

**Fri 3a**

# **San Diego Coast District**

## **ADMINISTRATIVE CALENDAR**

**Friday, July 16, 2004**

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**6-04-30**

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4421

(619) 767-2370



RECORD PACKET COPY

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Permit Application No. 6-04-30/BP  
Date 6/23/04ADMINISTRATIVE PERMIT**Fri 3a**

APPLICANT: Lama Cova, LLC

PROJECT DESCRIPTION: Construction of a two-story, 9,437 sq.ft. single-family residence with a 1,750 sq.ft. 8-car garage, pool &amp; spa and 8,600 cubic yards of grading on a 3.41-acre lot.

PROJECT LOCATION: 17560 Rancho La Noria, Rancho Santa Fe, San Diego County.  
APN 266-040-27

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: July 16, 2004  
9:00 a.m., FridayLOCATION: The Westin South Coast Plaza  
686 Anton Blvd.  
Costa Mesa, CAIMPORTANT - 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 DirectorBy: Bill Ponder

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. 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

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

Proposed is the construction of a one story, 9,437 sq.ft. single-family residence with a 1,750 sq.ft. 8 car garage, pool and spa, and 8,600 cubic yards of grading (1,400 cubic yards of cut, 6,200 cubic yards of fill) on a 3.41-acre lot. The site has an existing pond formerly used as a watering hole for horses, bridge, pump building (8'x7'x10' high) and perimeter wood fencing. The existing improvements are proposed to be retained; however, the pond is being redesigned and requires the bulk of the proposed grading. The site contains no sensitive vegetation.

The mostly flat site is located on the west side of La Noria, south of La Bajada, in the Rancho Santa Fe community of the unincorporated County of San Diego. There is an existing paved access road that connects the site from La Noria Road and serves several

other sites in the area. Many of the surrounding properties are large lots that contain horse ranches and equestrian use.

The site has been the subject of two past Commission actions. In 1998, the Commission approved CDP #6-98-46 for construction of a private easement road to provide vehicular access to four legal parcels. Then in 1999, the Commission approved CDP #6-99-78 which approved the subdivision of a 12.52-acre site into three lots (including the subject site) for future development of a single-family residence on each of the lots.

Escondido Creek in the project area contains riparian habitat and both freshwater and salt marsh vegetation. The California Department of Fish and Game (DFG) considers the creek and its surrounding wetlands environmentally sensitive habitat areas. However, no portion of Escondido Creek or its floodplain is on the project site. Additionally, no required buffers are on the subject site as the creek is approximately 300 feet to the west.

The subject site is planned and zoned for large-lot estate residential development in the certified County of San Diego Local Coastal Program. The proposed residence is consistent with this designation.

Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized. As conditioned, the proposed development will not have an adverse impact on any sensitive habitat, and will not result in erosion or adverse impacts to water quality, as adequate temporary erosion controls (construction BMPs) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

The proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. The proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

The development is located within an existing developed area and will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development conforms to Section 30251 of the Coastal Act.

The standard of review is Chapter 3 policies of the Coastal Act, with the County of San Diego's LCP used as guidance. The proposed development is consistent with Chapter 3 of the Coastal Act. Approval of the project will not prejudice the ability of the County of San Diego to implement its LCP.

There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the

proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

SPECIAL CONDITIONS:

1. Final Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final drainage and runoff control plans, which shall be approved by the County of San Diego. The plans shall document that the runoff from the roof, driveway and other impervious surfaces shall be directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation, prior to being conveyed off-site 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.

2. Grading Restriction. Prior to the issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, final grading plans for the proposed development that have been approved by the County of San Diego. Said plans shall indicate that no grading shall occur during the period of October 1 to March 31 of any year.

The permittee shall undertake development in accordance with the approved grading 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.

3. Import of Fill. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the import of fill 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 successors 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.

6-04-30

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Applicant's Signature

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Date of Signing

(G:\San Diego\Reports\2004\6-04-030 Lama Covadoc)