

CALIFORNIA COASTAL COMMISSION

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**W8b**

May 4, 2001

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: Peter Douglas, Executive Director
Tami Grove, Deputy Director
Elizabeth Fuchs, Coastal Program ManagerSUBJECT: **Review of LCP Review Priorities and Selection of the Next Periodic LCP Review.**

Under the CZMA Section 309 federal grant that is supporting Regional Cumulative Assessments and Periodic LCP review work, the next Periodic LCP review is not scheduled to begin until later in the fall under the FY 01/02 work program. Prior to initiating the next review, Commission staff will need to coordinate with local government staff on schedule, process and local financial assistance in order to maximize the ability of the local government to participate. However, there are some initial tasks, such as training district staff, and collecting permit and mapping data that can begin this summer with potential summer internship assistance. In order to begin this specific data collection in advance of the next Periodic LCP Review, it is necessary for the Commission to identify the LCP to be reviewed next.

Staff Recommendation:

Staff recommends that the Commission select San Mateo County, for the next LCP Periodic Review.

Discussion

In December 1998, the Commission formally adopted the following jurisdictions as the top five priorities for review:

1. San Luis Obispo County (in progress)
2. Monterey County
3. Santa Barbara County
4. San Mateo County
5. Mendocino County

The 2000 Budget Act directed Commission staff to prepare a Supplemental Report grouping all the LCPs overdue for review into two or more ranks indicating their priority, based on the relative impact on the goals of the Coastal Act. As required, this report was completed in January 2001. In expanding the higher priorities for LCP Review the Commission staff considered the following factors for each local LCP jurisdiction:

- 1) they include areas which in December 1998 the Commission formally adopted as high priority;

- 2) they may have a high level of post-certification permit and appeals activity;
- 3) they may contain critical coastal resource management issues;
- 4) they may be faced with high growth and development pressures or,
- 5) they may have LCP policies and standards which are most out of date.

Based on those criteria and current information available about the level of complexity of the LCP issues, Commission staff suggested the following three rankings in the report.

Rank 1: Higher Priority LCPs:

North Coast District

Del Norte County
Humboldt County
Mendocino County
City of Fort Bragg

South Central Coast District

Santa Barbara County
Ventura County

South Coast District

Los Angeles County/2 of 5 segments

North Central Coast District

City of Half Moon Bay
San Mateo County

San Diego Coast District

City of Carlsbad
City of San Diego

Central Coast District

Santa Cruz County
Monterey County
City of Marina
City of San City
San Luis Obispo County

Rank 2: Medium Priority LCPs: These include LCPs with significant, but generally less complex, coastal resource management issues than those in high priority areas. They also appear to have less post-certification permitting and appeals activity.

North Coast District District

City of Crescent City
City of Eureka
City of Point Arena

South Central Coast

City of Santa Barbara
City of San Buenaventura
City of Oxnard
City of Pt. Hueneme

North Central Coast District

Marin County
City of Pacifica
Sonoma County

South Coast District

City of Manhattan Beach
City of Long Beach
Orange County
City of Huntington Beach
City of Laguna Beach
City of Laguna Niguel
City of Dana Point

Central Coast District

City of Santa Cruz
City of Capitola
City of Watsonville
City of Morro Bay
City of Pismo Beach

San Diego Coast District

City of Coronado

Rank 3: Lower Priority LCPs: These are areas where the coastal management issues raised are usually less complex than those of the Rank 2 LCPs. These areas also have a lower number of permit and appeals .

North Coast District

City of Trinidad
City of Arcata

North Central Coast District

City of San Francisco

Central Coast District

City of Grover Beach

South Central Coast District

City of Carpinteria

South Coast District

City of El Segundo
City of Palos Verdes Estates
City of Rancho Palos Verdes
City of Avalon
City of Irvine

San Diego Coast District

City of Oceanside
City of National City
City of Chula Vista
City of Imperial Beach

The Supplemental Report also recommended a staff complement of 16 positions statewide to support these priorities in addition to the 4 positions funded under the Commission's projected federal Section 309 grant. However, at this time the only staffing resources currently provided for undertaking an LCP Review are provided through the federal grant and 2 positions in the Commission's budget (1 position in Central Coast and 1 position in North Coast) . Given the existing staff resources, it is therefore only possible to work on one higher priority, complex review at a time. In the event additional staff are available in the future, the Commission can initiate additional reviews and staff would return to the Commission for an updating of the priority ranking(s).

San Mateo County Selection

There are several compelling reasons to conduct a periodic review of San Mateo County's LCP.

Age of LCP

It is one of the older LCPs, having been approved by the County Board of Supervisors in August 1980 and certified by the Commission in April 1981. It has been amended numerous times since then (32 times as counted through 1998). San Mateo County also has had significant post-certification appeal activity. It has one of the highest overall numbers of appeals (44 through Feb 01). (See Table 1.) Of the appealable permits issued since certification, 6 % of these have been appealed. Of these projects appealed, the Commission has found substantial issue in about 36% of the cases.

