

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4402
 767-2370

RECORD PACKET COPY



Fri 8e

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 Staff: DS-SD
 Staff Report: 5/15/02
 Hearing Date: 6/10-14/02

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-02-16

Applicant: Gilda Hill

Agent: HayerMagnus Architects

Description: Demolition of an existing 3,100 sq. ft. single-family residence and the construction of a new 4,973 sq. ft. single-family residence located on a 45,451 sq. ft. site.

Lot Area	45,451 sq. ft.
Building Coverage	4,973 sq. ft. (11%)
Pavement Coverage	11,243 sq. ft. (25%)
Landscape Coverage	29,235 sq. ft. (64%)
Zoning	RS-1 (1 du/ac)
Plan Designation	Residential
Project Density	(0.8) du/ac
Parking Spaces	3
Ht abv fin grade	30 feet

Site: 4674 Sun Valley Rd, Lomas Santa Fe vicinity, San Diego County.
 APN 302-202-07

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff is recommending approval of the proposed single-family residence subject to special conditions which address grading and erosion control, site drainage, brush management, and landscaping. The primary issue raised by the proposed development relates to the impact of brush clearance associated with the development on an adjacent park. The proposed home is visible from the San Dieguito County Park and Lomas Santa Fe Drive/Linea Del Cielo, and will be located on property containing steep slopes. To reduce the potential for visual resource impacts, staff is recommending special conditions requiring a landscaping plan designed to screen the development from views from San Dieguito Park and Lomas Santa Fe Drive. To reduce potential water quality concerns as

well as impacts to adjacent native vegetation raised by the project, staff is recommending special conditions requiring erosion control, drainage, and brush management plans. As conditioned, the project is consistent with the visual and biological resource policies of the Coastal Act.

Substantive File Documents: Certified County of San Diego Local Coastal Program (LCP); Letter to Wayne Northcutt of HayerMagnus Architects from Adam Koltz of Merkel & Associates, Inc., dated 10/25/01; Letter to Wayne Northcutt to Geoffrey Rogers of Merkel & Assoc., dated 4/12/02.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-02-16 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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 applicants shall submit to the Executive Director for review and written approval, final site, building and elevation plans for the permitted development that have been approved by the County of San Diego. Said plans shall be in substantial conformance with the plans submitted by HayerMagnus, dated 8/01/01.

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 legally 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 site and grading plans stamped and approved by the County of San Diego with plan notes specifically incorporating 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 shall utilize species compatible with surrounding native vegetation, subject to Executive Director approval.

(c) All 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 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, sand bags, filtered inlets, debris basins, and silt traps shall be utilized in conjunction with plantings to minimize soil loss during construction.

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

3. Drainage and Polluted Runoff Control Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, final drainage and runoff control plans approved by the County of San Diego, including supporting calculations. The plan shall be prepared

by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of storm water leaving the developed site. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter storm water from each runoff event, up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor, for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner. Energy dissipating measures shall be installed at the terminus of all outflow drains.
- (c) Drainage from all roofs, parking areas, driveway area, and other impervious surfaces on the building pad shall be directed through vegetative or other media filter devices effective at removing and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and other particulate.
- (d) Opportunities for directing runoff into pervious areas on-site for infiltration and/or percolation of rainfall through grassy swales or vegetative filter strips, shall be maximized where geotechnical concerns would not otherwise prohibit such use.
- (e) The plan shall include provisions for maintaining the drainage system, including any structural BMPs, in a functional condition throughout the life of the approved development.

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

4. Landscaping Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final landscaping plans for the review and written approval of the Executive Director. The plan shall be in substantial conformance to plans submitted by HayerMagnus Architects, dated 8/01/01 and shall comply with the following requirements:

- (a) Depict the type, size, extent and location of all trees on the site. Trees shall include at least three 36" box sugar gum placed to maximize screening of the structure from views from the San Dieguito County Park and Lomas Santa Fe Drive.
- (b) Drought-tolerant native or non-invasive plant materials shall be utilized.
- (c) A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion of residential construction.

(d) A written commitment by the applicant that all plantings shall be maintained in good growing conditions, and, whenever necessary, shall be replaced with new drought-tolerant native or non-invasive plant materials to ensure continued compliance with landscape requirements.

