



Local Coastal Program (LCP) Updates and Opportunities for Public Engagement in Mendocino County

May 15, 2025

Welcome!

What is the California Coastal Commission?

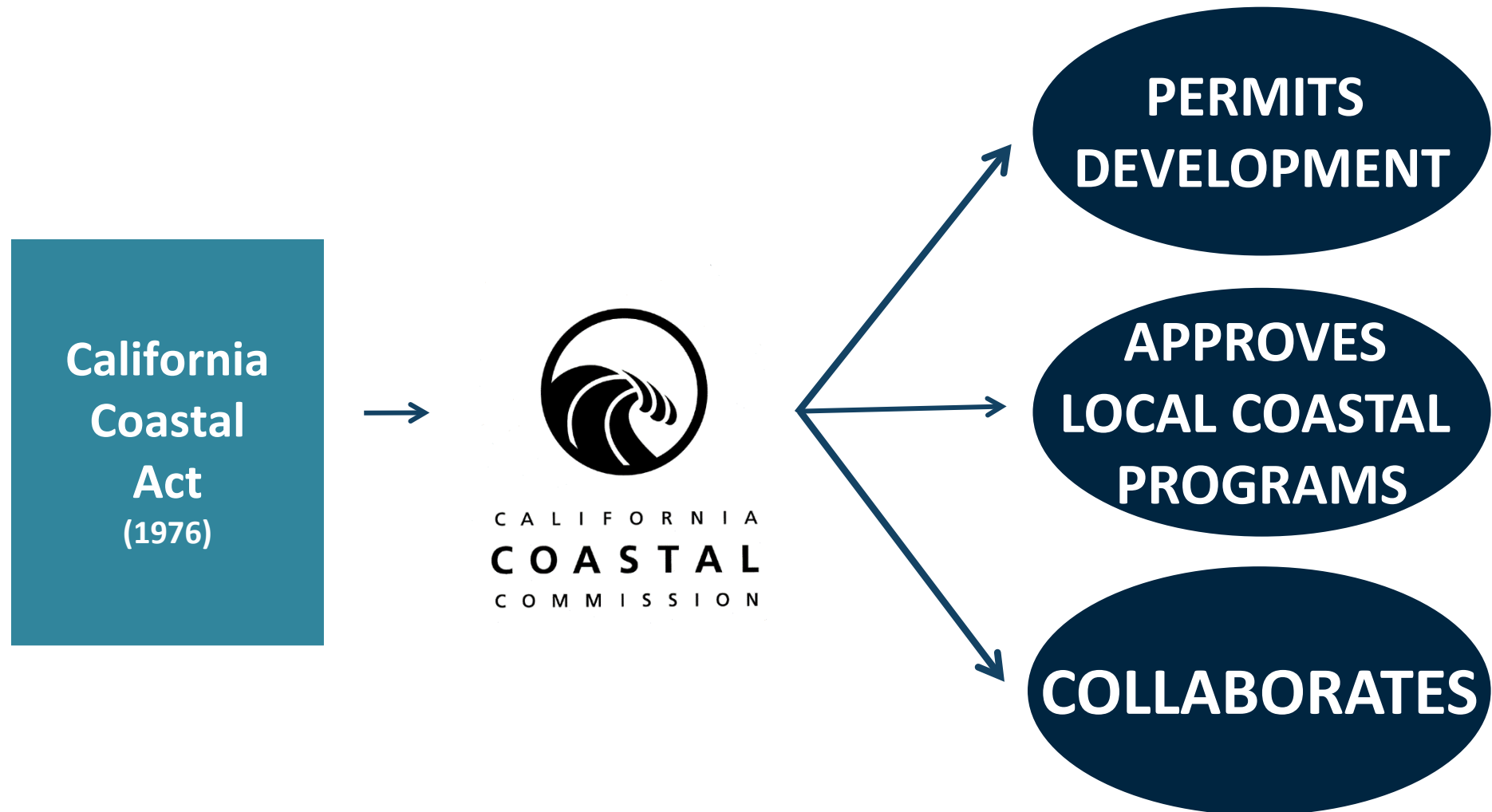
- The California Coastal Commission was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976.
- The Coastal Commission is an independent, quasi-judicial state agency.
- The California Coastal Commission is the state's coastal zone planning and management agency, responsible for regulating development in the coastal zone.
- In partnership with coastal cities and counties, the Coastal Commission plans and regulates the use of land and water in the coastal zone.

Our Mission

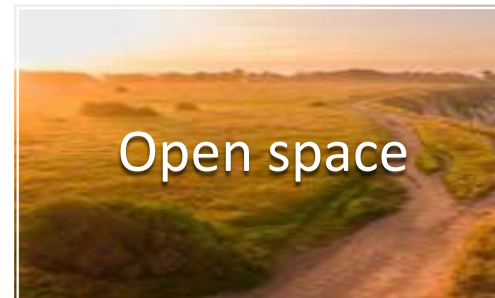
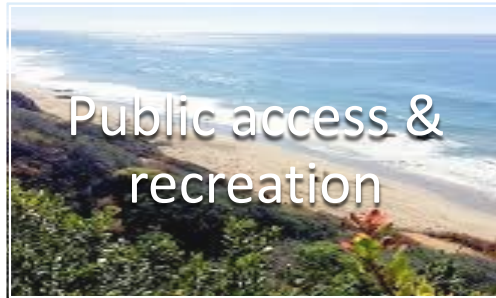
Protecting & Enhancing California's Coast

The Commission is committed to protecting and enhancing California's coast and ocean for present and future generations. It does so through careful planning and regulation of environmentally-sustainable development, rigorous use of science, strong public participation, education, and effective intergovernmental coordination.

What is the California Coastal Commission?

