

CALIFORNIA COASTAL COMMISSION

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Staff: BP-SD
Staff Report: 4/21/05
Hearing Date: 5/11-13/05

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-04-108

Applicant: Roman/Sima Mehlberg

Description: Construction of a two-story, 5,765 sq. ft. home, 1,352 sq.ft. garage, pool and 1,200 cu yards of balanced grading on a vacant 2.9-acre lot.

Site: Lot 8, Stonebridge Court, Rancho Santa Fe (San Diego County), 262-190-08.

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: The primary issue raised by this proposal is the need to provide a 100 ft. brush management zone surrounding the proposed home, as required by the Rancho Santa Fe Fire Department. If the house is to be sited as proposed, the zone will include approximately 600 sq.ft. of coastal sage scrub (CSS), which will be subject to the fire department's brush management requirements which typically require clearing or at least thinning of vegetation to ensure residential development will be safe from fires. The Commission has found that even thinning of environmentally sensitive habitat (ESHA) is an unacceptable adverse impact, as well as a use not dependent on the resource, inconsistent with Section 30240 of the Coastal Act. However, in this case, the Commission's staff ecologist has determined that the small isolated area of coastal sage scrub on the subject is not ESHA. Additionally, the fire department is only requiring hand removal of dead vegetation within the patch of coastal sage scrub. As such, no adverse impacts to ESHA will occur.

Substantive File Documents: Certified San Diego County LCP, Coastal Development Permit #'s 6-83-314, 6-91-118

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-04-108 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 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, final brush management plans addressing the area within 100 feet of the proposed home. Said plans shall be approved by the Rancho Santa Fe Fire Department and include the following:

(a) Within the approximately 600 sq. ft. of coastal sage scrub that lies within 100 ft. of the proposed home (as shown on the fuel modification plan by Gary Stone, dated received on February 8, 2005), the plans shall note that only dead plant material shall be removed, and it shall be removed or cut by hand only. No clear cut, grubbing (removal of roots below the soil surface) or thinning of living plants shall occur. Replacement of all non-native vegetation with native, drought-tolerant and non-invasive plant species compatible with the adjacent coastal sage scrub shall be required within the 100 foot wide brush management area.

(b) A qualified landscape architect or biologist shall be onsite during all brush management activities to assure the work is performed consistent with the approved plans and to assure that California Gnatcatchers are not present.

(c) Brush management activities are prohibited if California Gnatcatchers are Present or during the breeding season of the California Gnatcatcher, February 15th through August 30th of any year.

(d) Any future brush clearance within the proposed brush management area other than removal of invasive and non-native plant species and dead or dying plants shall require approval of a coastal development permit or amendment to the subject permit, unless the Executive Director determines no permit or amendment is legally required.

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.

2. Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

3. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for review and written approval by the Executive Director, final site and building plans for the proposed home that have first been approved by the County of San Diego. Said plans shall be in substantial conformance with the plans submitted with this application by Gary Stone, dated received February 8, 2005 and include the following:

- a. All structures conform to the 35-foot height limit.

- b. The color of the proposed home and accessory structures, including roofs, shall be restricted to colors compatible with the surrounding environment (earth tones) including shades of green, brown, and gray, with no white or light shades and no bright tones except as minor accents.

The permittee shall undertake 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 Landscape Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final landscape plan in substantial conformance with the submitted landscaping plan by Gary Stone, dated received February 8, 2005. Said plan shall be approved by the County of San Diego and contain written notes stating and/or providing the following requirements:

- a. The installation of plant materials shall consist only of native drought-tolerant and non-invasive plant materials. The plan shall also indicate the type, size, extent and location of all plant materials, the proposed irrigation system and other landscape features on the site.
- b. At least 5 king palms and two live oaks shall be planted at the proposed locations to screen the project from public areas.
- c. A planting schedule that indicates the planting plan will be implemented within 60 days of completion of construction.
- d. A written commitment by the applicant that all required plantings will be maintained in good growing condition, and whenever necessary, will be replaced with new plant materials to ensure continued compliance.
- e. A written commitment by the applicant that five years from the date of the receipt of the Certificate of Occupancy for the residence, the applicant will submit for the review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies whether 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.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive

Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

The permittee shall undertake development in accordance with the approved landscaping plans. Any proposed changes to the approved landscaping 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 legally required.

