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Fri 4a-b

San Diego Coast District

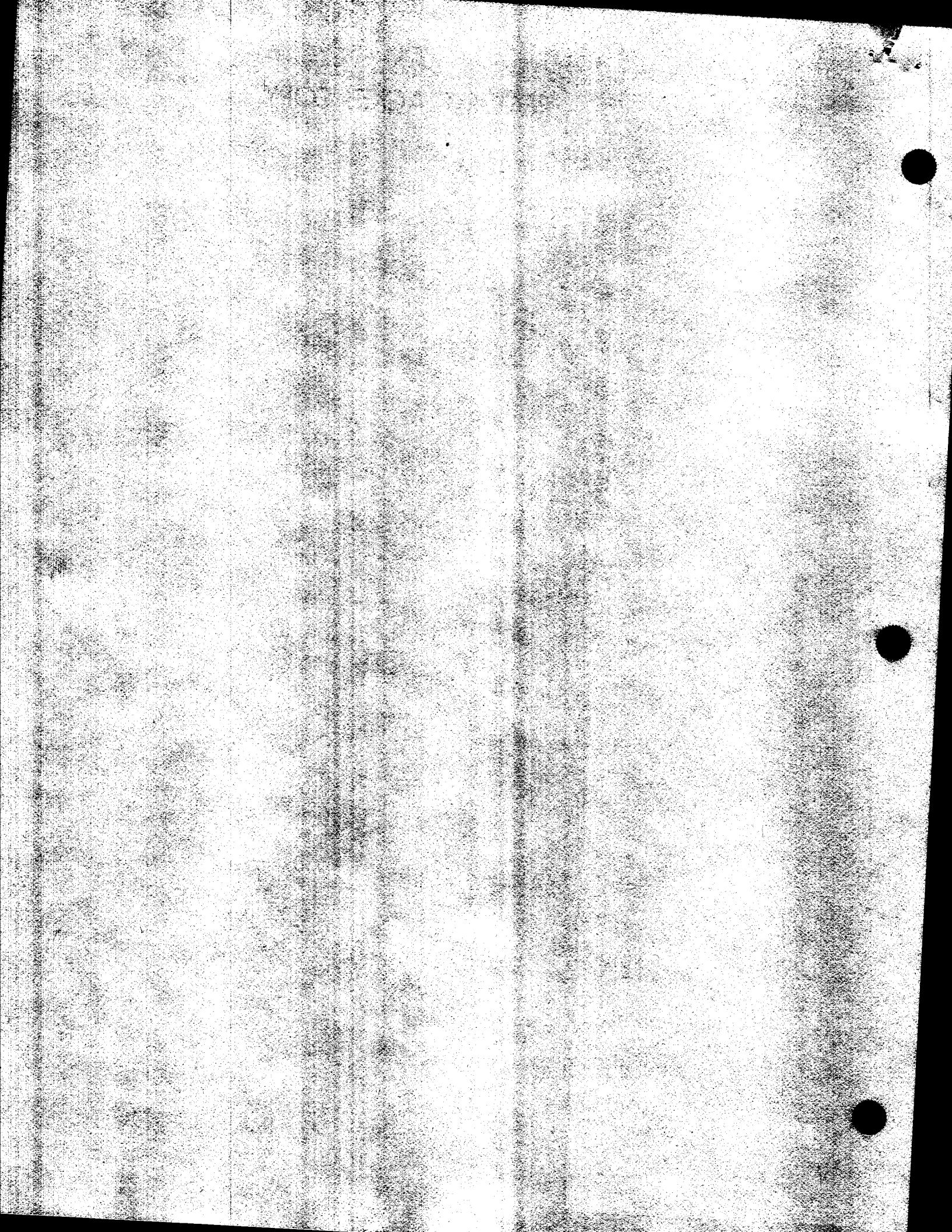
CONSENT CALENDAR

Friday, March 16, 2001

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6-00-194

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CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4402
 617-2370



Fri 4a

Filed: December 21, 2000
 49th Day: February 8, 2001
 180th Day: June 19, 2001
 Staff: GDC-SD
 Staff Report: February 22, 2001
 Hearing Date: March 13-16, 2001

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-00-194

Applicant: Mark and Lori Rappaport

Agent: Steve Ray

Description: Construction of a two-story approximately 7,302 sq.ft. single-family residence with garage, barn, new septic system, entry gates with fencing and remodel of existing accessory unit on a four acre lot.

Lot Area	4 acres
Building Coverage (Existing and Proposed)	10,031 sq. ft. (5.5%)
Pavement Coverage	800 sq. ft. (0.5%)
Landscape Coverage	70,000 sq. ft. (40%)
Unimproved Area	94,209 sq. ft. (54%)
Parking Spaces	3
Zoning	Rural Residential (.35 dua)
Plan Designation	Estate Residential
Ht abv fin grade	27 feet

Site: 4912 Linea Del Cielo, Rancho Santa Fe, San Diego County. APN 268-220-21.

Substantive File Documents: Certified County of San Diego Local Coastal Program;
 County of San Diego General Plan and Zoning Ordinance;

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final site and building plans approved by the County of San Diego for the proposed project in substantial conformance with the submitted preliminary building plans by Stephen Ray & Associates dated 12/06/00.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without an amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. 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 grading and erosion control plans that have been approved in writing by the County of San Diego. The approved plans shall incorporate the following requirements into the plans and as written notes on the plans:

a. No grading activities shall be allowed during the rainy season (the period from October 1st to April 1st of each year). All disturbed areas shall be replanted immediately following grading and prior to the beginning of the rainy season.

b. All temporary and permanent runoff and erosion control devices shall be developed and installed prior to or concurrent with any on-site grading activities. All areas disturbed, but not completed, during the construction season, including graded pads, shall be stabilized in advance of the rainy season. The use of temporary erosion control measures, such as berms, interceptor ditches, sandbagging, filtered inlets, debris basins, and silt traps shall be utilized in conjunction with plantings to minimize soil loss during construction.

b. Landscaping shall be installed on any cut and fill slopes prior to October 1st with temporary or permanent erosion control methods. Said planting shall be accomplished under the supervision of a licensed landscape architect, and shall provide adequate coverage within 90 days.

The permittee shall undertake development in accordance with the approved grading and erosion control plans. Any proposed changes to the approved grading and erosion control plans or grading schedule shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Drainage Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a drainage and runoff control plan documenting that the runoff from the roof, driveway and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation in a non-erosive manner.

The permittee shall undertake the development in accordance with the approved plans. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Final Landscaping. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for review and written approval of the Executive Director, a detailed final landscape plan indicating the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features. The plan shall include the following specific features:

- a. Drought tolerant native or non-invasive plant materials shall be utilized to the maximum extent feasible.
- b. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion residential construction
- c. A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements.