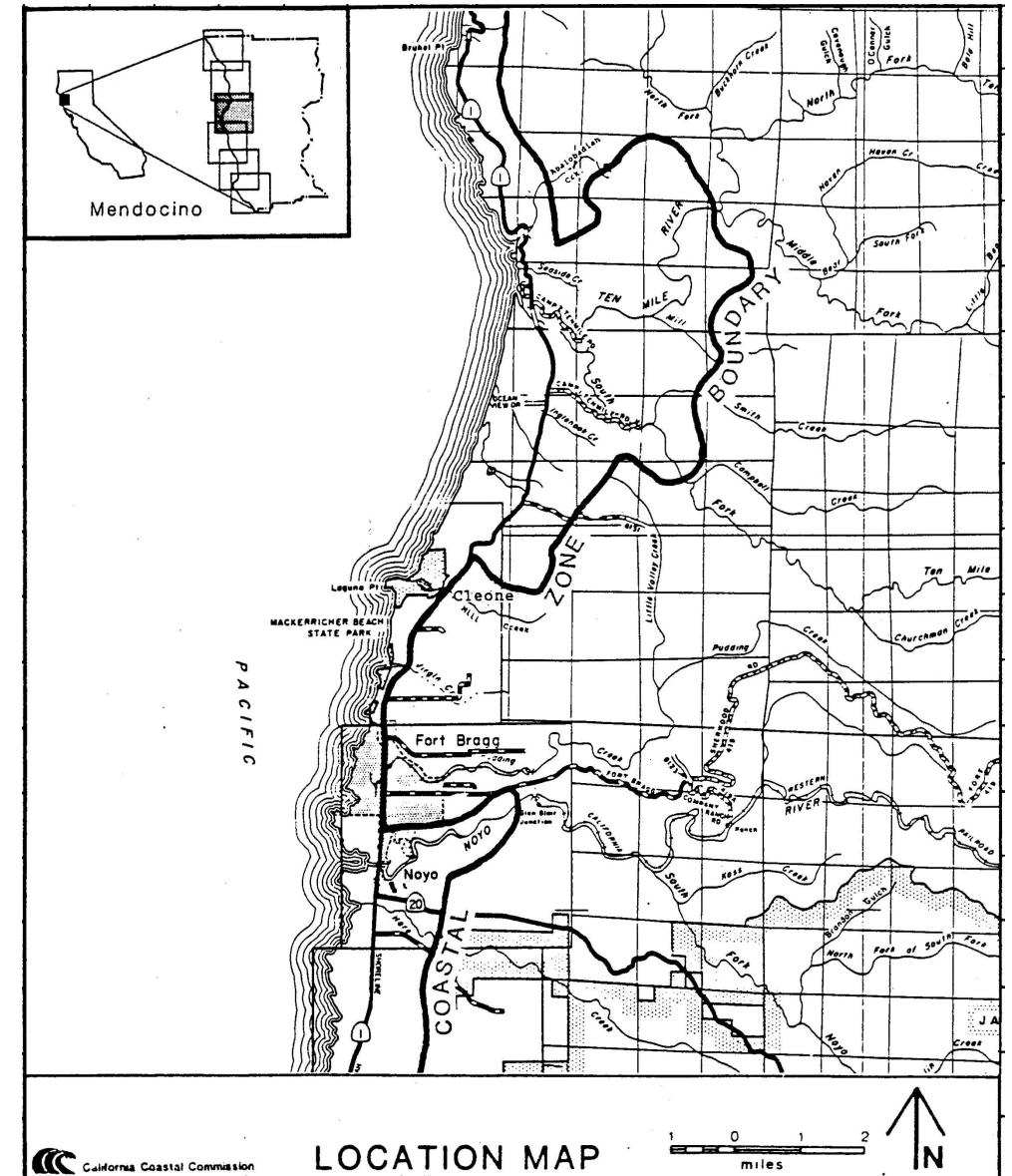


What is the Coastal Act?

