

CALIFORNIA COASTAL COMMISSION

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November 2, 2015

TO: California Coastal Commission and Interested Parties

FROM: Charles Lester, Executive Director

SUBJECT: Executive Director's Report, November, 2015

Significant reporting items for the month. [Strategic Plan](#) (SP) reference provided where applicable:

LCP Program Status – North Central District (SP Goal 4) LCP Program

The North Central Coast district stretches from the north end of Sonoma County at the Gualala River to the San Mateo/Santa Cruz County border near Año Nuevo State Reserve in the south, approximately 258 miles of coastline. It encompasses three offshore National Marine Sanctuaries (Gulf of Farallones, Cordell Bank, and Monterey Bay National Marine Sanctuaries).

The district has four coastal counties (Sonoma, Marin, San Francisco, and San Mateo) and four incorporated cities (San Francisco, Daly City, Pacifica, and Half Moon Bay), each with certified LCPs. There are also two major harbors (at Pillar Point in San Mateo County and Bodega Bay in Sonoma County), two public entities with Public Works Plans (the San Mateo County Resource Conservation District and the Montara Water and Sanitary District), and one with a coastal long range development plan (University of California's Bodega Marine facility).

The North Central coastal zone is diverse, with rugged Sonoma and Marin County coastlines to the north giving way at the Golden Gate Bridge to more urban areas of San Francisco, Daly City, and Pacifica, and even through to Half Moon Bay, then transitioning to more rural landscapes all the way to the Santa Cruz County border and beyond. Planning issues include protecting agriculture and scenic rural areas and responding to coastal erosion and sea level rise in the more urban parts of the district. The district also has significant public park lands and popular visitor destinations, intensifying the need to provide visitor-serving facilities and opportunities. As summarized below, the North Central Coast District LCPs are undergoing some form of update currently, including comprehensive updates in Marin, Sonoma, Pacifica and Half Moon Bay.

Sonoma County

Sonoma County has about 69 miles of shoreline. The Sonoma County coast supports agricultural lands, timber preserves, open space areas, and an extensive network of recreational lands, parks, and beaches. About one-half of coastline property is in public ownership, including holdings of the Sonoma County Regional Parks Department and the University of California's Bodega Marine facility. California State Parks owns Fort Ross State Historic Park, Salt Point State Park, Kruse Rhododendron State Natural Reserve, and Sonoma Coast State Park, which includes 17 miles of coastline from Bodega Point to Jenner. The Sonoma County coast also supports an important harbor facility for commercial and recreational boating at Bodega Bay.

The Sonoma County LCP was originally certified in 1981, and a major update was approved by the Commission in 2002. Work for another major update to the LCP has been underway since 2009, during which time Commission and County staff have regularly coordinated. The update

will focus on sea level rise, biotic resources, water quality, geologic hazards, and public access. The County was a recipient of grant funding from the Ocean Protection Council in 2013 for sea level rise assessment and adaptation work for the LCP update. County staff released a preliminary draft version of the updated LCP in June of 2015 for public review and held 5 public workshops throughout the summer. The County anticipates action by the Board of Supervisors in early 2016, and submittal to the Commission in late 2016. Commission staff continues to work closely with the County to provide early comments on the preliminary draft and help move this update forward.

Figure 1. Sonoma County Coastal Zone



Marin County

Marin County has approximately 106 miles of coastline from Sonoma County to Point Bonita near the Golden Gate Bridge. The coastal zone contains approximately 130 square miles (82,168 acres) of the County's 520 square miles of total land area. Of this total, approximately 53 square miles (33,913 acres) are owned and managed by the federal government, mostly within either Point Reyes National Seashore or Golden Gate National Recreation Area. Approximately 75 square miles (48,255 acres) comprise the County's LCP jurisdiction. The protection of agriculture is a primary LCP concern -- nearly two-thirds of the County's LCP jurisdictional area (30,781 acres out of the total 48,255 acres) is zoned Coastal Agricultural Production Zone (C-APZ), the LCP's primary agricultural zoning classification.