The permittee shall undertake development in accordance with the approved final landscaping plan. No changes to approved final plans shall occur without an amendment

to this coastal development permit unless the Executive Director determines that no amendment is required.

5. Manure Control Plan\BMP's. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval a manure control plan for any domestic livestock housed on the property, approved by the County of San Diego, which includes at a minimum:

(b) Manure shall be removed from open areas on a weekly basis and either immediately taken offsite in accordance with the plan or stored in a covered storage area. Stockpiling of manure in open areas is prohibited. Manure shall be removed from the storage area, composted or taken offsite in accordance with the plan on a twice monthly basis.

(c) The plan shall require that manure shall be taken offsite and dumped at an authorized solid waste collection facility, be collected by a commercial soils company for processing into a soils additive or be utilized as part of a composting or recycling program.

The permittees shall undertake the development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No change to the plan shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the construction of a two-story approximately 7,302 sq.ft. single-family residence with garage, barn, new septic system, entry gates with fencing and remodel of an existing approximately 2,279 sq. ft. single family residence including garage (second dwelling unit) on 4 acre lot. The existing single-family residence which was constructed in approximately 1966 is located on the northern portion of the site and will remain and serve as a second dwelling unit. Because of County zoning requirements involving secondary units, the applicant is proposing to remodel the residence to reduce the livable area to approximately 1,200 sq. ft. The new 7,302 sq. ft. residence is proposed to be located on a generally flat area of the parcel and will involve no more than approximately 100 cu.yds. of balanced grading. The site is located approximately two lots west of El Camino Real on the northwest side of Linea Del Cielo in the unincorporated Rancho Santa Fe area of the County of San Diego. The development site is adjacent to similarly sized lots and residences.

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 30240 of the Coastal Act is applicable to the proposed project 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.

As noted above, the County of San Diego LCP was certified by the Commission in 1985. Because the County never formally accepted the Commission's modifications, 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 overlay regulates the development of naturally-vegetated slopes in excess of 25% grade in order to reduce or avoid impacts to sensitive habitat, natural landforms, and downstream resources from sedimentation and erosion. The subject site is located in an area that is designated with the CRP overlay zone special designator in the County LCP's zoning ordinance.

The applicants have also submitted a current biological survey for subject site. The survey indicates that the proposed development will be confined to an approximately 1.43 acre portion of the lot that consists of a general flat area located on the west side of the 4-acre parcel. The remaining portions of the lot consists of a gently sloping hillside containing approximately 2.12 acres of Eucalyptus woodland, approximately .20 acre of disturbed mixed chaparral and approximately 1.25 acre of non-native grasslands. The survey did not identify the presence of any endangered species and noted that the .20 acre of mixed chaparral is an isolated patch surrounded by Eucalyptus trees, does not serve as a wildlife corridor and will not be impacted by the proposed development. Most of the residential properties surrounding the subject site also contain large woodland areas of Eucalyptus. Because of the isolated nature and limited amount of the mixed chaparral, these plants do not constitute an environmentally sensitive habitat area (ESHA). In addition, no steep slopes exist on the site. Thus, as no impacts will occur, the proposed development will not have any direct impact on sensitive biological habitat and does not raise an issue of consistency with Coastal Act section 30240.

In summary, while the subject site is designated CRP in the previously certified County LCP, there are no steep slopes on the site and no sensitive coastal resources that will be adversely impacted by the proposed residence. Therefore, the proposed project can be found consistent with Section 30240 of the Coastal Act, and the resource protection policies of the certified County LCP.

3. Runoff/Water Quality. 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...

Although there are no direct impacts to sensitive resources associated with the project, indirect impacts to water quality and surrounding biological resources can result from sedimentation and runoff during construction and from an increase in impervious surfaces and pollutants associated with buildings and driveways. Stormwater run-off from this site eventually drains into San Dieguito or San Elijo Lagoons. During construction, graded areas can cause runoff to carry sediments offsite and thus, eventually into sensitive downstream resources; although in this case, grading will be limited to approximately 100 cu. yds. Similarly, after the residence and associated improvements are constructed, runoff can carry oil, grease, and other pollutants associated with automobiles and residential use offsite ultimately leading to lagoons. In addition, because the subject request also includes the construction of a barn to house goats (or potentially any domestic livestock), storm water runoff from the site has the potential of carrying animal wastes, or pollutants from the waste, offsite.

Coastal lagoons and waters in San Diego County have suffered from extensive siltation impacts, reducing the biological productivity of the lagoons. As such, the Commission has historically not permitted grading to occur on upland sites that drain to lagoon or other sensitive habitat areas during the rainy season (October 1 to April 1 of any year). In the case of the proposed development, the Commission finds it necessary to apply such a grading restriction, due to potential impacts on downstream resources. Special Condition #4 prohibits grading activities during the rainy season and requires that all permanent and temporary erosion controls be developed and installed prior to or concurrent with on-site grading activities and that all areas that are disturbed by grading shall be stabilized prior to the onset of the rainy season.

The proposed 7,302 sq. ft. residence and the 800 sq. ft. of concrete/asphalt driveway represents a significant increase in the amount of impervious surfaces for the property. Although the proposal includes additional landscaping, the addition of impervious surfaces may have adverse impacts to water quality. Therefore, in order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the

proposed development, Special Condition #3 has been attached. The condition requires that runoff from the roof, driveway and other impervious surfaces be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being conveyed off-site. Directing on-site runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff. The landscaping will serve to reduce any impacts to water quality from the project to insignificant levels. In addition, because the proposed barn will house several goats, and potentially could include horses or other livestock, Special Condition #5 has been attached which requires the development of a manure control plan that will prohibit waste from being stockpiled in open unprotected areas and requires that storage occur in a closed waterproof container. In addition, the applicant is required to remove the manure on a twice monthly basis or incorporate it into a on or offsite composting/recycling program. With such a program, the potential of animal waste pollutants from entering into runoff from the site will be significantly reduced. Therefore, as conditioned, the proposed development will not result in adverse impacts to the biological productivity or quality of coastal waters, and the project can be found consistent with Section 30231.

4. Visual Resources/Community Character. Section 30251 of the Coastal Act 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 in a developed area in the County of San Diego, east of the City of Solana Beach and Interstate 5. The site is not visible from any scenic area and no public views will be blocked by the development. The project site is located within a well-established residential neighborhood and the proposed residence and the existing accessory structure will be consistent with the bulk and scale of the surrounding development. No natural vegetated steep slopes occur on the site. In addition, the site is not subject to any of the special visual overlays identified in the previously certified County LCP. Given that no impacts to any coastal resources will result from the proposed development and that the development will be compatible with the surrounding area, the Commission finds the proposed project consistent with Sections 30251 of the Act.