Significant Resource Issues

Most recently, some of the significant issues raised in appeals have concerned the cumulative impacts of growth, particularly effects on coastal resources and public access. Issues raised most often in the appeals in San Mateo are related to the concentration/location and intensity of development, capacity of infrastructure, scenic and visual resources, landform alteration and

hazards. The core urban area of the San Mateo coast includes both incorporated and unincorporated areas. As available resources allow, because issues related to concentration of development have been raised so often, it would appear prudent for the Commission to also evaluate aspects of the adjoining LCP of the City of Half Moon Bay in order to address cumulative impacts.

Ongoing LCP Grant Program

San Mateo County has also received LCP grant funding to partially update their LCP. The grant, awarded in December 2000, is to partially fund an update of the County's LCP for the mid-Coast area that extends from just north of the City of Half Moon Bay to just south of the City of Pacifica. The project includes the evaluation of existing LCP policies and current Mid-Coast land use issues and the development of appropriate LCP amendments. The County work on the overall project is currently underway. With this concurrent work, undertaking a Periodic Review of the County's LCP should help increase the chance of implementing recommendations through anticipated LCP Amendments flowing from the update efforts. In addition, the County itself has undertaken significant planning studies in the recent past that could contribute to the Periodic Review. For example, the Countywide Transportation Plan, the Mid-Coast Incorporation/Annexation Fiscal Study, and the Coastside Subregional Planning Project as identified in the LCP Grant application. The City of Half Moon Bay was also awarded a grant in December 2000 to partially fund an update of their Land Use Plan and this planning effort would contribute to the Periodic Review.

Other Considerations

Conducting the review in San Mateo County will focus additional resources in another area of the state with significant coastal resources and where no LCP review has yet taken place. To date, prior federally funded Regional Cumulative Assessment Projects and Periodic Reviews have been undertaken in the Central Coast District and the South Central Coast District. Undertaking the review of the San Mateo LCP will provide the ability to examine issues from a different region of the coast. And as a result of the Periodic Reviews/ ReCAP, in addition to the analysis and recommendations in the report that can contribute to future permit and LCP actions, the North Central District would receive some collateral benefits similar to those received in the South Central and Central Coast Districts. These include electronic capture of substantial historical local permit data and development of GIS data and tools that can be used in subsequent permit and appeal reviews.

California Coastal Commission
 Staff Report on Selection of Next LCP Review
 05/04/01

**Table 1:
 Appeals where Substantial Issued Found¹**

Jurisdiction	year certified	Appealable cdps filed thru 12/00 ²	Number of Appeals acted on through 2/01	% of appealable cdps which have been appealed	Number of appeals where Substantial Issue found	% of appeals where SI Found
San Luis Obispo County	1987	2265	64	3%	24	38%
Monterey County	1988	1124	44	4%	9	20%
San Mateo County	1981	757	44	6%	16	36%
Santa Barbara County	1982	1730	43	2%	10	23%
Santa Cruz County	1983	984	37	4%	12	32%
City of San Diego	1988	331	35	11%	14	40%
Mendocino County	1992	622	31	5%	17	55%
Pismo Beach	1984	445	26	6%	14	54%
Rancho Palos Verdes	1983	48	17	35%	6	35%
Imperial Beach	1984	164	16	10%	9	56%
Ventura County	1983	458	15	3%	3	20%
Morro Bay	1984	323	15	5%	12	80%
Long Beach	1981	446	15	3%	10	67%
Sonoma County	1981	139	15	11%	4	27%
Huntington Beach	1984	327	14	4%	9	64%
Laguna Beach	1993	143	14	10%	7	50%
Encinitas	1995	76	13	17%	7	54%
Humboldt County	1986	835	12	1%	3	25%
Santa Cruz City	1985	293	12	4%	7	58%
Fort Bragg	1988	132	9	7%	4	44%
Oceanside	1986	182	9	5%	5	56%
San Buenaventura	1984	459	9	2%	5	56%
Santa Barbara City	1986	160	8	5%		0%
Orange County	1983	115	7	6%	3	43%

¹ Source: Statewide Appeals Database of appeal actions through February 2001. Because data is compiled from CCC Agenda Meeting Results, it does not fully count the number of appeals filed but which have not appeared on a Commission agenda.