The Marin County LCP was originally certified in 1982. In recent years the County worked on developing its first major update to the LCP, and in May 2014, the Commission approved an updated LUP with suggested modifications. The County recently resubmitted a revised version

of the updated LUP for Commission consideration. Marin County received a FY 13-14 LCP planning grant from the Commission designed to further refine coastal hazard policies in light of sea level rise. The County completed their sea level rise vulnerability assessment and is currently moving into the adaptation strategy development phase with a public workshop planned for November of 2015. Commission staff continues to work closely with the County to help move this update and the sea level rise planning grant efforts forward.

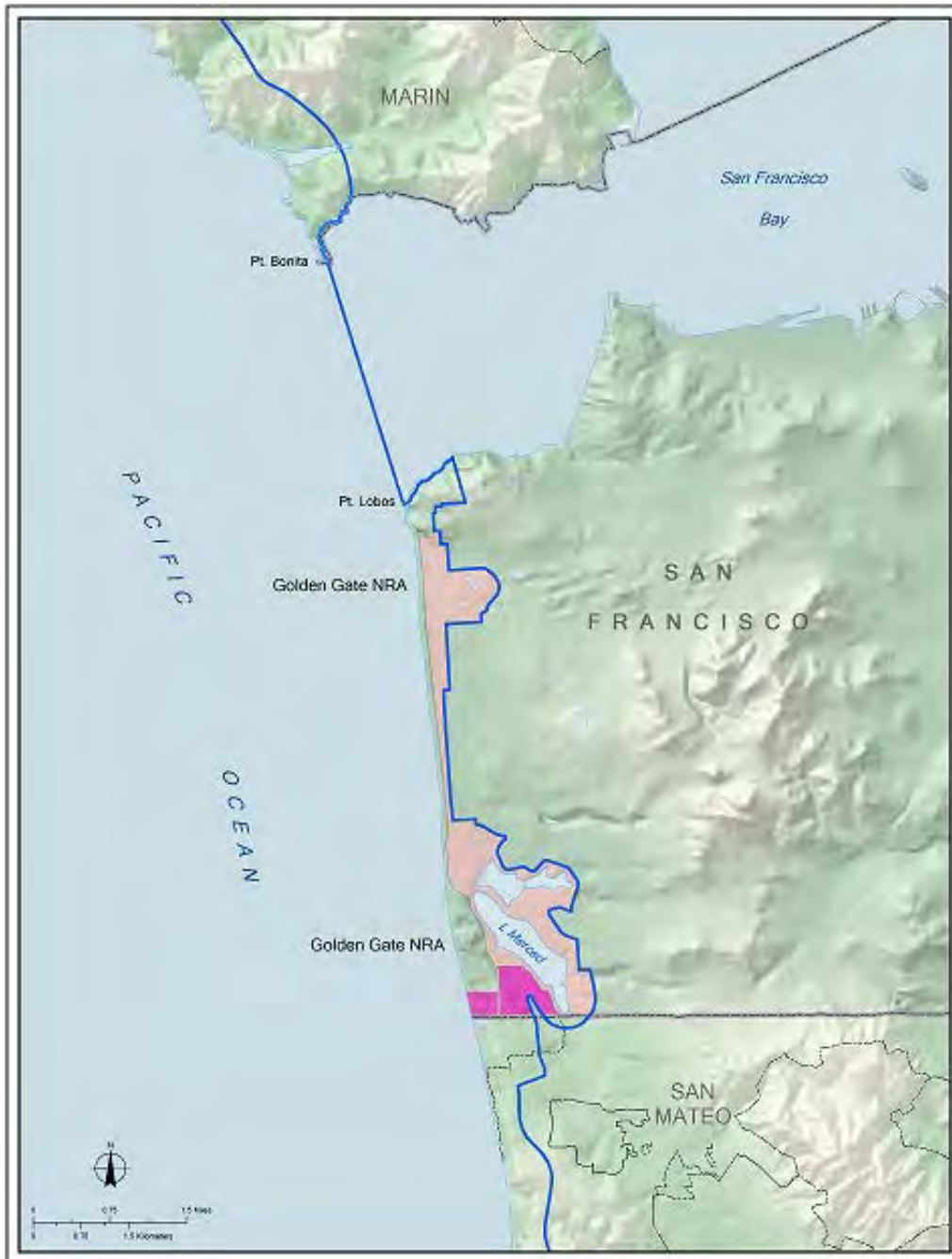
Figure 2. Marin County Coastal Zone



San Francisco City and County

The City and County of San Francisco's coastal zone area extends approximately 6 miles from the Fort Funston cliff area north to the Golden Gate Bridge. Most of the 1,771 acre coastal zone

Figure 3. San Francisco County Coastal Zone LCP Jurisdictions



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publically owned. Golden Gate Park, the San Francisco Zoo, and Lake Merced, which are owned by the City and County of San Francisco, make up 60% of the coastal zone area. Another 25% of the coastal zone is within the Golden Gate National Recreation Area. Only 14% of the land in the coastal zone is privately owned, 5% of which is private residential and commercial property, and the remaining 9% is within the Olympic Club area.

The City and County of San Francisco LCP, called the Western Shoreline Plan, was certified in 1986. However, because of an issue regarding whether the Olympic Club property should be zoned for future use as either residential or open space use in the event the Club ever ceases

operation, the segment of the LCP covering the Olympic Club property within San Francisco was not certified.

The City and County received a FY 14-15 LCP planning grant from the Commission and the Ocean Protection Council to amend its LCP. The proposed amendment would reflect the vision of the multi-stakeholder process which resulted in the Ocean Beach Master Plan, including addressing the shoreline erosion and hazard challenges at South Ocean Beach. The amendment would also include sea-level rise adaptation policies. Commission staff