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LOCAL COASTAL PROGRAM

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I. BACKGROUND

A. PHYSICAL SETTING

The Local Coastal Program (LCP), an area plan prepared in response to the 1976 Coastal Act, guides existing and future development in the 88,000 acre San Mateo Coastal Zone.¹ This region stretches along 55 miles of shoreline from the San Francisco County line to the Santa Cruz County line.² Most of the land within the planning area is rural, although several small communities exist: Montara, Moss Beach, El Granada, Miramar, Princeton-by-the-Sea, Pescadero and San Gregorio.

The diverse topography of the planning area ranges from nearly level coastal terraces to sloping hills inland. In the more inland areas, the terrain becomes rugged as it forms the deep slopes of the coastal mountain range. Much of this steep land is susceptible to geologic instability. Major streams flow through the planning area and extensive habitat areas are also found. Along the shoreline, the terrain varies from sandy beaches accessible through low bluffs to very high cliffs. Extensive amounts of vegetation are also found.

B. HISTORICAL DEVELOPMENT

Many of the small unincorporated communities in the Coastal Zone had diverse beginnings. Montara, Moss Beach, El Granada Princeton-by-the-Sea and Miramar were established between 1906 and 1909 during the real estate boom that followed the construction of the Ocean Shore Railroad. Pescadero developed around the early 1850's and served as a major produce and lumber center and resort community. The small hamlet of San Gregorio was established in 1854 to serve farmers, however, it soon became a popular spot for sportsmen. Its popularity waned in later years and today the village is very small.

C. PLAN DEVELOPMENT MILESTONES

- 1980 - Local Coastal Program Draft approved by Planning Commission and Board of Supervisors.
- Oct-80 - Local Coastal Program approved by Central Coast Regional Commission.
- Nov-80 - Local Coastal Program certified by State Coastal Commission and approved by Board of Supervisors.

- NOTES:
1. Coastal Commission Staff Report, 1980.
 2. Ibid.

II. ISSUES

The LCP consists of twelve components, each addressing a major coastal issue. Overall, the Land Use Plan gives highest priority to the preservation and protection of sensitive habitats and prime agricultural lands; second priority is given to coastal dependant development; third priority is given to public recreation and visitor serving facilities; and fourth priority is given to private development.

Because the background information and issues analysis for each component is quite lengthy and complex, they are not summarized here. Instead, Table 2 provides the reader with information about which components address development, resource protection and recreation issues. For those requiring more detailed information, the complete document is available for review at the Planning Offices.

III. LOCAL COASTAL PROGRAM POLICIES

The policies of the LCP are not included in this summary, instead they are available under separate cover at the Planning Offices.

TABLE 2

LCP COMPONENTS GROUPED BY FUNCTIONAL AREA

1. DEVELOPMENT COMPONENTS
 - a. Locating and Planning New Development
 - b. Public Works
 - c. Housing
 - d. Energy Development

2. RESOURCE PROTECTION COMPONENTS
 - a. Agriculture
 - b. Aquaculture
 - c. Sensitive Habitats
 - d. Visual Resources
 - e. Hazards

3. RECREATION COMPONENTS
 - a. Shoreline Access
 - b. Recreation/Visitor Serving Facilities
 - c. Commercial Fishing and Recreational Boating

SEE SKYLINE AREA GENERAL PLAN
AMENDMENT SUMMARY FOR LCP LAND USE MAP