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San Diego Coast District

ADMINISTRATIVE CALENDAR

Thursday, August 12, 199

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6-99-80

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. 6-99-80/DLDate July 21, 1999ADMINISTRATIVE PERMIT

APPLICANT: Jim Doan

PROJECT DESCRIPTION: Construction of a 2-story, 7,526 sq.ft. single family residence with an attached 1,250 garage, a 1,450 sq.ft. guest house, a 1,776 sq.ft., 7-stall horse barn and pastures, on a 4.1 acre vacant lot.

PROJECT LOCATION: 4722 La Noria Street, Rancho Santa Fe area, San Diego County.
APN 266-041-04

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: August 12, 1999
9:00 a.m., Thursday

LOCATION: Wyndham Hotel at LAX
6225 West Century Boulevard
Los Angeles, CA 90045

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: Diana Liley

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.

The proposed project is for construction of a 2-story, 7,526 sq.ft. single family residence with an attached 1,250 garage, a detached one-story, 1,450 sq.ft. guest house, and a 1,776 sq.ft., 7-stall horse barn. Approximately 2,900 cubic yards of balanced grading on the site is proposed. The 4.1 acre vacant lot is located on the northwest side of La Noria

street, approximately 400 feet southwest of the intersection with La Bajada, in the unincorporated Rancho Santa Fe area of the County of San Diego.

The County of San Diego's Local Coastal Program (LCP) was certified by the Commission; however, the County never formally accepted the suggested modifications and thus, has not assumed permit issuing authority. Therefore, the County LCP is not effectively certified and Chapter 3 of the Coastal Act is the standard of review.

Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal waters shall be maintained and restored through minimizing runoff and maintaining natural vegetation buffer areas. Section 30240(b) requires that development in areas adjacent to environmentally sensitive habitat be sited to prevent impacts that would significantly degrade such areas. These Coastal Act sections were implemented in the certified County of San Diego Local Coastal Program through the Coastal Resource Protection (CRP) overlay zone, which restricts development of naturally vegetated steep slopes to maintain the natural landforms to avoid grading and sedimentation impacts on the sensitive lagoon resources located downstream.

The project site is located within the CRP overlay area; however, there are no steep slopes on the site, or sensitive vegetation that could be impacted by grading or construction activities. The subject site currently slopes gently southwest and is covered with grasses and a number mature trees including eucalyptus and pepper trees. All of the trees on the site are proposed to be retained. Escondido creek is located approximately 500-800 feet northwest of the subject site, however, the site is higher in elevation than the creek area, and is not located within the 100-year floodplain, nor is there any sensitive wetland vegetation on the site.

The development includes construction of a 7-stall horse corral. Runoff from the corral and the proposed pastures on the site could result in nutrients from horse waste being carried into the nearby Escondido Creek and adversely impacting downstream resources. Typically, the greatest threat to resources occurs when stalls or pastures are located within 100 feet of wetland vegetation or within the 100-year floodplain, and some local governments have begun to prohibit animal grazing areas within 100 feet of the 100-year floodplain.

In the case of the proposed project, the site is 250 to 350 feet away from the 100-year floodplain as mapped on the County Assessor's Parcel Maps. Therefore, the placement of stalls and pastures on the site should not have an adverse impact on downstream resources. However, in order to ensure that manure generated on the site does not result in the runoff of nutrients into the creek, Special Condition #1 requires the applicant to submit a manure control plan which includes construction and maintenance of a manure collection facility with concrete flooring, raised sides and a waterproof plastic tarpaulin on tops and sides. Manure may be used for mulch on the project site, however, excess manure must be dumped at an authorized facility.

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 site is slightly visible from only the easternmost portion of San Elijo Lagoon and Manchester Avenue. However, the parcel is not located on an elevated site overlooking the lagoon or any coastal access road, such that the proposed structure would be especially visually prominent. In addition, the applicant is proposing to retain the existing mature trees on the site, and has proposed a landscape plan that includes a large number of specimen-size trees around the house and the perimeter of the site. Thus, the proposed development will not be visible from the majority of the lagoon trails, or visually prominent from any scenic viewshed. The residence will be compatible in size and character to the surrounding estate-type development. No public views will be blocked. Therefore, the addition will not adversely impact the visual quality of the scenic lagoon viewshed or surrounding neighborhood.

Section 30604 (c) requires a specific finding that the proposed development is consistent with the public access and public recreation policies of Chapter 3 of the Coastal Act. The subject site is located between San Elijo Lagoon and the first public roadway, which in this case is La Noria. The site is located within an estate residential neighborhood. There are no public lagoon trails near the site that will be affected by the proposed residential construction, and the project will have no direct impacts upon the public's ability to access the lagoon.

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 residential addition is consistent with this designation. Guesthouses are a permitted use in the RR zone. Special Condition #2 informs the applicant that conversion of the guesthouse to a second unit will require further review for permit requirements pursuant to the Coastal Act.

As conditioned, the project will not result in any adverse impacts to water quality, sensitive resources, visual quality, or public access, and can be found consistent with all applicable Chapter 3 policies of the Coastal Act. Therefore, the Commission finds that approval of the subject project will not prejudice the ability of the County of San Diego to implement their certified Local Coastal Program.

SPECIAL CONDITIONS: 1. Manure Control Plan. Prior to the authorization to proceed with development, the applicant shall submit a manure control plan which includes a manure collection facility on concrete flooring with raised sides and a waterproof plastic tarpaulin on tops and sides. The plan shall require that excess manure be dumped at an authorized solid waste collection facility or shall be collected by a commercial soils company for processing into a soils additive.

2. Permitted Density. No portion of the guesthouse permitted on this site shall be rented, leased, occupied, sold or otherwise used as a second separate dwelling unit

without the prior review and approval of the Coastal Commission or its successor in interest.

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

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