

CALIFORNIA COASTAL COMMISSION

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W28b

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STAFF REPORT: AMENDMENT

Application No.: 6-14-0241-A1

Applicant: Gregg Seaman

Agent: John Jensen

Location: 4803 Linea del Sol, Rancho Santa Fe, San Diego County
(APN No. 268-230-33)

Original Project Description: Construction of a 6,002 sq. ft. 1-story single family residence including attached garages, 667 sq. ft. detached guest house, pool and spa on a 2.5 acre lot.

Proposed Amendment: Redesigns to the site resulting in construction of a 6,005 sq. ft. 1-story single family residence with a 788 sq. ft. attached garage, a 966 sq. ft. detached garage/accessory structure, pool and spa on a 2.5 acre lot.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

In July 2014, the Commission approved two applications from the same applicant for grading and construction of two single-family residences and accessory structures on two neighboring vacant parcels in the unincorporated community of Rancho Santa Fe in San Diego County (CDP#s 6-14-0238 and 6-14-0241). No changes to coastal development permit #6-14-0238 are proposed in the subject application.

The subject amendment application is for a new project design that includes changes to the footprint of the approved residence, relocation and redesign of accessory structures, and relocation and redesign of the pool and spa. Grading of the site was conducted pursuant to the previous approval and no new grading is proposed.

At the time of the original approval, the primary issues associated with construction on the subject lot were impacts to on-site native vegetation and steep slopes due to grading and brush management. The originally-approved residence was sited on the western, flatter portion of the parcel that had been partially disturbed due to fuel modification associated with adjacent existing homes and, therefore, landform alternation was determined to not be significant overall. The applicant is now proposing to construct the newly-designed residence on the same western portion of the lot.

While there was, and still is, native vegetation present on the subject site, the Commission's staff ecologist reviewed the site as part of the original application and determined that it was not EHSA, as the habitat is too small and fragmented. The subject site is located approximately one mile north of San Dieguito Lagoon, and 1.5 miles southeast of San Elijo Lagoon, and is separated from both of these coastal lagoons by extensive residential development, and thus the site is not part of a contiguous habitat area. However, to mitigate for the loss of some native habitat on the site, the applicant proposed to restrict development to a portion of the site and preserve some of the on-site native vegetation and the majority of the steep slopes. A deed restriction was recorded for this open space area and the only development allowed in it was the transplantation of sensitive Wart-stemmed Ceanothus species from the neighboring parcel. The applicant is not proposing any changes to the previously-required open space area on the site and is not proposing any development within this area.

Commission staff is recommending updates to the Special Conditions associated with the original permit, to address potential adverse impacts to native upland vegetation and steep slopes from development of the residence as proposed with this amendment. Commission staff is recommending six special conditions that would require (1) planting of only native, non-invasive species with any new landscaping, (2) maintenance of the brush management areas proposed in the application so as to avoid impacts to native vegetation and avoid the introduction of non-native or invasive species, (3) utilization of erosion control devices and revegetation of all areas disturbed by construction to minimize potential grading impacts, (4) drainage plans showing that all storm water runoff will be directed to on-site pervious areas to avoid water quality impacts, and (6) recordation of an updated deed restriction against the subject property to assure all future owners are aware of the restrictions imposed on the subject property by the original permit and this amendment. The open space deed restriction will remain in effect.

Commission staff recommends **approval** of coastal development permit amendment application 6-14-0241-A1 as conditioned.

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APPENDICES

[Appendix A – Conditions of Approval](#)

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EXHIBITS

[Exhibit 1 – Project Location](#)

[Exhibit 2 – Aerial View](#)

[Exhibit 3 – Site Plan](#)

[Exhibit 4 – Brush Management Zone Reduction](#)

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the proposed amendment to Coastal Development Permit Application No. 6-14-0241-A1 subject to the conditions set forth in the staff recommendation.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in conditional approval of the amendment and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves coastal development permit amendment 6-14-0241-A1 and adopts the findings set forth below on grounds that the development as amended and 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.

