

b. The zoning (Implementation Plan) was certified with suggested modifications by the Commission on September 26, 1984. On November 22, 1985, the Coastal Commission certified the resubmitted Implementation Plan with the exception of the oceanfront blufftop lots, where certification was deferred. The issue is adequacy of the County's proposed blufftop setbacks for structures.

Normally, once LCP Post-Certification Maps are adopted, and the permit application and notice forms are prepared by the local government in order to assume permit-issuing responsibility, the County's LCP would have become "effectively certified" (except for the blufftop lots). However, on July 1, 1986, and October 1, 1986, the Cities of Solana Beach and Encinitas were incorporated, reducing the remaining unincorporated County area within the coastal zone from 11,000 to 2,000 acres. The County has processed an amendment to delete the geographic portions of this LCP which have now been incorporated into these new cities, as well as address some additional General Plan revisions; the amendment was filed with the Commission and set for public review at the May 1989 Commission meeting. At that time, the County requested (and the Commission granted) a delay to allow more time to review the proposed policy revisions. At the continued hearing, the amendment was approved with suggested

modifications. The County has indicated, however, that it does not currently plan to assume coastal development permit-issuing authority over its remaining jurisdiction.

San Dieguito Blufftops. This was previously an ADC, created on November 22, 1985, and includes all of the coastal blufftop lots in this formerly unincorporated County area, totaling about 200 acres. The main issue is development setback standards. While still technically unresolved, the ADC action is no longer effective because all of this area has now been incorporated within the Cities of Encinitas and Solana Beach.

3. Amendments:

LCP No. 1-85 (Major) - Approved Part and Denied Part 12/17/85;  
No. 1-86 (Major) - Approved 5/16/86;  
No. 2-86 (Minor) - Approved 8/15/86;  
No. 1-89 (Major) - Approved (w/ suggested mods) 10/11/89.

**City of Oceanside**

1. Number of segments - 0
2. Summary status:

a. The LUP was approved by the City Council in June, 1980, and certified with suggested modifications by the San Diego Coast Regional Commission on September 12, 1980. The State Commission (on December 18, 1980) found Substantial Issue with regard to: Route 76 (San Luis Rey River Expressway), the offsetting benefits program, affordable housing, and commercial fishing facilities. On January 22, 1981, the Commission denied the LUP as submitted and certified it with suggested modifications. On January 25, 1985, a resubmitted LUP was certified with suggested modifications, which were acceptable to the City. On July 10, 1985, the Commission certified (as submitted) a second resubmitted LUP which incorporated policy language consistent with the suggested modifications which had been recommended in January, 1985.

b. The zoning (Implementation Plan) was certified with suggested modifications on January 25, 1985. The Ordinances constituting the Implementation Plan were resubmitted and certified by the Commission on July 10, 1985. The LCP Post-Certification Map was adopted on December 17, 1985, and the LCP was effectively certified March 11, 1986, with the City assuming permit-issuing authority on March 17, 1986.

3. Area of Deferred Certification:

a. Route 76/San Luis Rey River Valley ADC (Resolved). This was created on January 22, 1981, and included about 250 acres. The main issue was the impact of constructing an expressway through the River Valley, and this was resolved by the Commission certification of a resubmitted LCP on July 10, 1985.

4. Amendments:

LCP No. 1-87 (Major) - Approved 1/13/88;  
No. 1-91 (Major) - Approved (w/ suggested mods) 2/19/92,  
ED Checkoff 4/10/92.  
No. 1-93 (Minor) - Approved 7/15/93;  
No. 2-93 (Major) - Approved 7/15/93;  
No. 1-94 (Major) - LUP & zoning both approved (w/ suggested  
modifications) 11/15/94;  
No. 1-95 (Minor) - Approved 9/14/95.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
224	151	4

**City of Carlsbad**

1. Number of segments - 6
2. Summary status:

a. **Agua Hedionda LCP**

The LUP segment was submitted to the Commission in October of 1977, and certified with suggested modifications on May 16, 1978. Because of unresolved differences, a negotiating committee comprised of State Commissioners, local officials and staffs was established in an effort to reconcile differences. The City formally resubmitted the Agua Hedionda LUP on May 28, 1982, and the Commission certified it as submitted on August 27, 1982. In February of 1988, the Commission approved an LUP amendment which modified residential densities on a few parcels along Adams Street.

This segment remains the only uncertified one in the City's LCP. However, since the City accepted effective certification for most of its coastal zone and began issuing coastal development permits last year, there has been some work initiated on reviewing the Agua Hedionda LUP in light of current conditions. At this time, though, there is no specific timeline established for completing this LCP segment.

**b. Mello I LCP**

At its August 15, 1980 public hearing, the Regional Commission denied the Coastal Act Section 30170(f) (Mello I Properties) LCP, which is a segment of Carlsbad, comprising approximately 1,000 acres. The Mello I LCP was a "fast-track" LCP which required approval of the State Commission by October 1, 1980. The State Commission approved the LCP on September 30, 1980. Because of the special legislation affecting the LCP, it was deemed certified. However, the City indicated it would not implement the LCP since they considered the Commission's agricultural protection policies to be unacceptable. This LCP required retention of approximately 250 acres of agricultural land and preservation of steep slopes for wildlife habitat and erosion control. Approximately 28 acres along Interstate 5 were designated for commercial use (with 35% of this area designated for visitor-serving commercial), and the remaining acreage (approximately 300 acres) designated for medium density residential (7 du/a). As described below, the City processed and the Commission approved on October 24, 1985, an LCP amendment which affected the agriculture and steep slope provisions of the LCP and resolved the major outstanding issues between the City and Commission. On April 14, 1988, the Commission approved an LCP amendment to accommodate the Pacific Rim Master Plan (now referred to as the Aviara Master Plan), involving roughly 675 acres north of the eastern basin of Batiquitos Lagoon. The amendment was necessary to allow both commercial development within the segment and increased residential densities.

With resolution of the historic coastal issues and the City's completion of other land use planning efforts, in 1996, the City decided to seek coastal development permit delegation for most of its jurisdiction. The City therefore needed to acknowledge, accept and enact both the original LCP action, and subsequent amendments, including in this segment, the Aviara Master Plan. As part of this process, the City submitted and received Commission approval of De Minimis LCP Amendment No. 4-96 on September 12, 1996. This amendment was necessary to revise the originally certified implementing ordinances by re-numbering or re-structuring them for incorporation into the present municipal code. Subsequently, on October 9, 1996, the City evidenced its acceptance and

adoption of the Mello I LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for all of this segment.

**c. Mello II LCP**

1. Coastal Act Section 30171 LCP (known as the Mello II LCP segment) was formally transmitted to the City of Carlsbad on October 1, 1980, as required by State law (AB 1971). Similar to the Mello I LCP, the Commission was charged with the preparation of the balance of the Carlsbad LCP. This total LCP had to be approved by July 1, 1981, or the entire area would be excluded from the coastal zone. Once approved, the LCP was to be deemed certified without any City action necessary. However, the City declined to accept and implement the LCP.

2. On June 3, 1981, the State Commission approved the Land Use Plan for the Mello II LCP; and, on June 18th, the zoning (Implementing Ordinances) regulations were approved. This LCP covers 5,500 acres, about 75% of the City area within the coastal zone.

Until late 1985, the major unresolved issues were the preservation of agricultural lands, where conversion of agricultural lands was allowed, and what sort of mitigation should be required, and the protection of steep, sensitive slopes. As a result of this issue, the City of Carlsbad refused to implement the certified LCP.

The City submitted two major LCP amendment requests which were approved by the Commission in October of 1985. The amendments allow for conversion of non-prime agricultural lands provided that replacement agricultural lands are acquired elsewhere in the coastal zone or a conversion mitigation fee is paid to preserve and enhance coastal zone resources elsewhere in the City. In addition, the Commission endorsed an amendment which required preservation of only those steep slopes which contained coastal sage/scrub chaparral plant communities or supported other endangered plant and animal species. As a result, the City and Commission have reached agreement on all substantive issues and the City continues to revise its General Plan and Zoning Ordinances to incorporate the LCP provisions.

The City has worked on a number of General Plan amendments, rezonings and LCP amendments to bring those land use provisions and regulations into consistency; some of the LCP revisions were approved with suggested modifications by the Commission on May 14, 1987. In February of 1988, the Commission reviewed and approved, with suggested modifications, another package of amendments which modified residential densities, implemented

additional wetland preservation policies, authorized some land use changes and modified the land use provisions for the Ecke/Carlitas agricultural preserve.

