

**CALIFORNIA COASTAL COMMISSION**

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July 18, 2002

**To:** COMMISSIONERS AND INTERESTED PERSONS

**From:** Peter Douglas, Executive Director  
Elizabeth Fuchs, Manager, Statewide Planning Unit

**Subject:** LCP AND PERIODIC REVIEW STATUS- CENTRAL COAST DISTRICT

**I. Periodic Reviews:**San Luis Obispo County:

The Periodic Review of the San Luis Obispo County LCP was acted on by the Commission in July, 2001 and formally submitted to the County Board of Supervisors in November 2001. Pursuant to the Coastal Act Section 30519.5, if recommended actions are not taken within one year (i.e. November 2002), the County is to submit a report to the Commission setting forth the reasons for not taking the recommended action.

Since the Commission submission of recommendations last November, the County and the Commission have made progress in addressing the recommendations of the Periodic Review. In December 2001, the Commission awarded an LCP Grant of \$124,000 to the County to assist in implementing the Periodic Review findings and recommendations. In February 2002, the County Board of Supervisors reviewed the Periodic Review recommendations and agreed to consider changes to address over half of the recommended corrective actions in this initial work. The County staff is in the process of drafting many applicable policy and procedural changes for consideration by the Board of Supervisors and the public. These include: developing suggested LCP amendments, working on comprehensive updates to the Area Plans and implementing procedural improvements.

Some examples of the program changes that have been effectuated since the completion of the Periodic Review include:

- LCP Amendment SLO-MAJ-3-00 (May 2002) incorporated the Cambria Commercial Design Plan into the North Coast Area Plan component of the LCP and addressed various Periodic Review recommendations for the Cambria commercial areas related to water quality protections, riparian setbacks, flood hazard provisions and community character.
- Other LCP Amendments currently under review with the Commission provide an opportunity to address necessary procedural improvements in the LCP (SLO-MAJ-1-01, Part B scheduled for this agenda).

- Several changes to local processes have been implemented that do not require LCP amendments. For example, improvements made to the format and processing of the Final Local Action Notices such as corrections to the appeal dates and noticing of non-appealable development will improve post-certification monitoring and public noticing.
- Coordination with the County & the Cambria Community Services District has increased in order to address recommendations related to development and water supplies.
- Coastal Commission permit 3-01-063 (Oceano Sand Moving) addressed the Periodic Review access and esha recommendations related to managing the impacts of the sand accumulation along a beachfront residential area.
- As work continues on the Los Osos Habitat Conservation Plan (HCP), The HCP team has made some improvements to the protocols for ESHA surveys.
- Planning is ongoing towards of completion of a management plan at the Piedras Blancas Lighthouse, which has the potential to carry out several habitat and access recommendations of the Periodic Review.
- The County staff has increased coordination with Commission staff on certificates of compliance thereby addressing some Periodic Review development recommendations.

#### Monterey County

A Periodic Review is currently underway in Monterey County. Because the County is currently in the process of updating its General Plan, including its LCP Land Use Plan, the Periodic Review will provide additional feedback to the County to address in their plan update.

In cooperation with the County staff, the Commission conducted public outreach on the major issues to focus on in the Periodic Review. Ongoing coordination meetings are being held with County staff. During January and February of this year, in conjunction with public outreach efforts on the proposed General Plan Update, the Commission staff participated in meetings with several county Land Use Advisory Committees. In addition to issue discussions with these Committees, staff distributed public comment forms soliciting input on priority issues to review and provided information on the Commission's LCP Review/ReCAP Webpage to facilitate public participation in the review. <http://www.coastal.ca.gov/recap/rctop.html>

On March 7, 2002, the Commission held an initial public hearing on the Monterey Periodic Review. Staff presented a report on the preliminary results of outreach and issue scoping. Comments were received from public and County representatives at this hearing.

The Commission staff is currently in the process of analyzing the issues identified. The County is providing valuable assistance to the Periodic Review by sharing electronic permit data and spatial data layers. Data collection and analysis of specific data on key issues is continuing, however due to limited availability of staffing, the Periodic Review is tentatively scheduled to come before the Commission in late 2002 or early 2003.

## II. LCP STATUS

Since the last Central Coast status report, no additional LCPs or comprehensive updates have been certified, however several jurisdictions have been awarded LCP grants to complete LCPs or LCP updates. LCP planning grant projects are ongoing, or just recently completed, in the cities of Santa Cruz, Capitola, Carmel, Morro Bay and Pismo Beach and in San Luis Obispo County.

LCP segment	Year effectively certified	No. of Yrs. Periodic Review Overdue
<b>Santa Cruz County</b>	1983	13
City of Santa Cruz	1985	Comprehensive Update completed 1995
City of Capitola	1990	6
City of Watsonville	1988	8
<b>Monterey County</b>		
North County segment	1988	Periodic Review underway
Del Monte Forest segment	1988	Periodic Review underway
Carmel Area segment	1988	Periodic Review underway
Big Sur Coast segment	1988	Periodic Review underway
City of Marina	1982	Periodic Review underway
City of Sand City	1984	Periodic Review Adopted October 1990; second review overdue 6 years
City of Seaside	Not Yet Certified	
City of Monterey	Not Yet Certified	
Laguna Grande segment	Not Yet Certified	
Del Monte Beach segment	Not Yet Certified	
Harbor segment	Not Yet Certified	
Cannery Row segment	Not Yet Certified	
Skyline segment	Not Yet Certified	
City of Pacific Grove	Not Yet Certified	
City of Carmel	Not Yet Certified	
<b>San Luis Obispo County</b>	1987	Periodic Review submitted to County Board of Supervisors November 2001
City of Morro Bay	1984	12
City of Pismo Beach	1984	12
City of Grover Beach	1984	12

## III. Post Certification

In the Central Coast District, of the post certification appeals acted on through June 2002 the Commission found Substantial Issue in 99 of the appeals (40%) (Table 1). The issues raised most frequently have been Protection of Scenic and Visual Resources, Landform Alteration and Public Access. (Table 2)

**Table 1: Post-Certification Appeals through 6/02 <sup>1</sup>**

Jurisdiction	No. of Appeals	Number of appeals where SI Found	Percentage of appeals where SI found
San Luis Obispo County	79	30	38%
Monterey County	51	11	22%
Santa Cruz County	41	15	37%
Pismo Beach	28	15	54%
Morro Bay	16	12	75%
Santa Cruz City	14	7	50%
Sand City	6	4	67%
Capitola	4	1	25%
Watsonville	3	1	33%
Marina	2	2	100%
Grover Beach	1	1	100%
<b>Total</b>	<b>245</b>	<b>99</b>	<b>40%</b>

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

Issues	Number of Appeals in which issue was Raised	As Percentage of total appeals
Scenic and Visual / Landform Alteration	104	42%
Access	83	34%
ESHA - Other	59	24%
Sewage / Water	56	23%
Concentration / Location / Intensity of Development	56	23%
Hazards	44	18%
ESHA - Wetlands	28	11%
Agriculture	27	11%
Water Quality/ Polluted Runoff	25	10%
Shoreline and Streambank Structures / Alteration / Processes	25	10%
Recreation / Visitor Serving	21	9%
Traffic / Transit / Road Capacity	21	9%
Other	17	7%
Archaeological / Paleontological	17	7%
Parking	14	6%
Special Communities	5	2%
Marine Resources	4	2%
Oil and Gas	2	1%
Forestry / Timberland	1	0%

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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 6/02.