NOTE: Appendix A, attached, includes all standard and special conditions that apply to this permit, as approved by the Commission in its original action and modified and/or supplemented by all subsequent amendments, including this amendment no. 6-14-0241-A1 . All of the Commission's adopted special conditions and any changes in the project description proposed by the applicant and approved by the Commission in this or previous actions continue to apply in their most recently approved form unless explicitly changed in this action. New conditions and modifications to existing conditions imposed in this action on amendment no. 6-14-0241-A1 are shown in the following section. Within Appendix A, changes to the previously approved special conditions are also shown in strikeout/underline format. This will result in one set of adopted special conditions.

II. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Updated Final Landscaping Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall submit for the review and written approval of the Executive Director, final landscaping plans stamped approved by the Rancho Santa Fe Fire Department and County of San Diego. Said plans shall be in substantial conformance with the plans submitted with this application by ~~Steve Murko & Associates Inc. dated May 14, 2014~~ Ahles Landscape Architecture dated April 20, 2017 and shall include the following:

- (a) All proposed landscaping shall be drought-tolerant, native, fire resistant, non-invasive plant species that are obtained from local stock, if available, but use of drought-tolerant, non-invasive ornamental species and lawn area is allowed as a small component. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized.
- (b) A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion of residential construction.
- (c) A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
- (d) The use of rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) is prohibited.
- (e) Five years from the date of issuance of the coastal development permit amendment, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies 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 written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or 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 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.

2. **Updated Final Brush Management Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, 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 homes, garages and guesthouses. Said plans shall be in substantial conformance with the plans submitted with this application by ~~Steve Murko & Associates Inc. dated May 14, 2014~~ John Jensen Architect dated November 14, 2017. Said plans shall be approved by the Rancho Santa Fe Fire Department and shall include the following:

- (a) The brush management requirements are as follows:
 - i. Zone 1 is the area from the inhabitable structures to a point 50 feet away. This area must be modified and planted with drought-tolerant, fire resistive plants. Grass and other vegetation located more than 50 feet from the inhabitable structures and less than 6 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion. Irrigation is required.
 - ii. Zone 2 is the area between 50 to 100 feet from the inhabitable structures. The native vegetation in this area may remain, but all native, unbroken vegetation must be thinned out by 50 percent. All dead and dying vegetation in addition to undesirable plants and weeds as listed in the Wildland/Urban Interface Development Standard must be removed. Irrigation is optional.
- (b) The ~~permittee property owner~~ shall be responsible for at least annual maintenance within the designated 100 ft. brush management area to remove any introduced non-native or invasive plant species.
- (c) Fuel modification activities are prohibited during the breeding season of the California Gnatcatcher, February 15th through August 31st of any year.
- (d) Any future vegetation clearance within the proposed fuel modification 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 brush management plans 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.

3. **Updated Grading/Erosion Control & Construction Best Management Practices.** **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicants shall submit to the Executive Director for review and written approval, final grading and erosion control plans that have been stamped approved by the County of San Diego and a construction BMP plan.

The grading/erosion control plans shall contain written notes or graphic depictions demonstrating that all permanent and temporary erosion control measures will be developed and installed prior to or concurrent with any on-site grading activities and include, at a minimum, the following measures:

- (a) Placement of a silt fence around the project anywhere there is the potential for runoff. Check dams, sand bags, straw bales and gravel bags shall be installed as required in the City's grading ordinance. Hydroseeding, energy dissipation and a stabilized construction entrance shall be implemented as required. All disturbed areas shall be revegetated after grading.
- (b) The site shall be secured daily after grading with geotextiles, mats and fiber rolls; only as much grading as can be secured daily shall be permitted. Concrete, solid waste, sanitary waste and hazardous waste management BMP's shall be used.
- (c) Demonstration that all on-site temporary and permanent runoff and erosion control devices are installed and in place prior to commencement of construction to minimize soil loss from the construction site.

The construction BMP plan shall be prepared by a qualified biologist and shall demonstrate how the sensitive vegetation and lizard species identified on the project site will be avoided and protected, and shall include at a minimum, the following measures:

- ~~(d)~~a. Temporary fencing to keep personnel and equipment outside of any areas identified as sensitive shall be installed.
- ~~(e)~~b. Parking and staging of equipment shall be located outside of the area proposed as open space.
- ~~(f)~~e. Details on the specific measures that will be implemented to prevent injury to lizards. These may include the presence of an on-site biologist during construction and/or sweeping the site before machines begin work.