With resolution of the historic coastal issues and the City's completion of other land use planning efforts, in 1996, the City decided to seek coastal development permit delegation for most of its jurisdiction. The City therefore needed to acknowledge, accept and enact both the original LCP action, and subsequent amendments, including in this area, the Carlsbad Ranch Specific Plan. Major Amendment No. 1-96C, which was approved by the Commission with suggested modifications on April 11, 1996, incorporated an updated Carlsbad Ranch Specific Plan which included the Legoland theme park proposal. As part of this process, the City submitted and received Commission approval of De Minimis LCP Amendment No. 4-96 on September 12, 1996. This amendment was necessary to revise the originally certified implementing ordinances by re-numbering or re-structuring them for incorporation into the present municipal code. Subsequently, on October 9, 1996, the City evidenced its acceptance and adoption of the Mello II LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for most of this segment.

**d. West Batiquitos Lagoon/Sammis Properties LCP**

1. This segment was created as a result of 170 acres being annexed to the City of Carlsbad. In October of 1985, the City submitted the LCP segment for this area in the form of the Batiquitos Lagoon Educational Park Master Plan. The principal concerns were preservation and protection of wetlands, steep slopes and agricultural lands. In November 1985, the Commission approved (with suggested modifications regarding mitigation for conversion of non-prime agricultural lands) this LCP segment with open space requirements for the lagoon and steep slopes, and the same agricultural provisions as in the Mello I and Mello II segments which have been amended and approved by both the City and Coastal Commission. In November 1985, the Commission also approved a coastal permit for the Sammis Properties addressing the Master Plan which included all the upland area and those portions of the west basin of Batiquitos Lagoon not in public ownership. In addition, all wetlands were required to be dedicated to the Wildlife Conservation Board, wetland buffers were established and mitigation measures instituted for loss of non-prime agricultural lands. Major Amendment No. 1-94B then modified the certified land uses and incorporated a new Poinsettia Shores Master Plan covering the segment. Key provisions in the master plan development were completion of public access trails overlooking the lagoon and retention of high priority uses along Carlsbad Blvd./Highway 101.



2. The Master Plan will essentially comprise the zoning (Implementing Ordinances) portion for the segment, as well. In 1996, the City decided to seek coastal development permit authority for this segment. Subsequently, on October 9, 1996, the City evidenced its acceptance and adoption of the West Batiquitos Lagoon/Sammis Properties LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for all of this segment.

**e. East Batiquitos Lagoon/Hunt Properties LCP**

1. This segment was created as a result of approximately 1,650 acres being annexed to the City of Carlsbad. The LCP for East Batiquitos Lagoon/Hunt Properties is similar to the West Batiquitos Lagoon Segment and involves a Master Plan for most of the area, except Green Valley. The same issues apply to this segment as applied to the Mello I, Mello II and West Batiquitos Lagoon segments. On April 14, 1988, the Commission certified the plan with suggested modifications which included, among others, definition of permitted uses within the wetland buffer; clarification of future development intensities and standards for Green Valley; resource protection standards for riparian areas; and requiring internal consistency between the land use policies and the development standards of the Pacific Rim Master Plan, now known as the Aviara Master Plan. The modifications were accepted by the City. Several LUP/IP amendments have been processed for the Aviara planning areas, including Major Amendment 3-95C, which addressed development of a comprehensive public access plan for the segment, and Major Amendment No. 1-96F which incorporated the Green Valley Specific Plan.

2. The Master Plan will serve as the zoning (Implementing Ordinances) for the segment, as well. In 1996, the City decided to seek coastal development permit authority for this segment. Subsequently, on October 9, 1996, the City evidenced its acceptance and adoption of the East Batiquitos Lagoon/Hunt Properties LCP and the Commission endorsed permit delegation. As of October 21, 1996, the City assumed permit authority for most of this segment.

**f. Carlsbad Village Redevelopment Area LCP**

The City submitted a segmentation request and LCP for this downtown redevelopment area. The LUP was certified, as submitted, but the zoning (Implementation Program) was certified with suggested modifications by the Commission on June 14, 1985. The suggested modifications were acceptable to the City and primarily involved procedures for issuance of coastal development

permits. A resubmitted LCP was certified by the Commission on March 27, 1987. The Post-Certification LCP map was approved by the Commission on October 13, 1987. The Commission effectively certified the total LCP on December 8, 1987 and the Redevelopment Agency assumed permit-issuing authority on December 14, 1987. On April 11, 1996, in Major Amendment No. 1-96B, the Commission approved, with suggested modifications, a new Village Redevelopment Master Plan and Design Manual for this downtown commercial core. The primary issues were the adequacy of public parking and retention of high priority uses in the nearshore areas.

3. Areas of Deferred Certification:

a. Mello II LCP

1. Tamarack Street 1 ADC. This was created on October 9, 1996 and includes two properties located at the northwest corner of Interstate 5 and Tamarack. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for these Interstate 5 corridor sites. This remains unresolved.

2. Tamarack Street 2 ADC. This was created on October 9, 1996 and includes one property located at the southwest corner of Interstate 5 and Tamarack. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for this Interstate 5 corridor site. This remains unresolved.

3. Tamarack Street 3 ADC. This was created on October 9, 1996 and includes two properties located at the northeast corner of Interstate 5 and Tamarack. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for these Interstate 5 corridor sites. This remains unresolved.

4. Palomar Airport Road/Avenida Encinas ADC. This was created on October 9, 1996 and includes one property located at the southeast corner of Avenida Encinas and Palomar Airport Road. The main issue is the inconsistency of the current general commercial zoning with the certified visitor-serving land use designation for this Interstate 5 corridor site. This remains unresolved.

5. Interstate 5/Poinsettia Lane ADC. This was created on October 9, 1996 and includes Lots 2 - 7 of Specific Plan SP-186 located at the northwest corner of Interstate 5/Poinsettia Lane. The main issue is the inconsistency of the

current general commercial zoning with the certified visitor-serving land use designation for these Interstate 5 corridor sites. This remains unresolved.

b. East Batiquitos Lagoon/Hunt Properties

1. Green Valley ADC. (Resolved). This was created on April 14, 1988, and includes 280 acres in Green Valley, south of La Costa Avenue and west of El Camino Real. The main issue is determining the kinds and intensity of land uses for the sub-area and this was addressed in Major Amendment No. 1-96F, which was approved with suggested modifications by the Commission on May 7, 1996 and resolved this ADC. The amendment revised the land use plan and incorporated the Green Valley Specific Plan as the implementing ordinance.

4. Amendments:

- LCP No. 1-83 (Major) - Mello II - Approved 1 Part, Denied 2 Parts 2/23/83;
- No. 2-83 (Major) - Mello II - Approved (w/ suggested mods) 7/27/83;
- No. 3-83 (Major) - Mello II - Approved 9/28/83;
- No. 1-84 (Major) - Mello II - Approved 5/23/84;
- No. 2-84 (Major) - Mello II - Approved 7/12/84;
- No. 3-84-A (Major) - Mello II - Approved 11/15/84;
- No. 3-84-B (Major) - Mello II - Approved (w/ suggested mods) 6/14/85;
- LUP No. 1-85 (Major) - Agua Hedionda - Approved (w/ suggested mods) 4/11/85;
- LCP No. 1-85 (Major) - Mello II - Approved 4/11/85;
- No. 1-85 (Major) - Mello I - Approved 10/24/85;
- No. 2-85 (Major) - Mello II - Approved 10/24/85;
- No. 3-85 (Major) - Mello II - Approved 11/22/85;
- LUP No. 1-86 (Major) - Agua Hedionda - Approved 2/6/86;
- LCP No. 1-86 (Major) - Mello II - Denied 2/6/86;
- LCP/LUP No. 1-87 (Major) - Agua Hedionda, Mello I & II and Carlsbad Village Redevelopment Area - Approved (w/ suggested modifications) 5/14/87;
- LCP/LUP No. 2-87 (Major) - Agua Hedionda and Mello II - Approved (w/ suggested mods) 2/23/88;
- LCP No. 3-87 (Major) - Mello I - Approved (w/ suggested mods) 4/14/88;
- No. 1-88 (Major) - Mello II - Approved (w/ suggested mods) 12/14/88;
- No. 1-90 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved 7/10/90;
- No. 1-91 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties Approved (w/ suggested mods) 5/7/91;
- No. 2-91 (Major) - Mello II - Approved 7/16/91;