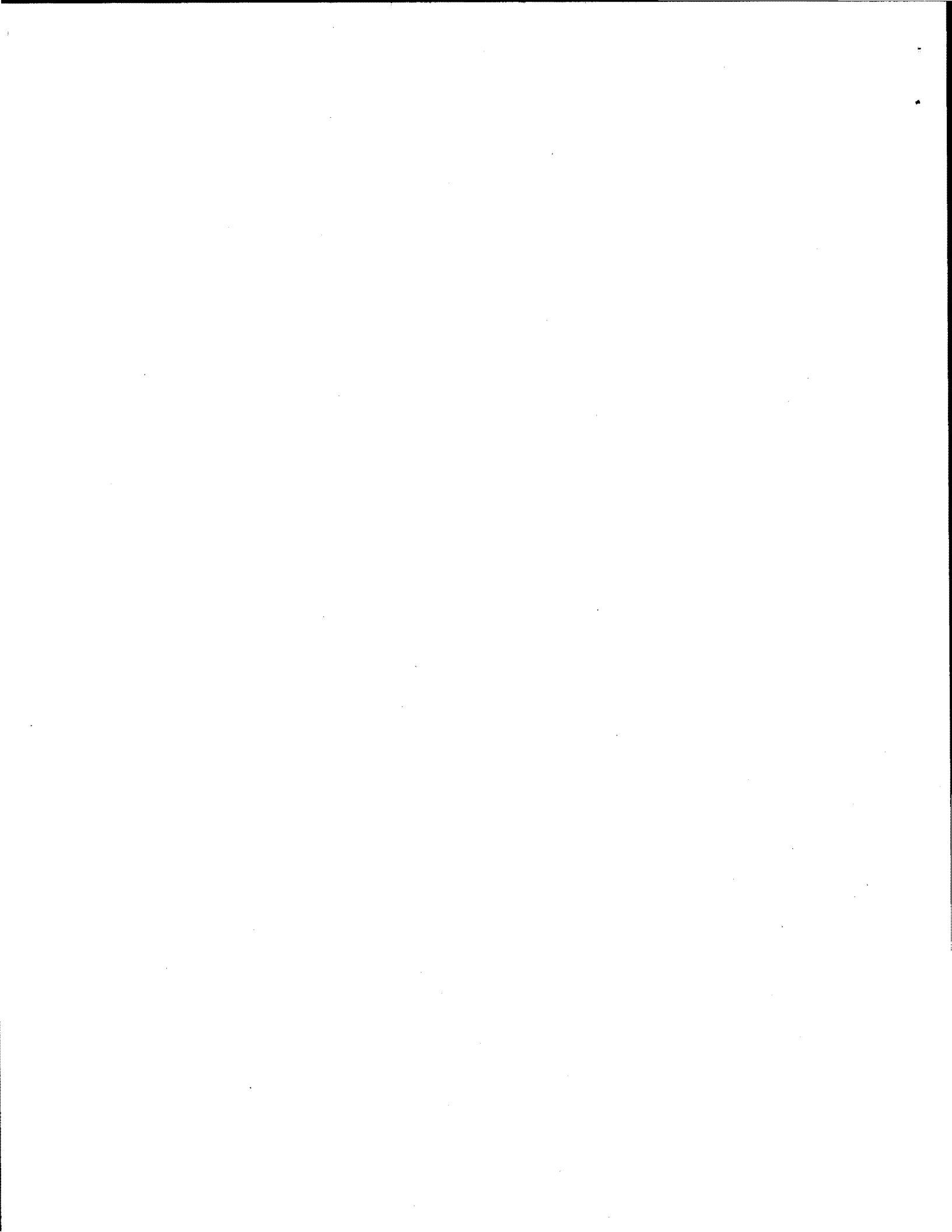
² Source: Semi-Annual Report to OCRM for period July-December 2000 on Post-Certification Permits Reported. Data through December 2000. Permits Reported may be undercounted due to lag in data entry into Post Certification Database and past logs.

California Coastal Commission
 Staff Report on Selection of Next LCP Review
 05/04/01

Jurisdiction	year certified	Appealable cdps filed thru 12/00 ²	Number of Appeals acted on through 2/01	% of appealable cdps which have been appealed	Number of appeals where Substantial Issue found	% of appeals where SI Found
Carpinteria	1982	61	7	11%	2	29%
Manhattan Beach	1995	92	7	8%	2	29%
LA County/Other	1990	33	6	18%	4	67%
Half Moon Bay	1996	47	6	13%	4	67%
Del Norte County	1983	819	6	1%	2	33%
Coronado	1984	68	6	9%	4	67%
Sand City	1984	21	6	29%	4	67%
Carlsbad	1980	46	5	11%	1	20%
Dana Point	1989	167	5	3%	1	20%
Marin County	1981	584	5	1%	3	60%
Oxnard	1985	84	5	6%	0	0%
Capitola	1990	120	4	3%	1	25%
Eureka	1984	224	4	2%	1	25%
Trinidad City	1980	116	4	3%	0	0%
Avalon	1981	25	4	16%	1	25%
Pacifica	1994	87	3	3%	1	33%
Crescent City	1983	31	2	6%	0	0%
Point Arena	1981	108	2	2%	0	0%
Marina	1982	33	2	6%	2	100%
San Francisco	1986	6	1	17%	0	0%
Chula Vista	1985	57	1	2%	1	100%
City of Long Beach	1981	446	1	0%	1	100%
Daly City	1984	3	1	33%	1	100%
Port Hueneme	1984	18	1	6%	0	0%
Palos Verdes Estates	1991	12	1	8%	0	0%
Grover Beach	1984	13	1	8%	1	100%