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

4. **Updated Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall submit to the Executive Director for review and written approval, drainage and runoff control plans stamped approved by the County of San Diego documenting that the runoff from the roof, driveway and other impervious surfaces will be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation prior to being discharged 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 legally required.

5. [Special Condition No. 5 of CDP No. 6-14-0241 remains unchanged and in effect]

6. **Updated Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, 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.

III. FINDINGS AND DECLARATIONS

A. PROJECT HISTORY/ AMENDMENT DESCRIPTION

In July 2014, the Commission approved two applications from the same applicant for grading and construction of two single-family residences and accessory structures on two neighboring vacant parcels in the unincorporated community of Rancho Santa Fe in San Diego County (CDP#s 6-14-0238 and 6-14-0241). The subject property, the neighboring property, and a third adjacent parcel were part of a pre-Coastal Act subdivision and lot line adjustment that resulted in three parcels. The parcels are located on the west side of

El Camino Real, about a quarter mile north of Sun Valley Road in the unincorporated Rancho Santa Fe community of the County of San Diego ([Exhibit #1](#)).

Originally proposed and approved on the subject parcel was the construction of a 19-foot high, one-story, 4,841 sq. ft. single family dwelling with an attached 1,164 sq. ft. garage, a 667 sq. ft. guest house, 1,206 sq. ft. of covered porch area, a pool and spa, driveway, and septic system on an undeveloped 2.5-acre lot. To prepare the site for development, 43,326 sq. ft. of grading was proposed, 134 sq. ft. of which would occur on slopes over 25% grade. The project was approved with several special conditions regarding landscaping, brush management, erosion control, drainage, open space recordation, and deed restriction. The permit for the subject site was issued in January 2015.

The subject amendment application is for a new project design that includes changes to the approved residence footprint, relocation and redesign of the accessory structures, and relocation and redesign of the pool and spa. The new development proposal includes a 6,005, 1-story story single-family residence with an attached, 788 sq. ft., 3-car garage, a 966 sq. ft. detached accessory building containing a 2-car garage and exercise space, and a new pool, spa, and driveway. Grading of the site was conducted pursuant to the previous approval and no new grading is proposed ([Exhibit #3](#)).

In May 2017 the Commission approved the County's LCP Land Use Plan (LUP) with suggested modifications. On approval of a one-year time extension in November 2017, the County has until November 11, 2018 to accept the modifications. The County has not yet completed, nor has the Commission reviewed, any implementing ordinances. Thus, the standard of review for the subject development is the Chapter 3 Policies of the Coastal Act, with the provisions of the conditionally-certified LUP used as guidance.

B. ENVIRONMENTALLY SENSITIVE HABITAT

Section 30240 of the Coastal Act states:

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

(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.

Section 30250 of the Coastal Act provides, in relevant part:

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and

where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Section 30253(1) of the Coastal Act states:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

In addition, the following County of San Diego LUP policies provide guidance regarding protection of biological resources:

Policy 3.9 *ESHA shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*

Policy 3.22 *Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitat.*

Policy 3.36 *When fuel modification is necessary, new development shall be sited so that fuel management protects structures and avoids impacts to native vegetation and sensitive habitats. Fuel modification should occur as determined necessary by the Fire Authority Having Jurisdiction (FAHJ) and should preserve sensitive habitats and native vegetation to the maximum extent feasible.*

Policy 9.15 *Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.*

Policy 9.18 *Require all new development or redevelopment, as defined in Section 7, Planning, New Development, and Public Works of this LCP, to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.*

Policy 9.19 *Support programs consistent with state law that require fuel management/modification within established defensible space boundaries.[...] Impacts to other native vegetation shall be avoided to the maximum extent feasible. [...]*

Policy 9.24 *All new development in the WUI or adjacent to ESHA shall be sited and designed to minimize required fuel modification to the maximum extent feasible in order to avoid environmentally sensitive habitat disturbance or destruction, and removal or modification of natural vegetation, while providing for fire safety.*

