

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. 6-98-46/lro
Date 5/11/98

ADMINISTRATIVE PERMIT

APPLICANT: Sam Karp, Rancho La Noria, LLC

PROJECT DESCRIPTION: Construction of an approx. 820-foot long private easement road to provide access for four legal lots totaling approx. 29 acres in size which presently contain a horse ranch facility consisting of a single family residence, barns, stables and corrals, etc. All existing improvements will remain.

PROJECT LOCATION: West side of La Noria, north of El Puente, Rancho Santa Fe, San Diego County. APNs 266-040-3, -4, -12, -16 and -18.

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: Tuesday, June 9, 1998 9:00 a.m. LOCATION: Radisson Hotel
1111 East Cabrillo Blvd.
Santa Barbara, CA

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: Laurinda R. 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.

Construction of a private easement road to provide access to four existing legal parcels. Access will be taken via a horseshoe driveway off of La Noria which will lead to an approx. 40-foot wide, 820-foot long access road extending in an easterly direction. The easement road will be paved with concrete and includes a catch basin, as required and approved by the County of San Diego, to collect runoff which will be directed to the street (La Noria). The

easement road contiguous with one lot line of each parcel in such a manner as to provide access to each of the four lots. No other development is proposed at this time and all existing improvements which consist of a horse ranch facility including a single family residence, barn, horse corrals, stables, etc., including an existing dirt road, will remain. The property owner intends to apply for a boundary adjustment from the County to reconfigure some of the lot lines of the parcels and then to sell each parcel as a residential lot in the near future. The proposed access road will provide vehicular access to each of the lots. The site, totaling approximately 29 acres in size, is relatively flat. The northern portions of two of the parcels are located within the floodplain; however, the proposed access road is located at least 80 feet south of the floodplain and as such, no impacts associated with flooding or hazards will occur through the subject proposal. In addition, the location of the proposed access road will in no way require that the future homes or driveways be located in the floodplain. It should also be noted that the proposed access road will replace an existing dirt road that presently provides access to the site. As each of the lots will be developed through future coastal development permits, any pertinent issues associated with development in the floodplain will be addressed at that time.

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. None of the parcels contain steep slopes. In addition, with regard to drainage, the road will include a catch basin which will be directed to the street elevation of La Noria. Although the site is within the CRP, in the case of the subject development, the construction of a proposed access road 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 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 single family residence, barn, corrals, etc. 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. Buildout of the subject site with four single family residences would be consistent with that LUP designation. The construction of a private easement road is also consistent with that

designation. The project is consistent with all applicable Chapter 3 polices 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: None.

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.

Applicant's Signature

Date of Signing

(Echo/8046R)