California Coastal Commission
 Staff Report on Selection of Next LCP Review
 05/04/01

Jurisdiction	year certified	Appealable cdps filed thru 12/00 ²	Number of Appeals acted on through 2/01	% of appealable cdps which have been appealed	Number of appeals where Substantial Issue found	% of appeals where SI Found
Certified but no appeals						
Watsonville	1988					
Crescent City	1983					
Arcata	1987					
Guadalupe	1991					
El Segundo	1982					
City of Irvine	1982					
City of Laguna Niguel	1990					
National City	1991					



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January 10, 2001

To: Senator Steve Peace, Chair
Joint Legislative Budget Committee

Senator Dede Alpert, Chair
Senate Appropriations Committee

Assemblymember Carole Migden, Chair
Assembly Appropriations Committee

From: Peter Douglas,
Executive Director

Handwritten signature of Peter Douglas in black ink.

Susan Hansch,
Chief Deputy Director

Handwritten signature of Susan Hansch in black ink.

Subject: Supplemental Report of the 2000 Budget Act: Item 3720-001-0001
California Coastal Commission Required Report 3.
Local Coastal Program Reviews

On behalf of the Coastal Commission, we are submitting the report regarding *Local Coastal Program Reviews* as required in the Supplemental Report of the 2000 Budget Act.

The Supplemental Report of the 2000 Budget Act states:

Item 3720-001-0001 #3 – California Coastal Commission

Local Coastal Programs. *On or before January 10, 2001, the Coastal Commission shall provide to the Joint Legislative Budget Committee and fiscal committees of both houses a work plan for eliminating its backlog of statutorily mandated Local Coastal Program (LCP) reviews. The work plan shall (a) list all LCPs with their date of certification; (b) group the LCPs into two or more ranks indicating their priority, based on their relative impact on the goals of the Coastal Act, for review by the commission; (c) estimate the staff time and other resources necessary for reviewing each group of LCPs; and (d) provide a time line for the review of each group of LCPs, based on anticipated resources.*

The Legislature requested this report because of the Coastal Act requirements for reviews of certified Local Coastal Programs. Due to long-term staffing constraints, the Coastal Commission is not meeting the LCP review requirements of the Coastal Act and has a large workload backlog. This report on the status of Local Coastal Programs reviews list the status of the reviews of all certified LCPs and groups the LCPs into three priority rankings and estimates the staff time needed to complete the described work. Figure 1 shows that the Coastal Commission needs approximately 16.5 positions to complete all required LCP reviews statewide in five years.

The cost of 16.5 positions with associated operating costs for the Coastal Commission would be approximately \$1.56 million per year for at least five years. This cost is based on completing all reviews in five years. Costs would be less if less staff were added and the workload was spread over a longer period of time.

Please call Susan Hansch at (415) 904-5244 if you have any questions.

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January 10, 2001

**SUPPLEMENTAL REPORT OF THE 2000 BUDGET ACT
ITEM 3720-001-0001 Part 3
CALIFORNIA COASTAL COMMISSION
LOCAL COASTAL PROGRAM REVIEWS**

This report has been prepared by the California Coastal Commission¹ in compliance with the provisions contained in the Supplemental Report of the 2000 Budget Act, Item 3720-001-0001 (3). This report responds to the following provisions:

On or before January 10, 2001, the Coastal Commission shall provide to the Joint Budget Committee and the Fiscal Committees of both houses a work plan for eliminating its backlog of statutorily mandated Local Coastal Program (LCP) Reviews. The work plan shall

- (a) list all LCPs with their date of certification;
- (b) group the LCPs into two or more ranks indicating their priority, based on their relative impact on the goals of the Coastal Act, for review by the Commission;
- (c) estimate the staff time and other resources necessary for reviewing each group of LCPs; and
- (d) provide a timeline for the review of each group of LCPs, based on anticipated resources.

¹ This report was prepared by Commission staff and has not been formally adopted by the Commission.

A. List All LCPs with their Date of Certification

There are currently 73 coastal jurisdictions. Because the Coastal Act Section 30511(c) allows jurisdictions to submit their LCPs in separate geographic units, there are currently 126 geographic LCP segments, listed below. However, for the purpose of developing a work program as outlined in sections B and D of this report, multiple segments within jurisdictions have been consolidated. All certified LCP segments and the applicable date of certification are shown in the following Table 1.