(e) Five years from the date of issuance of the coastal development permit, the applicant or the applicant's successor-in-interest shall submit a landscape monitoring report for review and written approval of the Executive Director. The report shall be prepared by a licensed Landscape Architect or qualified Resource Specialist and shall certify that the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage

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

5. Off-Site Brush Management Agreement. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit the following for review and written approval of the Executive Director

a) A written agreement signed by both the applicant and City of San Diego County Parks. The agreement shall indicate that County Parks allows the applicant to implement the final approved Brush Management Plan listed in Special Condition No. 6 of this permit for the area of San Dieguito County Park shown generally in attached Exhibit #2.

6. Final Brush Management Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, detailed brush management plans for the site. Said plans shall be approved by the Rancho Santa Fe Fire Department and San Diego County Parks, and require the following:

(a). Within the area 100 ft. north of the proposed residence, selective thinning of up to 50% of existing vegetation shall be permitted to include the removal of all dead plant materials. No clear cut or grubbing (removal of roots below the soil surface) shall occur.

(b). Within the area 100 ft. north from the proposed residence, all invasive and non-native exotic plant species shall be identified and flagged by a qualified landscape engineer and shall then be removed by cutting.

(c). Within the area 100 ft. north from the proposed residence, in addition to the removal of all invasive and non-native exotic plant species as described in (b) above, all remaining high fuel plant species shall be identified and flagged by a qualified landscape architect and then removed. Removal shall be carried-out by manually cutting plants to a height of no less than six (6) inches above grade. To reduce the potential for erosion and off-site sedimentation, no grubbing (removal of roots below the soil surface) shall occur.

(d). All areas within 100 ft. north of the proposed residence where vegetation is removed, shall be replanted with native, fire resistant plant species (utilizing a combination of seeding and container plants) compatible with the surrounding native mixed chaparral vegetation. All areas planted shall be stabilized with geotextile fabric and temporarily irrigated with drip irrigation.

(e). The area within 100 ft. north of the proposed residence shall be monitored annually and maintained as needed to assure the elimination of all invasive and non-native exotic plant species and the re-growth of native fire resistant plantings. Any dead or unhealthy plants shall be replaced.

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

7. Disposal of Graded Spoils. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the disposal of graded spoils. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the California Coastal Commission or its successor in interest.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. Proposed is the demolition of an existing 3,100 sq. ft. single-family residence and the construction of a new, approximately 4,973 sq. ft. single-family residence located on a 45,451 sq. ft. site. The project includes the replacement of an existing pool and spa, as well as the demolition of two existing solar panels. The applicant is proposing to remove several fruit trees as well as eight of the approximately twelve Torrey Pine trees currently on the site (Letter to Wayne Northcutt from Adam Koltz, 10/25/01). Also included in the proposal is approximately 2,100 cu. yds of cut grading to prepare the site for construction. Because the applicant has not identified a disposal site for the graded materials, Special Condition #7 is attached and requires the applicant to identify a disposal site for the excess graded materials, and that

if the site is within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained.

The project site is located approximately 3 miles east of Interstate 5, on Sun Valley Rd, off of Lomas Santa Fe Drive, in an un-incorporated part of San Diego County. The project location is surrounded by residential development of similar size and structure to the proposed home on the south, east, and west. The subject property borders the San Dieguito County Park along the parcel's northern border (approximately 200 linear ft.).

The Commission approved the County of San Diego's Local Coastal Program (LCP) with suggested modifications; however, the County did not accept the proposed modifications. Therefore, the County LCP is not effectively certified. Although the LCP as approved by the Commission is used for guidance, Chapter 3 policies of the Coastal Act are the standard of review.

2. Runoff/Water Quality. Section 30231 of the Coastal Act requires that the biological productivity of coastal waters be maintained by, among other means, controlling runoff and states, in part, that:

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 entrapment, controlling runoff,

Although the project site is near other residential development and will replace an existing single-family home, the proposed approximately 5,000 sq. ft. new development and driveway will create additional impervious surface. This reduction in pervious surface leads to an increase in the volume and velocity of storm water runoff that can be expected to leave the site. Furthermore, pollutants commonly found in runoff associated with residential use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides and pesticides; and bacteria and pathogens from animal waste. In addition, approximately 19,000 sq. ft of the proposal site consist of steep slopes (25% or greater), making erosion control and water quality issues a particular concern for the project proposal.