has participated in the development of the Ocean Beach Master Plan for several years, and has coordinated closely with staff from the City and County over the last year in preparation for the process of amending the LCP. In 2015, the City commenced its LCP advisory group meetings and public outreach meetings for the LCP amendment, and Commission staff anticipates it being submitted to the Commission in late 2016.

San Mateo County

San Mateo County has about 59 miles of shoreline. The coastal zone area totals approximately 153 square miles (or just over a third) of the County's 448 square miles of total land area. The coastal zone includes unincorporated San Mateo County lands and 3 incorporated cities: the Cities of Daly City, Pacifica and Half Moon Bay. Each of the cities as well as the County has certified LCPs. In the County, the Commission has also approved Public Works Plans for the San Mateo County Resource Conservation District and the Montara Water and Sanitary District.

The San Mateo County coast supports significant agricultural lands, a commercial fishing harbor at Pillar Point, and major public access to parks, beaches and other recreational lands, substantial marine and other natural resource areas, and extensive scenic resources. San Mateo County has many popular coastal visitor destinations for millions of residents of the Bay Area. The rugged northern coast of the County through the suburban cities of Daly City and Pacifica contain rocky bluff tops and significant beach resources that provide important recreational opportunities but present significant development hazards challenges. The MidCoast County area supports unincorporated communities such as Montara, Moss Beach, Princeton-by-the-Sea, El Granada, and Miramar extending to the City of Half Moon Bay. The City of Half Moon Bay presents a balance of providing for urban development and services, while protecting significant wetland resources, and maintaining a small town character, in part through an existing urban/rural boundary established in the LCP. South of the City of Half Moon Bay to the Santa Cruz County line, mountains drop down to rolling agricultural and grasslands on marine terraces, with redwood forests, oak woodland and chaparral found inland. This area includes the communities of San Gregorio and Pescadero, and contains significant access and recreation areas, agricultural resources, extensive scenic resources, and a major wetland at Pescadero.