**Table 1
List of LCP segments, Dates of Certification and Status of Periodic Reviews**

	LCP segment	year effectively certified	Yr. Review due (+5 yrs.)	No. of Yrs. Overdue	Notes
<i>North Coast District</i>					
1	Del Norte County	1983	1988	12	
2	Del Norte Co. Harbor	1987	1992	8	
3	Del Norte Co. Lopez Creek	1987	1992	8	
4	Del Norte Co. Pt. St. George	Not yet certified			
5	City of Crescent City	1983	1988	12	
6	Crescent City McNamara-Gillespie	1984	1989	11	
7	Humboldt Co. Northcoast	1986	1991	9	
8	Humboldt Co. Trinidad Area	1986	1991	9	
9	Humboldt Co. McKinleyville	1986	1991	9	
10	Humboldt Co. Humboldt Bay	1986	1991	9	
11	Humboldt Co. Eel River	1986	1991	9	
12	Humboldt Co. Southcoast	1986	1991	9	
13	City of Trinidad	1980	1994	6	Review done 7/89
14	City of Arcata	1989	1994	6	
15	City of Eureka	1984	1989	11	
16	Mendocino Co. Balance	1992	1997	3	
17	Mendocino Co. Town	1996	2001	N/A	
18	Mendocino Co. Pygmy Forest	Not yet certified			
19	City of Ft. Bragg	1983	1988	12	
20	City of Pt. Arena	1981	1986	14	

	LCP segment	year effectively certified	Yr. Review due (+5 yrs.)	No. of Yrs. Overdue	Notes
<i>North Central District</i>					
21	Sonoma County	1982	1987	12	
22	Marin Co. South I	1981	1986	14	
23	Marin Co. North II	1982	1987	13	
24	San Francisco	1986	1991	9	
25	S.F. Olympic Club	Not yet certified			
26	City of Daly City	1984	1989	11	
27	City of Pacifica	1994	1999	1	
28	City of Half Moon Bay	1996	2001	N/A	
29	San Mateo Co.	1981	1986	14	
<i>Central District</i>					
30	Santa Cruz Co.	1983	1988	12	
31	City of Santa Cruz	1985	1990	10	
32	City of Capitola	1990	1995	5	
33	City of Watsonville	1988	1993	7	
34	Monterey Co. North	1988	1993	7	
35	Monterey Co, Del Monte Forest	1988	1993	7	
36	Monterey Co. Carmel Area	1988	1993	7	
37	Monterey Co. Big Sur	1988	1993	7	
38	City of Marina	1982	1987	13	
39	City of Sand City	1984	1989	5	Review done 9/90
40	City of Seaside	Not yet certified			
41	City of Monterey Laguna Grande	Not yet certified			
42	City of Monterey Del Monte Beach	Not yet certified			
43	City of Monterey Harbor	Not yet certified			
44	City of Monterey Cannery Row	Not yet certified			
45	City of Monterey Skyline	Not yet certified			
46	City of Pacific Grove	Not yet certified			
47	City of Carmel	Not yet certified			
48	San Luis Obispo Co.	1987	1992	8	Review in progress
49	City of Morro Bay	1984	1989	11	

CCC Report to Joint Legislative Budget Committee
and Fiscal Committees on LCP Reviews
01/10/01

	LCP segment	year effectively certified	Yr. Review due (+5 yrs)	No. of Yrs. Overdue	Notes
50	City of Pismo Beach	1984	1989	11	
51	City of Grover Beach	1984	1989	11	
	South Central District				
52	County of Santa Barbara	1982	1987	13	
53	City of Guadalupe	1991	1996	4	
54	City of Santa Barbara/City	1986	1991	9	
55	City of Santa Barbara/ Airport	1991	1996	4	
56	City of Carpinteria	1982	1987	13	
57	Ventura Co.	1983	1988	12	
58	City of San Buenaventura	1983	1988	12	
59	City of Oxnard	1985	1990	10	
60	City of Port Hueneme	1984	1989	11	
61	LA County/Malibu Mnts.	Not yet certified			
62	City of Malibu	Not yet certified			
	South Coast District				
63	LA County Marina/Ballona	1990	1995	5	
64	LA County Playa Vista A	Not yet certified			
65	LA County Sta.Catalina Is.	1990	1995	5	
66	City of LA Pac Palisades	Not yet certified			
67	City of LA Venice	Not yet certified			
68	City of LA Playa Vista	Not yet certified			
69	City of LA Del Rey Lagoon	Not yet certified			
70	City of LA Airport/Dunes	Not yet certified			
71	City of LA San Pedro	Not yet certified			
72	City of Santa Monica	Not yet certified			
73	City of El Segundo	1982	1987	13	
74	City of Manhattan Beach	1995	2000	N/A	
75	City of Hermosa Beach	Not yet certified			
76	City of Redondo Beach	Not yet certified			
77	City of Torrance	Not yet certified			