The proposed development did not include any onsite drainage improvements to ensure that onsite runoff is collected and dissipated. In order to prevent impacts to water quality and avoid polluted run-off from exiting the site, it is imperative that all run-off from the project proposal be routed and filtered onsite. Therefore, Special Condition #3 is attached and requires that the applicant submit to the Executive Director a detailed

drainage plan designed to treat, infiltrate or filter storm water from each runoff event, up to and including an 85th percentile, 24-hour runoff event.

Furthermore, in order find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission's Water Quality staff find it necessary to require the incorporation of Best Management Practices (BMP's) designed to control the volume, velocity and pollutant load of storm water leaving the developed site. The application of appropriate design standards for sizing BMPs is critical to the successful function of post-construction structural BMPs in removing pollutants in storm water to the Maximum Extent Practicable (MEP). The majority of runoff is generated from small storms because most storms are small. Additionally, storm water typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the runoff from the 85th percentile storm runoff event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e., the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur), relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in Special Condition #3, and finds this will ensure the proposed development will be designed to avoid adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the Coastal Act.

As stated previously, the project is located on a site that contains approximately 19,000 sq. ft. of steep slopes (25% or greater), and the subject proposal includes approximately 2,100 cubic yards of cut grading to prepare the site for construction. Furthermore, the applicant is proposing to grade and remove existing terraces on the south portion of the site that contains steep slopes. In order to reduce the risk of erosion and off-site sedimentation, Special Condition #2 is attached and requires the submittal of a grading and erosion control plan, and restricts grading during the rainy season. The condition also requires that 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 that will ensure that the project minimizes potential erosion on the site, and that off-site sedimentation will be reduced to the maximum extent feasible.

In summary, as conditioned to require both a grading and erosion control plan as well as a drainage and runoff control plan, which itself includes BMPs designed to treat, infiltrate, or filter storm water from each runoff event, the proposed development will reduce any impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed project consistent with Section 30231 of the Coastal Act.

3. Environmentally Sensitive Resources/Hazards. Section 30240 of the Act protects coastal habitat and states that:

(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.

The project site is an approximately 200' x 250' parcel that is bordered on the east, south, and west by residential development and on the north by San Dieguito County Park. The southern sections of the property constitute previously graded steep slopes (20% of the property contains slopes of 25% or greater), and any development is site-restricted by the County of San Diego to remain on the north central areas of the lot that have been previously graded for the construction of the existing home.

The property is within the Rancho Santa Fe Fire District's area of jurisdiction, which requires property owners to maintain a 100' fuel modification zone around any new or existing residential structure. In order to meet this requirement, the project proposal includes the implementation of a fuel modification plan that requires brush management and thinning of native vegetation within the San Dieguito County Park, located to the north of the project site. The new development extends to within 20 ft. from the property line bordering the County Park. Thus, the plan involves thinning within approximately 10,000 sq. ft of County parkland to accommodate the new development. The existing single-family residence lies approximately 35 ft. from the northern property boundary, and the fuel modification zone for the existing home could require approximately 5,500 sq. ft. of thinning within public parkland.

The Commission staff biologist has reviewed the vegetation survey for the adjacent County Park (Exhibit 3), and determined that no environmentally sensitive habitat areas (ESHA) exist within the proposed fuel modification zone. However, in order to address Commission staff concerns relative to protection of naturally vegetated slopes within the park, the applicant met with the Rancho Santa Fe Fire Department to discuss alternatives that would reduce encroachment into the naturally vegetated steep slope areas for fire safety purposes. The fire department indicated that at the Department's discretion, up to 100 feet of clear-cut could be required around any structure. However, in this particular case, the fire department has indicated that if 50% of vegetation, and all dead material, within 100 feet of the residence were removed, the requirement for 100 feet of clear-cut would not be necessary. The applicant has agreed to incorporate these requirements into the proposed brush management plan.