The development proposed with this amendment primarily consists of construction of a large single-family home on a previously-graded lot. The property is approximately three miles inland from the shore, approximately 0.5 miles southeast of the San Dieguito

County Park, approximately one mile north of San Dieguito Lagoon, and approximately 1.5 miles southeast of San Elijo Lagoon. The subject property is separated from both of these coastal lagoons, as well as the County Park, by extensive residential development, and is not connected to a larger habitat area. The proposed residence is generally located in the previously-approved development footprint and the home would be located on the western, flatter portion of the subject site, which has been partially disturbed by fuel modification associated with existing homes on adjacent parcels.

The undisturbed portion of the subject site is predominantly vegetated with non-native eucalyptus woodland; however, the parcel also contains approximately 0.6 acres of native chaparral. A biological survey submitted with the original application identified an individual wart-stemmed Ceanothus, a rare plant, on the neighboring parcel and two small populations of Ashy Spike-moss, a sensitive but not rare plant species, with one occurring on the subject parcel. In addition, an Orange-throated Whiptail, a sensitive lizard species, was seen on the subject site during the biological survey associated with the original application.

As originally proposed, the development on the subject site and the neighboring parcel, associated grading, and the required 100' brush management zones around the residences would have resulted in the removal of 0.99 acres of native chaparral that provides habitat for the Orange-throated Whiptail. Based on a biological survey submitted with the original permit application, and a review of the surrounding geography, the Commission's staff ecologist determined that the habitat on the subject site was not an Environmentally Sensitive Habitat Area (ESHA). The Commission's staff ecologist determined that the fragmented southern maritime chaparral and the Ceanothus onsite are too small and isolated to be considered ESHA. Nevertheless, the Commission found that the native vegetation is considered a coastal resource that should be preserved as much as possible.

To mitigate for the loss of 0.99 acres of native chaparral on both sites, the applicant proposed to restrict development on 1.0 acre on the subject parcel and 0.7 acres on the neighboring parcel. This preserved a total of 0.41 acres of the on-site native vegetation and the majority of the on-site steep slopes as open space. The only development allowed in the restricted open space area by **Special Condition #5** of the original permit was the transplantation of sensitive Wart-stemmed Ceanothus species from the neighboring parcel, which was required to be conducted under the supervision of a biologist. The portions of the site originally proposed to be graded have now been graded, and the biological resources present on the site at the time of the Commission's previous approval are expected to be unchanged. Therefore, the conditions imposed by the original permit are still relevant. **Special Condition #5**, which prohibits all development, as defined in section 30106 of the Coastal Act, in the open space restricted area without the review and written approval of the Executive Director with the exception of planting Wart-stemmed Ceanothus with non-mechanized hand tools, shall remain in effect.

In addition, **Special Condition #3** requires the installation of temporary and permanent erosion control devices and the revegetation of areas disturbed by grading to reduce any potential impacts of grading on steep slopes to insignificant levels. To ensure protection

of the sensitive vegetation and lizard species identified in the biological survey, the condition also requires construction best management practices, including temporary fencing-off of areas identified as sensitive and having a biologist on site during construction. The naturally vegetated steep slopes beyond the extent of the area to be graded or cleared for brush management will remain protected in the proposed open space restricted area identified in **Special Condition #5**.

The Rancho Santa Fe Fire Protection District requires that only fire-resistant, native and irrigated vegetation may be present within Brush Management Zone 1 (first 50 ft. from the inhabitable structures). Within Brush Management Zone 2 (50-100 ft. from the inhabitable structures), the Fire District requires that 50% of the area must be thinned and all dead and dying vegetation must be removed. As currently proposed, the 100-foot buffer from the residence would overlap slightly with the open space area previously identified on the site, which was required by the Commission to be preserved under an open space deed restriction. As described above, only the planting of Wart-stemmed Ceanothus with non-mechanized hand tools is allowed in the open space area, and therefore, brush management cannot occur within any portion of the open space. However, in this case, the Fire District determined that the required fire buffer could be reduced by up to 13 feet (for an 87-foot wide buffer) in the limited area where a 100-foot buffer would otherwise encroach into the open space without jeopardizing the proposed structure. ([Exhibit #4](#)). A site visit by representatives of the Fire District determined that the location where the reduced fire buffer is to occur includes 4-5 foot tall dead weeds that will not require management and around these weeds are sand and green pickle ice plant. In addition, the proposed house will be set back more than 30 feet from the top of slope. Therefore, because no brush management will occur within the open space area, the proposed amendment can be found consistent with the Commission's original approval and the Coastal Act and County LUP requirements to minimize risk to life and property in areas of fire hazard. This amendment can also be found consistent with the County's LUP which requires new development to be sited so that fuel modification protects structures as deemed necessary by the Fire District and avoids impacts to native vegetation.