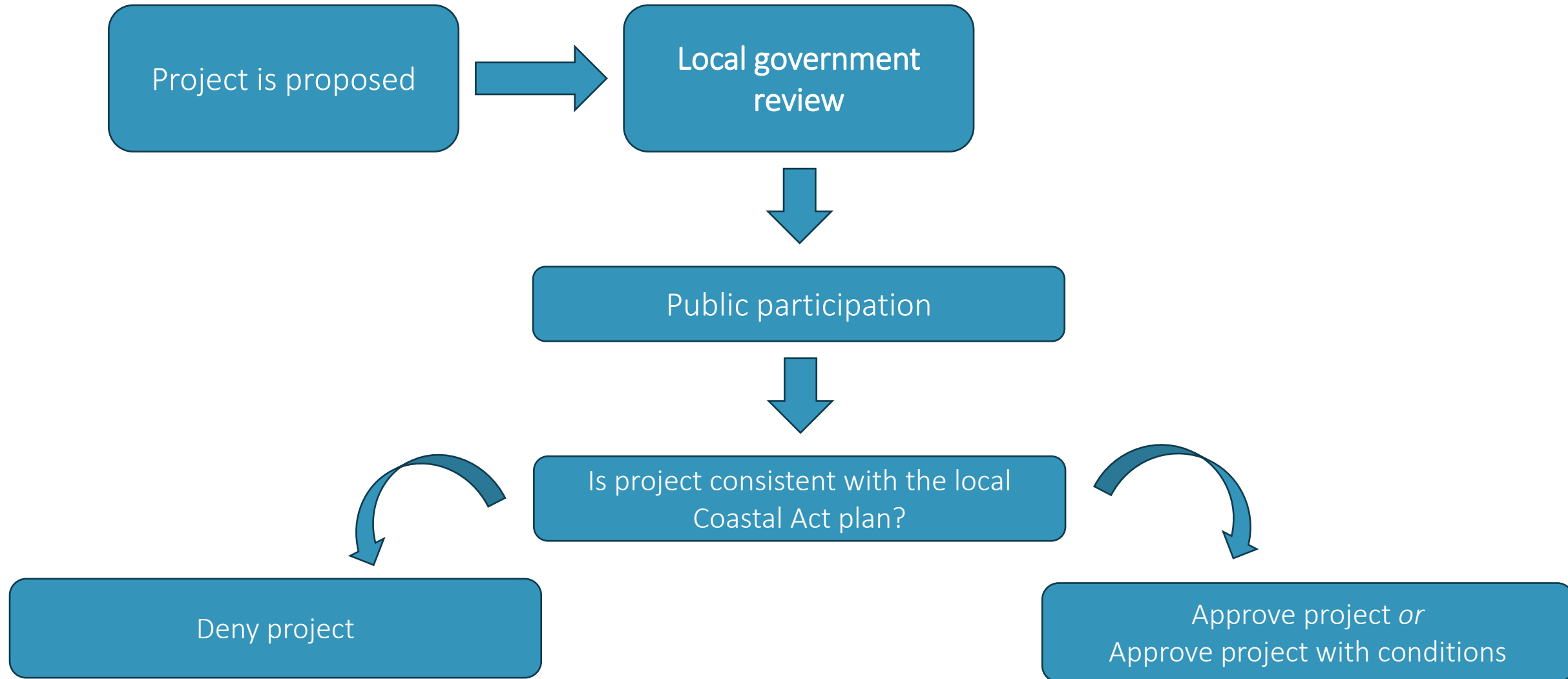


Where does the Coastal Act Apply?

- Oregon border to Mexico
- Includes 9 islands (~287 miles of shoreline)
- Excludes SF Bay
- ~1.5 million acres of land
- Offshore boundary: 3 miles out at sea
- Inland boundary: varies
 - From hundreds of feet to 5 miles



Coastal Development Permit (CDP) Process



What is a Local Coastal Program?

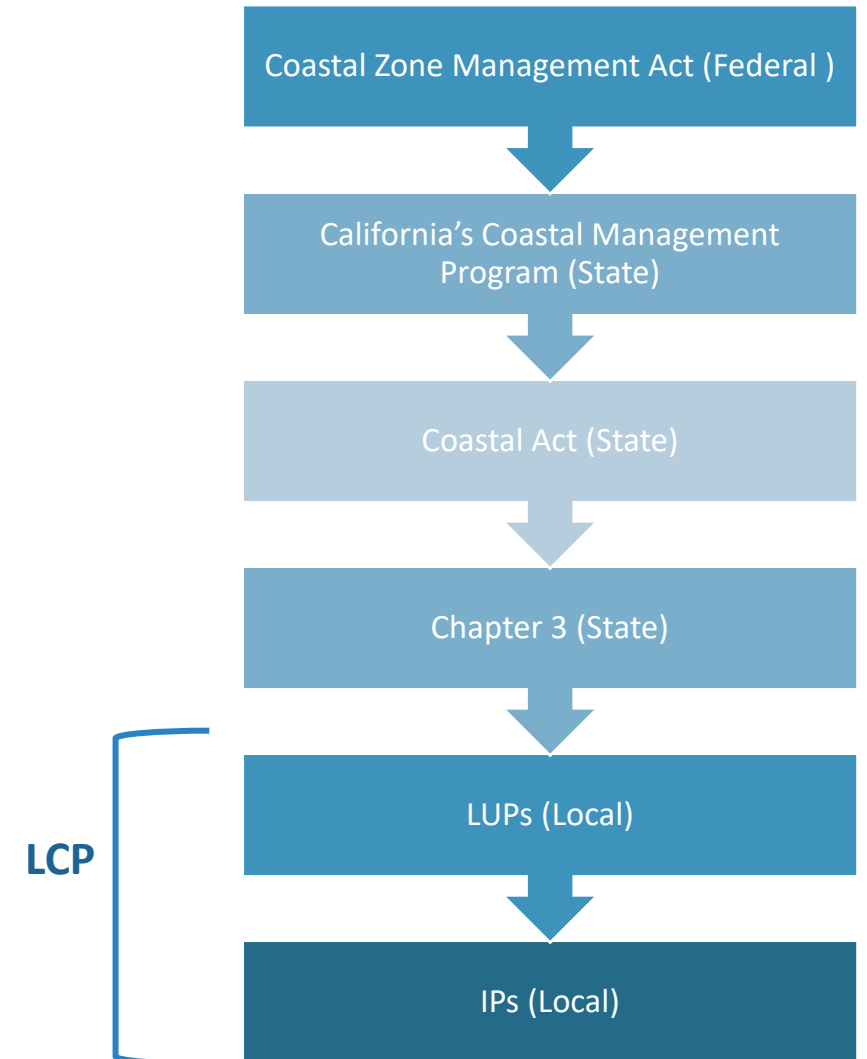
Coastal Act Section 30500 requires local governments to prepare a **Local Coastal Program (LCP)** for the Coastal Zone portion of its jurisdiction:

(a) Each local government lying, in whole or in part, within the coastal zone shall prepare a local coastal program for that portion of the coastal zone within its jurisdiction...

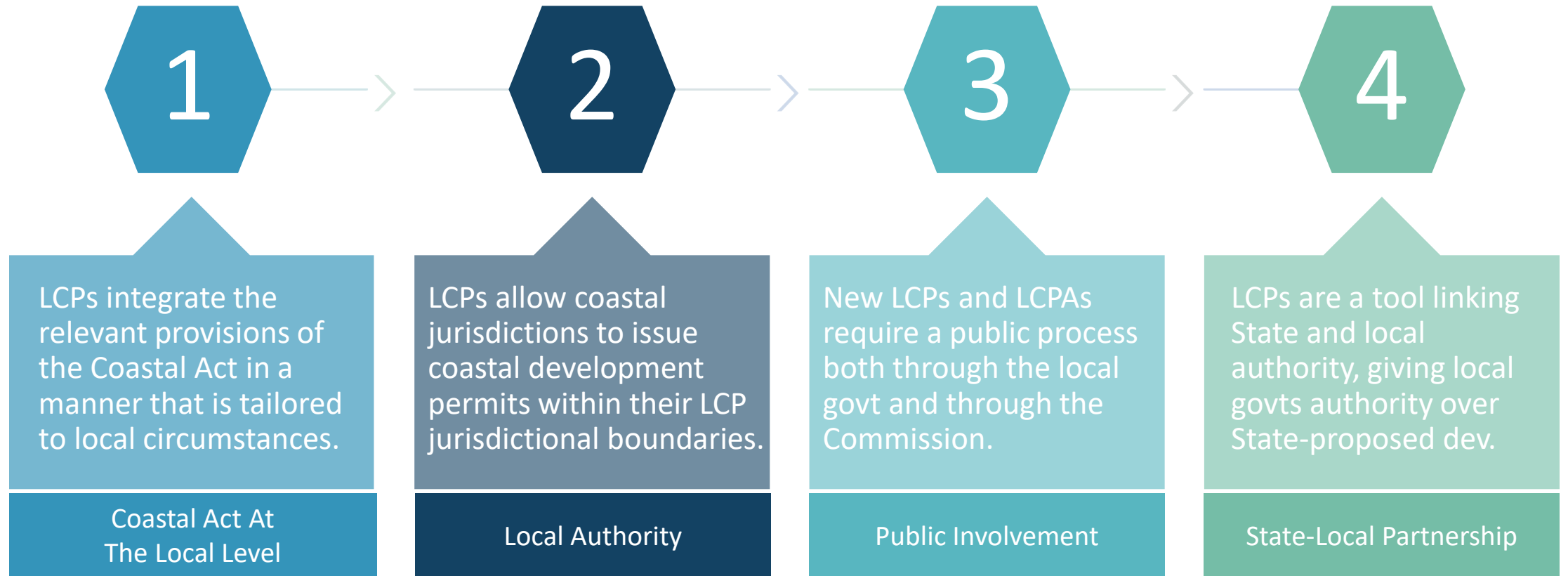
An **LCP** is defined under the Coastal Act as a local government's (CA 30108.6):