5. Open Space Restriction.

A. No development, as defined in section 30106 of the Coastal Act, shall occur below the 174-foot contour (toe of keystone retaining wall) as generally described and depicted in Exhibit #4 to the April 21, 2005 staff report and more specifically described and depicted in Exhibit #1 attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for:

1. the hand removal of dead coastal sage scrub vegetation, removal of non-native vegetation and revegetation of same with native species within the Zone 2 brush management area.

B. PRIOR TO ISSUANCE BY THE EXECUTIVE DIRECTOR OF THE NOI FOR THIS PERMIT, the applicant shall submit for the review and approval of the Executive Director, and upon such approval, for attachment as an Exhibit to the NOI, a formal legal description and graphic depiction of the portion of the subject property affected by this condition, as generally described above and shown on Exhibit #4 attached to the April 21, 2005 staff report.

6. Grading/Erosion Control. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and written approval, final grading and erosion control plans that have been approved by the County of San Diego. The approved plans shall incorporate the following requirements:

- a. No grading activities shall be allowed during the rainy season (the period from October 1st to March 31st of each year). All disturbed areas shall be replanted immediately following grading and prior to the beginning of the rainy season.
- b. The permittees shall submit a grading schedule to the Executive Director demonstrating compliance with the above restriction.
- 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 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.

d. Landscaping shall be installed on all cut and fill slopes 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 vegetation of species compatible with surrounding native vegetation, subject to Executive Director approval.

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 legally required.

7. Final Drainage Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final drainage and runoff control plan in substantial conformance with submitted plans by Gary Stone, dated received February 8, 2005, documenting that runoff from the roof, driveway and other impervious surfaces will be directed into the street storm drain system.

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 legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Project Description/History. Proposed is the construction of a two-story, 5,765 sq. ft. home, 1,352 sq. ft. garage and pool with 1,200 cubic yards of balanced grading on a vacant 2.9-acre lot in the Rancho Santa Fe community of unincorporated San Diego County. The site is located in the Stonebridge subdivision at the end of a cul de sac with a flat area on top and steeply sloping hillside below. The subject property is a visually prominent hillside lot which contains patches of coastal sage scrub habitat and native grasslands. The 2.9-acre estate parcel was created pursuant to the subdivision of a larger 74-acre site approved by the Commission (CDP No. 6-83-314/Manchester Estates). The subdivision approval included the rough grading of portions of the overall site and construction and installation of roadways and utilities. The subdivision was approved

with a variety of conditions designed to address future development of the individual custom estate sites so as to avoid adverse impacts to the adjacent floodplain, downstream San Elijo Lagoon and its viewshed. Among these conditions was a prohibition of future grading and erection of structures on certain identified steep slopes (25% or greater). The subject site was subject to this slope restriction in that over 50% of the site is slopes greater than 25% grade; however the site was not encumbered by the imposition of an open space deed restriction covering those areas.

In CDP #6-91-118 construction of a 13,165 sq.ft. single-family residence with guest unit, swimming pool and tennis court was proposed on the site. However, the application was withdrawn prior to being heard by the Commission.

The County of San Diego's LCP was approved but not effectively certified because the County did not accept the Commission's suggested modifications. Therefore, Chapter 3 policies of the Coastal Act are the standard of review.

2. Environmentally Sensitive Habitat. Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant within those areas, disruption of habitat values, and only uses dependent on those resources shall be allowed

(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 subject site is located near the San Elijo Lagoon Ecological Reserve and Regional Park. The Commission certified County of San Diego LUP designates San Elijo Lagoon as an "Ecological Reserve Area" and the upstream 100-year floodplain as "Impact Sensitive". Over half of the 2.9-acre lot has slopes greater than 25% and contains both steep slopes (greater than 25% grade) and dual criteria slopes i.e. greater than 25% grade containing natural vegetation. Steep slopes are protected in the County's Coastal Resources Protection Overlay (CRP). Dual criteria slopes are protected as ESHA in Section 30240 of the Coastal Act. Such slopes provide habitat to protected plants and animals, provide slope stability and are a visual resource.

The steep slopes on the subject site are located near the building area; dual criteria slopes are located further down the slope below the 160-foot contour. The Commission's subdivision approval required a recorded restriction requiring that no grading or erection of structures may occur on slopes greater than 25% on the subject site in compliance with the County's CRP.

