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 Surb, 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 Timethy Moseley (Solana Beach, San Diego County)

IMMATERIAL AMENDMENTS
1. 6-04-088-A5 San Dieguero 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 13251(c) of the California Code of Regulations.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Project Description</th>
<th>Project Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>6-07-106-W</td>
<td>Construct 230 sq. ft addition to existing 2,188 sq. ft. single-family residence.</td>
<td>1501 Santa Elena Court, Solana Beach (San Diego County)</td>
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<tr>
<td>James &amp; Donna Kelly</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6-07-107-W</td>
<td>Construct pool, spa and pergola, 135 ft. long, 3 ft. high retaining wall on existing single-family residential lot.</td>
<td>849 Santa Ysabel, Solana Beach (San Diego County)</td>
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<tr>
<td>Timothy Money</td>
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</tbody>
</table>

### REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject developments 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.

<table>
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<tr>
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<tbody>
<tr>
<td>6-04-988-A5</td>
<td>Modify Special Condition #8, parts d. and e(f) only, reporting coastal sage scrub mitigation for the trail and treatment pools, pursuant to the proposed revised language attached.</td>
<td>Western end of San Dieguito River Valley from El Camino Real to Pacific Ocean, with portion of trail from east of San Andrea Drive to Jimmy Durante Boulevard, Del Mar And San Diego (San Diego County)</td>
</tr>
<tr>
<td>San Diego River Park Joint Powers Authority</td>
<td></td>
<td></td>
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</tbody>
</table>
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 2,168 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 overlay 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 NO 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

[Signature]

[Logo] CALIFORNIA COASTAL COMMISSION
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) 283-450-39)
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 LCF 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: [Signature]

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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: 8-04-088-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.

State of California - The Resources Agency
CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(858) 767-2375 FAX (858) 767-2304
www.coastal.ca.gov
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 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 1.27 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.