

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

11 CAMINO DEL RIO NORTH, SUITE 200

SAN DIEGO, CA 92108-1725

521-8036

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## RECORD PACKET COPY

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Staff: LJM-SD  
Staff Report: 2/19/98  
Hearing Date: 3/10-13/98

REGULAR CALENDAR  
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-97-154

Applicant: Martin and Gail Solarsh

Agent: Travis Deal

Description: Construction of a two-story, 30 ft. high, 4,860 sq. ft. single-family residence with an attached 929 sq. ft. garage, a pool, septic system and approximately 1,050 cubic yards of grading on a vacant 1.66 acre site.

Lot Area	72,310 sq. ft.
Building Coverage	3,815 sq. ft. (5%)
Pavement Coverage	3,196 sq. ft. (5%)
Landscape Coverage	2,144 sq. ft. (3%)
Unimproved Area	63,155 sq. ft. (87%)
Parking Spaces	3
Zoning	RS1
Plan Designation	Residential 2 (1 du/ac)
Ht abv fin grade	30 feet

Site: 4740 Rancho Reposo Court, Lomas Santa Fe vicinity, San Diego County.  
APN 302-210-23.

Substantive File Documents: County of San Diego Local Coastal Program (LCP); CDP  
Nos. F7943, F9772, 6-82-96, 6-83-25, 6-83-67, 6-85-168, 6-85-297, 6-85-  
582, 6-87-94, 6-88-273

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STAFF NOTES:Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed project with special conditions which will require a redesign of the proposed residence to avoid encroachment into designated open space (required at the time of Commission approval of the subdivision) and to allow for a setback for fire protection purposes. The subject site is very constrained. The majority of

the site is comprised of steep naturally vegetated slopes, most of which have been preserved in open space. This, along with front and side yard setback requirements and the need to place a septic system on the site, leaves only a small area of the site where the residence can be constructed. While the proposed residence will not encroach into the designated open space area, it is proposed to be sited on naturally vegetated steep slopes (not restricted to open space) and immediately adjacent to the edge of the open space area, leaving no area for necessary brush management between the structure and designated open space.

As such, staff is recommending approval of the proposed project with special conditions which require the applicant to revise the project such that a 30 ft. setback for all structures from the identified open space area (for brush management purposes) is provided. However, in order to allow the applicant to meet the minimal floor area requirements of the CC&Rs, some encroachment into the setback is acceptable in order to provide for a maximum of 1,600 sq. ft. of habitable floor area on the first level.

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#### PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

##### I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

##### II. Standard Conditions.

See attached page.

##### III. Special Conditions.

The permit is subject to the following conditions:

1. Final Revised Plans. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, final revised building plans (site plan, floor plans and elevations) approved by the County of San Diego Building Department. Said plans shall document that all structures (residence, pool, decks and patios) are setback 30 ft. from the area deed restricted as open space pursuant to CDP #F7943 (which corresponds with the 210 foot topographic contour as

depicted on the Slope Analysis and Vegetation Survey for the Solarsh Residence by Resource Development Corporation dated 11/6/97). However, said plans may show encroachment into the 30 ft. setback area (in the areas where the currently proposed home does not meet the 30 ft. setback) by portions of the proposed residence to the extent necessary to allow for a maximum of 1,600 sq. ft. of habitable floor area on the first floor (decks, patios or a pool may not encroach within the 30 ft. setback as they are not necessary to meet minimal habitable floor area requirements). The project shall be constructed in accordance with the approved plans.

2. Landscaping Plan. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, a detailed landscape plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. Drought tolerant native or naturalizing plant materials shall be utilized to the maximum extent feasible. Special emphasis shall be placed on the treatment of south and eastern facing portions of the residence with specimen size trees (min. 24-inch box). Landscaping shall be installed in accordance with the approved plans.