All jurisdictions in this area have certified LCPs. The San Mateo County LCP was one of the earliest LCPs submitted. The entire LCP was first certified in April 1981 and addressed major growth, agricultural, resource and development issues. The LCP for the MidCoast area of the County was comprehensively updated in 2012. The LCP for the City of Daly City was first certified in April 1984 and the LCP for the City of Pacifica was first certified June 1994. The LCP for the City of Half Moon Bay was first certified in April 1996.

Figure 4. San Mateo County Coastal Zone LCP Jurisdictions



LCP update planning is underway throughout the County. Pacifica completed an administrative draft of their LCP update in April of 2014. After a new City Council election and a new Planning Director and City Manager, the City staff is re-discussing the goals of an updated LCP with City elected officials. The City and Commission staff continue to work closely on this update to resolve issues as early in the process as possible.

The Commission awarded a \$75,000 LCP grant in FY 13-14 to the City of Half Moon Bay to help support an LCP update effort. Half Moon Bay has recently revised their benchmark

timeline for the grant and has not yet completed an administrative draft of the updated LCP. Commission staff continues to work closely with the City to support development of their draft LCP through the rest of 2015 and 2016.

The County is working to complete an update for the Princeton Planning Area. This update is to be accomplished through “Plan Princeton” which is currently in process. A Preferred Plan has been drafted based upon the public’s comments and input on the alternatives. The Preferred Plan will serve as a base for the drafting of amendments for the LCP. Commission staff continues to work closely with the County to help move this update forward.

Preparing for El Niño

The Commission has launched a new [climate change webpage](#) (below) about El Niño and preparation for the potential winter storms. The site includes links to an FAQ about El Niño, storm preparation guidance, as well as information about the emergency coastal permitting process, contacts, and the Commission’s emergency permit application. In past El Niño years the Commission has experienced a significant jump in emergency work and permit applications, particularly along the immediate shoreline.

This preparation work is part of the Commission’s coordination work with a larger state-wide agency effort, spearheaded by the Brown Administration, to promote and facilitate storm preparedness. As part of this work, on October 16, 2015, Commission staff participated in a workshop at the Tijuana National Estuarine Research Reserve concerning California-Mexico Border Cooperation for El Niño Preparedness and Response, coordinated by Cal EPA.

Climate Change El Niño

Although El Niño events are part of a natural climatological cycle, shifts in global atmospheric and oceanographic patterns are expected to affect their nature. [Research suggests](#) that as the ocean surface continues to warm, particularly in the eastern Pacific, both the frequency and intensity of El Niño events will increase significantly in the future. When combined with sea level rise, flooding and other impacts associated with storms will also begin to reach further inland.

Coinciding with the 2015/16 winter season, a powerful El Niño event continues to develop in the tropical Pacific, and its peak influence on the Northern Hemisphere is anticipated for the December-February period. To prepare for impacts due to flooding, unusually large waves, heavy precipitation, and erosion, coastal Californians can begin to take measured steps now. Below is a collection of checklists for various audiences as well as some basic information about El Niño. The Commission is encouraging coastal residents to inspect their property prior to the onset of storms and to do what is possible to minimize potential damage. Certain types of preparation (and response) may require a permit – please consult with Commission staff if you have any questions or concerns.

Commission staff will continue to add relevant information to this page throughout the season – please check back for updated information on a regular basis.

Resources

- [El Niño Q&A](#)
- [Community Preparedness Checklist](#)
- [General Property Preparedness Checklist](#)
- [Shoreline Property Preparedness Checklist](#)
- [Emergency Permit Application](#)
[PDF](#) [Word](#)

Contacts

Local governments and property owners are encouraged to assess their situations or properties in preparation for the winter and to reach out for consultation or direction. If there is a certified Local Coastal Program, property owners should contact the local government staff directly. If the work involves any shoreline protection or bluff work, property owners should contact *both* local government staff and Commission staff.

[Find Your District Office](#)

Sea Level Guidance Implementation Outreach

Commission staff have been providing regular outreach and training sessions to support implementation of the newly adopted Sea Level Rise Guidance. In October presentations included: California APA conference (10/5), AdaptLA workshop (10/21), Local Government Working Group Webinar (10/22), and a Pacific Grove and Monterey Joint Planning Commission hearing (10/27). Upcoming outreach includes State Coastal Conservancy (11/3) and Caltrans Environmental and Real Property Law Workshop (11/5).