- (a) land use plans,
- (b) zoning ordinances,
- (c) zoning district maps, and
- (d) ... other implementing actions

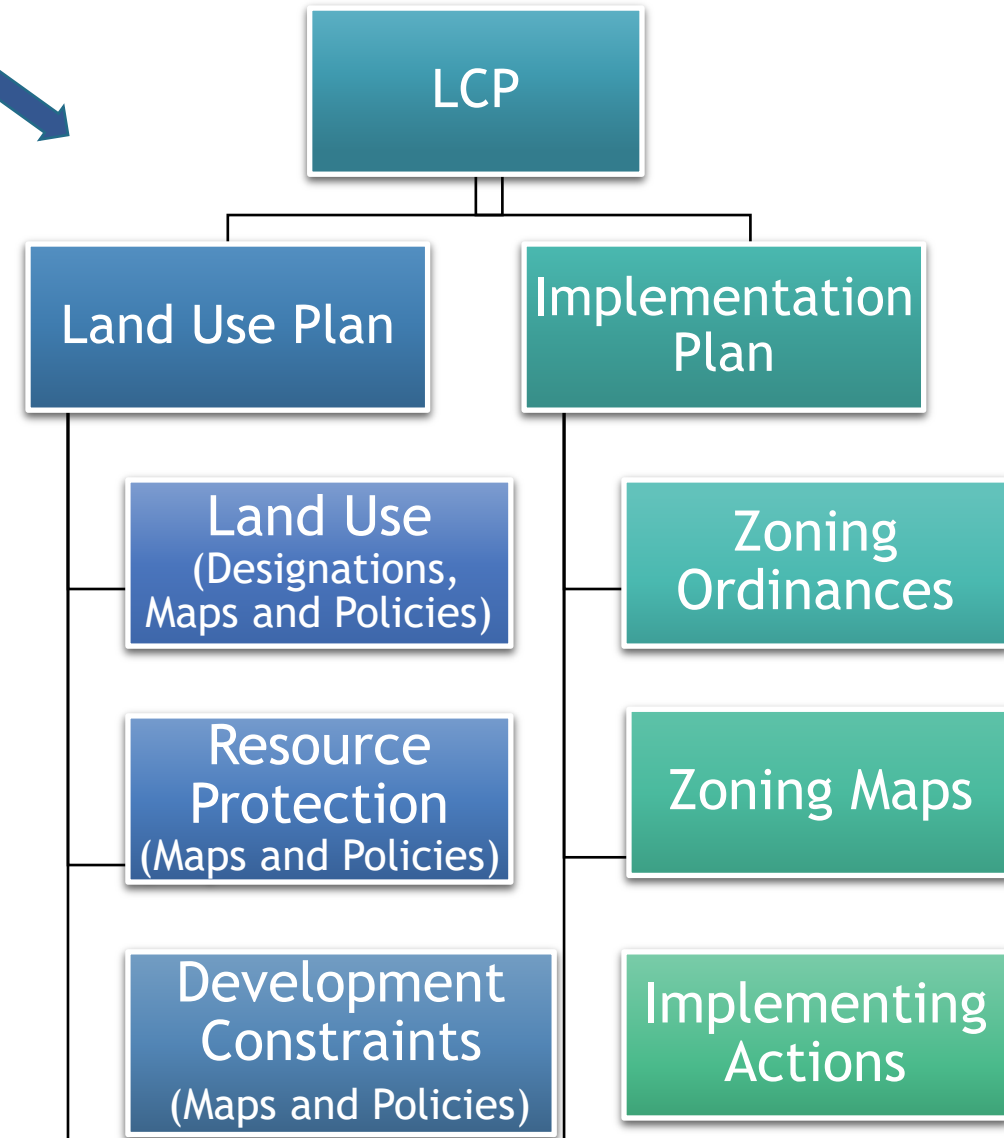
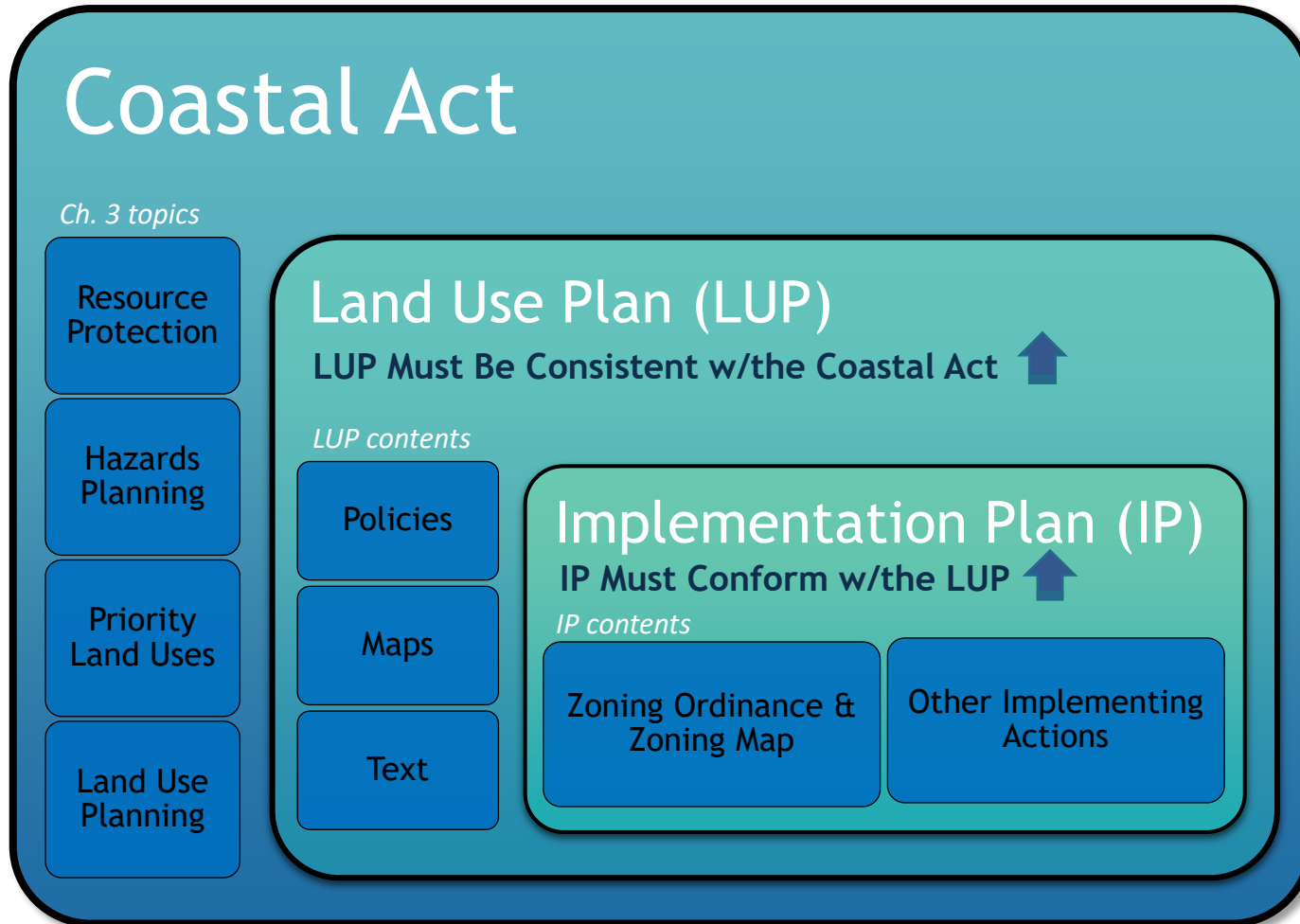
...when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act.