- No. 3-91 (Major) - Mello I and East Batiquitos Lagoon/Hunt Properties  
 Approved (w/ suggested mods) 10/8/91;
- No. 1-92 (Major) - Agua Hedionda, Mello I, Mello II and East Batiquitos  
 Lagoon/Hunt Properties - Approved Part, Approved  
 Part (w/ suggested mods) 11/17/92;
- No. 1-93 (Major) - Mello II - Approved (w/ suggested mods) 6/10/93;
- No. 2-93 (Major) - Mello II - Approved 11/18/93;
- No. 1-94 (Major) - Part B West Batiquitos Lagoon/Sammis Properties -  
 Approved w/suggested modifications 5/12/94; ED  
 Checkoff 9/16/94; Postponed A & C; Part A-  
 Withdrawn; Part C-Aviara Phase III approved w/  
 suggested mods 8/11/94;
- No. 2-94-A (Major) - Approved 12/16/94;
- No. 2-95 - (Major) - Approved LUP as submitted; Approved IPA  
 (w/suggested modifications) 10/10/95; ED Checkoff  
 8/14/96;
- No. 3-95 (Major) - Approved Parts A & B 12/14/95; Part C Approved  
 (w/suggested modifications) 11/12/96;
- No. 1-96 (Major) - Parts A- H - Part A Approved 4/11/96; Part B & C  
 Approved (w/suggested modifications) 4/11/96; ED  
 Checkoff Part C 8/14/96;  
 Part B 9/12/96; Parts D&E Approved 4/11/96;  
 Part F Approved (w/suggested modifications)  
 5/7/96; ED Checkoff 10/9/96; PartG Approved  
 (w/suggested modifications) 8/14/96; Part H  
 Approved (w/suggested modifications) 5/7/96; ED  
 Checkoff 11/12/96;
- No. 2-96 (Major) - Parts A& B; Part B Approved (w/suggested  
 modifications) 6/13/96; Part A Approved  
 (w/suggested modifications) 7/12/96;
- No. 3-96 (Minor) - Approved 6/13/96;
- No. 4-96 (De Minimis) - Approved 9/12/96;
- No. 5-96 - Withdrawn.

5. Local Government Post-Certification Permit Activity (through quarter ending  
 June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
21	5	0

**City of Encinitas**

1. Number of segments - 0
2. Summary status:

This City incorporated on October 1, 1986. Approximately two-thirds of the City is comprised within the coastal zone. The City prepared and adopted a new General Plan, Zoning Ordinance and LCP. The City modified certain land use designations from those contained in the County of San Diego's LCP which was previously certified for this area. The City has adopted its General Plan which will also serve, in part, as its' LUP document, and has adopted a zoning ordinance. The LUP and Implementation Plan were approved by the Commission with suggested modifications on November 17, 1994. The City accepted the modifications and the LCP was effectively certified on May 11, 1995. The City began issuing permits on May 15, 1995.

On August 9, 1995, the Commission approved, with suggested modifications, Major Amendment No. 1-95A which added 850 acres along El Camino Real, between La Costa Avenue and Encinitas Blvd., to the City's jurisdiction comprised in the Encinitas Ranch Specific Plan. The main issues were the intensity of development, agricultural preservation, habitat preserves and public access provisions. In its effective certification of the amendment on September 14, 1995, the Commission also delegated permit authority and the City began issuing permits for this annexed area on September 18, 1995.

3. Area of Deferred Certification: None.
4. Amendments:
  - LCP No. 1-95 (Major) - Part A Approved (w/suggested modifications) in part, Approved in part 8/9/95; ED check-off (portion) 9/14/95;  
Part B - LUP Approved; Zoning approved in part and approved parts (w/suggested modifications) 10/10/95; ED Checkoff 1/12/96;
  - No. 2-95 (Minor) - Approved 1/12/96;
  - No. 3-95 (Major) - Approved 2/8/96;
  - No. 1-96 (Major) - Approved (w/suggested modifications) 10/9/96; ED Checkoff 1/10/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
167	25	3

**City of Solana Beach**

1. Number of segments - 0
2. Summary status:

This City incorporated on July 1, 1986, and is entirely comprised within the coastal zone. Like Encinitas, it intends to prepare and adopt a new General Plan, Zoning Ordinance and LCP. The City has indicated it will be utilizing a lot of the resource protection policies/ordinances contained in the County's previously certified San Dieguito LCP. It is also expected that the City will modify certain land use designations from those contained in that LCP. The City has adopted a General Plan and interim zoning ordinance; work on local land use regulations has been the immediate priority for the community. An LCP submittal is not expected in the near future.

3. Area of Deferred Certification: None.
4. Amendments: None.

**City of Del Mar**

1. Number of segments - 0
2. Summary status:

Del Mar is a small urbanized community with little undeveloped land. After completing its community plan update and addressing some long-standing beachfront issues, the City submitted its initial LUP portion, which was certified with suggested modifications, by the Commission, on September 11, 1991. The City then resubmitted its land use plan and the Commission again certified it with suggested modifications on June 11, 1992. The City accepted these modifications and the LUP portion was effectively certified by the Commission on March 18, 1993. The City has drafted its implementation plan (zoning) and it is undergoing local review. A submittal to the Commission is expected by the end of 1997.

3. Area of Deferred Certification: None.
4. Amendments: None.

### **City of San Diego**

1. Number of segments - 12
2. Summary status:

#### **a. North City LUP**

This LUP segment was submitted on April 20, 1981, and the Regional Commission certified it with suggested modifications on June 26, 1981. The State Commission found that the Regional Commission's decision raised no substantial issue on August 21, 1981, thereby endorsing the Regional Commission's action. A resubmitted LUP was certified with suggested modifications on May 23, 1984. As a result, the City substantially revised the LUP to address the Commission's concerns and resubmitted the LUP a second time. On August 27, 1985, the Commission certified the land use plan as submitted. This LUP segment has been very controversial and has involved extensive public participation. Major issues have involved the preservation and protection of the Los Penasquitos and San Dieguito Lagoons; grading and erosion control within the watershed of these lagoons; the proposed Route 56 Freeway; and, the extent of development within the San Dieguito River Valley. On January 13, 1988, the Commission certified a third resubmittal of this segment, as submitted, to clarify steep slope development policies and incorporate permissible, but discretionary, encroachment allowances into constrained slopes. This LUP was effectively certified by the Commission on July 13, 1988.

On February 8, 1996, the Commission approved with suggested modifications an updated Torrey Pines Community Plan in Major Amendment No. 2-95A. The Torrey Pines community is one of six identified planning areas in this segment and the main issues addressed in this update were the appropriateness of several road improvements adjacent to Los Penasquitos Lagoon. A Categorical Exclusion for the Torrey Pines community for the construction of single-family residences and demolition of structures on identified R1-6000 zoned lots was denied on February 6, 1997.

**b. La Jolla/La Jolla Shores LUP**

The La Jolla/La Jolla Shores LUP was submitted to the Commission in October, 1979. The Regional Commission certified this LUP with suggested modifications on May 9, 1980, and the State Commission found that this decision raised no substantial issue on December 18, 1980. The Commission certified a resubmitted LUP with suggested modifications on September 22, 1982, and the second resubmittal was certified, as submitted, on April 26, 1983. A third resubmittal was certified as submitted on July 13, 1988.

**c. Pacific Beach LUP**

The Pacific Beach LUP was submitted on April 30, 1981. On June 12, 1981, the Regional Commission denied the LUP, as submitted, then certified it with suggested modifications. The Commission found that the Regional Commission's decision raised no substantial issue on July 24, 1981. The City resubmitted this LUP in October, 1983, and the Commission certified it with suggested modifications on May 23, 1984. Subsequently, the City revised the segment to address the Commission's concerns regarding parking in nearshore areas and resubmitted it a second time. On August 27, 1985, the Commission certified the Pacific Beach LUP as resubmitted (for the second time). A third resubmittal was certified as submitted on July 13, 1988.

On May 11, 1995, the Commission approved, as submitted, an updated Pacific Beach Community Plan & LCP Land Use Plan in Major Amendment No. 2-95C. The main issue addressed in the update was the application of visitor commercial rezoning in two areas of the community.

**d. Mission Beach LCP**

1. The Mission Beach LUP segment was submitted in November, 1979. The Regional Commission certified this segment with suggested modifications on April 11, 1980. On July 22, 1980, the State Commission found that this decision raised substantial issue with regard to policies for visitor-serving commercial facilities in the Santa Clara Place commercial district. The first resubmitted LUP was certified with suggested modifications on September 22, 1982. A second resubmittal was certified with suggested modifications on November 15, 1984. A third resubmittal involving only the Belmont Park site was certified by the Commission on September 10, 1986. A fourth resubmittal incorporating the Commission's suggested modifications of November 15, 1984, was certified as submitted on July 13, 1988.



2. The zoning (implementing ordinances) portion for the land use plan was comprised in the Mission Beach Planned District Ordinance (PDO); it was certified with suggested modifications on November 15, 1985. The modifications were acceptable to the City and a resubmittal was approved, as submitted, on January 13, 1988, with final certification by the Commission on July 13, 1988. (The revised LUP was also approved on July 13, 1988, based on this zoning action, which is different from the normal pattern of the zoning portion following the land use plan.)