To ensure consistency with these requirements while protecting the remaining natural areas on the site, **Special Condition #1** requires that all landscaping within the entire brush management zone be limited to fire-resistant, drought-tolerant, native and non-invasive species. In addition, to the Commission's requirements associated with this coastal development permit amendment, the Fire Protection District has indicated that it will also require the applicant to submit a landscaping plan indicating that the first 50 feet from the structure will be planted and irrigated, providing further protection to the house from fire. **Special Condition #2** requires the applicant to implement the brush management requirements consistent with the proposed brush management plan, including the reduced brush management area described above, and, in addition, requires the property owner to maintain the brush management area and avoid introduction of non-native or invasive species. These conditions will ensure that on-site and nearby native habitat and recreation areas are protected against significant disruption.

Therefore, with conditions to plant only native, non-invasive species within any new landscaping and to maintain the brush management outside of the open space area so as to avoid the introduction of non-native or invasive species and without disrupting habitat within the open space area, the proposed development will not have any adverse impacts on the subject site or on the surrounding area and can be found consistent with the Commission's original approval for the subject site, the Coastal Act, and the County's LUP. To ensure that any prospective future owners of the properties are made aware of the applicability of the conditions of this permit as amended, **Special Condition #6** requires that the property owner record an updated deed restriction against the subject property, referencing all of the above Special Conditions of the permit and this amendment. Thus, the projects can be found consistent with the biological resource requirements of the Coastal Act and the County of San Diego's LUP.

C. VISUAL RESOURCES/COMMUNITY CHARACTER

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...

In addition, the following County of San Diego LUP policies provide guidance regarding protection of visual resources:

Policy 6.1 *Preserve the scenic and visual qualities of the County's Coastal Zone, including designated open space areas for conservation and recreation adjacent to the San Elijo Lagoon, San Dieguito Park, mature vegetation, and the rural residential neighborhoods of Stone Bridge, Sun Valley and Vicinity, and surrounding communities. Street trees and vegetation shall be chosen so as not to block views upon maturity.*

Policy 6.6 *Locations along public roads, railways, trails, parklands, and beaches that offer views of scenic resources are considered public viewing areas.*

Development that may affect existing or potential public views shall be designed and sited in a manner that restores, preserves, or enhances designated view opportunities and visual qualities of the site. [...]

Policy 6.10 *The impacts of proposed development on existing public views of scenic resources shall be assessed by the County prior to approval of proposed development or redevelopment to preserve the existing character of established neighborhoods. Existing public views of the ocean and scenic resources shall be protected.*

***Policy 6.12** Buildings should be designed to fit the existing topography. This can be accomplished by planning single level houses for relatively flat sites, and stepping houses up or down gradually sloped sites where this would not introduce impacts to sensitive habitats, result in geologic instability or impact scenic resources available from public viewing areas.*

Section 30251 of the Coastal Act and the County's LUP protects the scenic and visual quality of the coastal zone as a resource of public importance. The subject site is located on a sloping parcel west of El Camino Real and north of Sun Valley Road ([Exhibit #1](#)). The site is not visible from any scenic area and no public views will be blocked by the development.

In addition, the size and design of the home, as proposed in this amendment, is comparable to the existing surrounding residential developments such that it will be in character with the established neighborhood. The applicant is also proposing to construct the home on the already graded and disturbed area of the subject lot such that alteration to the natural land forms and the existing topography would be minimized. Thus, as designed, the proposed project will not have significant adverse impacts on the scenic resources of the area and is consistent with Section 30251 of the Coastal Act and the County's LUP.