5. 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 estate residential development as a maximum density of 1 dwelling unit per 2-4 acres. In addition, the County permits an additional dwelling unit on the property if it does not exceed 30 percent of the living area of the primary residence up to a maximum of 1,200 sq. ft. 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. The subject site does not contain any steep natural vegetated slopes and, thus, is 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, the Commission finds that project approval will not prejudice the ability of the County of San Diego to obtain an effectively certified LCP.

6. California Environmental Quality Act (CEQA). Section 13096 of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit to be supported by a finding showing the permit is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 effect 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 the submittal of building, grading, drainage, landscaping, and erosion control plans and the development of a manure control plan, 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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.

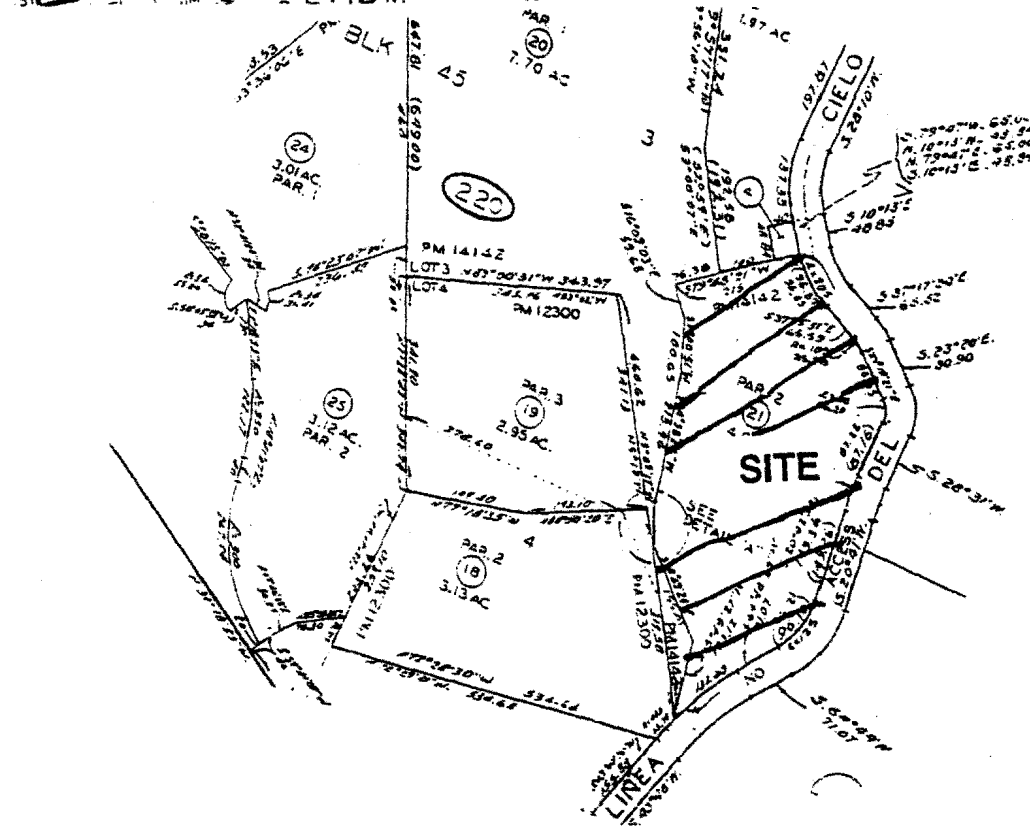
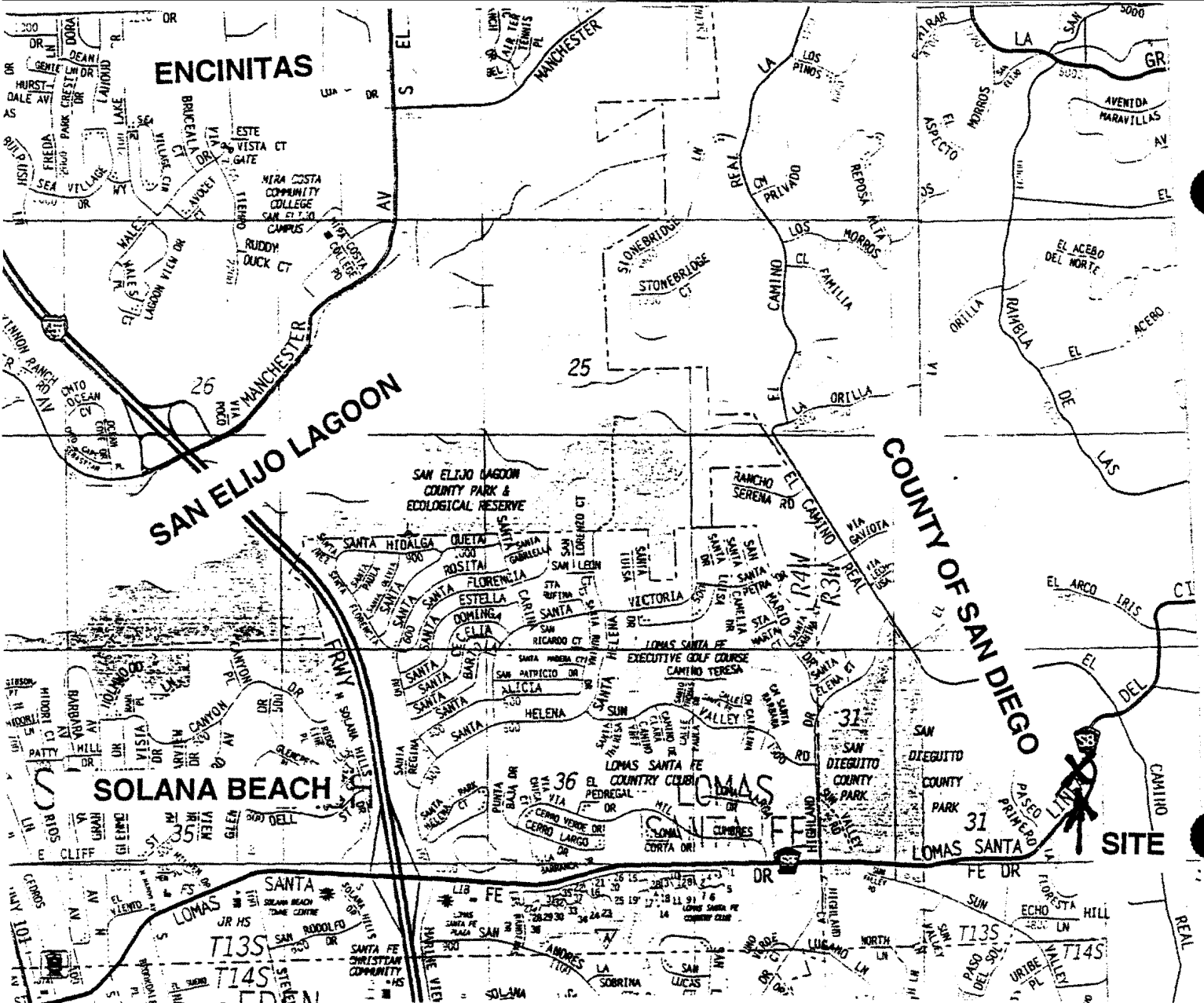


