

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
 7575 METROPOLITAN DRIVE, SUITE 103  
 SAN DIEGO, CA 92108-4421  
 (619) 767-2370



# Th4b

Filed: March 3, 2008  
 49th Day: April 21, 2008  
 180th Day: August 30, 2008  
 Staff: D. Lilly-SD  
 Staff Report: March 17, 2008  
 Hearing Date: April 9-11, 2008

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 6-07-91

**Applicant:** Richard Ansede **Agent:** Justin McNeill

**Description:** Construction of an 864 sq.ft. barn and corral on an 2.86 sq.ft. lot with an existing 3,500 sq.ft. residence.

|                  |                              |
|------------------|------------------------------|
| Lot Area         | 124,581 sq. ft. (2.86 acres) |
| Zoning           | RR 35 (.35 du/ac)            |
| Plan Designation | Estate 17                    |
| Ht abv fin grade | 16 feet, 3 inches            |

**Site:** 4036 Stonebridge Lane, Rancho Santa Fe, San Diego County.  
 APN 262-190-22.

**Substantive File Documents:** County of San Diego Local Coastal Program;  
 CDPs #6-83-314; #6-87-251.

### **I. STAFF RECOMMENDATION:**

The staff recommends the Commission adopt the following resolution:

**MOTION:** *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

### **STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **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 in substantial conformance with the preliminary plans stamped and approved by the Rancho Santa Fe Fire Protection District on 2/26/08. Said plans shall be approved by the Rancho Santa Fe Fire Department and shall demonstrate the following:

- a. No native vegetation is required to be removed. Specifically, the existing California Sage Brush (*Artemisia californica*), the White Sage (*Salvia apiana*), and the Cactus (*Opuntia littoralis*), shall not be thinned or removed.
- b. Brush management activities are prohibited during the breeding season of the California Gnatcatcher, February 15<sup>th</sup> through August 30<sup>th</sup> of any year.
- c. 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. Manure Control Plan/BMP's.** The applicant shall comply with the submitted manure control plan which includes the following provisions:

- (a) Manure shall be removed from open areas on a weekly basis and either immediately taken offsite in accordance with the plan or stored in a covered storage area. Stockpiling of manure in open areas is prohibited. Manure shall be removed from the storage area, composted or taken offsite in accordance with the plan on a twice-monthly basis.
- (b) The plan shall require that manure shall be taken offsite and dumped at an authorized solid waste collection facility, be collected by a commercial soils company for processing into a soils additive or be utilized as part of a composting or recycling program.
- (c) Runoff shall be diverted around the barn where the horses are kept. Runoff shall be diverted around animal waste storage areas and manure shall never be stored near a drainage course or other waterway, or in a 100-year flood plain. Manure shall be

stored in a covered area with impermeable soil, or a concrete base shall be used, to prevent leaching into the ground. The horse barn shall be scraped periodically.

The permittees shall undertake the development in accordance with the approved plan. Any proposed changes to the approved plan shall be reported to the Executive Director. No change to the plan shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

#### **IV. Findings and Declarations.**

The Commission finds and declares as follows:

**A. Detailed Project Description/History.** The proposed project is construction of an 864 sq.ft. barn and corral on an 2.86 sq.ft. lot with an existing 3,500 sq.ft. single-family residence. The subject site (Lot 22) was created as part of the 26-unit Stonebridge subdivision, a gated community approved by the Commission in July of 1983 (CDP #6-83-314/Manchester Estates). The site is located on the western side of Stonebridge Lane, adjacent to the easternmost edge of San Elijo Lagoon in the County of San Diego. The barn will be located on a relatively flat portion of the site, and the corral will slope with the natural landform, so no grading is proposed.