Why Are LCPs Important?



LCP Standard of Review and Structure



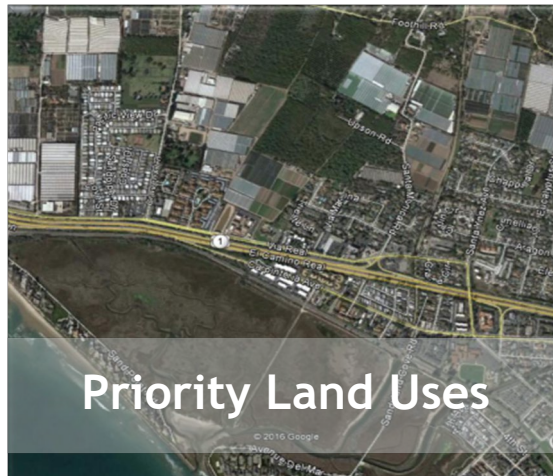
What's in Chapter 3 of the Coastal Act?

Policies that identify and protect environmental & other public resources within the coastal zone.



Policies that address the physical siting and design of development based on hazard risk.

Policies that identify types of land and water uses that receive rights, privileges, or protections relative to other types of land uses.



Policies that address the types, level, siting and pattern of development in consideration of overarching land use planning, constraints and requirements.

Typical Coastal Resources

There is no definition of “coastal resources” in the Coastal Act. However, the term “Coastal Resource” is generally taken to include (but not be limited to):



Land Resources

- Agricultural
 - Ag production on prime ag lands
 - Productivity of Timberlands
 - Soil Productivity
- Cultural Resources
 - Archaeological
 - Paleontological
- Soils
- Terrestrial Environmentally Sensitive Habitat Areas (ESHAs)
 - ESHA including rare habitats, wildlife corridors, and other areas that are esp. valuable because of their special nature or role in an ecosystem
 - Native trees



Wetlands and Water Bodies

- Coastal Water Bodies
 - e.g., estuaries, lakes, etc. and their related uplands
- Groundwater Resources
- Watercourses
 - e.g., rivers, streams, creeks, etc. and their related corridors and uplands
- Water Quality and Biological productivity
- Wetlands



Marine & Shoreline Resources

- Marine Resources
 - Incl/biological productivity
- Open Coastal Waters
- Shoreline Processes
 - Incl/sand supply and transport
- Water Quality



Public Access & Recreation

- Public Access
 - Lateral, Vertical, Trail Easements
 - Public Access Facilities
 - Public Access Opportunities
- Recreation
 - Recreational Areas
 - Recreational Facilities
 - Incl/water-oriented activities
- Visitor-Serving Uses



Visual Resources

- Natural Landforms
 - e.g., ridges, significant rock outcrops
- Scenic Public Views
 - e.g., to and along the shoreline, public vistas, vista points, & trails
- Visual Qualities of the Coastal Zone
 - e.g., compatibility with surrounding character

Land Use Plan Components

Land Use Planning (kinds, location, intensity)