EXHIBIT NO. 1
APPLICATION NO.
6-00-194
Location Map
California Coastal Commission

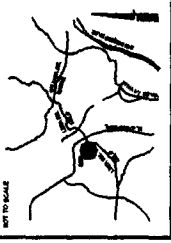
STEPHEN RAY & ASSOCIATES

4422 QUACKER AVE. SUITE F
SAN DIEGO, CA 92120 TEL. 619.283.9886

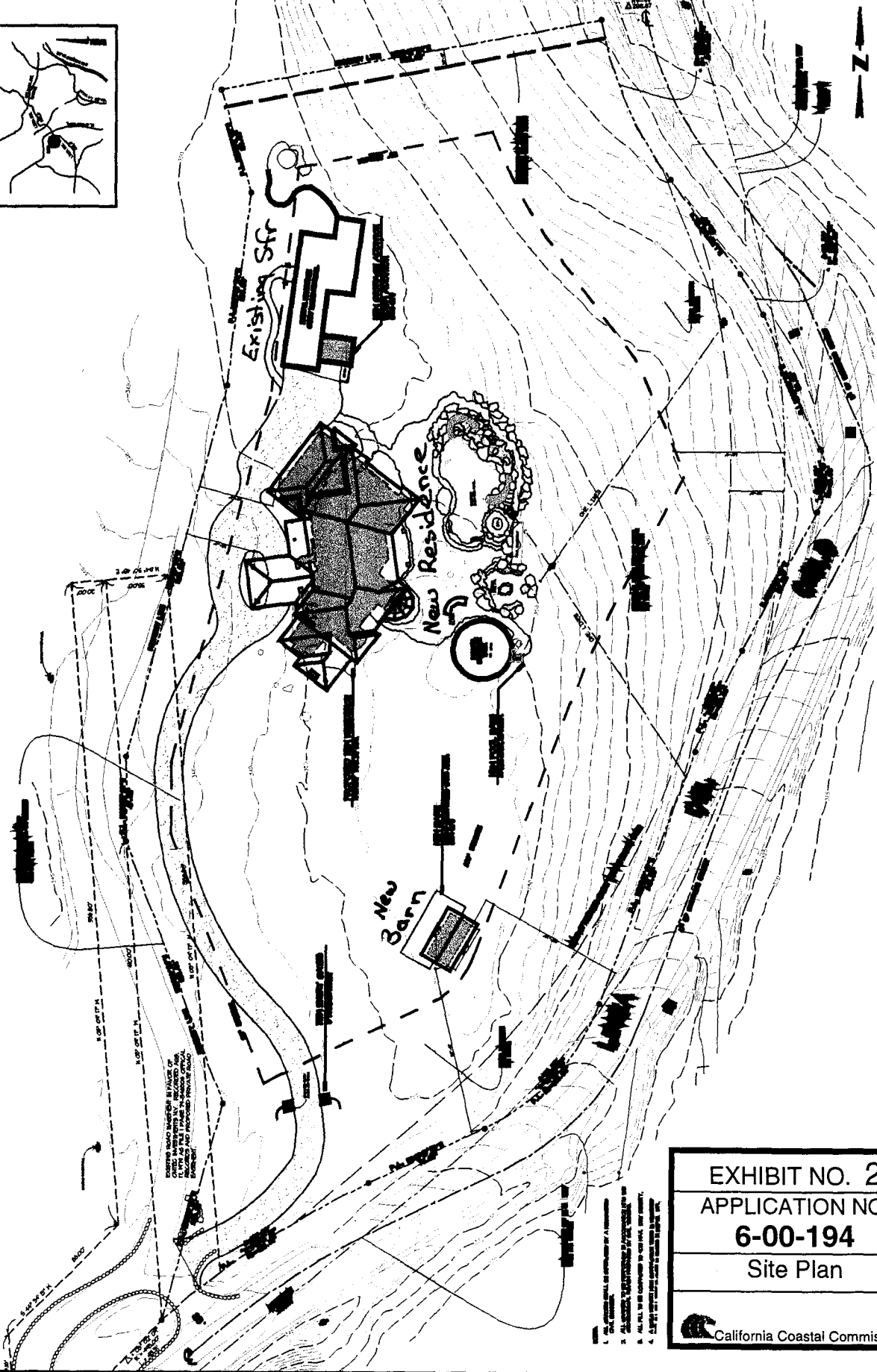
RAPPAPORT RESIDENCE
4912 LINEA DEL CIELO - RANCHO SANTA FE, CA
SITE / GRADING PLAN

C1

VICINITY MAP



SITE / GRADING PLAN
SCALE 1" = 20'