3. Grading/Erosion Control. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, final site, grading and erosion control plans approved by the County. The project shall be implemented in accordance with the approved plan and shall incorporate the following requirements:

- a. All grading activity shall be prohibited between October 1st and April 1st of any year.
- b. All areas disturbed by grading shall be planted within 60 days of the initial disturbance and prior to October 1st with temporary or permanent (in the case of finished slopes) erosion control methods. Said planting shall be accomplished under the supervision of a licensed landscape architect, shall provide adequate coverage within 90 days and prior to October 1st, and shall utilize vegetation of species compatible with surrounding native vegetation. The species list shall be subject to Executive Director approval, prior to issuance of the permit.

4. Drainage Plans. Prior to the issuance of the coastal development permit, the applicant shall submit for the review and written approval of the Executive Director, a drainage and runoff control plan, with supporting calculations. This plan shall document that runoff from the roof, driveway and other impervious surfaces will be collected and appropriately discharged into the existing street drainage system and away from the hillside in order to protect the scenic resources and habitat values of the hillside from degradation by scouring or concentrated runoff. The project shall be constructed in accordance with the approved plans.

#### IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/History. The proposed development involves the construction of a two-story, 30 ft. high, approximately 4,860 sq. ft. single-family residence with an attached 929 sq. ft. garage, a pool, septic system and landscaping on a vacant 1.66 lot on Rancho Reposo Court in the unincorporated County of San Diego. In order to prepare the site for development, grading consisting of 900 cubic yards of cut and 150 cubic yards of fill is proposed. The excess graded material will be exported to a landfill outside of the Coastal Zone.

The proposed residence will be constructed on an existing narrow graded pad area adjacent to the existing cul-de-sac street. The site drops off sharply to the east beyond the existing pad into a highly vegetated canyon overlooking the eastern portion of Via de la Valle and the San Dieguito River Valley, with approximately 88% of the site consisting of steep, naturally vegetated slopes.

The subject site was created as part of a 17 lot subdivision approved by the Commission in April of 1979 (ref. CDP #F7943). This permit involved the subdivision, construction of Rancho Reposo Court and grading of the building pads. No residential construction was proposed or approved at that time. An open space deed restriction was placed over several of the lots, including the subject site, which prohibits any alteration of landforms, removal of vegetation or the erection of structures without review and approval of the Coastal Commission. For the subject site, the open space restriction applies to all areas below the 210 foot topographic contour line (ref. Exhibit #2 attached) but did not include all the steep naturally vegetated areas of the site beyond the proposed building pad. As proposed, portions of the structure would be constructed beyond the building pad created by the original subdivision for this site on steep naturally-vegetated areas and up to the 210 ft. topographic contour line, with a small portion of decking cantilevered over and above this limit.

In March, 1986, the Commission approved construction of a three-story, 4,087 sq. ft. single-family residence on the subject site. While the approved residence did not encroach onto naturally-vegetated steep slopes, portions of a deck were cantilevered over the steep natural slopes (ref. CDP #6-85-582). In addition, the residence was proposed to be constructed as close as 12 ft. from the open space area. However, the majority of the approved residence was setback greater than 30 ft. from the open space area. The applicant at that time had also received a variance from the County of San Diego to reduce the required front yard setback to 33 ft. at its closest point. However, the structure was never built and the permit has since expired.

The site is located within the Lomas Santa Fe vicinity of the unincorporated County of San Diego, east of the City of Solana Beach and is planned and zoned for residential development. While the County of San Diego did receive approval of its Local Coastal Program from the Commission in 1985, it never became effectively certified. As such, the

standard of review is Chapter 3 policies of the Coastal Act with the County LCP used as guidance.

2. Environmentally Sensitive Habitats/Steep Slopes. Section 30231 of the Coastal Act is applicable to the proposed development and states, in part:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff...

In addition, Section 30240 of the Coastal Act is applicable and states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

In 1979, when the Commission approved the subdivision which included the subject site, it found that because the project site drains into the San Dieguito River, which flows into the San Dieguito Lagoon, measures to control runoff and sedimentation are especially critical. The Commission imposed a number of conditions designed to control sedimentation and run-off from the site to protect the biological quality and habitat value of the San Dieguito River and Lagoon, including restricting the amount of grading on steep slopes. Specifically, the Commission required that a deed restriction be recorded notifying future owners that no development could occur within the restricted area (in the case of the subject site, slopes below the 210 foot topographic contour line) without the approval of the Coastal Commission. The restricted area covered most, but not all, of the naturally vegetated steep slopes within the subdivision.

