

**CALIFORNIA COASTAL COMMISSION**

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# W 9

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**To:** Commissioners and Interested Persons

**From:** Peter Douglas, Executive Director  
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**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 are overdue for Periodic Review.

LCP segment	Year effectively certified	No. of Yrs. Periodic Review Overdue
<b>Sonoma County</b>	1981	15
<b>Marin County</b>		
South (Unit I)	1981	15
North (Unit II)	1982	14
<b>San Francisco City/Co.</b>	1982	14
Olympic Club	Not yet certified	
<b>Daly City</b>	1984	12
<b>Pacifica</b>	1994	2
<b>Half Moon Bay</b>	1996	1
<b>San Mateo County</b>	1981	15

## II. ONGOING LOCAL COASTAL PLANNING:

Several local governments are completing LCP updates 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 may include new components for a transfer/retirement of development credits program and for non-point pollution controls, as well as clarification of policies developed 17 years ago in the LUP.
- In December 2001, **Sonoma County** was awarded a grant to assist with the first phase of a comprehensive update of the County's LCP, building on the work undertaken as part of Local Coastal Program amendment 1-00 that the Commission approved with suggested modifications in July 2001. (This amendment addressed conformance of the LCP with the General Plan but was not intended as a complete LCP update.)
- In December 2001, **Marin County** received a planning grant to initiate portions of a two-phase comprehensive update to the County's LCP. The County will be updating resource maps and background reports, identifying policies of the LCP that need updating and developing LCP components addressing polluted runoff best management practices.

### 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 81 appeals acted on through March 2002, the Commission found Substantial Issue in 33 of the appeals (41%) (Table 1). Since staff reported on the LCP status in June 2001, there have been 11 more appeals and the percentage of appeals in which SI was found increased by 1%. The issues raised most frequently changed slightly. A greater number of permits have raised issues of Protection of Scenic and Visual Resources / Landform Alteration and Public Access than in June 2001. (Table 2).

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

Jurisdiction	No. of Appeals	SI Found	Percentage of appeals found SI
San Mateo County	47	18	38%
Sonoma County	16	4	25%
Half Moon Bay	7	5	71%
Marin County	5	3	60%
Pacifica	4	2	50%
San Francisco	1	0	0%
Daly City	1	1	100%
<b>Total</b>	<b>81</b>	<b>33</b>	<b>41%</b>

<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 3/02.

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

Issue	Number of appeals in which Issue was raised	As Percentage of total appeals
Scenic and Visual / Landform Alteration	35	22%
Concentration / Location / Intensity of Development	26	21%
Sewage / Water	24	21%
Access	21	15%
Hazards	19	14%
ESHA - Other	16	11%
Water Quality/ Polluted Runoff	15	10%
Agriculture	14	9%
ESHA - Wetlands	12	5%
Traffic / Transit / Road Capacity	10	5%
Shoreline and Streambank Structures / Alteration / Processes	7	4%
Parking	5	4%
Other	4	2%
Recreation / Visitor Serving	3	1%
Commercial Fishing	2	1%
Archaeological / Paleontological	1	0%