

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
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W15b



## MEMORANDUM

**Prepared March 23, 2006 (for April 12, 2006 Hearing)**

**To:** Coastal Commissioners and Interested Persons

**From:** Charles Lester, Central Coast District Deputy Director  
Dan Carl, Coastal Planner

**Subject: Extension of Time Limit for Commission Action on Monterey County Local Coastal Program Major Amendment Number 1-05 (Measure A)**

Monterey County proposes to amend the Del Monte Forest land use and implementation plans of its Local Coastal Program (LCP) as directed by the County's Measure A initiative, including modifying land use and zoning designations for over 600 mostly undeveloped acres located in the Del Monte Forest (LCP Major Amendment Number 1-05). The Coastal Act allows local governments to propose amendments to certified LCPs provided such amendment proposals include "materials sufficient for a thorough and complete review." When an amendment (and its supporting materials) is deemed by the Executive Director to be in proper order and adequate to meet that criteria, an amendment is "deemed submitted" (also more commonly referred to as "filed") and a submittal (or filing) date is thus determined. The Coastal Act requires the Coastal Commission to act on a Land Use Plan (LUP) amendment within 90 days of the filing date and on an Implementation Plan (IP) amendment within 60 days of the filing date; in cases where both LUP and IP changes are proposed (such as the subject case), the 90-day action deadline applies to the overall amendment (i.e., to both the LUP and IP parts of it). If the Commission does not act within the applicable time frame, then the amendment is deemed approved and certified by the Commission (Coastal Act Sections 30510, 30512, 30513, and 30514).

On March 15, 2006, Monterey County's proposed LCP amendment was deemed submitted/filed by the Executive Director. The 90th day following March 15, 2006 is June 13, 2006. Because the Commission's June meeting is currently scheduled for June 14-16, 2006, the Commission would need to act on the proposed amendment no later than its May meeting (currently scheduled for May 10-12, 2006) to meet the applicable Coastal Act action deadlines.

However, the proposed amendment is large and complex, includes an extensive administrative record, and raises significant Coastal Act and LCP issues. There also continues to be substantial public interest in the Commission's review of Measure A. For all of these reasons, Commission staff have targeted the Commission's June hearing in Santa Rosa as the first opportunity to both allow adequate time to complete staff's analysis and recommendation for action, and maximize public participation in a northern California location (the Commission will not meet any closer to Monterey until the December 2006 hearing currently scheduled to take place in San Francisco).

In order to have a hearing on Measure A at the Commission's June hearing, an extension of required review time is necessary. Coastal Act Section 30517 allows the Commission to extend, for good cause,



California Coastal Commission

April 2006 Meeting in Santa Barbara

Staff: D. Carl Approved by:

MCO LCPA 1-05 (Measure A) time extension 4.12.2006

the time limits for Commission action on this proposed amendment for a period not to exceed one year. A one-year extension would result in a new deadline for Commission action on the proposed amendment of June 13, 2007. Although staff believes that this matter will be resolved well before the new deadline, it has generally been the Commission's practice to extend such deadlines for a full year as provided by the Coastal Act to allow for flexibility in hearing scheduling (including to accommodate any requested or otherwise necessary postponements, continuances, etc.) and in terms of allotting scarce staff resources.

Therefore, Staff recommends that the Commission extend the deadline for Commission action by one year.

### **Summary of the Staff Recommendation**

Staff recommends that the Commission extend the deadline for Commission action on this LCP amendment by one year.

**Motion.** I move that the Commission extend the 90-day time limit to act on Monterey County Local Coastal Program Major Amendment Number 1-05 by a period of one year.

**Staff Recommendation.** Staff recommends a **YES** vote. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.