In order to maintain the required fuel modification zone, and reduce the potential of unnecessarily disturbing native vegetation, Special Condition #6 outlines a detailed brush

management plan for the site that incorporates the mitigation detailed above, and that shall be approved by the Rancho Santa Fe Fire District and San Diego County Parks. The plan requires that areas within 100 ft. of the proposed residence be cleared of non-native plant species. Areas where vegetation is removed must be replanted with native, fire resistant plant species (utilizing a combination of seeding and container plants) compatible with the surrounding native mixed chaparral vegetation.

Special Condition #5 requires that the applicant submit an agreement in writing, signed by both the applicant and City of San Diego County Parks to comply with the fuel modification plan outlined in Special Condition #6 of this permit, and that authorizes the applicant to implement said plans in full conformance to Special Condition #6 of this permit.

As discussed above, while there is some encroachment for brush management, as proposed and required by the Fire Department, it does not require removal of all vegetation, just removal of flammable plant species, including dead sage and non-native grasses. Additionally, native plants that will be removed for fire protection purposes will be replaced with native, and more fire resistant, species that contain comparable habitat value. Given the existing disturbed nature of the proposed fuel modification zone, as well as the fact that the moderate amount of native vegetation within the required brush management area is not ESHA, the Commission finds that the proposed development will not result in a significant disruption of ESHA nor degradation of the adjacent county park.

With the proposed conditions, the Commission can be assured that the existing naturally vegetated slopes within the park will not be adversely impacted through the need to provide brush clearance for fire safety or from runoff or sedimentation, and that these presently disturbed natural areas on the site will be enhanced through the proposed re-vegetation/brush management plan. In addition, the direct encroachment proposed for grading and development of the proposed residence is consistent with the Coastal Resource Protection policies of the County's LCP as approved by the Commission. Therefore, the Commission finds the proposed development, as conditioned, consistent with Sections 30231 and 30240 of the Coastal Act

4. Visual Resources. The following section of the Coastal Act addresses visual resources, and is most pertinent to the subject development.

Section 30251

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.

In the case of the project development, the roofline of the proposed residence is at elevation 30-ft. MSL, which does not exceed the elevation of Lomas Santa Fe Drive/Linea De Cielo, which runs northeast of the project site. The project is located adjacent to property that is part of the San Dieguito County Park, and the project will be visible from public parkland and has the potential to impact existing public views of the surrounding area from the park and roadway. However, Lomas Santa Fe Drive/Linea Del Cielo intersects the bordered San Dieguito parcel approximately 300 ft northeast of the subject property, and no views from existing trails in the park will be affected. Furthermore, the community around the project site consists of large single-family residences of similar size and scale to the proposed home that are visible from the roadway. The existing home on the site is partly shielded from views from the park by a grove of Torrey Pine trees and a section of ornamental landscaping located between the park, the road, and the home. The four largest of the Torrey Pine trees are proposed to remain, and will serve to partially shield the new residence on the northeast section of the property. However, the new residence will sit approximately 20 ft. closer to the northern property line, and thus be that much closer to Lomas Santa Fe/Linea Del Cielo and the San Dieguito County Park.

In order to ensure that the proposed single-family residence does not create any new visual impacts to the area, the applicant has proposed several large trees (36" box sugar gum) along the northern border of the site, and Special Condition #3 is attached and reflects this proposal. The condition requires the applicant to submit to the Executive Director a detailed landscaping plan that maintains a landscaped buffer area between the park and the proposed development, and that only native, non-invasive, drought tolerant plant species be used on the property. As conditioned, the proposed development will not create any new visual impacts compared with existing conditions, and the project can be found consistent with applicable Chapter 3 policies of the Coastal Act, and specifically section 30251.

5. Local Coastal Planning. Section 30604 (a) 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 Commission approved the County of San Diego's Local Coastal Program (LCP) with suggested modifications; however, the County did not accept the proposed modifications. Therefore, the County LCP is not been effectively certified. Although the LCP as approved by the Commission is used for guidance, Chapter 3 policies of the Coastal Act are the standard of review.