No grading or erection of structures, or any other type of development (except fuel modification) is proposed on the site's steep slopes. Development is proposed in the southern part of the lot (near the street) on the developable (non steep) area of the lot.

The project has been designed to comply with the County steep slope regulations. A keystone retaining wall is proposed at the boundary between steep and non-steep slopes to prevent development from encroaching into this area. Although some steep slopes are located near the street that would be graded, the Commission can accept the encroachment because the slopes are not contiguous with the hillside portion of the lot that will be protected and because it is necessary for access to the developable portion of the site.

Given the site's prominent location and the above-recorded restriction, Special Condition #5 requires the steep slopes on the hillside be protected as open space through an open space restriction. The previously recorded deed restriction does not designate the slopes as open space. The herein proposed open space restriction would protect the previously mentioned coastal resources that exist on the hillside. The restriction allows future (beyond that approved herein) brush management and planting of native vegetation if approved through an amendment to this coastal development permit.

The Rancho Santa Fe Fire Department has approved the project for fire safety. The approved plans indicate a 100-foot wide brush management area is required (two zones both 50 feet in width). Approximately 600 sq.ft. of coastal sage scrub is located about 70 feet from the home in Zone 2. This patch of vegetation contains both healthy and dead native habitat. The Fire Department's approval indicates that only dead and dying vegetation must be removed to assure the home will be safe from fire. Vegetation removal is proposed manually by hand. Therefore, the healthy habitat within Zone 2 will not be removed or thinned to comply with the fire department's requirements.

The Commission's ecologist has concluded that removal of the dead vegetation will not adversely affect the existing habitat nor the health of the larger system of habitat associated with San Elijo Lagoon. After reviewing project plans, the biology report submitted by the applicant and aerial photographs of the area, the Commission's Ecologist/Wetlands Coordinator has determined that the small isolated patch of CSS that occurs on the site is not ESHA as the subject site is surrounded on three sides by development and non-native habitat and there is no real connection between this patch of CSS and the lagoon. As such, the removal of dead and dying vegetation within the onsite CSS habitat will not result in impacts to ESHA. This situation differs from that encountered in other projects to the south where a relatively intact linear strip of CSS provides a wildlife corridor between the lagoon and inland open space in the vicinity of the county park and beyond.

While the Commission finds that no adverse impacts to ESHA would occur from brush management requirements at this time, a remaining concern is that, over time, the area formerly occupied by the dead vegetation may be replaced by new native vegetation as part of the existing coastal sage scrub community. Brush clearance of such thicker vegetation may be required to protect the home in the future which could be inconsistent with resource protection provisions of Section 30240 of the Act.

The issue of fire safety in areas of "wildland/urban interface" has become increasingly pertinent in recent years. Local governments and fire departments/districts have become increasingly aware of the need to either site new development away from fire-prone vegetation, or to regularly clear vegetation surrounding existing structures. Fire department requirements for vegetation thinning and clear-cutting can adversely affect coastal resources in various ways ranging from complete removal of the plant and root stock to trimming of the plant but leaving the below-ground root stock intact. Typically to avoid such conflicts, the Commission has required that new development be sited such that the brush management requirements will not adversely affect environmentally sensitive habitat.

Historically, it has been assumed that at least 30 ft. of a 100-foot wide brush management zone would be clear-cut removal of all native and/or high fuel vegetation. Beyond the first 30 feet, there have been variations in the amount of thinning that may be permitted or required, depending on the habitat value and density of the existing native vegetation. Given the current drought conditions and fire threat in southern California, it is reasonable and prudent to plan for at least a 100-foot wide brush management zone when considering approval of new development.

Special Condition #1 has been attached which requires the submittal of a final plan for the 100 ft. brush management zone that assures only dead brush material will be removed and that any future brush management on the property relating to the home will require approval by the Commission prior to commencement. It also requires management activities be implemented to assure the work is performed consistent with the approved plans and to assure that California Gnatcatchers are not present. Brush management activities are prohibited if California Gnatcatchers are present. No work shall occur during the breeding season of the California Gnatcatcher, February 15th through August 30th of any year. Replacement of all non-native vegetation with native, drought-tolerant and non-invasive plant species compatible with the adjacent coastal sage scrub plant community shall be required within the 100 ft. wide brush management area.