The approved coastal permit for the subdivision required, among other things, the following condition:

13. Open Space. Prior to issuance of this permit, the applicant shall record a deed restriction in a form and content acceptable to the Executive Director, which prohibits any alteration of landforms, placement or removal of vegetation, or erection of structures of any type unless approved by the Coastal Commission or its successor in interest in the area described as follows:

That portion of Lot 26 between the northern floodway limit and the northern subdivision boundary as shown on County of San Diego TM #4254 and Exhibit B attached.

and

Buffer zones 100 feet in width parallel and adjacent to the southern, western and northern property lines and a buffer zone 50 feet in width parallel and adjacent to the southern floodway limit on Lots 25 and 16, as shown on TM #4254 and Exhibit C attached.

Such restrictions shall be recorded to run with the land, free of prior liens and encumbrances, except tax liens which in the opinion of the Executive Director, would adversely affect the intent of the restriction.

Other conditions included a prohibition on grading during the rainy season (October 1<sup>st</sup> to April 1<sup>st</sup>), and a requirement that drainage and runoff control measures be installed to insure no increase of runoff would occur from development of the site.

A coastal development permit for the existing single family residence on the subject site was approved by the Commission on May 12, 1987 (CDP #6-87-251/Gokers) and also included conditions prohibiting grading during the rainy season and the installation of drainage and runoff control measures to protect the downstream resources of San Elijo Lagoon.

The above-referenced 100-foot buffer requirement is located on the west and northwest sides of the subject lot. The proposed barn would be located on the northeast side of the lot, well outside and upland of the 100-foot buffer. The lagoon itself is located west of the subject site, and there is no evidence that any wetland or riparian vegetation is present on the subject site.

There is no native upland vegetation on the subject site itself, but there are some native plants on the lot adjacent to the subject lot to the northeast, including California sagebrush, white sage, and cactus. The Rancho Santa Fe Fire Department has reviewed the project and determined that a 100-foot fuel modification zone is required around the proposed barn for fire protection, a portion of which would fall on the adjacent site. However, the particular plant mix and density of the native vegetation on the adjacent lot is such that the Fire Department has approved a preliminary brush management plan that does not require the removal of any native vegetation. Special Condition #1 requires submittal of a final brush management plan demonstrating that no native vegetation will be impacted.

The applicant has submitted a manure control plan for the barn/corral with BMPs to preserve area water quality. Special Condition #2 requires conformance with the submitted plan.

The proposed barn will be colored to match the existing residence, consistent with the requirement of the subdivision permit requiring that building materials be natural in tone and color to ensure a minimal impact on the scenic resources of the area.

**B. Biological Resources.** The site is located within the Coastal Resource Protection (CRP) Overlay Zone identified in the County's LCP. The overlay was developed in response to Coastal Act policies 30240 and 30251 and restricts the alteration of natural landforms and protects sensitive habitats. The CRP Overlay limits the development of naturally vegetated slopes in excess of 25% grade. Section 30231 of the Coastal Act requires that coastal waters be protected and runoff minimized.

The proposed development will not have an adverse impact on any natural steep slopes or sensitive habitat, and will not result in erosion or adverse impacts to water quality. Thus, the project is consistent with the provisions of the CRP ordinance and with the resource and visual protection policies of Chapter 3 of the Coastal Act.

**C. Community Character /Visual Quality.** The development is located within an existing developed area and, as conditioned, 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, as conditioned, conforms to Section 30251 of the Coastal Act.