The subject site is planned and zoned for residential development at a density of one (1) dwelling unit per acre in the County of San Diego Local Coastal Program. The proposed residence is consistent with this designation. 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 obtain a fully certified Local Coastal Program.

6. California Environmental Quality Act (CEQA) Consistency. 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, as conditioned, 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 to be consistent with the resource, visual and public access protection policies of the Coastal Act. The required mitigation measures regarding landscaping and water quality 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 that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is 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.

SEE 1167 MAP

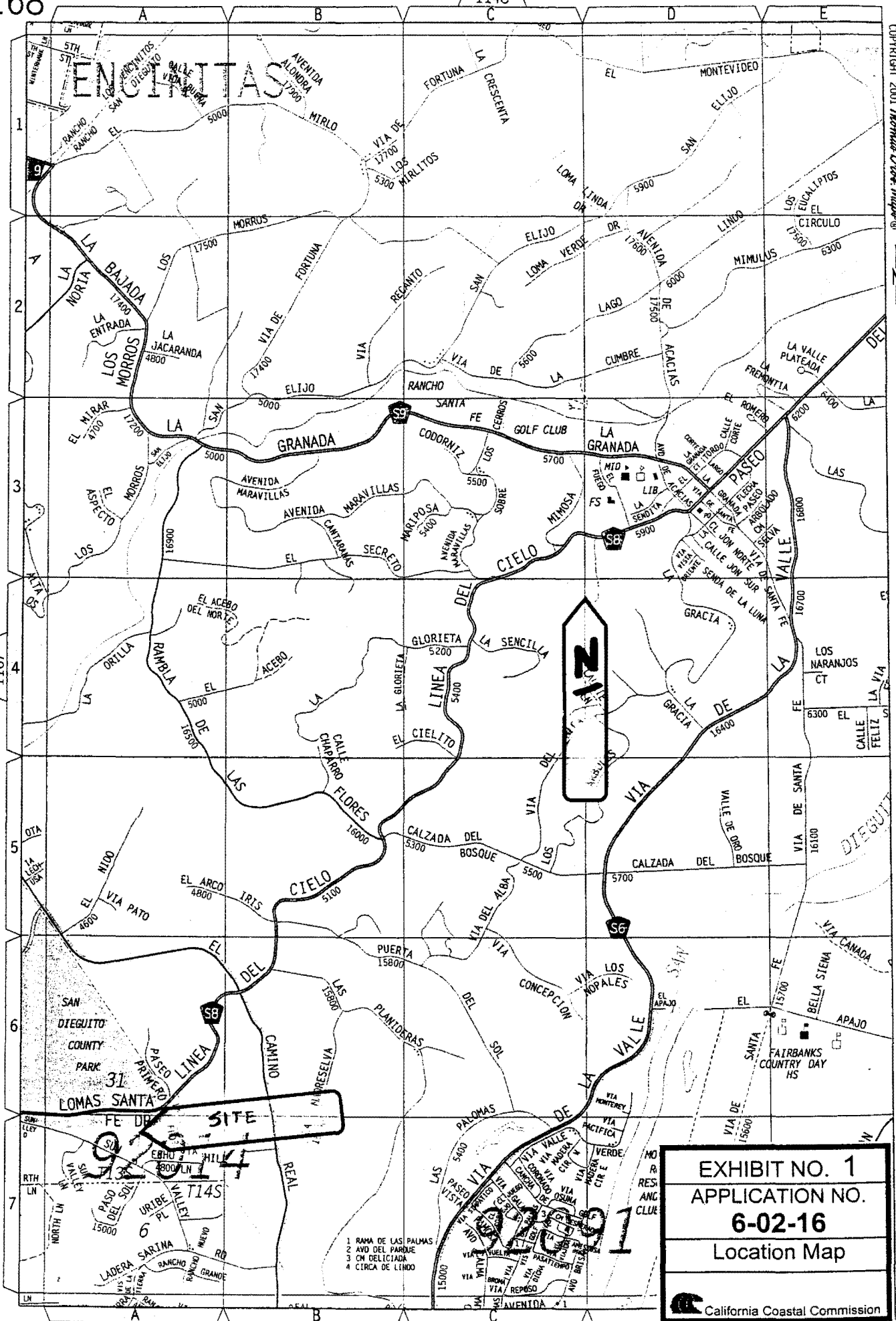


EXHIBIT NO. 1
APPLICATION NO.
6-02-16
Location Map

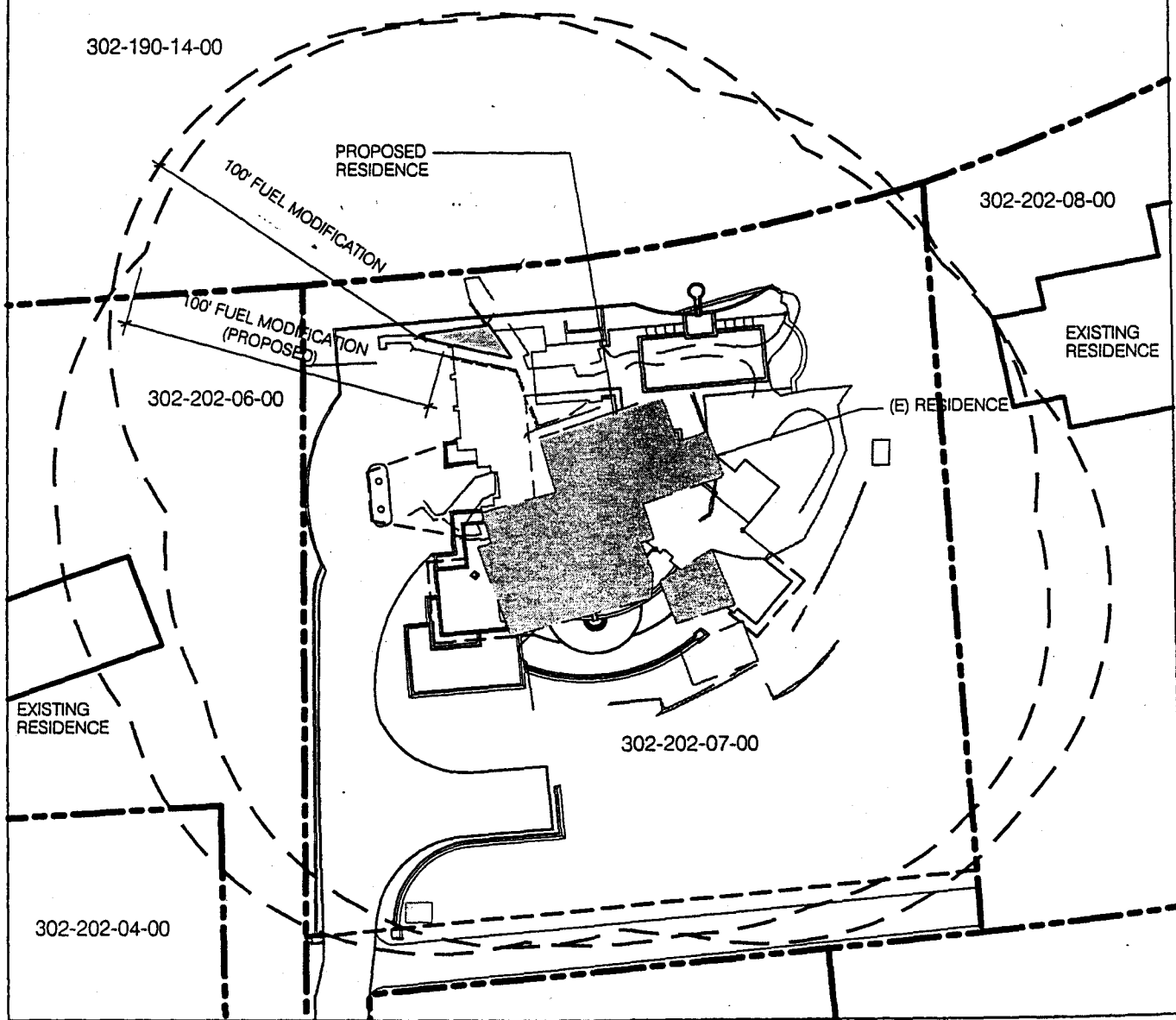
California Coastal Commission

LINEA DEL CIELO

existing structures to be removed in gray

SAN DIEGUITO PARK

proposed residence in white



hayer magnus architects



2120 Fourth Avenue
San Diego, CA 92101
1619 231 3734
1619 231 3786



1"=50'-0"

EXHIBIT NO. 2
APPLICATION NO.
6-02-16
Site Plan

California Coastal Commission

Merkel & Associates, Inc.