In summary, the proposed development, as conditioned to limit clearance within the Zone 2 brush management area to hand clearance dead CSS, reserve steep slopes as open space, survey for gnatcatchers and implement a plan if they are found and review any future proposal to comply with fire department requirements within the open space, the Commission finds the project will not result in adverse impacts to sensitive environmental coastal resources. Therefore, the proposed project can be found consistent with Section 30240 of the Coastal Act.

3. Runoff/Water Quality. Section 30231 of the Coastal Act is applicable to the proposed development and states:

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 30231 requires that new development must reduce the potential for adverse impacts to water quality, in this case the downstream San Elijo Lagoon. The project proposes that drainage runoff from the roof, driveway and other impervious surfaces will be collected and directed into biofilters near the street frontage and landscaped areas on the site for infiltration and/or percolation, prior to being conveyed off-site. Directing runoff through landscaping is a well-established BMP for treating runoff from small developments such as the subject proposal. Special Condition #7 requires a final drainage plan approved by the County. Also Special Condition #6 requires final grading plans and limits grading to non-rainy months. As conditioned, the subject development will serve to reduce any impacts to water quality from the project to insignificant levels and as such is consistent with Section 30231 of the Coastal Act.

4. Visual Resources. 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, and, where feasible, to restore and enhance visual quality in visually degraded areas...

The site is located on the hillside at the east end of the San Elijo Lagoon Ecological Reserve and Regional Park and is highly visible. Section 30251 of the Coastal Act protects the scenic and visual quality of the coastal zone as a resource of public importance. CDP No. 6-83-314 (the subdivision permit) and the existing CC&R's for the Stonebridge subdivision limit the height of proposed structures to 35' and require structures be colored to conform visually to the natural environment. To address these concerns, Special Condition #3 requires final plans indicating conformance with these requirements.

Visual screening is proposed with shrubs and trees outside the building envelope. Special emphasis has been placed on the north and west sides of the home with proposed coast live oaks and non-invasive King Palms. The trees are oriented such that the building facade will be broken up as viewed from public areas to the north and west. Special condition 4b calls out that at least 5 king palms and two live oaks shall be planted at the proposed locations. The proposed landscape plan also indicates the site will be planted with vegetation that provides erosion control. The landscape plan conforms to the Commission's previous requirements. However, Special Condition #4 calls for a revised landscaping plan that requires several additional provisions currently required by the Commission to assure that landscaping will be maintained in perpetuity. As conditioned, the project should have only a minimal impact on the scenic resources of the area and is

consistent with both Section 30251 of the Coastal Act and the Commission's earlier concern that development of the site be subordinate to the natural surroundings.

5. Public Access. As the proposed development will occur between the first public roadway (El Camino Real) and the sea (San Elijo Lagoon in this case), a public access finding must be made that such development is in conformity with the public access and public recreation policies of the Coastal Act.

While the proposed development is located well inland of the coast, public access and recreational opportunities exist at nearby San Elijo Lagoon Ecological Reserve and Regional Park. However, there are no existing or planned trails on the subject site and the proposed development will not impede access to the lagoon over that which currently exists. Therefore, the proposed development would have no adverse impacts on public access opportunities, consistent with the public access policies of the Coastal Act.

6. Local Coastal Program. 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 County did not accept the suggested modifications. Therefore, the LCP was not effectively certified. While the LCP was not 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 uses the provisions of the County draft LCP as guidance.