As noted previously, the County of San Diego LCP was certified by the Commission in 1985. However, because the County never formally accepted the Commission's decision, the LCP was never effectively certified. However, the Commission has continued to use the County's LCP as guidance in review of permit requests in the County. In response to the habitat protection policies of the Coastal Act and the need to preserve sensitive habitats and steep slopes, the County of San Diego developed the Coastal Resource Protection (CRP) overlay zone as part of its certified LCP. The CRP ordinance, which regulates the development of naturally-vegetated slopes in excess of 25% grade, states, in part:

Steep slopes. No development, grading, planting, excavation, deposit of soil or other material, or removal of natural vegetation, except as may be necessary for fire safety or installation of utility lines, shall be permitted on steep natural slopes of 25% grade or greater...No alteration of such natural steep slopes shall be permitted in order to obtain use of a property in excess of the minimum reasonable use. For purposes of this provision, the term "minimum reasonable use" shall mean a minimum of one (1) dwelling unit per acre. Any encroachment into steep slope areas over 25% shall not exceed 10% of the steep slope area over 25% grade.

The project site is located within the CRP overlay zone. The intent of the CRP's restrictions on grading steep slopes is to minimize the visual impacts associated with such grading, to preserve the habitat values of significantly vegetated steep slope areas, and to avoid the increased likelihood of erosion, runoff and sedimentation which can occur when steep slopes are graded. These concerns are addressed by eliminating or significantly reducing grading on steep slopes. While encroachments into steep slopes can be allowed in some instances, where there is the possibility to develop sites without such encroachments, they are to be avoided.

When the Commission approved the subdivision which created the subject site in 1979, the County had not yet received approval of its LCP and the CRP provisions were not in place. While most of the naturally-vegetated steep slope areas were protected in open space by the Commission's action, not all were. As such, in subsequent review by the Commission of permit applications for construction of individual homes within this subdivision, staff has not only assured that no encroachment into the designated open space area occurred, but has also applied the CRP provisions to assure that all steep, naturally-vegetated slopes would be protected from encroachment to the maximum extent feasible (ref. CDP Nos. 6-85-297, 6-85-582 and 6-87-94). However, in each of these cases, (including the project previously approved on the subject site), the Commission approved the projects with some minor encroachments into steep natural areas (but not into the designated open space area), finding that the proposed encroachments were minimal and would not result in adverse impacts to habitat or visual resources.

Since the time when the County LCP was certified by the Commission and the other permit decisions by the Commission within this subdivision, the California Gnatcatcher has been listed by the U.S. Fish and Wildlife Service as an endangered species. As a result of this listing, preservation of naturally vegetated (coastal sage/chaparral) slopes is even more significant. As such, where the protection of the naturally-vegetated steep areas by the Commission in the previous permit actions within this subdivision was primarily addressing issues of erosion, sedimentation and protection of visual resources, in light of the listing of the Gnatcatcher, the Commission must now also consider the protection of this natural area as potential habitat for endangered species.

In the case of the proposed development, portions of the residence (and pool and decking) are proposed to be located directly adjacent to the designated open space area. While a small portion of the pool deck is proposed to be cantilevered over the open space area,

there will not be any direct encroachment into the restricted area by the residence. However, the project does involve some encroachment onto steep, naturally-vegetated slopes which were not included in the previously applied open space restriction. Based on the slope analysis and vegetation survey submitted by the applicant, approximately 63,273 sq. ft. or 88% of the site contains naturally vegetated steep slopes and the proposed project will encroach directly onto 1,698 sq. ft., or 3% of the naturally-vegetated steep slopes, but again, not into the designated open space area.

