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3/21/96

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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HEARING IMPAIRED: (415) 904-5200

Filed: 3/19/96
49th Day: 5/7/96
180th Day: 9/15/96
Staff: RH
Staff Report: 3/21/96 1802P
Hearing Date: 4/10/96
Commission Action:

STAFF REPORT: APPEALSUBSTANTIAL ISSUE

W10d

LOCAL GOVERNMENT: Monterey County

DECISION: Approval with conditions

APPEAL NO.: A-3-MCO-96-022

APPLICANT: VICTORINE RANCH MUTUAL WATER COMPANY

PROJECT LOCATION: 0.5 mile south of Malpaso Creek on east side of State Highway Route 1, Big Sur Coast, Monterey County.

PROJECT DESCRIPTION: 16-connection water system, with 3,000 ft. of pipeline, access road, grading, and two 25,000 gal. water tanks

APPELLANT: Commissioners Carl Williams and Fran Pavley

SUBSTANTIVE FILE DOCUMENTS: County Coastal Permit PC4185

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission open and continue the public hearing to determine whether a substantial issue exists with respect to the grounds on which the appeal has been filed for the following reasons:

Pursuant to Section 30621 of the Coastal Act, an appeal must be heard within 49 days from the date an appeal of a Coastal Development Permit issued pursuant to a certified Local Coastal Program is received. An appeal of the above described decision was received in the Commission office on March 19, 1996. The 49th day falls prior to the May 1996 Commission hearing. Therefore, pursuant to Section 13112 of the Commission's Administrative Regulations, the Commission should open and continue the Substantial Issue hearing at the April 10, 1996 meeting. Also in accordance with the above cited section of the Administrative Regulations, staff requested on March 21, 1996 that the local government forward all relevant documents and materials regarding the subject permit. These documents were requested, but have not been received to prepare a staff report and recommendation in time for the April 10, 1996 hearing. The appeal will be scheduled for a full substantial issue hearing at the next available Commission hearing.