

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th.10.f

C.F.L.
4/17/00



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Filed: 3/28/2000
49th day: 5/16/2000
180th day: 9/24/2000
Staff: CKC
Staff report: 4/20/2000
Hearing date: 5/12/2000

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

Local government.....County of Monterey
Local decision.....Approval with Conditions
Appeal number.....A-3-MCO-00-035
Applicants..... California Department of Transportation, District 5 (Caltrans); Attn:
Paula Huddleston
Appellant(s).....Noel Mapstead
Project location.....Northeasterly of Highway One and Carmel Valley Road, Carmel Area
(Monterey County)
Project description.....Caltrans Operational Improvement #5: construction of a second right
turn lane onto northbound Highway One by widening Highway 1 and
Carmel Valley Road.
Substantive file documents.....Monterey County Local Coastal Permit No. 980276 and Monterey
County Certified Local Coastal Program.

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 reason:

In accordance with section 13112 of the Commission's Administrative Regulations, staff has requested that the local government forward all relevant documents and materials regarding the subject permit within five working days of receipt of that notice. The final day for completion of staff reports for the May meeting is April 20, 2000. As of April 18, 2000, the material necessary for a complete analysis had



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not yet been received. Without the relevant material from the County it is not possible to analyze the issues and prepare a staff report with a recommendation for Commission action on this appeal.

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 was filed. The appeal of this County permit was filed on March 28, 2000; the 49th day therefore falls on May 16, 2000, after the Commission's May 12, 2000 meeting, but before the Commission's June meeting. Therefore, staff recommends that the Commission open and continue the public hearing. The appeal will be tentatively scheduled for a substantial issue hearing at the Commission's June meeting in Santa Barbara.

