

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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Th16d



MEMORANDUM

Prepared June 25, 2008 (for July 10, 2008 Hearing)

To: Coastal Commissioners and Interested Persons
From: Dan Carl, District Manager
Lee Otter, Coastal Planner
Subject: **Extension of Time Limit for Coastal Commission Action on Monterey County Local Coastal Program Major Amendment Number 1-08 Part 1 (Highway 1-Salinas Road Intersection)**

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 Implementation Plan (IP) to facilitate certain public safety improvements at the Highway 1-Salinas Road intersection, including a new overpass and frontage road, in the North Monterey County area of unincorporated Monterey County.

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).

Monterey County Local Coastal Program Amendment Number 1-08 Part 1 was filed as complete on June 2, 2008. The proposed LCP amendment is IP only and thus the 60-day requirement applies; the 60th day is August 1, 2008. Therefore, the proposed amendment would have to be scheduled for action at the Commission's July 2008 meeting if it were to be decided within 60 days of filing. However, Coastal Act Section 30517 allows the Commission to extend, for good cause, the 60-day time limit for a period not to exceed one year. In this case, Commission staff has not yet had sufficient time to analyze the changes proposed, including with respect to LCP language allowing conversion of agricultural lands and wetlands in certain circumstances, and potential mitigation standards associated with same. 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 August 1, 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.



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 60-day time limit to act on Monterey County Local Coastal Program Amendment Number 1-08 Part 1 to August 1, 2009.

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