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4/17/01

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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RECORD PACKET COPY

Filed: 4/10/01
49th day: 5/29/01
180th day: 10/7/01
Staff: CKC
Staff report: 4/19/01
Hearing date: 5/7/01

**STAFF REPORT: APPEAL
OPEN AND CONTINUE**

Local government.....	Monterey County
Local decision.....	Approved with Conditions
Appeal number.....	A-3-MCO-01-035
Applicants.....	Charlene Felos, TR
Appellants.....	CA Coastal Commissioners Sara J. Wan & Pedro Nava
Project location.....	24304 San Juan Road, Carmel Woods, Monterey County APN 009-031-009
Project description.....	Allow development of a test well for future permanent well.
Substantive file documents.....	Monterey County Local Coastal Program; Local Development Permit PLN000160.

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 was 4/13/01. As of this date the material necessary for a complete analysis had 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 4/10/01; the 49th day therefore falls on 5/29/01, after the



**California Coastal Commission
May Meeting in Monterey**

Staff: CKC Approved by:

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Charlene Felos, TR

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Commission's May meeting, but during 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 Long Beach or the July meeting in Santa Rosa.