**e. Mission Bay LCP**

1. This LUP segment was submitted on April 5, 1982. At the September 1982 hearing, the City requested and the Commission granted, an indefinite delay in order to allow more time to address the major issues: public access, environmentally sensitive habitats and alternate transit development. The City has given this segment a lower priority for completion since it is almost all original jurisdiction area, where the Commission will retain permit-issuing authority following effective certification. The City has finalized a Resource Management Element and a shoreline protection study for Mission Bay. A Master Plan was adopted and forwarded to the Commission. The Commission approved the LUP with suggested modifications on May 11, 1995 through Amendment 1-95. On May 7, 1996, the Commission set aside its decision. On November 15, 1996, the Commission again approved the Master Plan (LUP) with suggested modifications. The main issues were the preservation of public access opportunities in and around the bay, including Bahia Point, conflicts among competing users in this regional water recreational park, resource protection measures and water quality.

2. The Commission's January 13, 1988, action on zoning for the other 11 segments did not include this segment.

**f. Ocean Beach LUP**

The Ocean Beach segment LUP was submitted in October of 1979. The Regional Commission certified the segment with suggested modifications on February 22, 1980. The Commission found that this decision raised substantial issue with regard to development of Pueblo Lot 212 and with regard for the provision of sufficient visitor-serving uses. On May 22, 1980, the Commission certified the Ocean Beach LUP segment with suggested modifications. This occurred again with the first resubmittal on May 23, 1984. A second resubmitted LUP was certified by the Commission (as submitted by the City) on August 27, 1985, and addressed the adequacy of parking in the nearshore areas. Issues

related to Pueblo Lot 212 and visitor-serving accommodations were resolved. A third resubmittal was certified as submitted on July 13, 1988.

**g. Peninsula LUP**

The Regional Commission, on May 22, 1981, certified the LUP with suggested modifications. The Commission found that the decision raised substantial issue with regard to the preservation and protection of Famosa Slough. On August 21, 1981, and again on May 23, 1984, the Commission certified this segment with suggested modifications. A second resubmitted LUP was certified by the Commission on August 27, 1985, and addressed the adequacy of parking requirements in the nearshore areas. A third resubmittal was certified as submitted on July 13, 1988.

**h. Centre City/Pacific Highway Corridor (PHC) LUP**

This LUP segment was submitted on April 7, 1981. On May 22, 1981, the San Diego Coast Regional Commission certified it with suggested modifications. The LUP was reactivated and certified with suggested modifications on May 24, 1983. These were acceptable to the City; however, several years passed and a second resubmittal was reviewed by the Commission in January of 1988. Since there were new concerns about the adequacy of the resubmitted LUP's provisions to phase necessary public access and traffic improvements with new development, the resubmittal was first denied and then certified, with suggested modifications, on January 13, 1988. The City accepted the modifications and the LUP was effectively certified on July 13, 1988.

**i. Barrio Logan/Harbor 101 LCP**

1. The Barrio Logan LUP was submitted in August of 1979, and on November 9, 1979, it was certified with suggested modifications. The Commission found this action raised no substantial issue on December 18, 1979. The LUP was resubmitted in December 1982. On February 23, 1983, the Commission certified the LUP as resubmitted. A third resubmittal was certified as submitted on July 13, 1988.

2. The zoning (implementing ordinances) portion of the LCP was partially comprised in a Planned District Ordinance (PDO), which was certified with suggested modifications by the Commission on February 23, 1983. The City accepted these modifications and a resubmitted Citywide implementation plan (including the PDO) was denied and then certified with suggested modifications

by the Commission on January 13, 1988. Final certification by the Commission of the Barrio Logan PDO occurred on July 13, 1988.

**j. Otay Mesa/Nestor LUP**

This segment was submitted on January 15, 1979. The Regional Commission, on March 9, 1979, certified this LUP as submitted. The Commission found no substantial issue with this action, and certified it on May 15, 1979. The main issues were the preservation of environmentally sensitive habitat areas and agriculture. A resubmitted LUP was certified with suggested modifications on March 14, 1985, and a second resubmittal certified (without modifications) on March 11, 1986. A third resubmittal was certified as submitted on July 13, 1988.

**k. Tia Juana River Valley LUP**

This segment was submitted on January 15, 1979. The Regional Commission certified this LUP with suggested modifications on April 27, 1979. The City accepted these suggested modifications and incorporated them into a resubmitted LUP which the Commission certified on September 18, 1979. The City further changed its LUP, resubmitted it, and it was certified (as submitted) on May 23, 1984. The main issues have been the preservation of environmentally sensitive wetland/riparian areas and agriculture. A fourth resubmittal was certified as submitted on July 13, 1988.

**l. Border Highlands LUP**

On May 1, 1981, the City submitted this segment. The Regional Commission denied the LUP as submitted and certified it with suggested modifications. The Commission found no substantial issue on July 23, 1981. On May 21, 1982, the City resubmitted this segment, adopting most of the Commission's suggested modifications. The Commission, on August 27, 1982, certified the LUP as resubmitted. A third resubmittal was certified as submitted on July 13, 1988.

The zoning (Implementation Plan) for nine of the City's 12 segments (excepting Mission Beach, Mission Bay and Barrio Logan/Harbor 101) was submitted in October of 1983, and the Commission certified it with suggested modifications on May 23, 1984. The modifications concerned limiting floodplain development, restricting grading of steep slopes and providing adequate parking standards for new development in the nearshore areas.

Following the 1984 action, the City revised the Implementation Plan to respond to the issues raised by the Commission. The City resubmitted the implementing ordinances and this package was reviewed by the Commission in January of 1988. Although there had been substantial progress made to resolve many of the Commission's concerns, the resubmitted Implementation Plan was denied and then approved, with suggested modifications, on January 13, 1988. The City accepted these modifications, and the Commission effectively certified the Implementation Plan (including two planned district ordinances) for eleven segments (except Mission Bay) on July 13, 1988. This was done at the same time, but just prior to the certification (without modifications) of the balance of the City's LUPs (except North City and Centre City which were previously effectively certified and Mission Bay which is on its own time-track).

However, two of the eleven segments (Mission Beach and Barrio Logan/Harbor 101) also have Planned District Ordinances (PDOs) which the Commission has separately reviewed and approved. In those two cases, the planned district's provisions provide more specific controls over the area's development; however, where the district and LCP implementation plan do not conflict, the City still utilizes much of its general zoning for those communities. Additionally, the Mission Bay segment still remains uncertified at this time.

Following the Commission certification with suggested modifications action of January 13, 1988, the City agreed to the proposed revisions which were largely technical, but necessary, clarifications to assure effective implementation of the City's certified land use plan provisions. The modifications involved assuring the application of resource protection measures in discretionary permits, establishment of buffer zones for riparian habitats, development of brush management/fire protection policies, requiring Commission review of identified resource mapping adjustments and clarifying the coastal development permit processing ordinance.

The City Council accepted the Commission's suggested modifications for the Implementation Plan and the Commission concurred with this action, effectively certifying the total LCP on October 14, 1988 (except for Mission Bay and several areas of deferred certification). The City assumed permit-issuing authority for all of its coastal zone (except for Mission Bay and the identified areas of deferred certification) on October 17, 1988.

3. Areas of Deferred Certification:

a. North City

1. Via de la Valle Specific Plan ADC. This was created on August 21, 1981, and includes about 100 acres east of I-5 and north of Via de la Valle. The main issues are the proposed densities and extent of grading/encroachment on visually-significant steep slopes. While unresolved at this time, the area is being built-out through the approval of individual coastal development permits.

2. South Slopes ADC. This was created on August 21, 1981, and includes several small unplanned geographic portions of areas on the south slopes of the San Dieguito River Valley, east of I-5 situated on properties outside of the 100-year floodplain. The main issues are the permitted land use intensities and slope preservation, and these remain unresolved.

3. San Diego Gas and Electric (SDG&E) Property ADC (Resolved). This was created on August 27, 1985, and includes 110 acres. Located adjacent to Los Penasquitos Lagoon, west of I-5 and south of Carmel Valley Road, the main issue is the mapping of the extent of the wetlands, and the City had been sued by SDG&E over this. The State Department of Parks and Recreation has acquired portions of the property and an LUP has been completed as part of the Los Penasquitos Lagoon Enhancement Plan. This Plan was a part of the Commission's action on LCP Amendment No. 2-90 (Major) which was approved on September 13, 1990, and resolved this ADC.

4. Carmel Valley ADC (Partially Resolved). This was created on August 21, 1981, and covers about 400 acres along Carmel Valley Creek, east of I-5 at Carmel Valley Road and situated within the Neighborhood #8 Precise Plan area. It also includes portions of the valley located within the City's Urban Reserve (and outside of North City West area) further east. The main issues are the extent of development to be allowed, resolution of the Carmel Valley Road/State Route 56 roadway alignment, preservation of riparian habitat and land use designations. The Precise Plan for Neighborhood #8 and the Carmel Valley Resource Enhancement Plan were prepared for the North City West planning area portions of this ADC and their adoption in the City's LCP Amendment No. 2-90 (Major) resolved most of the above issues. Although the City initiated planning studies for the Urban Reserve (Framework Plan/LCP Amendment No. 1-93 (Major)), these portions of the Carmel Valley Plan remain unresolved.