	LCP segment	year effectively certified	Yr. Review due (+5 yrs.)	No. of Yrs. Overdue	Notes
78	City of Palos Verdes Estates	1991	1996	4	
79	City of Rancho Palos Verdes.	1983	1988	12	
80	City of Long Beach	1981	1986	14	
81	City of Avalon	1981	1986	14	
82	Orange Co. Sunset	1983	1988	12	
83	Orange Co. Bolsa Chica	Not yet certified			
84	Orange Co. Santa Ana River	Not yet certified			
85	Orange Co. Santa Ana Hts.	Not yet certified			
86	Orange Co. Newport (Irvine) Coast	1988	1993	7	
87	Orange Co. Aliso Viejo	1983	1988	12	
88	Orange Co. Emerald Bay	1989	1994	6	
89	City of Seal Beach	Not yet certified			
90	City of Huntington Beach	1985	1990	10	
91	City of Costa Mesa	Not yet certified			
92	City of Newport Beach	Not yet certified			
93	City of Irvine	1982	1987	13	
94	City of Laguna Beach	1993	1998	2	
95	City of Laguna Niguel	1990	1995	5	
96	City of Dana Point	1989	1994	6	
97	City of San Clemente	Not yet certified			
	San Diego District				
98	Co. of San Diego	Not yet issuing permits			
99	City of Oceanside	1986	1991	9	
100	City of Carlsbad Agua Hedionda	Not yet certified			
101	City of Carlsbad Mellol	1996	2001	N/A	
102	City of Carlsbad Mello II	1996	2001	N/A	
103	City of Carlsbad W. Batiquitos/Sammis	1996	2001	N/A	
104	City of Carlsbad E. Batiquitos/Hunt	1996	2001	N/A	

CCC Report to Joint Legislative Budget Committee
and Fiscal Committees on LCP Reviews
01/10/01

	LCP segment	year effectively certified	Yr. Review due (+5 yrs.)	No. of Yrs. Overdue	Notes
105	City of Carlsbad Village Redevel.Area	1987	1992	8	
106	City of Encinitas	1995	2000	N/A	
107	City of Solana Beach	Not yet certified			
108	City of Del Mar	Not yet certified			
109	City of S.D. North City	1988	1993	7	
110	City of San Diego La Jolla	1988	1993	7	
111	City of San Diego Pacific Beach	1988	1993	7	
112	City of San Diego Mission Beach	1988	1993	7	
113	City of San Diego Mission Bay	Not yet certified			
114	City of San Diego Ocean Beach	1988	1993	7	
115	City of San Diego Peninsula	1988	1993	7	
116	City of San Diego Centre City	1988	1993	7	
117	City of San Diego Barrio Logan	1988	1993	7	
118	City of San Diego Otay Mesa	1988	1993	7	
119	City of San Diego Tijuana River	1988	1993	7	
120	City of San Diego Border Highlands	1988	1993	7	
121	City of Coronado	1984	1989	11	
122	City of National City	1991	1996	4	
123	City of Chula Vista	1985	1990	10	
124	City of Chula Vista So.Bay Is.	Not yet certified			
125	City of Imperial Beach	1984	1989	11	

Date Modified 2/23/00

B. Group the LCPs into two or more ranks indicating their priority based on their relative impact on the goals of the Coastal Act, for review by the Commission.

Rank 1: High Priority LCPs: A number of factors contribute to identifying these as LCPs as being a high priority for Periodic Review:

- 1) they include areas formally adopted for priority review by the Coastal Commission in December 1998;
- 2) they have a high level of post-certification permit and appeals activity;
- 3) they contain critical coastal resource management issues;
- 4) they are faced with high growth and development pressures;
- 5) they have experienced a higher number of project-driven amendments; and/or,
- 6) they have LCP policies and standards, which are most out of date.

<u>North Coast District</u>	<u>South Central Coast District</u>
Del Norte County	Santa Barbara County
Humboldt County	Ventura County
Mendocino County	
City of Fort Bragg	
<u>North Central Coast District</u>	<u>South Coast District</u>
City of Half Moon Bay	Los Angeles County/2 of 5 segments ²
San Mateo County	
<u>Central Coast District</u>	<u>San Diego Coast District</u>
Santa Cruz County	City of Carlsbad
Monterey County	City of San Diego
San Luis Obispo County	
(periodic review in progress)	

² Only two segments of the Los Angeles County LCP are completed and would be reviewed in one periodic review.

Rank 2: Medium Priority LCPs: These include LCPs with significant coastal resource management issues but of generally less complexity than high priority areas. They also have less post-certification permitting and appeals activity.

