

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
3111 CAMINO DEL RIO NORTH, SUITE 200  
SAN DIEGO, CA 92108-1725  
(619) 521-8036



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Permit Application No. 6-98-28/LRODate April 15, 1998ADMINISTRATIVE PERMIT

APPLICANT: Kachay Pacific, LLC

PROJECT DESCRIPTION: Demolition of an existing one-story single family residence and construction of a one-story, 9,270 sq.ft. single family residence with attached four-car garage, 890 sq. ft. detached guest house, swimming pool, and tennis court on a 4.45 acre site.

PROJECT LOCATION: Lot #4 on west side of La Noria just north of its intersection with El Puente Drive, Rancho Santa Fe, San Diego County. APN 266-030-12

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

DATE and TIME: Thursday, May 14, 1998 10:30 a.m. LOCATION: Resources Agency Auditorium/Main Floor  
1416 - 9th Street  
Sacramento

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: *Lurinda Owens*

**STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgement.** 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.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

Proposed is the demolition of an existing one-story single family residence and the construction of a new one-story, 9,270 sq.ft. single family residence with attached four-car garage, swimming pool, tennis court and 890 sq.ft. detached guest house on a 4.45 acre lot. Grading is also proposed consisting of 600 cy. of balanced cut and fill grading to prepare the site for development. The site is located on the west side of La Noria just north of its

intersection with El Puente Drive in the Rancho Santa Fe in the County of San Diego. The site is relatively flat, contains no native vegetation and is not within the floodplain of Escondido Creek.

The County of San Diego's Local Coastal Program (LCP) has been certified by the Commission; however, the County has not assumed permitting authority. Therefore, the County LCP is not effectively certified. Although the certified LCP is used for guidance, Chapter 3 of the Coastal Act is the standard of review.

The site is located within the Coastal Resource Protection (CRP) overlay zone contained in the certified County of San Diego Local Coastal Program. The CRP regulations govern grading on steep, natural slopes in order to minimize alteration of natural landforms and reduce sedimentation impacts to downstream resources, in this case, Escondido Creek and San Elijo Lagoon. However, in the case of the subject development, the proposed single family residence on an existing lot which contains no steep slopes (or sensitive vegetation) is exempt from the provisions of the CRP regulations.

Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be considered and protected and that development be sited and designed to protect views along scenic coastal areas. The proposed project site is located well inland and far removed from San Elijo Lagoon which is located to the southwest of the site. As such, it will not be visible from any scenic roadways. Many of the surrounding properties contain horse ranches and the subject site itself was previously used as a horse ranch and contains corrals, etc. The proposed residence will be compatible in size and character with the surrounding estate- and ranch-type development. Therefore, the project will not adversely impact the visual quality of the area, and can be found consistent with Section 30251 of the Act.

The subject site is planned and zoned for large-lot estate residential development at a density of .35 dwelling units per acre in the certified County of San Diego Local Coastal Program. The proposed residence is consistent with that designation. In addition, the proposed detached guest house is permitted pursuant to the County Zoning Ordinance. Special Condition #1 has been attached as an advisory condition to notify the applicant that any future proposal to convert the guest house to a second separate dwelling unit will require a coastal development permit. As conditioned, the project is consistent with all applicable Chapter 3 policies of the Coastal Act, and the Commission finds that approval of the subject project will not prejudice the ability of the County of San Diego to implement its certified Local Coastal Program.

SPECIAL CONDITIONS:

1. Permitted Density. No portion of the guest house permitted on this site shall be rented, leased, occupied, sold or otherwise used as a second separate dwelling unit without an amendment to this permit or a separate coastal development permit.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

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Applicant's Signature

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Date of Signing

(Clio/8028R.doc)