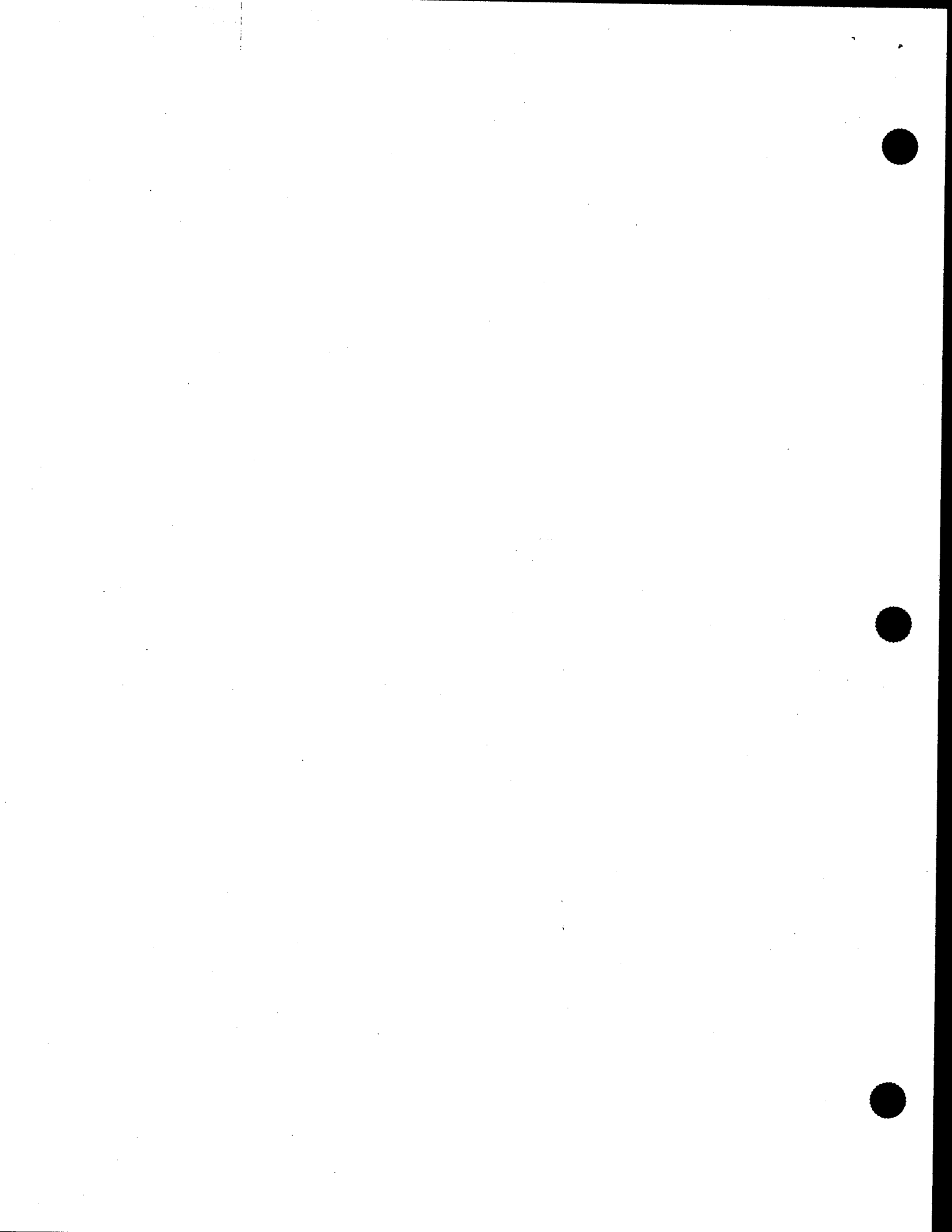
EXISTING ROAD IMPROVEMENTS BY RAISED OR
OTHER IMPROVEMENTS BY RECONSTRUCTING
ROADS AND IMPROVING PRIVATE ROADS
AND DRIVEWAYS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ZONING ORDINANCE AND THE CALIFORNIA BUILDING CODE.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.

EXHIBIT NO. 2
APPLICATION NO.
6-00-194
Site Plan

California Coastal Commission

6-00-194



CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

(619) 767-2370

**Fri 4b**

Filed: January 25, 2001
 49th Day: March 15, 2001
 180th Day: July 24, 2001
 Staff: EL-SD
 Staff Report: February 21, 2001
 Hearing Date: March 13-16, 2001

STAFF REPORT: CONSENT CALENDAR

Application No.: 6-00-198

Applicant: 22nd District Agricultural
Association

Agent: Patricia Butler

Description: Removal of two existing temporary restroom facilities and construction of two permanent, 660 sq.ft. restroom facilities at the Del Mar Horse Park equestrian center.

Lot Area	64 acres (entire property)
Building Coverage	1,320 sq. ft. (restrooms only)
Zoning	AR1-1
Plan Designation	North City FUA, Subarea II
Ht abv fin grade	13 feet

Site: 14550 El Camino Real, North City, San Diego, San Diego County.
 APN 302-090-11

Substantive File Documents: Certified North City Future Urbanizing Area Framework Plan; 2000 Del Mar Fairgrounds and Racetrack Master Plan (draft update)

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a YES vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Landscaping Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final, detailed landscape plans for the proposed development. Said plans shall indicate the type, size, extent and location of all plant materials, any proposed irrigation system and other landscape features. Only drought tolerant, fire-resistant, native or non-invasive plant materials, and low-flow irrigation systems shall be utilized.

The permittee shall install and maintain the landscaping in accordance with the approved landscape plan. Any proposed changes to the approved plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/Site History. The applicant proposes to remove two existing restroom facilities housed in temporary trailers and replace them with permanent buildings at its Del Mar Horse Park property. The existing trailers are 12' x 30' and 12' x 40' and cover a total of 840 sq.ft. of the site. The proposed replacement structures would each be 22' x 30' and cover a total of 1,320 sq.ft. of the site. The increase in size will allow the facilities to meet current ADA standards for public restrooms. The more western facility will be located exactly where the existing trailer currently stands. The more eastern trailer is currently located within the 100-year floodplain of the San Dieguito River. The replacement structure will be located approximately 25 feet further west, which is outside the 100-year floodplain. Landscaping similar to that around the current trailers is proposed to be installed around the new structures.

Although the subject project is minor in nature, this is the first coastal development permit (CDP) application submitted since the applicant purchased the property in 1993. The site was in use as an equestrian facility prior to enactment of the Coastal Act, and has typically stabled over 100 horses, housed in the site's 144 permanent stalls. Horse training also occurs on-site and many competitive shows are held on the grounds, which contain 400 temporary show stalls. Most of the barns, corrals and various outbuildings

were constructed prior to enactment of the Coastal Act, and nothing new has been added since the current owner purchased the site in 1993. However, the number, use and location of various site improvements appears to have been modified over the years under the previous ownership, as old slides and aerials do not correlate well with the current site configuration. There is little CDP history at this site, so it is possible that unpermitted development occurred in earlier days, although the use of the site has always been for horse boarding, training and competition and all improvements are typical of equestrian facilities.

The current applicants/owners were asked to identify a construction date for each structure, but have been unable to do so with any degree of accuracy. They have only been able to identify that buildings were constructed "prior to [date]" with their date of purchase used in most cases. The Commission finds this an appropriate time to document the site as it currently exists and use that as a baseline for any future permit applications. The site plan identified as Exhibit #2 (attached) is an accurate depiction of all existing site improvements at this time.

2. Floodplain Development/Water Quality. The following Coastal Act policies are most pertinent to the subject application, and state, in part:

Section 30231.

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, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30236.

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

The majority of the subject site is located within the 100-year floodplain of the San Dieguito River, with a small amount of land located outside the floodplain just south of Via de la Valle. There are few, if any, permanent structures (permanent meaning with foundations) on the site at this time, but many of the equestrian facilities are located

within the floodplain portion of the property, including stables, corrals, show arenas, practice rings, etc. and one of the existing restroom trailers proposed herein for replacement with a permanent structure. Permanent structures are generally prohibited in the floodplain, since they represent a type of channelization. Flood flows are directed around the structures causing possible flooding impacts on adjacent and downstream properties. Typically, the only structures allowed in a floodplain are temporary ones that can be easily moved in the threat of flood or open facilities (like corrals) that are neither affected by periodic inundation nor result in redirected flood flows.

In this particular case, the restroom trailer currently located in the floodplain will be removed, and its replacement will be located slightly further west outside the floodplain. The second existing restroom is already outside the floodplain and its replacement will be sited in the same location as the current trailer. Thus, the subject proposal will not result in fill or channelization of the floodplain, and will, in fact, remove an existing, though temporary, obstacle to flood flows.

