

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W17d



MEMORANDUM

Prepared March 22, 2007 (for April 11, 2007 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 Coastal Commission Action on Monterey County Local Coastal Program Major Amendment Number 1-07 (Measure A)

Monterey County proposes to amend the Del Monte Forest Land Use Plan (LUP) and Implementation Plan (IP) portions 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 1-07). The proposed Measure A LCP amendment was deemed submitted/filed by the Executive Director on February 21, 2007. The Coastal Act requires the Commission to take action on LCP amendments within 90 days of their filing date if such amendments propose both LUP and IP changes, as is the case here. The 90th day following February 21, 2007 is May 22, 2007, and thus May 22, 2007 is the Commission action deadline for the proposed LCP amendment. However, Section 30517 of the Coastal Act also allows the Commission to extend this action deadline for up to a year for good cause.

Based on good cause, staff recommends that the Commission extend the action deadline for the proposed Measure A LCP amendment for one year to May 22, 2008.

The proposed Measure A LCP amendment is large and complex, it includes an extensive administrative record, it raises significant Coastal Act and LCP issues, it has long been controversial, and it remains the subject of intense public interest. Substantial staff time will be necessary for review and preparation ahead of a Commission hearing on this item. As a resubmittal (i.e., this item was previously withdrawn by the County one-day prior to a scheduled June 14, 2006 Commission hearing), its scheduling must also be considered in relation to the scheduling of other pending LCP and LRDP items (CCR Section 13535). In addition to other pending regulatory and planning items, the Commission's Central Coast District is currently reviewing major LCP amendments in San Luis Obispo County and an LRDP for the University of California at Santa Cruz. Finally, staff has always considered a local hearing venue to be essential to the Commission's consideration of Measure A. The most local Commission hearing venues for the Del Monte Forest have historically been Monterey and San Francisco. The upcoming "local" hearing venues potentially available for Measure A are the June hearing in Santa Rosa, the July hearing in San Luis Obispo, and the August hearing in San Francisco.

In order to allow adequate time for review and preparation for a Commission hearing on this item without adversely affecting other scheduled items and in the most local venue possible, an extension of the 90-day action deadline is necessary. A one-year extension would result in a new deadline for



California Coastal Commission

April 2007 Meeting in Santa Barbara

Staff: D. Carl Approved by:
W17d-4-2007

Commission action on the proposed amendment of May 22, 2008. Although staff is tentatively targeting the months of June, July or August for a hearing on this item, 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 accommodation of any requested or otherwise necessary postponements, continuances, etc.) and in terms of allotting limited 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 the proposed Measure A 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 1-07 to May 22, 2008.

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