

CALIFORNIA COASTAL COMMISSION

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June 28, 2001

To: Commissioners and Interested Persons

From: Tami Grove, Deputy 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	NA- due in 2001
San Mateo County	1981	15

II. ONGOING LOCAL COASTAL PLANNING:

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

- Mendocino County is undertaking a comprehensive update of their LCP that includes evaluation of the effectiveness of the LCP (certified in 1992) and preparation of updated policies and ordinances. Although the County has experienced significant start-up delays, associated with the consultant selection process, work on the program is proceeding
- 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 cities of. Of 70 appeals acted on through March 2001, the Commission found Substantial Issue in 28 of the appeals (40%) (Table 1). The issues raised most frequently have been Concentration / Location / Intensity of Development, Sewage / Water Capacity and protection of Scenic and Visual / Landform Alteration (Table 2)

Table 1: Post-Certification Appeals through 3/01¹

Jurisdiction	No. of Appeals	SI Found	Percentage of appeals
San Mateo County	39	14	36%
Sonoma County	15	4	27%
Half Moon Bay	6	4	67%
Marin County	5	3	60%
Pacifica	3	2	67%
San Francisco	1	0	0%
Daly City	1	1	100%
Total	70	28	40%

Table 2: Issues Raised in Post Certification Appeals

Issues	Number of Appeals in which issue was Raised	Percentage of appeals
Concentration / Location / Intensity of Development	18	25%
Sewage / Water	17	24%
Scenic and Visual / Landform Alteration	17	24%
Agriculture	12	17%
Hazards	11	15%
ESHA - Other	9	13%
Water Quality/ Polluted Runoff	8	11%
Access	7	10%
Other	4	6%

¹ 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 3/01.

Staff Report on Periodic Review Status
North Central Coast District
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Issues	Number of Appeals in which issue was Raised	Percentage of appeals
ESHA - Wetlands	4	6%
Traffic / Transit / Road Capacity	3	4%
Recreation / Visitor Serving	3	4%
Shoreline and Streambank Structures / Alteration / Processes	2	3%
Parking	1	1%
Commercial Fishing	1	1%

