

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

Th13i



MEMORANDUM

Prepared March 20, 2008 (for April 10, 2008 Hearing)

To: Coastal Commissioners and Interested Persons
From: Dan Carl, District Manager
Katie Morange, Coastal Planner
Subject: **Extension of Time Limit for Coastal Commission Action on Monterey County Local Coastal Program Major Amendment Number 2-07 Part 1 (Castroville Community Plan)**

Central Coast District staff has received the above-referenced Local Coastal Program (LCP) amendment request from Monterey County. The proposed amendment would modify the LCP's Land Use Plan (LUP) and Implementation Plan (IP) to incorporate the Castroville Community Plan into the LCP and to allow for implementation of the Community Plan for those areas of Castroville located in the North Monterey County segment of the County's Coastal Zone.

Coastal Act Section 30510 requires proposed LCP amendments to contain materials sufficient for a thorough and complete review. Once that requirement is satisfied and an amendment request is deemed submitted (or "filed"), the Coastal Act requires the Commission to act on IP amendments within 60 days, and on LUP amendments and combined LUP/IP amendments within 90 days (Coastal Act Sections 30512, 30513, and 30514).

LCP amendment 2-07 Part 1 was filed as complete on January 25, 2008. The proposed LCP amendment is both IP and LUP and thus the 90-day requirement applies; the 90th day is April 24, 2008. Therefore, the proposed amendment would have to be scheduled for action at the Commission's April 2008 meeting if it were to be decided within 90 days of filing. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 90-day time limit for a period not to exceed one year. In this case, the proposed amendment presents significant Coastal Act issues and Commission staff has not yet had sufficient time to analyze the changes proposed, including with respect to conversion of agricultural lands and wetlands to urban uses and complicated water supply and seawater intrusion issues. Approximately 300 acres of land in the Coastal Zone would be affected by changes proposed under the LCP amendment. A later meeting date would allow for adequate review time, as well as consultation with the County regarding possible amendment modifications. A one-year extension would result in a new deadline for Commission action on the proposed amendment of April 24, 2009. Although staff believes that this matter will be brought to hearing 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.



California Coastal Commission

April 2008 Meeting in Santa Barbara

Staff: Katie Morange Approved by:

Summary of the Staff Recommendation

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

Motion. I move that the Commission extend the 90-day time limit to act on Monterey County Local Coastal Program Amendment Number 2-07 Part 1 to April 24, 2009.

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