5434 Ruffin Road, San Diego, CA 92123

Tel: 858/560-5465 • Fax: 858/560-7779

e-mail: associates@merkeilnc.com

April 12, 2002

M&A #01-110-02

Mr. Wayne Northcutt
Hayermagnus Architects
2120 Fourth Avenue
San Diego, California 92101

FILE COPY

Re: Hill Residence. Your request for classification of chaparral within 80 foot-area proposed for brush management thinning.

Dear Wayne:

On April 12, I examined the area of chaparral proposed for brush management thinning north of the Hill Residence at 4674 Sun Valley Road, Rancho Santa Fe, California. I understand that the area to be thinned was previously examined but a determination was not made as to what type of chaparral occurs there. I took a few voucher specimens, and, after consultation with staff, I have concluded that the plant species comprising the site indicate the category of Chamise Chaparral (Holland 1986). The attached vegetation map generally indicates the distribution of this vegetation on the site. I have over 10 years experience in analyzing native vegetation; additionally, the specimens were examined by staff senior biologist Craig Reiser, author of *Rare Plants of San Diego County* and a well-known botanical authority.

The soil substrate at the site, Carlsbad gravelly loamy sand (Bowman 1973), is supportive of Chamise Chaparral. Many of the indicator species of that classification were present. The higher, flatter areas (north of the thinning zone) are clearly dominated by Chamise (*Adenostoma fasciculatum*). Also present but in much lower quantities are Laurel Sumac (*Malosma laurina*), Lemonadeberry (*Rhus integrifolia*), Toyon (*Heteromeles arbutifolia*), and *Xylococcus bicolor* (formerly Mission Manzanita).

The slope within the 80-foot thinning area is highly eroded and sparsely vegetated. Much of the reddish sandstone substrate is exposed here. The following breakdown by rough percentage of ground cover includes all species within the 80-foot thinning area:

Bare ground	20%
Black Sage (<i>Salvia mellifera</i>)	10%
Lemonadeberry	10%
San Diego Monkeyflower (<i>Mimulus aurantiacus</i>)	10%
Chamise	10%
Laurel Sumac	5%
Bushrue (<i>Cneridium dumosum</i>)	5%
*Jade Plant (<i>Crassula argentea</i>)	5%
<i>Xylococcus bicolor</i>	5%

EXHIBIT NO. 3
APPLICATION NO.
6-02-16
Vegetation Report

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California Buckwheat (<i>Eriogonum fasciculatum</i>)	5%
Cholla (<i>Opuntia littoralis</i>)	5%
Mojave Yucca (<i>Yucca schidigera</i>)	5%
Toyon (<i>Heteromeles arbutifolia</i>)	<5%
Deerweed (<i>Lotus scoparius</i>)	<5%
Golden-yarrow (<i>Eriophyllum confertiflorum</i>)	<5%
Coyote Bush (<i>Baccharis pilularis</i>)	<5%
Everlasting/Cudweed (<i>Gnaphalium</i> sp.)	<5%

*non-native species

The County of San Diego considers none of the above to be sensitive species. If you have any questions regarding this, please don't hesitate to call me at (858) 560-5465.

Sincerely,

Geoffrey L. Rogers

Geoffrey L. Rogers
Project Manager/Biologist

Taxonomy:

Hickman, James. C. ed. 1993. The Jepson Manual: Higher Plants of California. University of California Press.

References cited:

- Holland, Robert F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. California Department of Fish and Game
- Bowman, R. H. 1973. Soil Survey, San Diego Area, California. U.S. Department of Agriculture, Soil Conservation Service, and Forest Service

EXHIBIT NO.
APPLICATION NO.
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Vegetation Report
2 of 3
California Coastal Commission

