

## CALIFORNIA COASTAL COMMISSION

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**To:** Commissioners and Interested Persons**From:** Peter Douglas, Executive Director  
Elizabeth Fuchs, Coastal Program Manager**Subject:** LCP AND PERIODIC REVIEW STATUS- NORTH CENTRAL DISTRICT.**I. LCP STATUS**

Within the Commission's North Central Coast District, there are currently 7 local jurisdictions with 9 LCP segments. Eight of the segments (89%) are effectively certified. All but one is overdue for Periodic Review.

LCP segment	Year effectively certified	No. of Yrs. Periodic Review Overdue
Sonoma County	1981	15
Marin County		
South (Unit I)	1981	15
North (Unit II)	1982	14
San Francisco City/Co.	1982	14
Olympic Club		
Daly City	1984	12
Pacifica	1994	2
Half Moon Bay	1996	1
San Mateo County	1981	15

**II. ONGOING LOCAL COASTAL PLANNING:**

Several local governments are completing LCPs under planning grants awarded by the Commission:

- **San Mateo County** is currently working on a multi-year LCP Update for the Mid-Coast Area of the county. The project will include completion of an Alternatives Report, community workshops, and preparation of draft LCP amendments. The update will eventually include clarification of 20-year-old policies whose interpretation by the County has recently resulted in several major appeals. These appeals required significant amounts of Commission staff time for review, and significant delays for project applicants.
- The **City of Half Moon Bay** was awarded a grant to help partially fund completion of major elements of a current, multi-year comprehensive update of the City's LCP. While the City's LCP was only certified in 1996, its Land Use Plan component of the LCP was effectively certified in 1985. The update will include new components for a transfer/retirement of

development credits and for non-point pollution controls and update of as well as clarification of policies developed 17 years ago in the LUP.

### III. POST-CERTIFICATION ACTIONS

In the North Central Coast District, most post-certification appeals of local coastal permit decisions have been made from decisions of the county of San Mateo. Of 71 appeals acted on through October 2001, the Commission found Substantial Issue in 30 of the appeals (42%) (Table 1). The issues raised most frequently have been Protection of Scenic and Visual Resources / Landform Alteration, and Concentration / Location / Intensity of Development (Table 2).

**Table 1: Post-Certification Appeals through 10/01<sup>1</sup>**

Jurisdiction	No. of Appeals	SI Found	Percentage of appeals
San Mateo County	39	15	38%
Sonoma County	15	4	27%
Half Moon Bay	7	5	71%
Marin County	5	3	60%
Pacifica	3	2	67%
San Francisco	1	0	0%
Daly City	1	1	100%
Total	71	30	42%

**Table 2: Issues Raised in Post Certification Appeals**

Issues	Number of Appeals in which issue was Raised	Percentage of appeals
Scenic and Visual / Landform Alteration	31	44%
Concentration / Location / Intensity of Development	22	31%
Access	20	28%
Hazards	17	24%
Sewage / Water	17	24%
Water Quality/ Polluted Runoff	15	21%
ESHA - Other	14	20%
Agriculture	12	17%
Traffic / Transit / Road Capacity	10	14%
ESHA - Wetlands	9	13%
Shoreline and Streambank Structures / Alteration / Processes	7	10%
Parking	5	7%
Other	4	6%
Recreation / Visitor Serving	2	3%
Commercial Fishing	1	1%
Archaeological / Paleontological	1	1%

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<sup>1</sup> The source of post certification data presented in Tables 1 and 2 is the Statewide Appeals Database of Appeals as reported on CCC Agendas, 12/80 through 10/01.