<u>North Coast District</u> City of Crescent City City of Eureka City of Point Arena	<u>South Central Coast</u> City of Santa Barbara City of San Buenaventura City of Oxnard City of Pt. Hueneme
<u>North Central Coast District</u> Marin County City of Pacifica Sonoma County	<u>South Coast District</u> City of Manhattan Beach City of Long Beach Orange County City of Huntington Beach City of Laguna Beach City of Dana Point City of Rancho Palos Verdes
<u>Central Coast District</u> City of Santa Cruz City of Capitola City of Watsonville City of Morro Bay City of Pismo Beach City of Marina City of Sand City	<u>San Diego Coast District</u> City of Coronado City of Oceanside City of Imperial Beach

Rank 3: Lower Priority LCPs: These are areas where the coastal management issues raised are less complex or fewer coastal resources are at stake. These areas also generally have less permit and appeals activity.

<u>North Coast District</u> City of Trinidad City of Arcata	<u>South Coast District</u> City of El Segundo City of Palos Verdes Estates City of Avalon City of Irvine City of Laguna Niguel
<u>North Central Coast District</u> City of San Francisco	<u>San Diego Coast District</u> City of National City City of Chula Vista
<u>Central Coast District</u> City of Grover Beach	
<u>South Central Coast District</u> City of Carpinteria	

C. Estimate the staff time and other resources necessary for reviewing each group of LCPs.

In prior budget reports, the Commission staff estimated staff requirements based on completion of a *complex* Periodic Review for a regional grouping of one County and 3 cities. This approach to review a regional grouping of LCPs was designed to increase efficiency, target the highest priority LCPs and improve the evaluation and management of the cumulative impacts of coastal development. Using his approach, approximately 9.0 staff positions would be required to review four LCPs within a one-year period. This

includes staff requirements for analysis, project management, mapping and other technical assistance and monitoring. This estimate also assumed that the LCP review for a large county would be more complex than the review for a smaller city.

However, to develop a work program for completion of individual reviews as requested in this report, a single, complex LCP review for a high priority jurisdiction is estimated to require about half of that (4.5 PY) for a regional review. Less complex reviews would require somewhat less staff time, estimated to be 2.0 PY for a high priority review. Medium and lower priority reviews, which are likely to address far fewer issues than a high priority review would be allocated fewer resources. Also, because the various LCPs are within different CCC districts, staff would need to be allocated to each district office in order to conduct the various reviews. Based on the estimates, each grouping would requiring the following staff time:

Staffing Required for High Priority LCP Reviews:

<i>Jurisdiction</i>	<i>Person Years</i>
Del Norte County	4.5
Humboldt County	4.5
Mendocino County	4.5
City of Ft. Bragg	2.0
North Coast Subtotal	15.5
City of Half Moon Bay	2.0
San Mateo County	4.5
North Central Subtotal	6.5
Santa Cruz County	4.5
Monterey County	4.5
San Luis Obispo County ³	4.5
Central Coast subtotal	13.5
Santa Barbara County	4.5
Ventura County	4.5
South Central Coast Subtotal	9.0
Los Angeles County ⁴	2.0
South Coast subtotal	2.0
City of Carlsbad	2.0
City of San Diego	2.0
San Diego Subtotal	4.0
Total Staffing Needed to complete Review of all High Priority LCPs	50.5

³ San Luis Obispo County currently is progress with 4.5 PY assigned

⁴ Staff estimates based on only 2 of 5 certified segments

Staffing Required for Medium Priority LCP Reviews:

Jurisdiction	Person Years
City of Crescent City	1
City of Eureka	1
City of Point Arena	1
North Coast Subtotal	3.0
Marin County	1
City of Pacifica	1
Sonoma County	1
North Central Coast subtotal	3.0
Jurisdiction	Person Years
City of Santa Cruz	1
City of Capitola	1
City of Watsonville	1
City of Morro Bay	1
City of Pismo Beach	1
City of Marina	1
City of Sand City	1
Central Coast Subtotal	7.0
City of Santa Barbara	1
City of San Buenaventura	1
City of Oxnard	1
City of Point Hueneme	1
South Central Coast District	4.0
City of Manhattan Beach	1
City of Long Beach	1
Orange County	1
City of Huntington Beach	1
City of Laguna Beach	1
City of Dana Point	1
City of Rancho Palos Verdes	1
South Coast District	7.0
City of Coronado	1
City of Oceanside	1
City of Imperial Beach	1
San Diego District	3.0
Total Staffing Needed to complete Review of all Medium Priority LCPs	27.0

Staffing Required for Lower Priority LCP Reviews:

<i>Jurisdiction</i>	<i>Person Years</i>
City of Trinidad	.5
City of Arcata	.5
North Coast Subtotal	1.0
City of San Francisco	.5
North Central District subtotal	.5
City of Grover Beach	.5
Central Coast Subtotal	.5
City of Carpinteria	.5
South Central District subtotal	.5
City of El Segundo	.5
City of Palos Verdes Estates	.5
City of Avalon	.5
City of Irvine	.5
City of Laguna Niguel	.5
South Coast District Subtotal	2.5
City of National City	.5
City of Chula Vista	.5
San Diego District Subtotal	1.0
Total Staffing Needed to complete Review of all Lower Priority LCPs	6.0