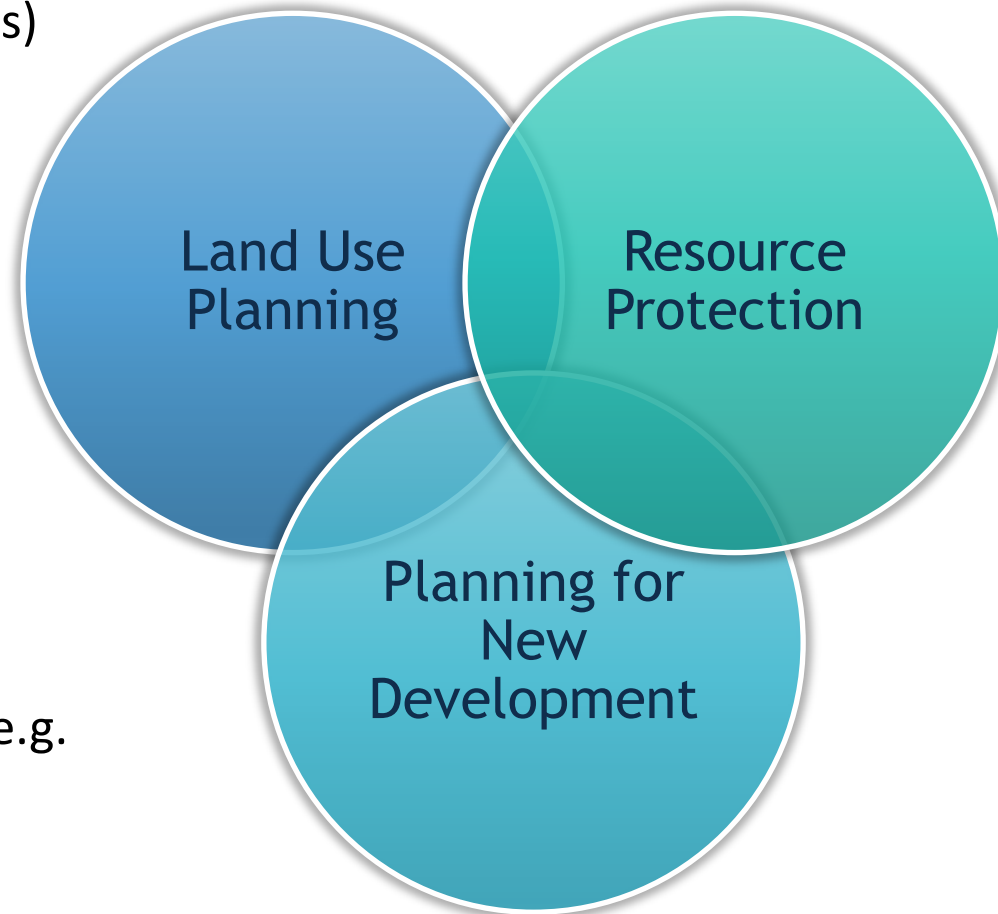
- Land Use Map (including priority land uses)
- Land Use Designations
- Land Use Policies

Coastal Resource Protection

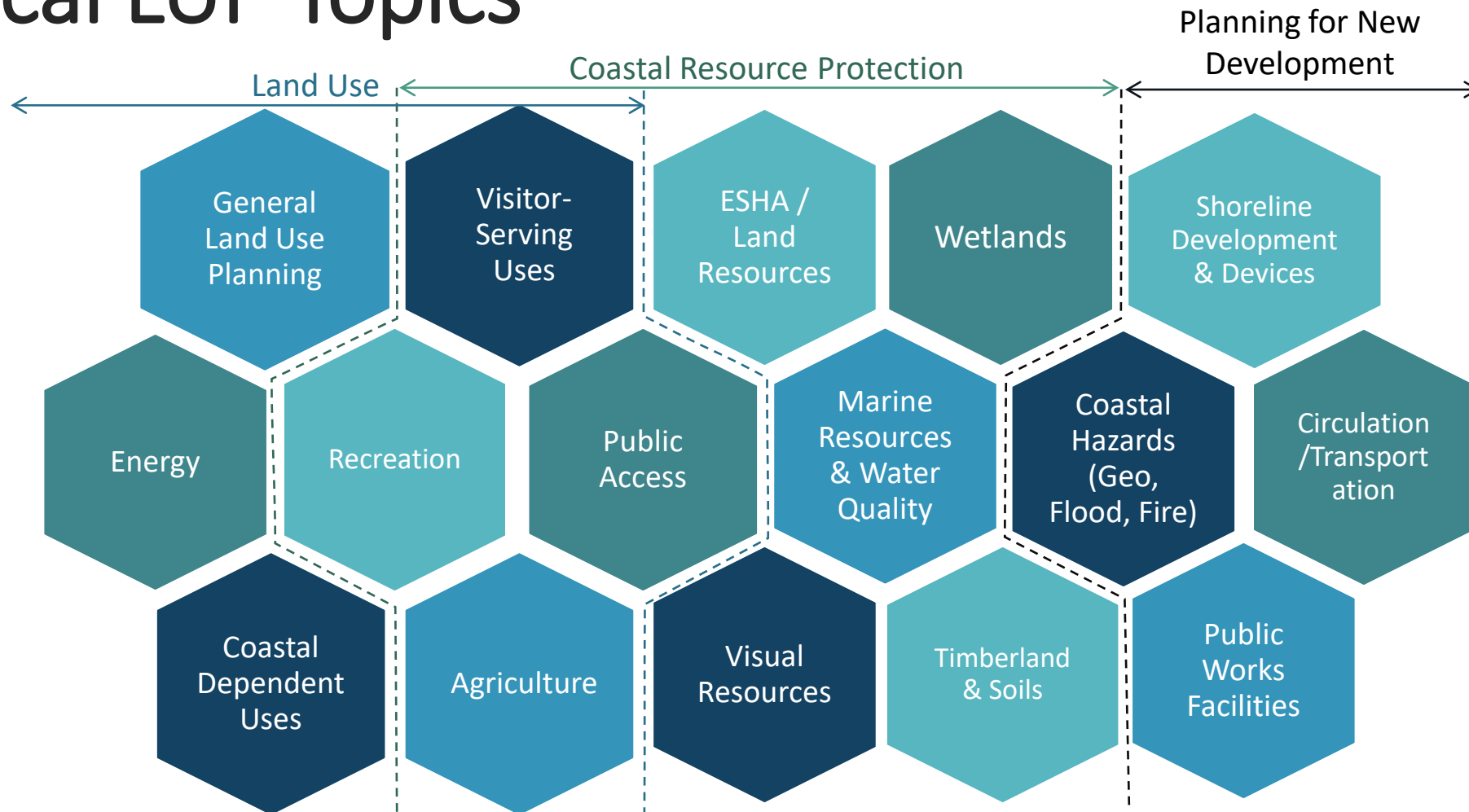
- Resource Maps
- Accompanying Protection Policies

