

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370 FAX (619) 767-2384  
[www.coastal.ca.gov](http://www.coastal.ca.gov)

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# SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the*

## *October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 11, 2007

TO: Commissioners and Interested Parties  
FROM: Sherilyn Sarb, San Diego Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the October 11, 2007 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the San Diego Coast District.

***REGULAR WAIVERS***

1. 6-07-106-W James And Donna Reilly (Solana Beach, San Diego County)
2. 6-07-107-W Timothy Moseley (Solana Beach, San Diego County)

***IMMATERIAL AMENDMENTS***

1. 6-04-088-A5 San Dieguito River Park Joint Powers Authority (Del Mar And San Diego, San Diego County)

**TOTAL OF 3 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-07-106-W James And Donna Reilly	Construct 232 sq. ft. addition to existing 2,188 sq. ft. single-family residence.	1503 Santa Elena Court, Solana Beach (San Diego County)
6-07-107-W Timothy Moseley	Construct pool, spa and approx. 135 ft. long, 3 ft. high retaining wall on existing single-family residential lot.	849 Santa Rosita, Solana Beach (San Diego County)

### REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-04-088-A5 San Dieguito River Park Joint Powers Authority	Modify Special Condition #8, parts d. and e.(4) only, regarding coastal sage scrub mitigation for the trail and treatment ponds, pursuant to the proposed revised language attached.	Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And San Diego (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: October 5, 2007  
TO: James And Donna Reilly  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-07-106-W**

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250(c) of the California Code of Regulations.

APPLICANT: **James And Donna Reilly**

LOCATION: **1503 Santa Elena Court, Solana Beach (San Diego County) (APN(s) 263-583-01)**

DESCRIPTION: **Construct 232 sq. ft. addition to existing 2,188 sq. ft. single-family residence.**

RATIONALE: The proposed development requires a coastal development because it is located between the first public roadway and San Elijo Lagoon and involves an increase in floor area of greater than 10%. The proposed project is located on the street side of the existing residence, in an established residential neighborhood and is similar in size and scale to the surrounding development. The proposed development is consistent with the zoning and planning designations for the City of Solana Beach and the previously certified County of San Diego LCP, and is not located in any applicable special overlays contained in the County LCP. The proposed development is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to coastal resources are anticipated.

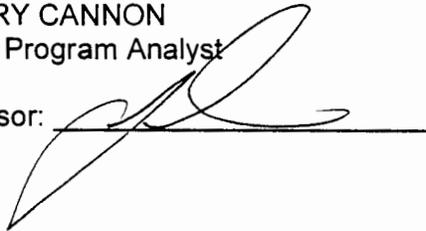
IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, October 11, 2007, in San Pedro. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,  
PETER M. DOUGLAS  
Executive Director

By: GARY CANNON  
Coastal Program Analyst

Supervisor: \_\_\_\_\_



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: September 28, 2007  
TO: Timothy Moseley  
FROM: Peter M. Douglas, Executive Director  
SUBJECT: Waiver of Coastal Development Permit Requirement:  
**Waiver Number 6-07-107-W**

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250(c) of the California Code of Regulations.

APPLICANT: **Timothy Moseley**  
LOCATION: **849 Santa Rosita, Solana Beach (San Diego County) (APN(s) 263-450-39)**  
DESCRIPTION: **Construct pool, spa and approx. 135 ft. long, 3 ft. high retaining wall on existing single-family residential lot.**  
RATIONALE: **The proposal involves significant non-attached structures (pool, spa and retaining wall) located on property between the lagoon and first coastal roadway; thus, a coastal development permit is required. The project site is not within any of the special overlay zones designated in the previously certified County LCP and is completely surrounded by residential development. The site is located within an established residential neighborhood and the proposed structures will be in character with the surrounding area and will not be visible from any public areas. The proposed development is consistent with the planning and zoning designations applied to the site by the City of Solana Beach. No adverse impacts on coastal resources are anticipated.**

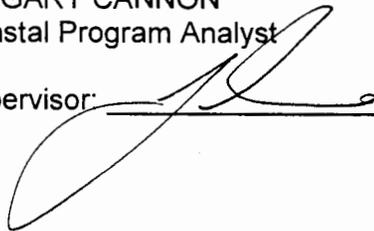
IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, October 11, 2007, in San Pedro. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,  
PETER M. DOUGLAS  
Executive Director

By: GARY CANNON  
Coastal Program Analyst

Supervisor: \_\_\_\_\_



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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties  
FROM: Peter Douglas, Executive Director  
DATE: October 3, 2007  
SUBJECT: **Permit No: 6-04-088-A5**  
Granted to: San Dieguito River Park Joint Powers Authority

## Original Description:

for **Application from Southern California Edison and San Dieguito River Park Joint Powers Authority for implementation of the San Dieguito Wetland Restoration Plan, including creation/restoration of 115 acres of wetland habitats, dredging to maintain an open inlet, creation of nesting sites for the California Least Tern and Western Snowy Plover, and construction of treatment ponds and a public access trail.**

at **Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andres Drive to Jimmy Durante Boulevard, Del Mar And San Diego (San Diego County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

**Modify Special Condition #8, parts d. and e.(4) only, regarding coastal sage scrub mitigation for the trail and treatment ponds, pursuant to the proposed revised language attached.**

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

**The project includes about 56 acres of coastal sage scrub planting. However, only 1.72 acres of the 56 acres of coastal sage scrub to be created is required for mitigation purposes; The remaining approximately 54.28 acres was primarily for erosion control purposes on the various disposal sites. Thus, the amendment does not physically change the approved project at all, but only better identifies the actual mitigation component.**

If you have any questions about the proposal or wish to register an objection, please contact Ellen Lirley at the San Diego Coast District office.

~~Local Planning Dept~~

8. Trail/Treatment Pond Wetland Mitigation Program. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION [...]

[...] d. Provision for mitigating the impacts identified in (b) above through the creation of 0.31 acres ~~proposed creation of about 56 acres~~ of coastal sage scrub within the Freshwater Treatment Ponds and creation of an additional 1.41 acres of coastal sage scrub within disposal site DS32. The creation of about 56 acres of coastal sage scrub overall, that was primarily proposed for erosion control on the various disposal sites within the project area, minus the 1.72 acres of mitigation, remains in effect in accordance with the approved Final Restoration Plan.

e. Identification of locations for the required mitigation for impacts from trail and treatment ponds at one or more of the following mitigation sites:

[...]

(4) Coastal sage scrub mitigation sites at the Freshwater Treatment Ponds and disposal site DS32. four disposal sites, DS33, DS34, DS35 and DS36.