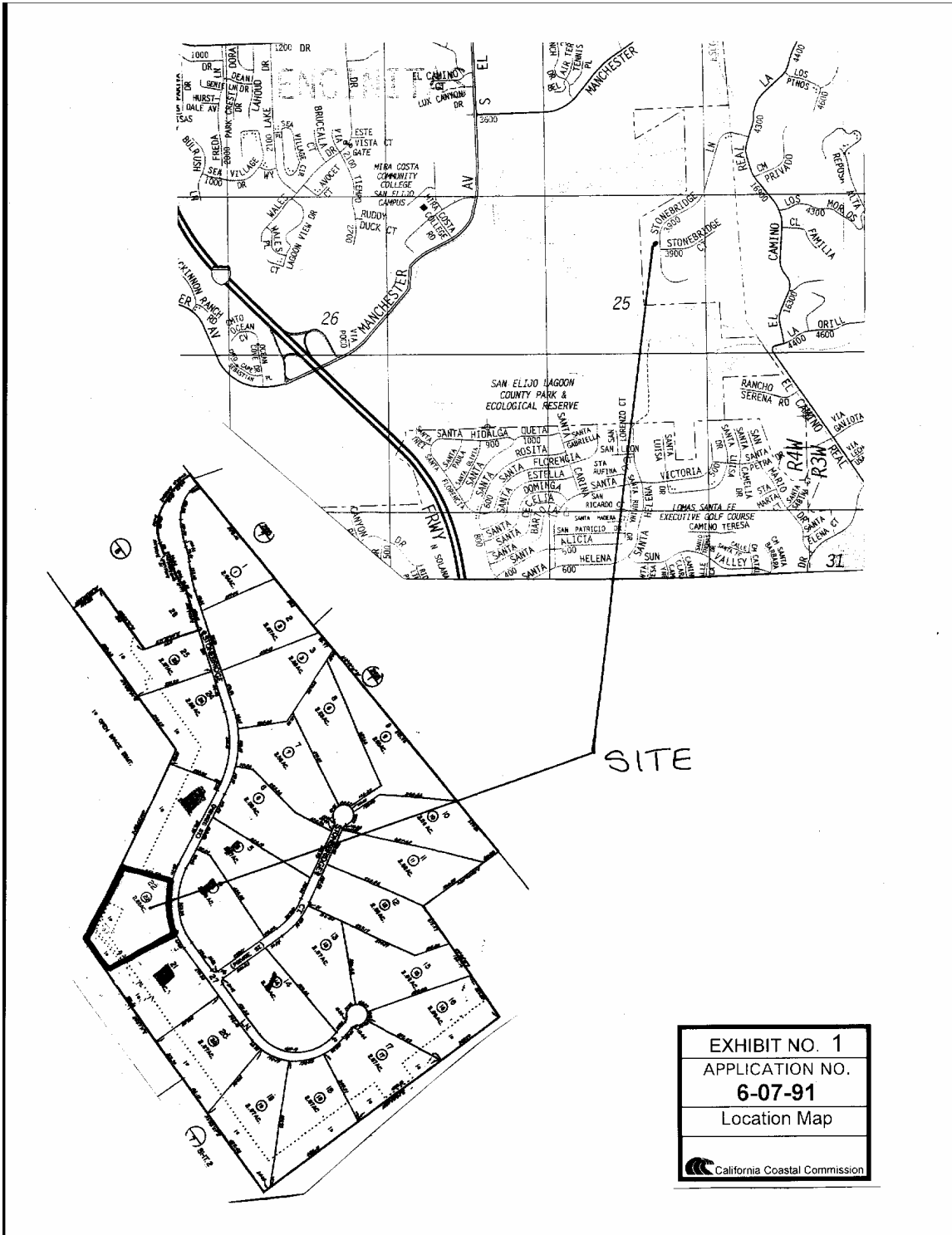
**D. Public Access/Parking.** As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and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


**E. Local Coastal Planning.** The County of San Diego does not have an effectively certified LCP. As conditioned, the proposed development will be consistent with Chapter 3 of the Coastal Act. Approval of the project, as conditioned, will not prejudice the ability of the County of San Diego to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

**F. California Environmental Quality Act.** As conditioned, 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, 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.