Planning for New Development

- Hazards Maps and Policies
- Capacity Planning Issues, Maps, Policies (e.g. Transportation Facilities, Public Works Facilities)



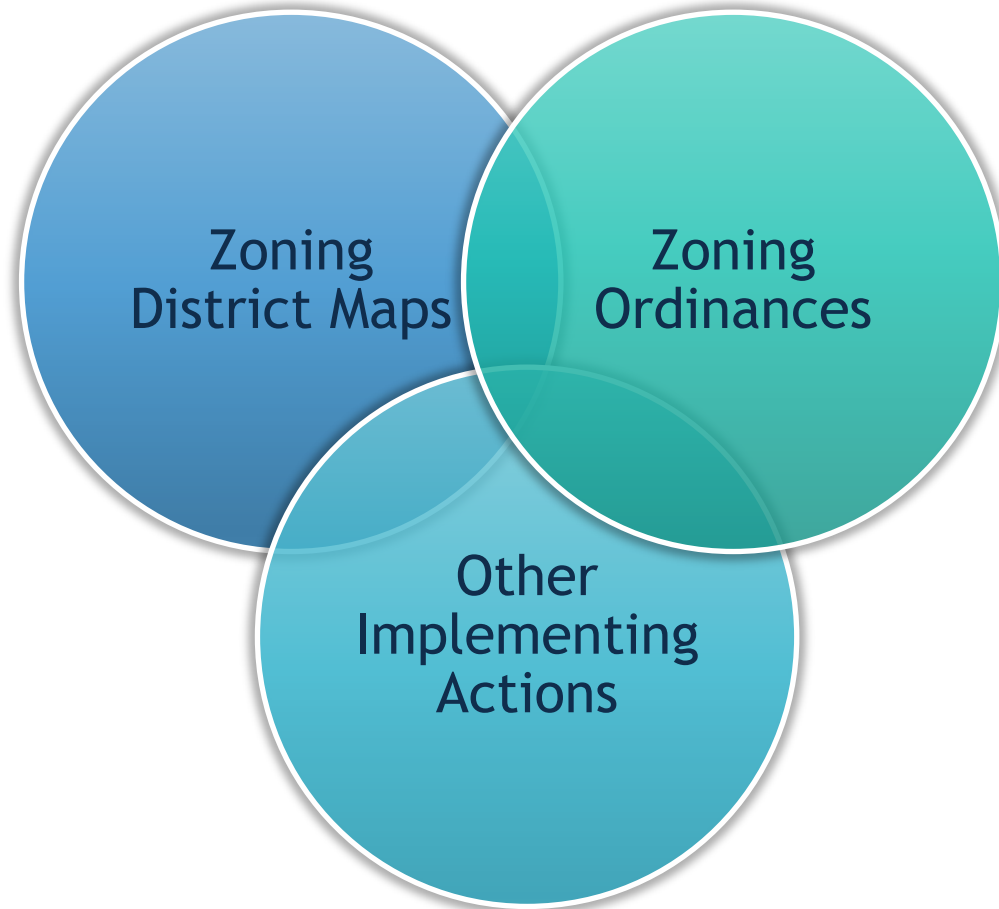
Typical LUP Topics*



* This list of topics provides examples of LUP categories/sections that reflect Chapter 3 policy topics. All topics, as above, may not be applicable in all jurisdictions and additional, or more specific, topics may be required.

Implementation Plan Components

- **Zoning Ordinances**
 - Zones & Allowed Uses
 - Development Standards & Other Specific Provisions
 - Procedures
- **Zoning District Map**
 - Zone District Map & Overlays
 - Corresponds to Zoning Ordinance Zones
- **Implementing Actions**
 - Ordinances, regulations, or programs which implement the Coastal Act and LCP (CA 30108.4)
 - e.g. Development Agreements, Specific Plans