Additionally, in recent years, the issue of fire safety in areas of "wildland/urban interface" has become increasingly pertinent. Local governments and fire departments/districts have become increasingly aware of the need to either site new development away from fire-prone vegetation, or to regularly clear vegetation surrounding existing structures (ref. Section 4291 of the Public Resource Code). Since fire department requirements for vegetation thinning and clear-cutting can adversely effect coastal resources, the Commission has in past actions included a 30-foot brush-management zone around proposed structures when calculating the amount of proposed encroachment on steep, naturally vegetated-slopes, with the idea that vegetation at least 30 feet from any structure may have to be cleared to meet fire safety regulations. While brush management concerns are typically addressed at the subdivision stage, in the case of the previous subdivision which created the subject lot, it was not. However, according to the plans approved for the subdivision, there is a 30 ft. distance between the approved building pad on this particular site and the required open space which would provide a setback for fire protection purposes. In any case, brush management for fire safety needs to be addressed in review of the proposed residence.

In the case of the proposed residence, the provision of a 30-foot "clear-cut" of vegetation for brush management around the proposed structure, would eliminate approximately 7,600 sq. ft. of naturally vegetated steep slopes, or 12% of the entire amount of the steep, naturally vegetated slopes on the site. In addition, because portions of the residence are to be located directly adjacent to the open space restricted area, clearing of vegetation for brush management would encroach as much as 30 feet into the deed restricted area, resulting in the loss of approximately 3,000 sq. ft. of natural steep slope habitat.

Commission staff have met with staff at the Rancho Santa Fe Fire Department, which has jurisdiction over the subject site, to review the Department's requirements regarding the potential for future need to clear vegetation around the proposed structure for fire safety. They indicated that no clearing of vegetation on steep slopes would be required for this particular site at this time, as removal of vegetation would increase the risk of mudslides on this extremely steep canyon lot. However, staff at the Fire Department have also indicated that at the Department's discretion, up to 100 feet of clear-cut could be required around any structure. In some cases, zones may be established where clear-cutting is required around structures, with selective thinning of vegetation required further away from the structures.

While the Commission understands the Fire Department's concerns related to the potential for mud slides and erosion resulting from clear-cut of vegetation on the steep portions of the site, the commission is concerned that at some point in the future, maybe after several years of drought, that the Fire Department may determine that the need to clear the brush outweighs the potential for erosion, especially if the area that is cleared is replanted with other non-native fire-resistant plant species. In other words, even though the Fire Department is not requiring clearing around the home now, they may in the future due to some changed circumstances. Therefore, in order to assure long-term protection of the open space deed restricted area, the Commission must address even the potential for fire clearance around the residence with this permit.

As such, the provision of a 30 ft. setback for all structures from the existing open space line for brush management purposes would provide the Commission with the necessary assurance that the existing natural open space area will not be adversely affected should a 30 ft. clear-cut be required at some point in the future by the Fire Department. While the Commission acknowledges that the subject site is one of the last sites to develop in this subdivision and brush management was not specifically addressed by the Commission on other permit applications for construction of residences in this subdivision, many of the developments incorporated setbacks from the open space into their proposals. Specifically:

**CDP #F9772** - approved by the Commission in 1981 for construction of a two-story single-family residence with a **setback of 200 ft. from the open space area.**

**CDP #6-82-96** - approved by the Commission in 1982 for the construction of 4,767 sq. ft. single-family residence with a **setback of 10 ft. from the open space area.**

**CDP #6-83-25** - approved by the Commission in 1983 for the construction of a 3,308 sq. ft. single-family residence with a **setback of 30 ft. from the open space area.**

**CDP #6-85-168** - approved by the Commission in 1985 for the construction of a 4,564 sq. ft. single-family residence with a **setback of 180 ft. from the open space area.**

**CDP #6-85-297** - approved by the Commission in 1985 for the construction of a 3,870 sq. ft. single-family residence with **no setback from the open space area** (patio areas were permitted up to the open space limit).