5. Los Penasquitos Regional Park ADC. This was created on August 21, 1981, and includes about 600 acres in Los Penasquitos and Lopez Canyons, at the easterly end of Sorrento Valley Blvd. The main issue is the lack of a master plan for this nature preserve. A plan has been drafted and is undergoing local review. However, at this time, it remains unresolved.

6. Torrey Pines City Park ADC. This was created on August 21, 1981, and includes 75 acres. It is comprised of a mesatop area and steep coastal bluffs. The main issue is the lack of a master plan addressing these coastal bluffs, their stability and public access needs. This is unresolved at this time.

7. Cal Sorrento Property ADC. This was created on August 27, 1985, and includes about 25 acres located just east of I-805 and north of Los Penasquitos Creek. The main issues are protection of a remnant marsh and steep slope areas, and these remain unresolved.

b. La Jolla/La Jolla Shores

1. La Jolla Planned District ADC (Resolved). This was created on January 13, 1988, and includes most of the commercially-zoned properties of this community, as well as nearshore residential areas. The main issues are the parking exemptions proposed for rehabilitation efforts, small lots and minor additions within the district and the need for an overall program to address alternate transit and traffic circulation needs. These concerns were resolved by the Commission's effective certification of the LCP Amendment No. 4-89 on November 17, 1989.

c. Pacific Beach

1. Visitor Commercial Rezones ADC. Resolved. This was created on October 14, 1988, and includes the visitor commercial nodes in Pacific Beach located generally west of and fronting on Mission Blvd. between Law Street and Pacific Beach Drive, and the bayside strip generally fronting on Mission Bay Drive. The main issues are priorities for visitor-serving uses and the resulting change from the more typical neighborhood-oriented commercial strip development presently found in these areas. These concerns were resolved by the Commission's effective certification of LCP Amendment No. 2-95C on May 11, 1995.

2. Garnet Avenue Commercial Strip ADC (Resolved). This was created on October 14, 1988, and includes 50 acres in the main business district of Pacific Beach. The main issue is how to preserve the pedestrian-oriented and community strip character in this area. In developing its implementation measures, the City applied the CC (Community Commercial) zone to the Garnet Avenue strip; this zone was specifically designed to regulate older commercial districts adjoining residential neighborhoods. However, the community's concerns remained and the proposed zoning is being reviewed at this time. Alternate zoning was proposed to implement the certified LUP and its acceptance resulted in resolution of this

ADC. This was resolved by Commission effective certification of LCP Amendment No. 4-89 on November 17, 1989.

d. Mission Beach

1. Mission Beach Park (aka Belmont Park) ADC (Resolved). This was created on September 22, 1982, and includes 18.7 acres at the intersection of West Mission Bay Drive and Mission Blvd. The main issues were determining the proper mix of public and commercial recreation uses, and adequacy of beach parking. These were resolved through certification of a resubmitted LUP on September 10, 1986.

e. Ocean Beach

1. Niagara Streetend ADC (Resolved). This was created on October 14, 1988, and includes a small half-square block (.59-acre) on the south side of Niagara Street, west of the alley and just east of the Ocean Beach Pier. The main issue is the inconsistency of the certified LUP which designates the property for residential use and its present zoning of C-1 (General Commercial). This issue was resolved by the Commission approval LCP Amendment No. 1-88 on November 17, 1988, re-designating the block to Community Commercial.

f. Peninsula

1. Famosa Slough ADC. This was created on May 23, 1984, and includes about 20 acres along West Point Loma Blvd., east of Nimitz Blvd. The main issue is preserving this remnant wetland, isolated as a result of channelization of the San Diego River. This remains unresolved.

g. Centre City/Pacific Highway Corridor (PHC)

1. County Administration Center (CAC) ADC. This was created on May 23, 1984, and includes 15 acres along North Harbor Drive, north of Ash Street. The main issue is the future use of County-owned parking lots, which the original LUP designated as a future park and the County would like to develop for commercial uses. This ADC is unresolved at this time.

h. Otay Mesa/Nestor

1. Otay River Valley and South Bay Deferred Certification Study Area ADC. This was created on October 14, 1988, and includes the Otay River Valley

floodplain and abutting South Bay properties within the City's jurisdiction. The subject properties are generally located southwest of the Palomar Street/I-5 interchange, and north of Palm Avenue, at the south/southeast corner of San Diego Bay. The main issue is allowing time for the preparation of a specific land use plan for the area. The work will also reflect multi-jurisdictional efforts underway in this area to create a regional park extending up the river valley. This remains unresolved.

i. Tia Juana River Valley

1. Tia Juana River Valley Floodplain ADC (Resolved). This was created on October 14, 1988, and encompasses all of the floodplain in the river valley as shown on City Zoning Map #C-704. The main issue is the need to review and update the hydrologic maps of the river valley to reflect current floodway/floodplain fringe delineations to ensure application of the appropriate resource protection measures. Work was completed on the map updates, and the Commission approved LCP Amendment No. 2-90 on September 13, 1990, which resolved this ADC.

4. Amendments:

- LCP No. 1-88 (Major) - Ocean Beach & Otay Mesa/Nestor - Approved 11/17/88;
- No. 1-89 (Major) - North City & Centre City/PHC - Approved (w/ suggested mods) 5/9/89;
- No. 2-89 (Major) - North City & Otay Mesa/Nestor - Approved (w/ suggested mods) 7/11/89;
- No. 3-89 (Minor) - Ocean Beach - Approved 8/10/89;
- No. 4-89 (Major) - North City, La Jolla/La Jolla Shores, Pacific Beach, Peninsula & Citywide - Approved 10/11/89;
- No. 5-89 (Minor) - Citywide - Approved 2/14/90;
- No. 1-90 (Major) - North City, La Jolla/La Jolla Shores, Mission Beach & Citywide - Approved (w/ suggested mods) 4/11/90, ED Checkoff 9/11/91;
- No. 2-90 (Major) - North City, Mission Beach & Tia Juana River Valley - Approved 9/13/90;
- No. 1-91 (Major) - North City, La Jolla/ La Jolla Shores, Pacific Beach, Ocean Beach & Citywide - Approved 5/7/91;
- No. 1-91 (Major) - Centre City/PHC - Approved (w/ suggested mods) 11/12/91;
- No. 2-91 (Major) - North City, Centre City/PHC, Otay Mesa/Nestor &



- Tia Juana River Valley - Approved (w/ suggested mods) 9/11/91, ED Checkoff 2/18/92 & 4/10/92;
- No. 3-91 (Major) - North City, Barrio Logan/Harbor 101 & Citywide - Approved 11/12/91;
- No. 1-92 (Major) - North City, Barrio Logan/Harbor 101 & Citywide - Approved Part, Approved Part (w/ suggested mods) 6/11/92, ED Checkoff 8/12/92, Continued Part 6/11/92, Approved Continued Part (w/ suggested mods) 8/12/92;
- No. 2-92 (Major) - Citywide - Approved (w/ suggested mods) 8/12/92, ED Checkoff 12/11/92;
- No. 3-92 - Withdrawn;
- No. 4-92 (Major) - Centre City, Barrio Logan/Harbor 101, Tia Juana River Valley & Citywide - Approved Part, Continued Part 1/15/93, Approved Continued Part (w/ suggested mods) 2/18/93, ED Checkoff 11/18/93;
- No. 5-92 (Minor) - Citywide - Approved 12/11/92;
- No. 1-93 (Major) - North City & Citywide - Approved Part, Approved Part (w/ suggested mods), ED Checkoff 11/18/93 & 12/16/93, Denied Part 5/14/93;
- No. 2-93 (Major) - North City - Approved 5/14/93;
- No. 3-93 (Major) - North City - Approved 10/14/93;
- No. 4-93 (Minor) - Citywide - Approved 10/14/93;
- No. 5-93 (Major) - North City & Pacific Beach - Approved 11/18/93;
- No. 6-93 (Minor) - Citywide - Approved 1/14/94;
- No. 1-94 (Minor) - Citywide - Approved 2/18/94;
- No. 2-94 (Major) - North City & Citywide - Approved 9 Parts of Implementation Plan 5/12/94, LUP (portion) Approved as submitted and zoning approved w/ mods 7/14/94;
- No. 3-94 (Major) - Pacific Beach and Citywide- LUP approved w/ mods 7/14/94, Implementation approved in part and Denied in part 7/14/94;
- No. 4-94 (Major) - Approved (w/ suggested modifications) 2/9/95; ED Checkoff 6/16/95;
- No. 1-95 (Major) - Part A - North City/ Approved (w/ suggested modifications) 3/8/95, ED Checkoff 6/16/95; Part B - Mission Bay Approved (w/ suggested modifications) 5/11/95; ED Check-off 12/14/95; Set Aside by Commission decision 5/7/96; Approved (w/suggested modifications) 11/15/96;