D. EROSION/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.

The following County of San Diego LUP policies provide guidance regarding protection of water quality:

***Policy 4.1** Development projects shall be required to avoid impacts to the water quality in local reservoirs, groundwater resources, recharge areas, watersheds, and other local water sources.*

***Policy 4.14** Minimize water quality impacts during construction by minimizing erosion and sedimentation, minimizing the discharge of other*

pollutants resulting from construction activities, and minimizing land disturbance and soil compaction.

Policy 4.17 *Minimize water quality impacts during construction by minimizing erosion and sedimentation, minimizing the discharge of other pollutants resulting from construction activities, and minimizing land disturbance and soil compaction. New development shall include construction phase erosion control and polluted runoff control plans. These plans shall specify BMPs that will be implemented to minimize erosion and sedimentation, provide adequate sanitary and waste disposal facilities, and prevent contamination of runoff by sediment and construction chemicals and materials.*

Policy 4.21 *New development and redevelopment shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact groundwater, the ocean, coastal streams, or wetlands, and shall meet or exceed the current RWQCB Municipal Stormwater Permit.*

Policy 4.29 *Development must be designed to avoid, then minimize to the maximum extent feasible, the introduction of pollutants of concern into coastal waters. To meet the requirement to minimize “pollutants of concern,” new development shall incorporate a BMP or combination of BMPs best suited to reduce pollutant load to the maximum extent feasible.*

Policy 9.11 *New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner, in order to minimize hazards resulting from increased runoff, erosion, and other hydrologic impacts to water bodies.*

Although the proposed project will not impact ESHA on-site because none exists, all runoff from the development site will potentially reach the waters of San Dieguito Lagoon or San Elijo Lagoon. In order to reduce the potential for adverse impacts to water quality resulting from drainage runoff from the proposed development, Special Condition Nos. 1, 3 and 4 have been attached. **Special Condition #1** requires the maintenance of drought tolerant, native landscaping on the site. **Special Condition #3** requires installation of temporary and permanent erosion control devices to prevent potential impacts from construction, as well as revegetation of any disturbed area after construction is completed. **Special Condition #4** requires that runoff from the roof, driveway and other impervious surfaces be directed into the landscaped areas on the site for infiltration and/or percolation, prior to being collected and conveyed off-site. Directing on-site runoff through landscaping for filtration of on-site runoff in this fashion is a well-established Best Management Practice for treating runoff from developments such as the subject proposal. As conditioned, the landscape, drainage and grading/erosion control plans will serve to reduce any impacts to water quality from the project to insignificant levels. Therefore, the Commission finds the proposed projects consistent with Section 30231 of the Coastal Act and the County of San Diego’s LUP.

F. LOCAL COASTAL PLANNING

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 Commission approved the County's LCP Land Use Plan (LUP) in May 2017 with suggested modifications, which have yet to be accepted by the County. The County has not yet completed, nor has the Commission reviewed, any implementing ordinances. Thus, the County's LCP is not effective for the purposes of issuing permits. The proposed development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act and the certified LUP. Therefore, the Commission finds that approval of the proposed development would not prejudice the ability of the County of San Diego to complete its LCP.

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be 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 has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, including conditions addressing biological resources and water quality 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 is the least environmentally-damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

Appendix A – Conditions of Approval

Permit No. 6-14-0241

II. STANDARD CONDITIONS

This permit is granted subject to the following 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 of 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.

III. SPECIAL CONDITIONS

1. **Final Landscaping Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for the review and written approval of the Executive Director, final landscaping plans stamped approved by the Rancho Santa Fe Fire Department and County of San Diego. Said plans shall be in substantial conformance with the plans submitted with this application by Steve Murko & Associates Inc. dated May 14, 2014 and shall include the following:

- a. All proposed landscaping shall be drought-tolerant, native, fire resistant, non-invasive plant species that are obtained from local stock, if available, but use of drought-tolerant, non-invasive ornamental species and lawn area is allowed as a small component. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed

or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized.

b. A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion of residential construction.

c. A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.

d. The use of rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) is prohibited.

e. Five years from the date of issuance of the coastal development permit, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies 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 written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or 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 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.