Examinations for Coastal Program Analyst Positions Scheduled

The Commission will be conducting examinations for the Coastal Program [Analyst I](#) and Coastal Program [Analyst II](#) positions with the Coastal Commission the week of November 9 in San Francisco and Long Beach. The application period for this exam round has closed.

Heroes of the Coast

Janet Bridgers of Earth Alert has recently completed a project supported by Commission Whale Tail grant funding that was designed to capture the history of the California coastal program. The work is provided on the [Earth Alert](#) website and includes links to oral history interviews with many people involved in the program over the years, including past Executive Directors and coastal activists. Topics include Proposition 20 and the Santa Barbara oil spill (of 1969). In addition to the links to the interview videos, transcriptions of the interviews are provided.

Coastal Staff Training

Commission staff will be conducting two days of training for coastal analysts, supervisors, managers, attorneys and technical staff in early December. Topics will include general program orientation, the analytic process, LCP planning and SLR guidance implementation.

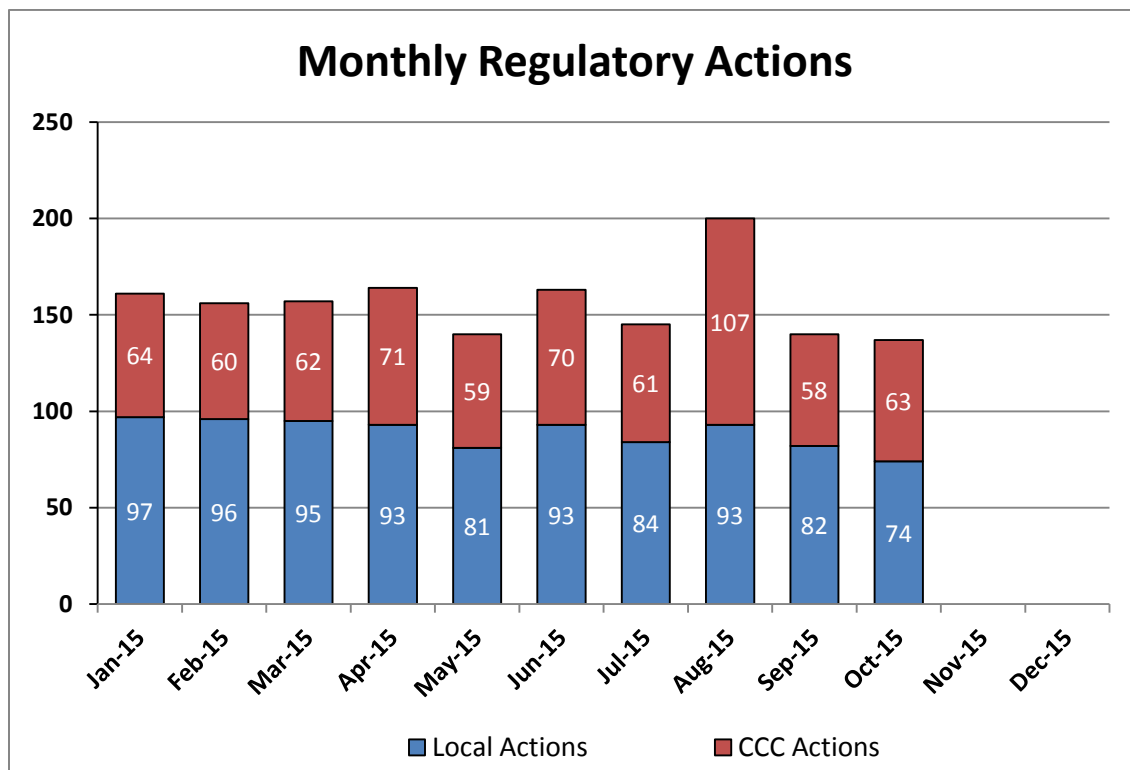
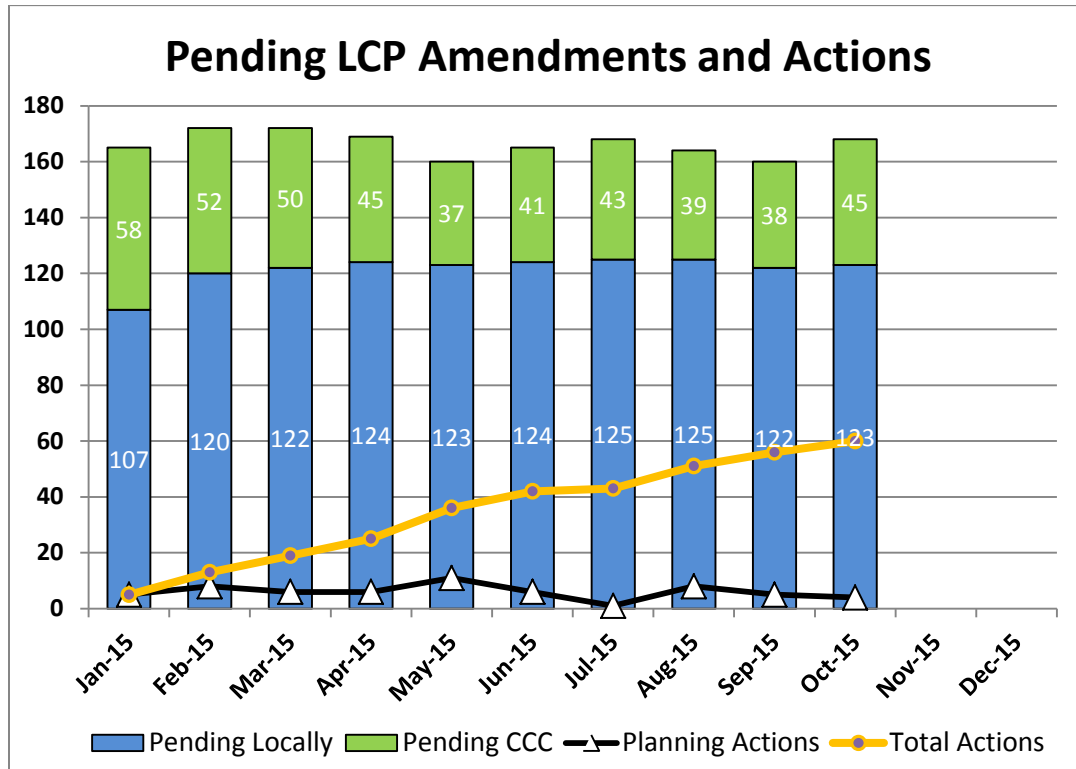
Meetings and Events

- The Executive Director participated on a panel at a hearing of the Assembly's [Select Committee on Expanding Access to California's Natural Resources](#) on October 20, 2015, Lynwood, California, concerning *Expanding Coastal Access to Underserved Communities* ([Agenda](#)). The hearing was live-streamed over the web and is [archived here](#). Commissioners Uranga and Vargas were also in attendance.



LCP and CDP Workload Data

Monthly Commission and local government planning and permit activity is reported below, as provided by the Commission's Coastal Data Management System (CDMS).



Final Local Action Notices and Appeals -- 2015

Month	Appealable	Not Appealable	Total	Appeals	Appeal Rate
Jan	51	46	97	4	7.8%
Feb	67	29	96	3	4.5%
Mar	55	40	95	1	1.8%
Apr	71	22	93	7	9.9%
May	51	30	81	5	9.8%
Jun	53	40	93	5	9.4%
Jul	50	34	84	9	18.0%
Aug	62	31	93	2	3.2%
Sep	48	34	82	10	20.8%
Oct	36	38	74	3	8.3%
Nov			0		
Dec			0		
YTD	544	344	888	49	9.0%