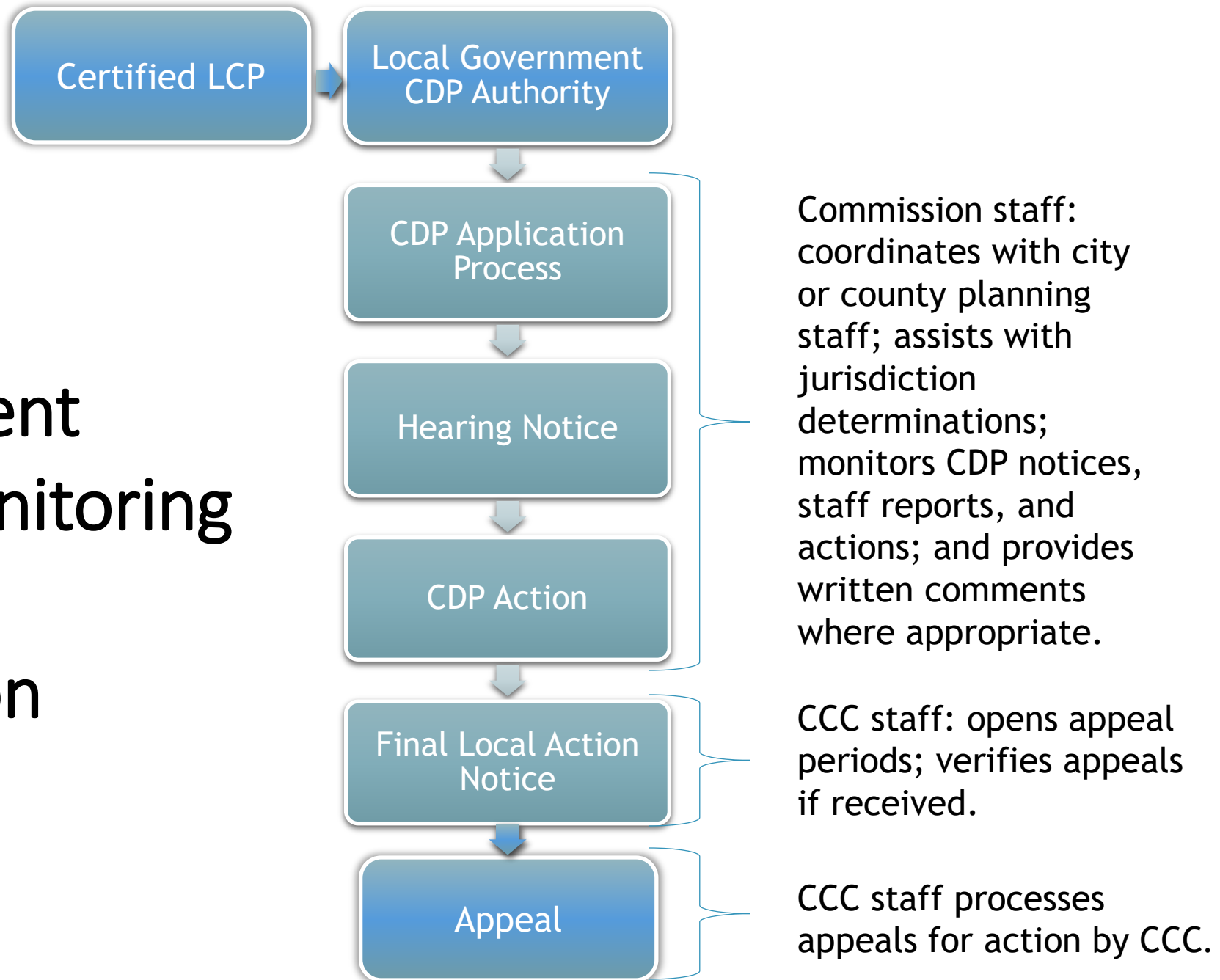


Typical IP Topics*



* This list of topics provides a limited number of examples of IP categories/sections that further implement LUP policy topics. All topics, as above, may not be applicable in all jurisdictions and additional, or more specific, topics will be required as applicable.

Coastal Development Permit Monitoring After LCP Certification



LCPs in Mendocino County

- **Mendocino County LCP**- originally certified in 1992
 - Mendocino Town Plan - separate segment of LCP; originally certified in 1996; comprehensively updated in 2017
 - Gualala Town Plan - originally certified in 1992 and has not been comprehensively updated
- **Fort Bragg LCP** - originally certified in 1983
 - City LCP comprehensively updated in 2008
- **Point Arena LCP** - originally certified in 1981
 - City LCP comprehensively updated in 2006



Other Opportunities for Public Involvement

- Request to be added to local governments' and Commission's noticing lists for hearings on local projects (CDPs), LCP planning work, informational briefings, and other related topics
 - *Note that for grant work specifically, public outreach is managed by the jurisdiction – work with the local staff to better understand opportunities*
- Submit written comments or speak at the hearings
- Reach out to staff if you have questions or would like copies of public documents

Thank you!

LCP Grants

^ Rolling Grants Awarded

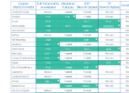
^ Round 8 Grants Awarded

On November 16, 2022 the Coastal Commission [awarded](#) an eighth round of grants to support LCP updates with a focus on coastal resiliency. Three local governments were awarded grants for a total of approximately \$4.5 million.

District	Jurisdiction	Grant Amount Awarded
North Coast	Humboldt County	\$2,177,399
	Mendocino County	\$1,400,000
	City of Fort Bragg	\$898,990
Total Amount		

Status of Grantees

Click on the button below to see the status of the grant-funded LCP planning work. This information will be updated periodically. The graphic shows the major steps in the LCP planning process and indicates where grantees are in the process. Note that each grant work program differs in scope and timing, so not all projects include each of the steps highlighted here. The overall intent of this graphic is to facilitate information sharing and coordination among local governments undertaking similar efforts. Work products and project websites are linked where available. A quarterly status report from September 2021 is available [here](#).

[View Status](#)

www.coastal.ca.gov/lcp/grants/

www.coastal.ca.gov/contact/#/

California Coastal Commission

Meetings Services & Programs Learn Participate Access About

Translate

Email List Sign Up

Learn more about our email lists.

California Coastal Commission Email Lists

Thank you for your interest in joining one or more of our email lists. Please complete the information below and click Sign Up.

Email

First Name

Last Name

Privacy - Terms

www.coastal.ca.gov/signup/

California Coastal Commission

Meetings Services & Programs Learn Participate Access About

Translate

Contact Districts & Programs

North Coast District

Address: 1385 8th Street #130, Arcata, CA 95521

Phone: (707) 826-8950

Fax: (707) 826-8960

Counties:

Del Norte

Humboldt

Mendocino

The North Coast district is the largest geographic district in the coastal zone, extending approximately 325 miles from the Oregon border to the Gualala River at the Mendocino and Sonoma County line. The district includes three coastal counties: Del Norte, Humboldt, and Mendocino, and seven incorporated cities: Crescent City, Trinidad, Arcata, Eureka, Fortuna, Fort Bragg, and Point Arena. The district also includes the northern portion of the Cordell Bank Marine Sanctuary. To see maps of Local Coastal Program Areas within this district, please click [here](#).

All Staff

District Offices

Headquarters

North Coast

North Central Coast

Central Coast

South Central Coast

South Coast

San Diego Coast

Email North Coast District at NorthCoast@coastal.ca.gov

Questions?