2. 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 homes, garages and guesthouses. Said plans shall be in substantial conformance with the plans submitted with this application by Steve Murko & Associates Inc. dated May 14, 2014. Said plans shall be approved by the Rancho Santa Fe Fire Department and shall include the following:

a. The brush management requirements are as follows:

- i) Zone 1 is the area from the inhabitable structures to a point 50 feet away. This area must be modified and planted with drought-tolerant, fire resistive plants. Grass and other vegetation located more than 50 feet from the inhabitable structures and less than 6 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion. Irrigation is required.
 - ii) Zone 2 is the area between 50 to 100 feet from the inhabitable structures. The native vegetation in this area may remain, but all native, unbroken vegetation must be thinned out by 50 percent. All dead and dying vegetation in addition to undesirable plants and weeds as listed in the Wildland/Urban Interface Development Standard must be removed. Irrigation is optional.
- b. The property owner shall be responsible for at least annual maintenance within the designated 100 ft. brush management area to remove any introduced non-native or invasive plant species.
- c. Fuel modification activities are prohibited during the breeding season of the California Gnatcatcher, February 15th through August 31st of any year.
- d. Any future vegetation clearance within the proposed fuel modification 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 brush management plans 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.

3. Grading/Erosion Control & Construction Best Management Practices.
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 stamped approved by the County of San Diego and a construction BMP plan.

The grading/erosion control plans shall contain written notes or graphic depictions demonstrating that all permanent and temporary erosion control measures will be developed and installed prior to or concurrent with any on-site grading activities and include, at a minimum, the following measures:

- a. Placement of a silt fence around the project anywhere there is the potential for runoff. Check dams, sand bags, straw bales and gravel bags shall be installed as required in the City's grading ordinance. Hydroseeding, energy dissipation and a stabilized construction entrance shall be implemented as required. All disturbed areas shall be revegetated after grading.
- b. The site shall be secured daily after grading with geotextiles, mats and fiber rolls; only as much grading as can be secured daily shall be permitted. Concrete, solid waste, sanitary waste and hazardous waste management BMP's shall be used.
- c. Demonstration that all on-site temporary and permanent runoff and erosion control devices are installed and in place prior to commencement of construction to minimize soil loss from the construction site.

The construction BMP plan shall be prepared by a qualified biologist and shall demonstrate how the sensitive vegetation and lizard species identified on the project site will be avoided and protected, and shall include at a minimum, the following measures:

- a. Temporary fencing to keep personnel and equipment outside of any areas identified as sensitive shall be installed.
- b. Parking and staging of equipment shall be located outside of the area proposed as open space.
- c. Details on the specific measures that will be implemented to prevent injury to lizards. These may include the presence of an on-site biologist during construction and/or sweeping the site before machines begin work.

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

4. Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, drainage and runoff control plans stamped approved by the County of San Diego documenting that the runoff from the roof, driveway and other impervious surfaces will be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation prior to being discharged 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 legally required.

5. **Open Space Restriction.** No development, as defined in section 30106 of the Coastal Act shall occur without the review and written approval of the Executive Director in the area generally described as all undeveloped naturally vegetated areas exceeding 25% grade beyond the extent of the 100-foot fuel modification zones as identified in the minor grading plan and vegetation map submitted on June 12, 2014, as depicted in an Exhibit attached to the Notice of Intent to Issue Permit (NOI) that the Executive Director issues for this permit except for:

- a. Planting Wart-stemmed Ceanothus with non-mechanized hand tools.

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 this staff report.

6. **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.

Permit No. 6-14-0241-A1

1. **Updated Final Landscaping Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall submit for the review and written approval of the Executive Director, final landscaping plans stamped approved by the Rancho Santa Fe Fire Department and County of San Diego. Said plans shall be in substantial conformance with the plans submitted with this application by ~~Steve Murko & Associates Inc. dated May 14, 2014~~ Ahles Landscape Architecture dated April 20, 2017 and shall include the following:

- (a) All proposed landscaping shall be drought-tolerant, native, fire resistant, non-invasive plant species that are obtained from local stock, if available, but use of

drought-tolerant, non-invasive ornamental species and lawn area is allowed as a small component. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized.