- No. 2-95 (Major) - Part A- North City - Approved (w/suggested modifications) 2/8/96; ED Check-off 6/13/96;  
Part B- La Jolla - Approved (w/ suggested mods) 5/11/95;  
Part C - Pacific Beach - Approved 5/11/95;
- No. 3-95 (Major) - Approved 2/8/96;
- No. 1-96 (Major) - Approved 8/14/96;
- No. 2-96 (Major) - Approved (w/suggested modifications) 11/12/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
851	251	21

City of Coronado

1. Number of segments - 0
2. Summary status:
  - a. On March 13, 1981, the Regional Commission denied the LUP as submitted, then certified it subject to the City revising certain policy language concerning access and development on the old Ferry Landing site. On April 16, 1981, the State Commission found no substantial issue. Subsequently, the City modified the LUP to comply with the policy language suggested by the Regional Commission and the LUP was effectively certified on June 23, 1981.
  - b. The Commission certified (with suggested modifications) the zoning (Implementation Plan) on September 28, 1983, and the City accepted the proposed revisions. The City resubmitted the Implementation Plan and it was approved by the Commission, resulting in effective certification of the City's LCP on January 11, 1984. On that same date, the City assumed permit-issuing authority.
3. Area of Deferred Certification: None.
4. Amendments:
  - LUP No. 1-81 (Major) - Approved 2/4/82;
  - No. 1-82 (Major) - Approved 11/18/82;

- No. 1-83 (Major) - Approved Part and Denied Part 7/27/83;
- LCP No. 1-86 (Major) - Approved 1/14/87;
- No. 1-87 (Major) - Approved 7/10/87;
- No. 1-88 (Major) - Approved 7/13/88;
- No. 1-89 (Major) - Approved Part, Approved Part (w/ suggested mods),  
Denied Part 1/9/90;
- No. 1-90 (This number not used);
- No. 2-90 (Minor) - Approved 1/8/91;
- No. 3-90 (Major) - Denied 5/7/91;
- No. 1-91 (Major) - Approved (w/ suggested mods) 5/7/91,  
ED Checkoff 8/14/91;
- No. 2-91 (Major) - Approved LUP Portion, Denied Implementation Plan  
Portion 11/12/91;
- No. 1-93 (Major) - Approved (w/ suggested mods) 10/14/93, ED Checkoff  
3/17/94;
- No. 1-95 (Major) - Approved 2/8/96;
- No. 1-96 (Major) - LUP approved; IP approved in part and IP Parts E & F  
approved (w/suggested modifications)  
7/12/96; ED Checkoff 11/12/96;
- No. 2-96 (Major) - Approved (w/suggested modifications) 2/7/97; ED  
Checkoff 5/14/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
89	63	6

**City of National City**

1. Number of segments - 0
2. Summary of status:

On September 29, 1981, the City formally submitted its total LCP. At that time, there were concerns about the preservation of Paradise Marsh and new development standards. Before the Commission hearing, the City requested an indefinite delay and concentrated LCP work did not resume until the fall of 1987. In the interim, the City had determined that it would process the land use plan and implementing ordinances separately. On February 5, 1988, the City's revised

LUP was accepted for filing. The new land use plan submittal substantially responded to the previous issues identified by staff, and, on April 14, 1988, the Commission certified the LUP with suggested modifications. The suggested revisions addressed the marsh preservation policies, seasonal grading controls, reduction of flood hazards and the intensity of development in the proposed tourist commercial area. The City accepted the suggested modifications and the Commission effectively certified the LUP on July 13, 1988.

The implementation program (zoning) was certified with suggested modifications on December 11, 1990. The City accepted these modifications and the Commission effectively certified the total LCP on April 9, 1991. The City assumed permit-issuing authority on July 15, 1991.

A Categorical Exclusion Order (E-91-1) was adopted by the Commission on May 7, 1991 and excludes temporary uses, minor grading, demolition of non-historic structures, lot line adjustments and accessory uses in commercial and light manufacturing zones.

3. Area of Deferred Certification: None.
4. Amendments:

LCP No. 1-91 (Major) - Approved 7/16/91;  
No. 1-93 (Major) - Approved 6/10/93;  
No. 1-97 (Major) - Approved (w/suggested modifications) 4/9/97.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
23	7	0

### City of Chula Vista

1. Number segments - 2
2. Summary status:

**a. Balance of City LCP**

The Commission denied the Chula Vista LCP as submitted on September 4, 1979, and then approved it with conditions. The City was advised to resubmit the LCP with modifications reflecting these conditions. The City sued. The

judge ruled that the Commission could not conditionally approve the LCP and that the Commission should rescind its decision and then vote on the Chula Vista LCP to either certify, in whole or in part, or deny the LCP as submitted.

On April 16, 1981, the Commission reconsidered the LCP, and partially certified portions and partially denied others. The Commission also approved suggested policy language, which, if incorporated into the LCP, would result in a finding of conformity with the Coastal Act for the entire Chula Vista LCP. From the standpoint of Coastal Act policies, wetland protection (Sweetwater Marsh) was the key issue.

The resubmitted LUP was certified by the Commission (as resubmitted) on March 27, 1984, and the zoning (Implementation Plan/Specific Plan) was certified on January 25, 1985. The Commission was sued by the Sierra Club over this LCP certification. On September 27, 1985, the LCP was effectively certified by the Commission and the City assumed permit-issuing authority at that time. As a result of the settlement over the litigation related to LCP certification, extensive areas of the City's Midbayfront and the F/G Street Marsh have been incorporated into the Sweetwater Marsh National Wildlife Refuge. In order to recognize this land use change, as well as a modified development plan from a new property owner, the City developed and submitted a major LCP amendment (No. 2-92) for the Midbayfront, which was approved with suggested modifications by the Commission on January 15, 1993.

**b. South Bay Islands LCP**

The County Board of Supervisors submitted the existing County General Plan as the LUP for two small unincorporated "islands" in the South Bay area (totaling 37 acres). The Regional Commission rejected the LUP, recommending one modification be incorporated to control signage. On December 18, 1980, the State Commission found that the Regional Commission's decision raised no substantial issue and certified the resubmitted LUP and zoning (implementing ordinances) on November 22, 1985. This small segment was annexed to the City of Chula Vista in January of 1986, and the City will need to amend its LCP to incorporate the area into it.

3. Area of Deferred Certification: None.

4. Amendments:

LCP No. 1-85 (Major) - Approved 2/6/86;

No. 1-86 (Major) - Approved 11/13/86;

- No. 1-88 (Major) - Approved 6/9/88;
- No. 1-89 (Major) - Approved 4/14/89;
- No. 1-92 (Major) - Approved (w/ suggested mods) 6/11/92, ED Checkoff  
7/8/92;
- No. 2-92 (Major) - Approved (w/ suggested mods) 1/15/93, ED Checkoff  
6/10/93;
- No. 1-93 (Major) - Approved 5/14/93;
- No. 1-94 (Major) - Approved (w/ suggested modification) 2/9/95; ED  
Checkoff 3/8/95;
- No. 1-96 (Major) - Approved 5/7/96.

5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
64	56	1

**City of Imperial Beach**

1. Number of segments - 0
2. Summary status:
  - a. The City submitted its LUP on June 30, 1981. The Commission denied the LUP as submitted, then certified it with suggested modifications on September 15, 1981. It was resubmitted on January 22, 1982, and certified by the Commission on March 16, 1982. Following effective certification on November 18, 1982, the City assumed interim permit-issuing authority (per Hannigan), effective August 15, 1983. Following effective certification of both the LUP and zoning (Implementation Plan) on September 26, 1984, the City assumed permit-issuing authority on February 13, 1985, superseding the August 1983 interim (Hannigan) authority.
  - b. The zoning (Implementation Plan) was effectively certified by the Commission on September 26, 1984. The principal concern has been the redevelopment of the beachfront area. Implementation of the Seacoast District Specific Plan has not occurred. Major Amendment No. 2-94, which the Coastal Commission approved with suggested modifications on October 12, 1994, involved revisions to both the LUP/IP portions of the LCP and essentially consisted of a new General Plan/Coastal Plan and new Zoning Ordinance which

replaced the Seacoast District Specific Plan. The main issues were the adequacy of public parking and the retention of high priority uses in the Seacoast District.