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| EXHIBIT NO. 1   |
| APPLICATION NO.   |
| <b>6-07-91</b>  |
| Location Map  |
|  California Coastal Commission |

**General Notes**

**Project Description**

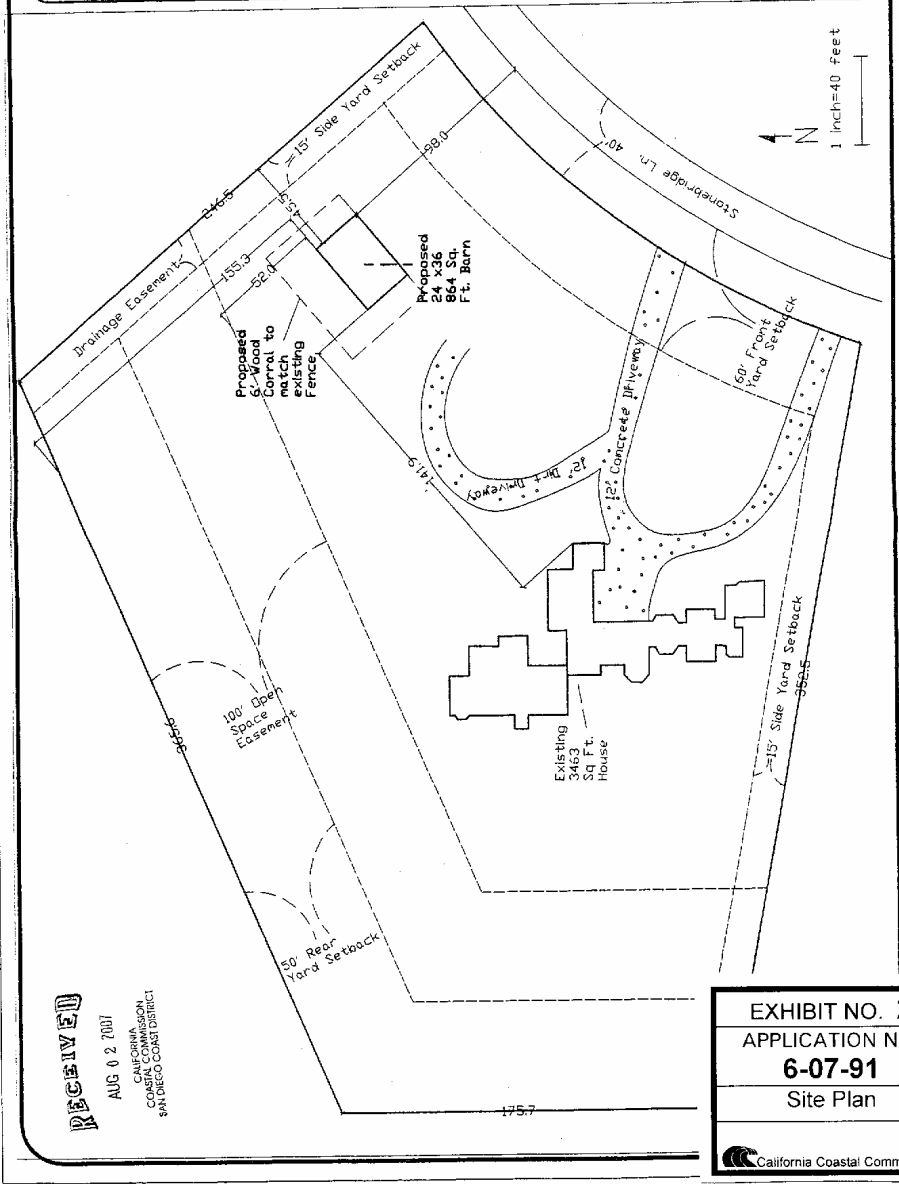
864 Sq. Foot Barn  
withdown corral.  
Barns Height will be  
16ft. 3 inches.  
Barn's exterior finish  
and roofing shall  
match existing house  
will match existing  
house.  
Barn will be placed  
outside of all existing  
easements and  
setbacks

| No. | Revisions/Notes | Date |
|-----|-----------------|------|
|     |                 |      |

Justin McNeill  
Justin Time Permits  
8419 La Mesa Blvd. Ste. C  
La Mesa, CA 91941

Amoside Barn  
40316 Stonedridge Ln.  
Ramona State Ec. CA 92070  
APN: 212-29622

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**EXHIBIT NO. 2**  
**APPLICATION NO.**  
**6-07-91**  
**Site Plan**

California Coastal Commission