- (b) A planting schedule that indicates that the planting plan shall be implemented within 60 days of completion of residential construction.
- (c) A written commitment by the applicant that all required plantings shall be maintained in good growing conditions, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
- (d) The use of rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) is prohibited.
- (e) Five years from the date of issuance of the coastal development permit amendment, the applicant shall submit for review and written approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies 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 written approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or 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 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.

2. **Updated Final Brush Management Plans. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, 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 homes, garages and guesthouses. Said plans shall be in substantial conformance with the plans submitted

with this application by ~~Steve Murko & Associates Inc. dated May 14, 2014~~ John Jensen Architect dated November 14, 2017. Said plans shall be approved by the Rancho Santa Fe Fire Department and shall include the following:

- (a) The brush management requirements are as follows:
 - i. Zone 1 is the area from the inhabitable structures to a point 50 feet away. This area must be modified and planted with drought-tolerant, fire resistive plants. Grass and other vegetation located more than 50 feet from the inhabitable structures and less than 6 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion. Irrigation is required.
 - ii. Zone 2 is the area between 50 to 100 feet from the inhabitable structures. The native vegetation in this area may remain, but all native, unbroken vegetation must be thinned out by 50 percent. All dead and dying vegetation in addition to undesirable plants and weeds as listed in the Wildland/Urban Interface Development Standard must be removed. Irrigation is optional.
- (b) The ~~permittee property owner~~ shall be responsible for at least annual maintenance within the designated 100 ft. brush management area to remove any introduced non-native or invasive plant species.
- (c) Fuel modification activities are prohibited during the breeding season of the California Gnatcatcher, February 15th through August 31st of any year.
- (d) Any future vegetation clearance within the proposed fuel modification 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 brush management plans 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.

3. **Updated Grading/Erosion Control & Construction Best Management Practices.** **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicants shall submit to the Executive Director for review and written approval, final grading and erosion control plans that have been stamped approved by the County of San Diego and a construction BMP plan.

The grading/erosion control plans shall contain written notes or graphic depictions demonstrating that all permanent and temporary erosion control measures will be

developed and installed prior to or concurrent with any on-site grading activities and include, at a minimum, the following measures:

- (a) Placement of a silt fence around the project anywhere there is the potential for runoff. Check dams, sand bags, straw bales and gravel bags shall be installed as required in the City's grading ordinance. Hydroseeding, energy dissipation and a stabilized construction entrance shall be implemented as required. All disturbed areas shall be revegetated after grading.
- (b) The site shall be secured daily after grading with geotextiles, mats and fiber rolls; only as much grading as can be secured daily shall be permitted. Concrete, solid waste, sanitary waste and hazardous waste management BMP's shall be used.
- (c) Demonstration that all on-site temporary and permanent runoff and erosion control devices are installed and in place prior to commencement of construction to minimize soil loss from the construction site.

The construction BMP plan shall be prepared by a qualified biologist and shall demonstrate how the sensitive vegetation and lizard species identified on the project site will be avoided and protected, and shall include at a minimum, the following measures:

- (d)a. Temporary fencing to keep personnel and equipment outside of any areas identified as sensitive shall be installed.
- (e)b. Parking and staging of equipment shall be located outside of the area proposed as open space.
- (f)e. Details on the specific measures that will be implemented to prevent injury to lizards. These may include the presence of an on-site biologist during construction and/or sweeping the site before machines begin work.

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

4. **Updated Drainage Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall submit to the Executive Director for review and written approval, drainage and runoff control plans stamped approved by the County of San Diego documenting that the runoff from the roof, driveway and other impervious surfaces will be collected and directed into pervious areas on the site (landscaped areas) for infiltration and/or percolation prior to being discharged 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 legally required.

5. [Special Condition No. 5 of CDP No. 6-14-0241 remains unchanged and in effect]

6. **Updated Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT AMENDMENT**, 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.

6-14-0241-A1 (Seaman)

Appendix B – Substantive File Documents

County of San Diego Land Use Plan