**CDP #6-85-582** - approved by the Commission in 1985 (for the subject site) for construction of a 4,087 sq. ft. single-family residence with a **setback of 12 ft. from the open space area.**

**CDP #6-87-94** - approved by the Commission in 1987 for the construction of a 5,117 sq. ft. single-family residence with a **setback of 60 ft. from the open space area.**

**CDP #6-88-273** - approved by the Commission in 1988 for the construction of a 4,181 sq. ft. single-family residence with a **setback of 100 ft. from the open space area.**

As noted above, all but one of the previous developments listed included a setback from the open space area and five of the eight, included a setback of 30 ft. or greater. Thus, the provision of a setback of 30 ft. from the open space in this application is consistent with other development within this subdivision.

As noted previously, the subject site is very constrained. With the open space restricted area on the east, the front and side yard setbacks requirements and the need to place a septic system on the site, only a small area remains on the site where a residence can be developed. In addition, existing restrictions on the property contained in the CC&Rs for the subdivision, require that for two-story residences a minimum of 1,600 sq. ft. of habitable floor area must be provided on the first floor. In discussing the 30 ft. setback with the applicant, it was determined that a 1,600 sq. ft. first floor area could not be accommodated if the 30 ft. setback applies. While the Commission feels that the provision of 30 ft. setback for brush management purposes is necessary in order to find the proposed development consistent with Coastal Act policies, it also acknowledges the existing constraints applied to the site.

Taking into consideration the need for the 30 ft. setback and the existing site constraints, Special Condition #1 has been attached. This condition requires the applicant to submit revised plans for the development which require a 30 ft. setback for all structures from the open space restricted area for brush management. However, given the constraints associated with the site and the requirement that the residence provide a minimum of 1,600 sq. ft. of area, the condition allows for the encroachment in the setback area by portions of the residence only to the extent necessary to provide a maximum of 1,600 sq. ft. of habitable floor area. The allowance for encroachment only applies to those areas where the currently proposed home does not meet the 30 ft. setback. In addition, decks, patios and a pool are not permitted to encroach into the 30 ft. setback area as they are not necessary to meet minimal floor area requirements. While this condition allows for less than the 30 ft. setback for brush management, it takes into consideration the existing site constraints and reduces the potential for impacts to the adjacent natural open space area should clearance for fire protection be required in the future.

To provide additional protection to the adjacent natural habitat area and the sensitive habitat areas of the San Dieguito River Valley and Lagoon, Special Condition Nos. 3 and 4 have been attached. These conditions call for the provision of drainage, grading and erosion control plans and limit site grading to the non-rainy season months (April 1st through September 30 of any year). In addition, the conditions require that all graded

areas on the site be stabilized during the rainy season to reduce the potential for erosion and associated downstream adverse impacts from sedimentation. The conditions further require that all runoff from impervious surfaces of the site be collected and appropriately discharged into the existing street drain system.

With the proposed conditions, the Commission can be assured that the existing natural open space area will not be adversely impacted by direct development, the need to provide brush clearance for fire safety or from runoff or sedimentation. Therefore, the Commission finds the proposed development consistent with Sections 30231 and 30240 of the Coastal Act.

3. Visual Resources. Section 30251 of the Coastal Act is applicable and states, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas...

The project site is located along the top of a canyon area and while not visibly prominent, portions of the proposed residence will be visible from Via de la Valle at the bottom of the canyon as well as from other areas within the San Dieguito River Valley. As such, the development has the potential to affect public views of this natural canyon area. To address this concern, Special Condition #2 has been proposed. This condition requires the applicant to submit a final landscape plan for the site which includes provisions for special treatment of the south and eastern facing portions of the residence with trees to help break-up the facade of the structure and effectively screen the structure from views from Via de la Valle and the River Valley. With this condition and the existing open space deed restriction over the eastern facing slope, the potential for the proposed residence or other development on the site in the future to become a visual intrusion into the river valley will be minimized to the maximum extent feasible, consistent with Section 30251 of the Coastal Act.

4. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, such a finding can be made.