A second concern is the quality of runoff leaving the subject site, since the entire improved site drains directly across the floodplain and into the San Dieguito River channel. The replacement restrooms will be larger than the existing trailers, but are still very small structures (660 sq.ft. each) on a fairly large (64 acres) property. The total amount of land occupied by the two replacement restrooms will be 1,320 sq.ft., an increase of 480 sq.ft. over what currently exists with the two restroom trailers now on-site. In addition, the restroom buildings will be located at the northern end of the property, furthest from the river channel. Most of the property consists of pervious surfaces (grass and dirt primarily), with the barns/stables, one covered arena and a few trailers representing the only on-site impervious surfaces.

The applicant has a Best Management Practices (BMP) program in place to address stormwater runoff. The site drains through three existing vegetated swales towards the south and discharges into the adjacent San Dieguito River. The swales include both short grasses and trees within and adjacent to each swale, which serve to significantly filter site runoff before discharge. In addition, there is relatively thick vegetation (both native and exotic) along the river bank to provide additional treatment of stormwater. Vegetation provides the only filtration of stormwater on the site and new landscaping is proposed around the perimeter of each new restroom structure. Since the preliminary landscape plan includes both natives and exotics/ornamentals, Special Condition #1 is attached to require a final landscaping plan utilizing only drought-tolerant, fire-resistant, native or non-invasive species appropriate to this site, which is upstream from sensitive resources in the river valley. As is expected with this type of facility, animal waste is generally the major contributor to water pollution. However, animal wastes are collected regularly and trucked off-site for use as fertilizer, on an average of three times a week.

Floodplain management and enhancement of water quality are related concerns, and the applicant's siting of the proposed development and existing BMP program adequately

address both issues. Therefore, the Commission finds that the subject proposal is consistent with the cited Coastal Act policies.

3. Visual Impacts. Section 30251 of the Coastal Act addresses visual resources, 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, and, where feasible, to restore and enhance visual quality in visually degraded areas....

This site is located within the San Dieguito River Valley, west of El Camino Real and close to areas proposed for wetland restoration activities. The property is highest in elevation right along Via de la Valle, then drops away towards the south, affording panoramic views across the site and river valley. The site includes the type of improvements typical for equestrian uses, such that there is much open area and buildings are low scale for the most part. The subject proposal to replace two existing restrooms should not result in any significant change in the appearance of the site. The new facilities will be only slightly larger than those existing and will be approximately the same height. To members of the public viewing the site from outside the property (i.e., from Via de la Valle, El Camino Real and the river valley), it would be difficult to notice the slightly different location of one restroom facility or the size increase. Moreover, the proposal includes landscaping along those portions of the new structures visible from identified vantagepoints, and Special Condition #1 assures that said landscaping will be appropriate for the area. Therefore, the Commission finds the proposed development fully consistent with Section 30251 of the 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, as conditioned, such a finding can be made.

The subject site is designated as North City Future Urbanizing Area (NCFUA), Subarea II, and zoned AR1-1 by the City of San Diego. It is located within the North City LCP segment. However, although the City has a fully-certified LCP and issues its own coastal development permits in many areas of North City, several areas of deferred certification remain, including Subarea II of the NCFUA. Thus, all permits within the subarea must come before the Coastal Commission, and Chapter 3 of the Coastal Act is the standard of review. As demonstrated in the preceding findings, the Commission has found the proposed development, as conditioned, consistent with all applicable policies of the Coastal Act. Therefore, the Commission finds that approval of the project, as

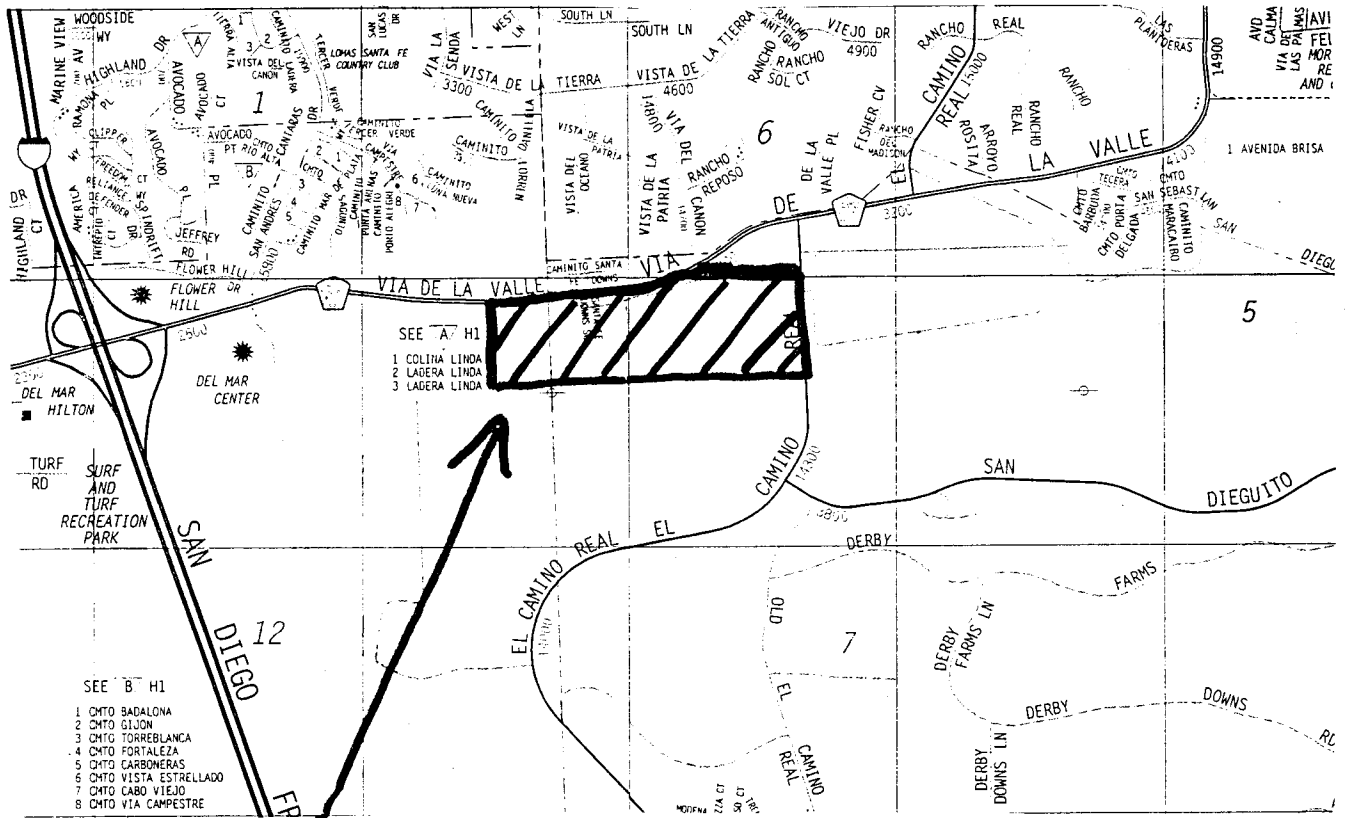
conditioned, will not prejudice the ability of the City of San Diego to complete the planning process for this area and continue implementation of its certified LCP.

5. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's administrative regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 effect which the activity may have on the environment.

The proposed project has been found consistent, as conditioned to protect off-site habitat, water quality and visual concerns, with all applicable policies of the Coastal Act. 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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.



site

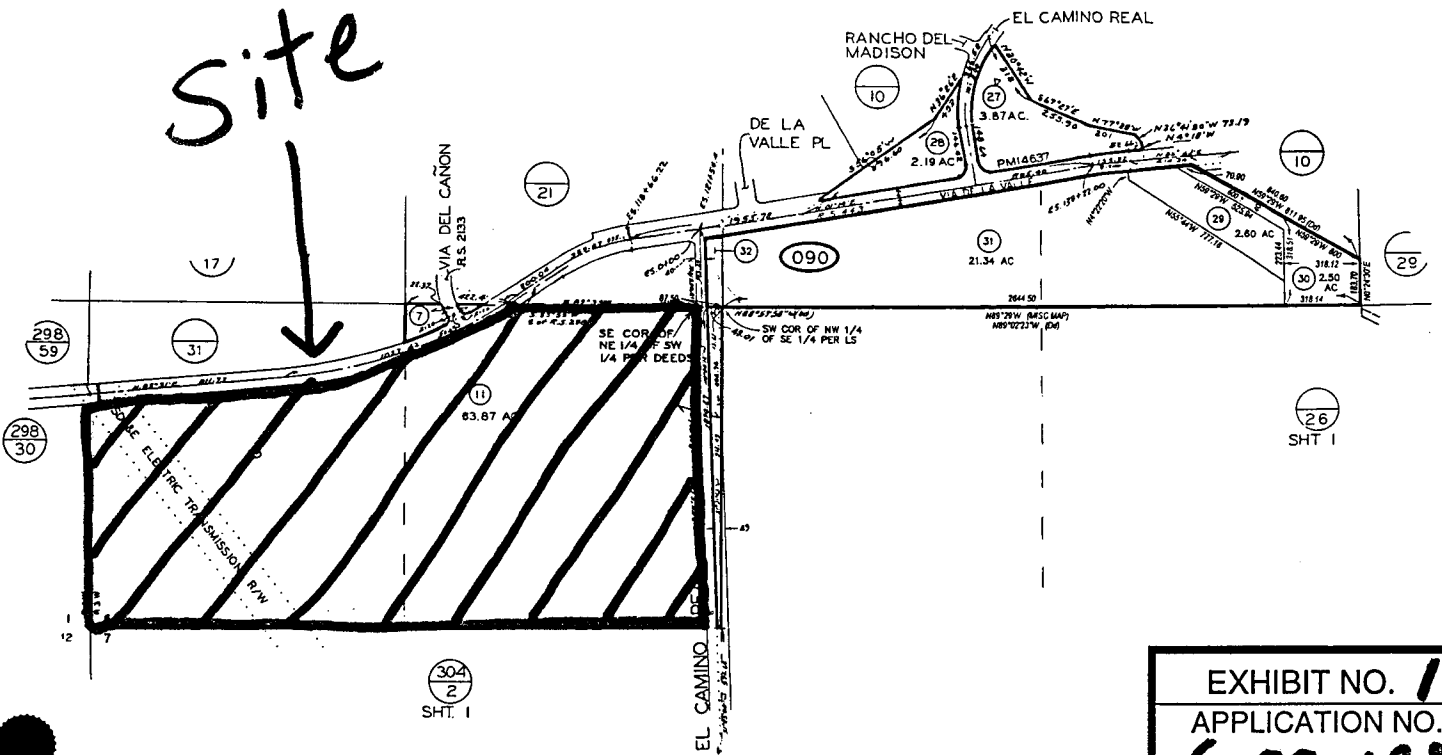
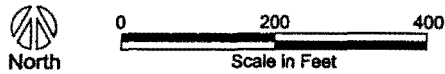
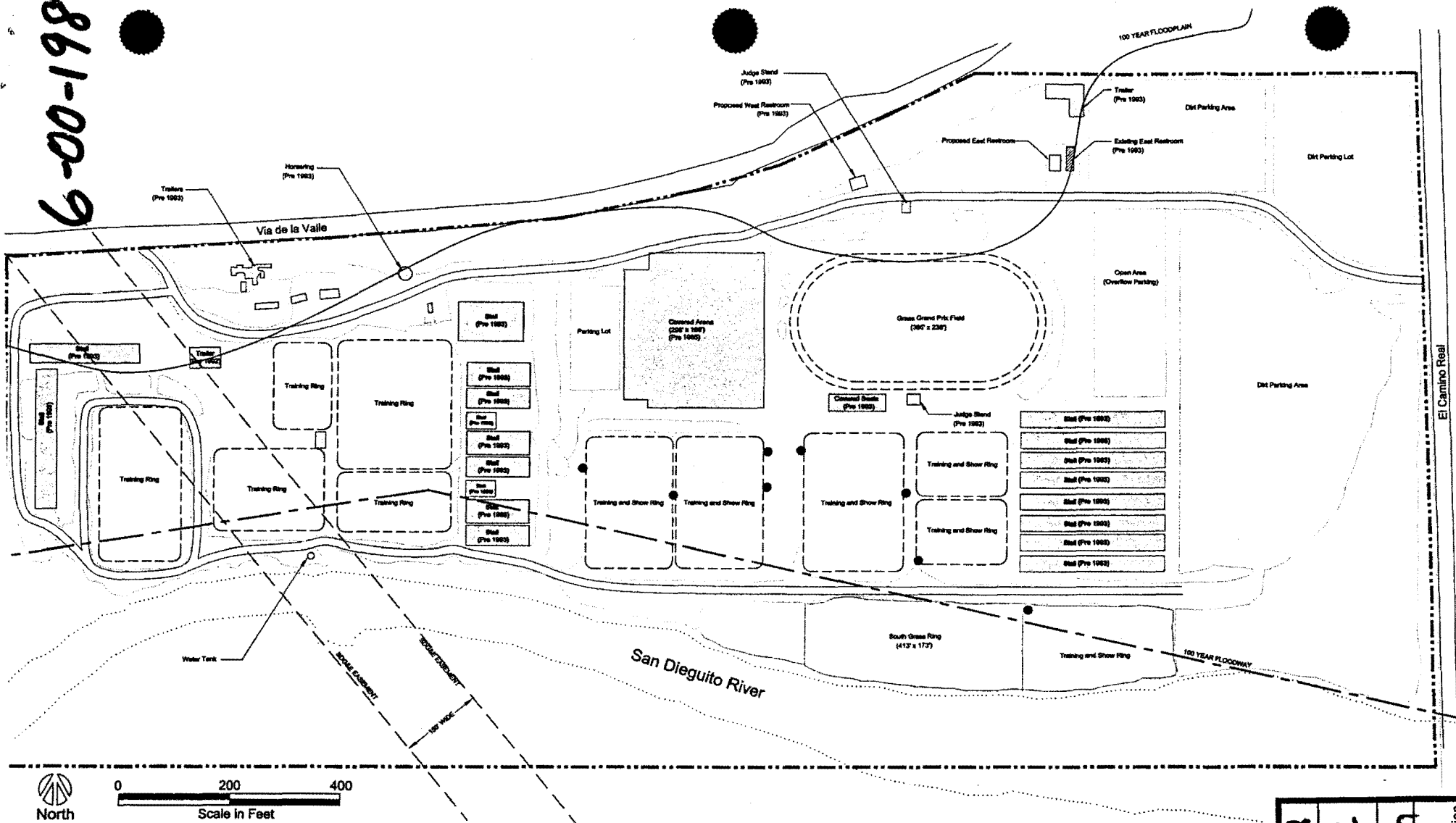