- 3. Area of Deferred Certification: None.
- 4. Amendments:

- LUP No. 1-83 (Major) - Approved 1/11/84;
- LCP No. 1-85 (Major) - Approved (w/ suggested mods) 4/11/85,  
ED Checkoff 10/25/85;
- No. 2-85 (Major) - Approved 10/24/85;
- No. 1-86 (Major) - Approved (w/ suggested mods) 1/14/87;
- No. 1-88 (Major) - Approved 11/17/88;
- No. 1-89 (Major) - Approved (w/ suggested mods) 4/14/89,  
ED Checkoff 5/9/89 and 9/12/89;
- No. 2-89 (Major) - Denied 10/11/89;
- No. 3-89 (Major) - Approved (w/ suggested mods) 3/16/90;
- No. 1-90 (Major) - Approved (w/ suggested mods) 6/13/90;
- No. 1-91 (Major) - (Withdrawn);
- No. 1-92 (Minor) - Approved 7/8/92;
- No. 2-92 - Withdrawn;
- No. 3-92 (Major) - Approved 9/11/92;
- No. 1-93 (Major) - Approved Part, Denied Part 4/13/93;
- No. 1-94 (Major) - Approved 3/17/94;
- No. 2-94 (Major) - Approved (w/ suggested modifications) 10/12/94.

- 5. Local Government Post-Certification Permit Activity (through quarter ending June 30, 1997).

Approved Permits Reported	# Appealable To Commission	# Appealed To Commission
397	141	14

**CATEGORICAL EXCLUSIONS:** The Coastal Act allows the Commission to exclude a category of development within a specifically defined geographic area from needing a coastal development permit provided the Commission finds that such an exclusion will not result in any significant adverse effect either individually or cumulatively on coastal resources or public access.

The table below reports exclusions approved prior to LCP certification as well as post-certification exclusions\*:

1977 - 20	1987 - 0
1978 - 5	1988 - 3
1979 - 13	1989 - 1
1980 - 7	1990 - 1
1981 - 7	1991 - 2
1982 - 8	1993 - 1
1983 - 4	1994 - 2
1984 - 4	1995 - 1
1985 - 0	1996 - 0
1986 - 5	1997 - 3

\* Not all exclusions approved prior to LCP certification remain in effect.

### **LONG RANGE DEVELOPMENT PLANS (LRDPs)**

#### **University of California at Santa Barbara (UCSB)**

1. Number of segments - 0
2. Summary status:
  - a. The Long Range Development Plan (LRDP) was certified on March 17, 1981. The University is complying with the conditions of approval, including commencement of the faculty housing project and submittal of the wetlands enhancement plan, and is regularly sending the Commission the required notices of pending development.
3. Area of Deferred Certification: None.
4. Amendments:

No. 1-84 (Minor) - Approved 3/14/84;  
No. 1-85 (Minor) - Approved 2/13/85;



- No. 1-86 (Major) - Approved (w/ suggested mods) 3/14/86, ED Checkoff 6/10/86;
- No. 1-91 (Major) - Approved (w/ suggested mods) 4/8/91, ED Checkoff 5/9/91;
- No. 1-92 (Major) - Approved (w/ suggested mods) 11/3/92, ED Checkoff 1/14/93;
- No. 1-93 (Major) - Approved 6/11/93;
- No. 1-97 (Major) - Approved (w/suggested modifications) 5/13/97.

### **Pepperdine University**

1. Number of Segments - 0
2. Summary Status: The LRDP was approved in Sept. 1989.
3. Area of Deferred Certification: None
4. Amendments:
  - No. 1-90 (Minor) - Approved 8/9/90.
  - No. 1-91 (Minor) - Approved -2/91;
  - No. 2-91 (Major) - Approved - 6/11/91;
  - No. 1-92 (Major) - Approved (w/suggested modifications) -4/15/93
  - No. 1-93 (Major) - Approved (w/suggested modifications) -1/13/94; ED Check-off 6/94;

### **Port Master Plans**

#### **a. Port of Los Angeles**

1. Summary status:

The Port Master Plan was submitted on 1/3/80 and approved with conditions on March 19, 1980. Effective certification was completed on April 15, 1980.
2. Areas of Deferred Certification: None
3. Amendments:
  - PMP No. 1 (Major) - Withdrawn 5/20/80;
  - PMP No. 2 (Major) - Approved 6/16/81;
  - PMP No. 3 (Major) - Approved 11/15/83;
  - PMP No. 4 (Major) - Approved 8/11/82;
  - PMP No. 5 (Major) - Not filed 8/82;
  - PMP No. 6 (Major) - Approved 7/23/83;
  - PMP No. 7 Part A and B (Major) - Part A Approved 8/23/83,  
Part B denied 8/23/93;

PMP No. 8 (Major) - Approved 11/14/84;  
PMP No. 9 (Major) - Approved 7/2/84;  
PMP No. 10 (Major) - Approved 4/24/85;  
PMP No. 11 (Major) - Withdrawn 3/12/86;  
PMP No. 12 (Major) - Approved 4/14/93;  
PMP No. 13 (Minor) - Approved 7/15/94;  
PMP No. 14 (Major) - Approved 8/10/95;  
PMP No. 15 (Major) - Approved 10/8/96;  
PMP No. 16 (Minor) - Approved 11/1/96;  
PMP No. 17 (Major) - Approved 4/8/97.

**b. Port of Long Beach**

1. Summary status:

The Port Master Plan was submitted in June, 1978, and certified by the Commission on October 17, 1978.

2. Areas of Deferred Certification: None  
3. Amendments:

PMP No. 1 (Major) - Approved 6/16/81;  
PMP No. 2 (Major) - Approved 12/22/82;  
PMP No. 3 (Major) - Approved 10/28/83;  
PMP No. 4 (Major) - Approved 4/26/84;  
PMP No. 5 (Major) - Approved 3/23/88;  
PMP No. 6 (Major) - Approved 9/11/90.  
PMP No. 7 (De Minimis) - Approved 9/14/95;  
PMP No. 8 (Major) - Approved 10/8/96;  
PMP No. 9 (Major) - Approved 7/11/96;  
PMP No. 10 (Major) - Approved 5/13/97.

**c. San Diego Unified Port District**

1. Summary status:

The Port Master Plan was submitted on July 1, 1980, and certified by the Commission on October 14, 1980.

2. Areas of Deferred Certification: None  
3. Amendments:

PMP No. 1 (Major) - Not filed 5/83;  
PMP No. 2 (Major) - Denied 7/26/83;  
PMP No. 3 (Major) - Approved 3/26/84;  
PMP No. 4 (Major) - Denied 3/29/84;  
PMP No. 5 (Major) - Approved 4/12/84;  
PMP No. 6 (Major) - Approved 11/30/84;  
PMP No. 7 (Major) - Approved 4/25/85;  
PMP No. 8 (Major) - Approved 8/27/85;  
PMP No. 9 (Major) - Approved 2/27/87;  
PMP No. 10 (Major) - Denied 5/12/88;  
PMP No. 11 (Major) - Approved 11/15/88;  
PMP No. 12 (Major) - Approved 4/11/90;  
PMP No. 13 (Major) - Approved 9/14/90;  
PMP No. 14 (Major) - Part Approved, Part Denied 6/11/92;  
PMP No. 15 (Major) - Approved 6/11/92;  
PMP No. 16 (Major) - Approved 10/13/92;  
PMP No. 17 (Major) - Part Approved, Part Denied 4/13/93;  
PMP No. 18 (Major) - Approved 5/14/93;  
PMP No. 19 (Major) - Approved 8/11/94; ED Check-off 4/11/96.  
PMP No. 20 (Minor) - Approved 12/14/95;  
PMP No. 21 (Major) - Approved 1/12/96  
PMP No. 22 (Major) - Approved 4/11/96; ED Checkoff 9/12/96;  
PMP No. 23 (Major) - Approved 11/12/96; ED Checkoff 2/6/97.

**d. Port Hueneme**

1. Summary status:

The Port Master Plan was approved with conditions by the Commission on May 15, 1979.

2. Areas of Deferred Certification: None

3. Amendments:

PMP No. 1 (Major) - Approved 10/20-23/81;  
PMP No. 2 (Minor) - Approved 2/22/82;  
PMP No. 3 (Minor) - Denied 1/14/87;  
PMP No. 4 (Minor) - Approved 7/8/87;  
PMP No. 5 (Major) - Approved 9/13/96; ED Checkoff 11/12/96.