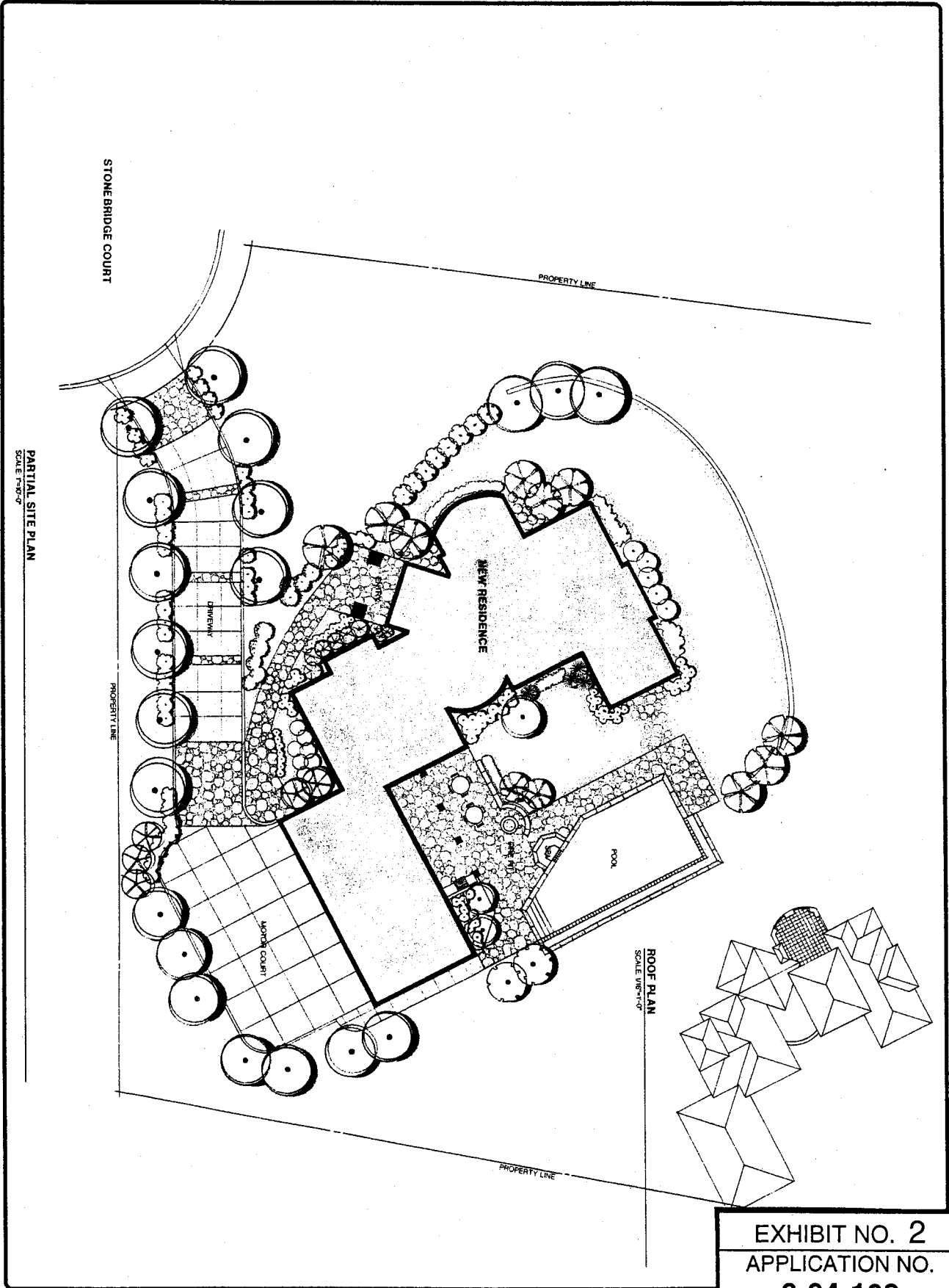
The subject site is designated for estate residential use in the Commission certified County LCP. The site is within the Coastal Resource Protection Overlay (CRP) identified in the LCP. The overlay requires that new development be sited and designed to protect coastal resources. As conditioned herein the proposed project conforms to all applicable Chapter 3 policies of the Coastal Act as well as to the County LCP as the Commission proposed to certify it, with suggested modifications. Therefore, as conditioned, the project should not prejudice preparation of a certifiable LCP by the County of San Diego.

7. 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 is consistent with the resource and visual protection policies of the Coastal Act as modified herein. The attached mitigation measures 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, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and inconsistent 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.