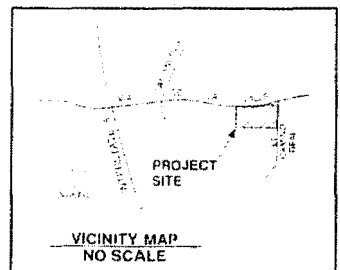
EXHIBIT NO. 1
APPLICATION NO.
6-00-198
Location Maps
California Coastal Commission

6-00-198



LEGEND

- | | | | |
|--|------------------------|--|---------------------|
| | Training and Show Ring | | Property Boundary |
| | Structure | | 100 Year Floodplain |
| | Judges Stand | | 100 Year Floodway |
| | Main Road | | SDGE Easement |
| | | | River |



Vicinity Map

Prepared By:
BRG Consulting, Inc.
304 Ivy Street,
San Diego CA 92101
Tel: (619) 298-7127

Project Address:
14550 El Camino Real
San Diego, CA 92014

Legal Description:
Portion of NE Quarter of S
Section 6, T14S, R3W, SB

Property Owner:
STATE OF CALIFORNIA
22ND DISTRICT AGRICULTURE
ASSOCIATION

DEL MAR HORSE PARK RESTROOM IMPROVEMENT PROJECT
SITE PLAN

EXHIBIT NO. 3
APPLICATION NO.
6-00-198
Site Plan

California Coastal Commission

6-00-198

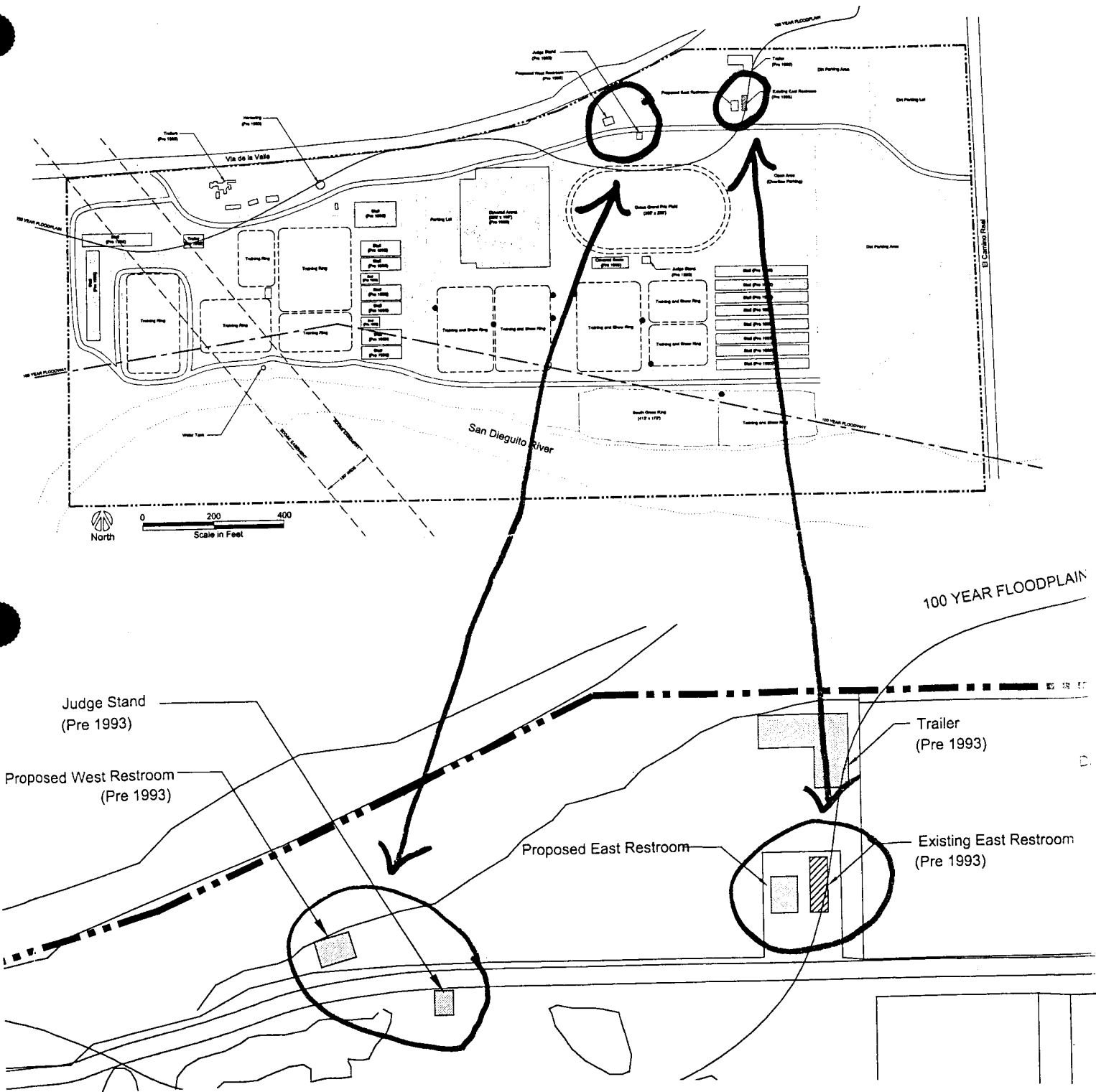


EXHIBIT NO. 3
 APPLICATION NO.
 6-00-198
 Close-up of
 Project
 California Coastal Commission