D. Provide a timeline for the review of each group of LCPs, based on anticipated resources.

Eliminating the backlog of overdue periodic reviews in one year is infeasible. The required staff resources and Commission public hearing time alone would be prohibitive. Even completing reviews of the 12 highest priority reviews in one year is not possible. Even with additional budgetary support, it should be noted that the task cannot be completed solely by new staff. It is essential that the limited number of existing District Commission staff participate in the review teams because they are familiar with the LCPs and their geography and they have conducted the general oversight of the local programs since their certification. Therefore, the Commission staff assumes each district office will develop annual work programs based on initiating from one to three periodic reviews (for example, one high, one medium, and one lower priority review) in any given year, depending upon the actual allocation of staff to the program. Further, it should be noted that some district offices have a greater number of certified LCPs that are overdue for review. Therefore, staffing resource requirements will be higher in those districts, as reflected in Table 1.

The timeline for eliminating the backlog of reviews within a 5-year period, would require 16.5 positions for new program staff statewide. These positions would then be allocated based on the number of projected reviews in each district. For example, one high priority review, one medium priority review and one low priority review would require roughly 6.0 PY based on a one-year work program. A high priority review might extend over two years based on staff allocations. A projected 5-year timeline is presented in Figure 1.

E. Conclusion.

Section 30519.5 of the Coastal Act requires that the Commission review the implementation of certified LCPs every 5 years in order to determine whether the LCP is being effectively implemented in conformity with the policies of the Coastal Act. In enacting this mandate, the Legislature recognized the importance of ongoing monitoring, evaluation and update of LCPs to effective coastal management.

To date the Commission has completed only a few LCP reviews⁵ and roughly 50 LCP reviews are overdue, some by more than 10 years. Yet, significant changes have occurred in the coastal zone. LCPs that contain out of date policies and standards for managing sensitive coastal resources become far less effective in guiding sound coastal management and threaten the continued protection of fragile coastal land and water areas.

The Commission currently is undertaking a single review with use of federal grant funds that are awarded competitively each year and thus are not assured as a long-term funding source. To establish a stable periodic review program statewide will require a substantial commitment of time and resources. Such an infusion of support, however, is absolutely critical to preventing the longterm erosion of the coastal resource management planning process that is one of the basic tenants of the Coastal Act.

The proposed staffing and timeline contained in this report is the Commission's staff's best estimate for the resources needed to make progress in fulfilling the Commission's mandate under the Coastal Act. Figure 1 shows that the Coastal Commission needs approximately 16.5 positions to complete all required LCP reviews statewide in five years.

The cost of 16.5 positions with associated operating costs for the Coastal Commission would be approximately \$1.56 million per year for at least five years. This cost is based on completing all reviews in five years. Costs would be less if less staff were added and the workload was spread over a larger period of time.

⁵ City of Trinidad; City of Sand City; San Luis Obispo County in progress

**Figure 1: Projected Timeline for Completion of All LCP Periodic Reviews Over a 5-Year Period
with a Staffing Allocation Statewide of 16.5 Positions***

District	Staffing	Year 1	Year 2	Year 3	Year 4	Year 5
North Coast	4.5 positions total	Del Norte Co.	Humboldt Co.	Mendocino	Fort Bragg City of Crescent City City of Eureka	City of Point Arena City of Trinidad City of Arcata
North Central Coast	2.5 positions total	San Mateo County		Half Moon Bay	Marin San Francisco	Pacifica Sonoma
Central Coast	4.5 positions total	San Luis Obispo Co.**	Monterey Co.	Santa Cruz Co.	City of Marina City of Morro Bay City of Santa Cruz City of Sand City	City of Capitola City of Pismo Beach City of Grover Beach City of Watsonville
South Central Coast	3.0 positions total	Santa Barbara Co.		Ventura Co.		City of Pt. Hueneme
			City of San Buenaventura	City of Carpinteria	City of Oxnard	
South Coast	3.0 positions total	Los Angeles County City of Manhattan Beach	City of Long Beach Orange County City of Huntington Beach	City of Laguna Beach City of Dana Point City of Rancho Palos Verdes	City of Laguna Niguel City of El Segundo City of Avalon City Of Irvine City of Palos Verdes Es	
San Diego	2.0 positions total	City of Carlsbad	City of San Diego	City of Coronado City of Oceanside	City of Imperial Beach City of National City City of Chula Vista	
total statewide staffing	16.5 positions					

* Note that this estimation does not include the necessary staff or time to implement the results of each Periodic Review. Such implementation, however, could be accomplished by extending this 5-year time line for a longer period with the same number of proposed staff.

** In progress FY 00/01