**Public Works Plans**

a. **San Francisco Clean Water Program** (PWP No. 1-79)

1. Summary status: The Public Works Plan was approved with conditions on 6/6/79.
2. Specific Projects:
  - 1-79-1 - Approved 6/6/79; (Westside Transport/Pump Station; Great Highway
  - 1-79-2 - Approved 6/6/79; Redesign; Ocean outfall)
  - 1-79-3 - Approved 6/6/79;
  - 1-79-4 - Approved 5/10/88. (aka PWP-1-79-W5 Southwest Sewage Plant)
  - 1-79-5 - This number was not used
  - 1-79-6 - Approved 2/8/91 (Lake Merced Transport)
  - 1-79-7 - Approved 3/18/93 (Richmond Transport)
  - 1-79-8 - Approved 5/12/95 (Richmond/Sunset Plant Demolition)

3. Amendments:

- 1-79-A1 - Approved 9/30/80;
- 1-79-A2 - Approved 1/7/81;
- 1-79-A3 - Approved 4/1/81;
- 1-79-A4 - Approved 7/15/82; (aka PW 2-82-25-A)
- 1-79-A5 - Approved 3/14/84; (aka PW 2-83-14-A)
- 1-79-A6 - Approved 12/13/84; (aka PW 2-84-16-A)
- 1-79-A7 - Approved w/ conditions 7/23/85, condition compliance denied  
9/10/86, approved 12/9/86; (aka PW 2-85-8-A)
- 1-79-A8 - Approved 7/27/87; (aka PW 1-87-117-A8)
- 1-79-A9 - Approved 5/3/88.

b. **Wilder Ranch State Park** (No. 2-82)

1. Summary status: The public works plan was approved with conditions on 2/5/82.
2. Specific Projects:
  - 2-82-1 - Approved with conditions 9/13/88.
  - 2-82-2 - Approved 11/17/94/
3. Amendments: None

**c. Malibu State Beaches (No. 3-82)**

1. Summary status: The public works plan was approved with conditions on 3/17/82.
2. Specific projects:  
3-82-1 - Approved 3/17/82.
3. Amendments: None.

**d. Crystal Cove State Park (No. 4-82)**

1. Status Summary: The public works plan was approved with conditions on 4/22/82.
2. Specific projects:  
4-82-1 - Approved with conditions 4/27/83;  
4-82-2 - Approved 11/13/84;  
4-82-3 - Approved with conditions 2/14/85;  
4-82-4 - Approved 4/12/85;  
4-82-5 - Approved 12/10/86;  
4-82-6 - Denied;  
4-82-7 - Incomplete filing;  
4-82-8 - Approved with conditions 11/13/91;  
4-82-9 - Approved  
4-82-10 - Approved with conditions 3/18/93;  
4-82-11 - Approved with conditions 4/16/93.
3. Amendments:  
4-82-A1 - Approved with conditions 4/29/88

**e. Santa Barbara City College (No. 5-85)**

1. Status Summary: Public Works Plan approved on 11/20/85.
2. Specific projects:  
5-82-2
3. Amendments:  
5-85-A - Approved 3/8/8

f. **Channel Islands Harbor (No. 6-86)**

1. Status Summary:
2. Specific projects:  
6-86-1
  
3. Amendments: None

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## Glossary

To aid your understanding of this report, a few general terms are explained.

**Total LCP:** This term refers to a Local Coastal Program (LCP) or an LCP segment that includes both the Land Use Plan (LUP) and Implementation Plan (IP).

**LCPs and Numbers:** There are currently 73 cities and counties either totally or partially within the California coastal zone and therefore subject to Coastal Act requirements. The Coastal Act, however, allows local governments, under certain subject to conditions and subject to Commission approval to divide their jurisdictions into geographic "segments" for purposes of preparing the LUP and IP components of LCPs. This is why the report refers to 126 LUP segments.

In addition, each LCP contains two components: The Land Use Plan (LUP) and the Implementation Plan (IP) to carry out the LUP. Most local governments have elected to prepare their LUPs first, and once certified by the Commission, begin work on the IP portion. Some have prepared both components simultaneously as a "total LCP".

**LUP:** Refers to the Land Use Plan component of an LCP and includes land use designations and policies in sufficient detail to indicate the kinds, location, and intensity of land uses. It also includes resource protection policies. Preparation of the Land Use Plan is occasionally referred to as Phase II for grant purposes.

**IP:** The Implementation Plan component is referred to as Phase III for grant purposes, and is the component of an LCP which contains the ordinances, regulations or other enforcement mechanisms used to implement the LUP. This component is also commonly referred to in LCPs as "zoning", "implementing ordinances", "implementing action phase", or "implementation program".

**LCP Segment:** The Coastal Act allows local governments to prepare their LCPs in geographic segments when the Commission finds that all applicable Coastal Act policies can adequately be addressed both within the geographic segment and in the other areas within the local government's jurisdiction for which an LCP must also be prepared. The Commission may then review and approve such geographic segments separately when they are submitted. (Note: For purposes of record-keeping, non-segmented LCPs are counted as one segment in compiling the overall segment total.)

**Suggested Modifications:** Under the Coastal Act, the Commission can only approve or deny an LCP (LUP or IP). The Commission may, however, deny and then approve an LCP together with suggested modifications, which, if accepted by the local government, will result in the LCP's

certification without the necessity of the LCP having to come back before the Commission. If not accepted, the Commission's approval lapses after 6 months and any subsequent LCP is considered a resubmittal.

**Effective Certification:** This term means that the last formal step in the LCP process has been completed and that the local government can assume coastal permit-issuing authority. "Effective certification" occurs when the Commission concurs with the Executive Director's determination that the local government has formally adopted both components of the LCP, including any suggested modifications, and that they are adequate to carry out Coastal Act policies. In some instances there is a delay in the local government's actual assumption of permit-issuing authority due to the need to train local staff and other preparatory steps. "Effective certification" also occurs for an LUP component after either a city or county has accepted any suggested modifications, or the Commission certifies the LUP without suggested modifications.

**Area of Deferred Certification (ADC):** This term refers to an area which has not been officially segmented for purposes of LCP preparation and where both the LUP and IP portions have been deferred to some future date, or in some cases denied in geographic part. The concept arose in response to a situation where all LCP issues had been resolved except for an unresolved geographic area. To avoid delay in certifying the balance of the LCP, the geographic area of controversy was removed for later action or denied, and thus became a deferred area. Where an ADC has been subsequently resolved it is so noted.

There are a number of areas within the Coastal Zone which for one reason or another have not been included in an LCP (or any segment thereof) and will need to be addressed at some time in the future. These are named and included in the text of this report.

**Amendment:** All amendments to certified LUP portions and total LCPs have been listed chronologically. Please note that where the wording "Approved (w/ suggested mods)" follows an amendment listing, this amendment is not effective and has not been incorporated as a part of the LCP unless followed by the additional wording "ED Checkoff", meaning that the local government has accepted the suggested modifications as adopted by the Commission, and the Executive Director (ED) has determined that this local government action is legally adequate. Records on the number of amendments are based on each individual Commission action on an amendment, be it major, minor or de minimis. Section 30514(b) of the Coastal Act limits the number of major amendment requests to three submittals per calendar year, but allows an unlimited number of minor submittals. There are, however, no limitations on the number of individual items included in each amendment submittal, be it major or minor.

**Hannigan Permit Authority:** Refers to a 1982 amendment to PRC 30600.5 authored by Assemblyman Hannigan which enables a local government to assume coastal permit-issuing authority after only its LUP has been certified but before its total LCP has been effectively certified. Coastal permit and appeals procedures differ somewhat from those after completion of a



total LCP. No local government currently uses this legislation, although a number have done so in the past.

**Local Government Post-Certification Permit Activity:** The Commission, under both the Coastal Act and its federally approved program, has the responsibility to monitor local coastal permit activity. Local decisions made pursuant to an effectively certified LCP as well as decisions made by any jurisdiction having interim permit authority are monitored in the Commission's Post-Certification Program. Maintaining information on all coastal permit applications processed by local governments aids in evaluating the effectiveness of the regulatory process in meeting the objectives and goals of the certified programs.

Statistics on local decisions have been reported to the federal Office of Ocean and Coastal Resource Management on a quarterly basis beginning with the second quarter of 1982. The tables show the cumulative total of local coastal permits and appeals reported to the Commission from the date of effective certification through the current fiscal year. Where categorical exclusions are in effect, certain categories of development are not subject to coastal permits. Thus, the number of local permits reported by any given jurisdiction may not reflect all development activity in that jurisdiction

If you have any questions about this report or require further information, please contact Liz Fuchs in the San Francisco office at (415) 904-5287, or staff in any of the other offices listed below:

NORTHERN CALIFORNIA DISTRICT

North Coast Area (San Francisco) (415) 904-5260

CENTRAL CALIFORNIA DISTRICT

Central Coast Area (Santa Cruz) (408) 427-4863  
South Central Coast Area (San Buenaventura) (805) 641-0142

SOUTHERN CALIFORNIA DISTRICT

South Coast Area (Long Beach) (310) 590-5071  
San Diego Coast Area (San Diego) (619) 521-8036