The County of San Diego previously received approval, with suggested modifications, of its Local Coastal Program (LCP) from the Commission. However, the suggested modifications were never accepted by the County and therefore, the LCP was never effectively certified. While the LCP was never effectively certified and the standard of review for development in the unincorporated County of San Diego is Chapter 3 policies

of the Coastal Act, the Commission does use the County LCP as guidance. The County designates this area for residential development as a maximum density of one dwelling unit per acre. The proposed development is consistent with that designation.

The project site is also located within the Coastal Resource Protection (CRP) Overlay area which calls for the protection of steep naturally vegetated areas. While some encroachment into steep natural areas may result from the subject development, the encroachment is minimal and will not adversely impact any environmentally sensitive habitat areas. In addition, no encroachment into the open space restricted area will occur. As conditioned to require a 30 ft. setback for all structures for brush management, the proposed development can be found consistent with the CRP provisions. As discussed above, the Commission finds that approval of the proposed development, as conditioned, will not adversely impact environmentally sensitive habitat areas and is consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, approval of the proposed development, as conditioned, will not prejudice the ability of the County of San Diego to prepare a certified LCP.

5. Consistency with the California Environmental Quality Act (CEQA).

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

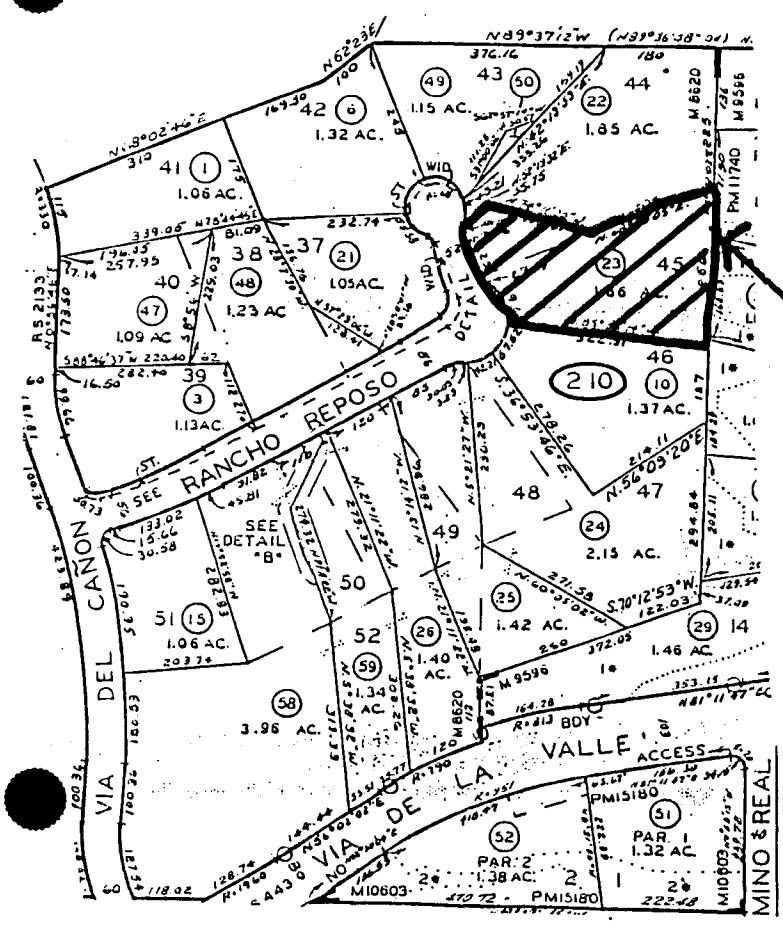
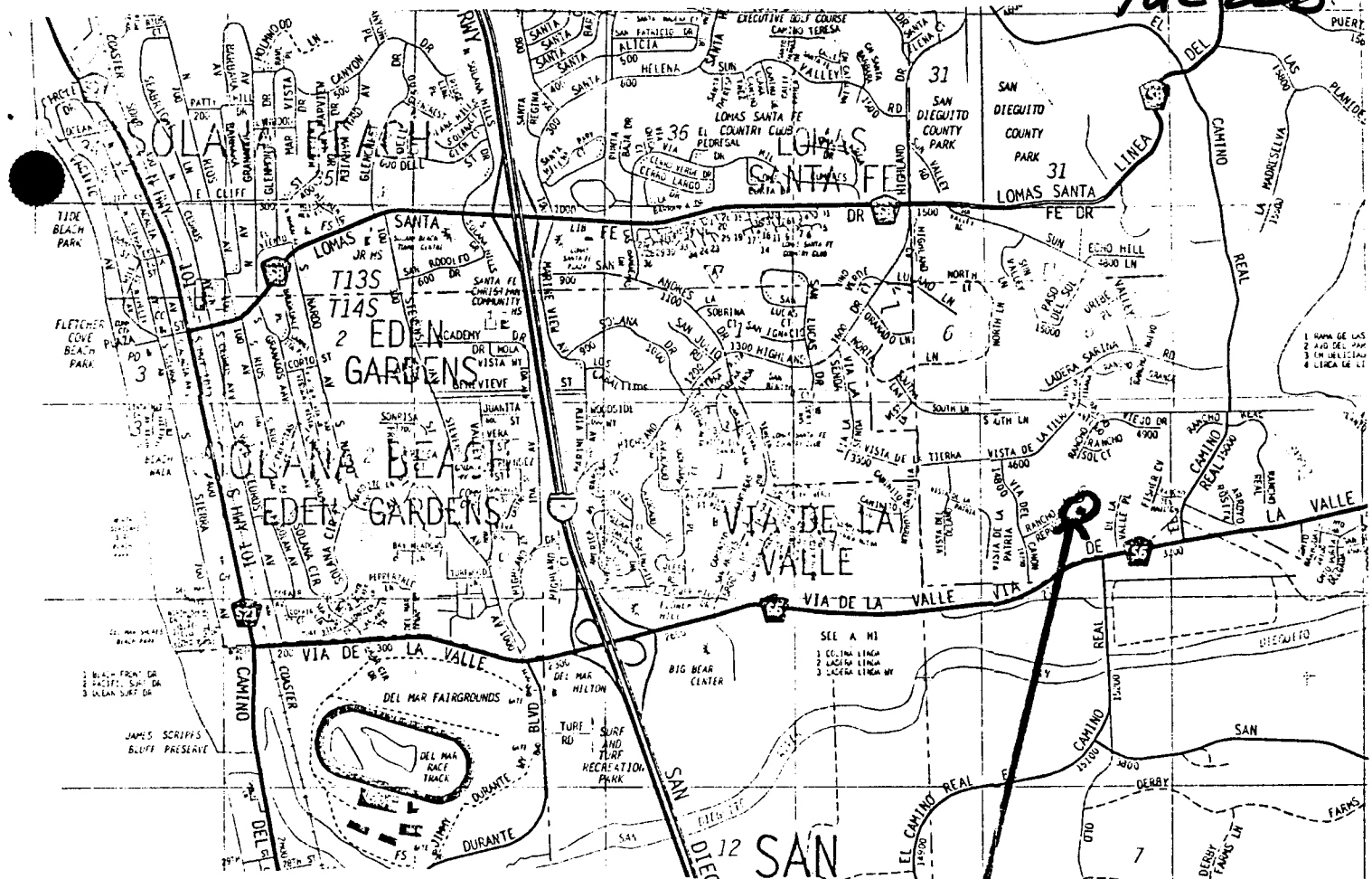
The proposed project has been conditioned in order to be found consistent with the resource protection policies of the Coastal Act. Mitigation measures, including conditions which require redesign of the proposed residence to provide, to the maximum extent feasible, a 30 ft. wide setback for all structures from the existing open space area for brush management purposes, will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

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Subject Site



EXHIBIT NO. 1
APPLICATION NO.
6-97-154
Location Maps
California Coastal Commission

210 ft. topographic contour

# Open Space

210 ft. topographic contour

Rancho Reposo Court

Proposed Residence

Pool

LINE 210' COASTAL COMPRESSION SET BACK LINE  
DASHED CONTOURS ARE APPROPRIATE

EXHIBIT NO. 2  
APPLICATION NO.  
**6-97-154**  
Site Plan