DESIGNED BY	DATE	SCALE	PROJECT NO.	DATE
CHANGED BY				
DATE				
SCALE				
PROJECT NO.				
DATE				

Mehler Residence
Stonebridge Court
Rancho Santa Fe, California

dga donald gro
2187 Newcastle av. su.300-cordill by
1760) 426-4951

EXHIBIT NO. 2
APPLICATION NO.
6-04-108
Site Plan

California Coastal Commission



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

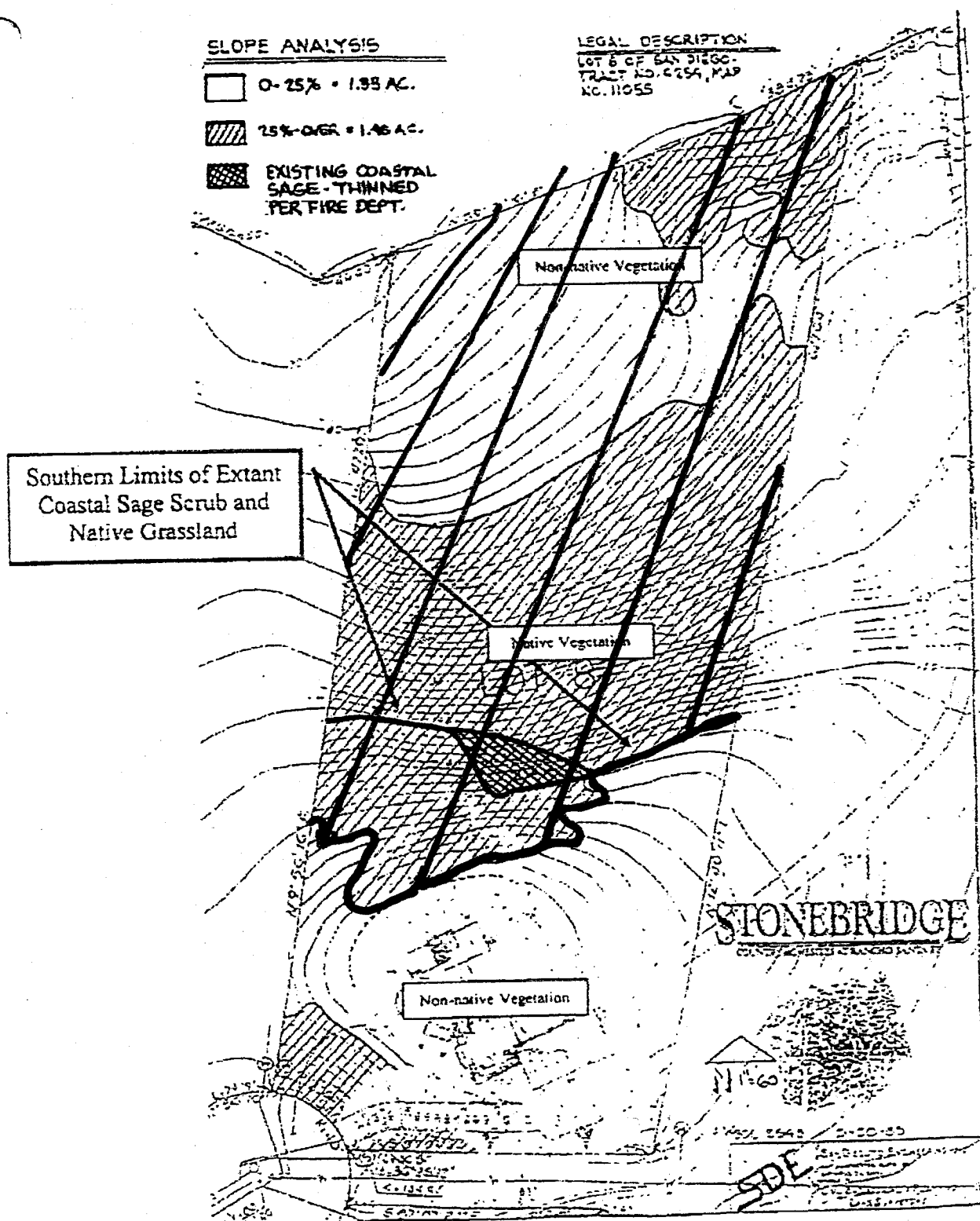
EXHIBIT NO. 3
APPLICATION NO.
6-04-108
Elevations
California Coastal Commission

donald grover, inc.
3187 Newville Dr. #100
Newport, CA 94661
(760) 435-4951

Mehlberg Residence
Stonebridge Court
Rancho Santa Fe, California

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

FIGURE 1. STEEP SLOPES AND LIMITS OF NATIVE VEGETATION



Mehlberg Residence
Stonebridge Court
Roncho Santa Fe, California

EXHIBIT NO. 4

APPLICATION NO.

6-04-108

Open Space
Restriction