

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT: AMENDMENT REQUEST

Application No.: 6-84-578-A9

Applicant: Mira Costa Community College District

Agent: Dudek and Associates c/o Alison Evans

Location: 3333 Manchester Avenue, Cardiff, Encinitas, San Diego County (APN Nos. 261-150-60; 261-150-68)

Description of Original Permit Approval 6-84-578: Construction of a southern campus for Mira Costa Community College. The 80,000 square foot facility will house classrooms, administrative offices, and a library and will be constructed in two phases.

Proposed Amendment: Installation of a 4,347 square foot temporary modular classroom/laboratory building in a paved portion of the parking lot within the boundaries of an existing community college campus. An unpermitted basketball court in the parking lot will be removed and 56 parking spaces restored.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of this project, with conditions. The proposed project consists of installing a 4,347 square foot temporary modular classroom/laboratory building in a paved portion of the parking lot within the boundaries of the campus. The

project site is a paved parking area within the Mira Costa Community College campus boundaries, on the eastern side of the property on the north boundary of the parking lots.

The proposed project raises issues of intensity of use and parking, water quality, and visual resources. Intensity of use and parking issues arise due to potential for the student population to affect traffic and parking in the surrounding area. Water quality issues arise due to the large amount of impermeable surface that covers the subject site and its related issue of stormwater management and its potential impact on the coastal waters of San Elijo Lagoon. Visual resource issues arise due to Mira Costa Community College's proximity to San Elijo Lagoon where there are public vantage points to and along the coast.

Recommended conditions include requiring the applicant to adhere to final construction plans that keep all proposed structures below 20 feet in height, use earth tone colors to keep with the character of neighboring campus buildings and lessen visibility from public spaces, as well as installation of landscaping so as to screen the development from public view. All runoff will be required to be treated by previously permitted BMPs on the campus, and any disposal of excess grading material shall occur outside of the coastal zone.

Commission staff recommends **approval of** coastal development permit amendment 6-12-578-A9, as conditioned.

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EXHIBITS

Exhibit 1 – Aerial of Project Location

Exhibit 2 – Site Plan

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the proposed amendment to Coastal Development Permit No. 6-84-578 pursuant to staff recommendation.*

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

Resolution:

The Commission hereby approves the coastal development permit amendment on grounds that the development as amended subject to conditions will be in conformity with the certified local coastal program. Approval of the permit amendment 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.

PROCEDURAL NOTE:

The Commission's regulations provide for referral of permit amendment requests to the Commission if:

1. The Executive Director determines that the proposed amendment is a material change,
2. Objection is made to the Executive Director's determination of immateriality, or
3. The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

In this case, the Executive Director has determined that the proposed amendment is a material change to the previously approved project. If the applicant or object so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. [Title 14 California Code of Regulations, section 13166]

II. SPECIAL CONDITIONS

The permit is subject to the following conditions:

1. **Final Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final project plans. Said plans shall be in substantial conformance with the plans submitted by Dudek on August 15, 2012.

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. **Structure Color.** PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval in writing of the Executive Director a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed classroom/laboratory. The color of the structures permitted herein shall be restricted to earth tones including shades of green, brown, and gray, with no white or light shades and no bright tones.

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

3. **Final Landscaping Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval final landscaping plans. Said plans shall be in substantial conformance with the plans submitted by Dudek on August 15, 2012.

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.

4. **Disposal of Graded Spoils.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall identify the location for the disposal of graded spoils. If the site is located within the coastal zone, a separate coastal development permit or permit amendment shall first be obtained from the Coastal Commission or its successors in interest.

5. **Prior Conditions of Approval.** All other terms and conditions of Coastal Development Permit No. 6-84-578, as amended, not specifically modified herein, shall remain in full force and effect.

III. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION/HISTORY.

The proposed project consists of installing a 4,347 square foot temporary modular classroom/lavatory building in a paved portion of the parking lot within the boundaries of the campus. The project site is a paved parking area within the Mira Costa Community College campus boundaries, on the eastern side of the property on the north boundary of the parking lots.

The San Elijo Campus of Mira Costa Community College, subject of this amendment request, is one of two community college campuses serving coastal north San Diego County. The site is located on the north side of Manchester Avenue, approximately one-half mile east of Interstate 5 and directly across from San Elijo Lagoon Ecological Reserve and Regional Park in the Cardiff community of the City of Encinitas.

In March of 1985, the Commission approved a coastal development permit (“CDP”) for the new southern campus of Mira Costa Community College (CDP No. 6-84-578). The original permit involved the construction of thirteen buildings totaling approximately 80,000 square feet to be constructed in two phases and consisting of classrooms, administrative office and library facilities to be built on the northern portion of an approximately 47 acre site. Phase I involved construction of up to approximately 43,000 square feet of structures with Phase II to involve up to an additional approximately 37,000 square feet. In addition, the original approval included an 815 space, landscaped parking lot south of the buildings along Manchester Avenue with access being taken from three driveways off Manchester Avenue.

The original permit was approved with conditions addressing improvements and alignments to Manchester Avenue adjacent to the site; the limitation of the enrollment to a maximum of 3,000 students with no more than 1,000 students on campus at any one time; the prohibition of classes scheduled before 9:00 a.m. to avoid peak morning rush hour; the quality of runoff and erosion control; visual impacts through landscaping, lighting, and height limits on buildings; the requirement of a recorded offer to dedicate open space; the documentation of parking adequacy and a study of traffic circulation prior to commencement of Phase II; and, the use of the parking lot for any potential beach shuttle service in the future.

On March 24, 1986, the Coastal Commission issued CDP Amendment No. 6-84-578-A, which allowed a reduction in the width of the northwestern parking lot median from the previously required 15 feet to a minimum width of 7 feet and combined the parking space construction of Phase II with that of Phase I.

CDP Amendment No. 6-84-578-A2, issued on October 12, 1986, modified Special Condition No. 3 of the original CDP to extend the deadline for required grading, installation of drainage facilities, utilities, and BMPs to November of 1986.

In 1991, the Commission approved CDP #6-84-578-A3 to increase the maximum enrollment from 3,000 to 6,900 students with no more than 1,300 students on campus any

one time; partial implementation of Phase II development by constructing approximately 14,070 sq. ft. of school facilities; and, construction of up to an additional 432 parking spaces to accommodate the increase in permissible enrollment and square footage additions. In addition, the Commission maintained the prohibition against classes prior to 9:00 a.m.

In April of 2002, the Commission approved a 5-year suspension of the prohibition against classes commencing before 9:00 a.m. with conditions that required the applicant to submit a carpool plan for the college for Executive Director approval and to document attempts to improve public transit use by the students and staff. In addition, if the applicant wanted to continue with early morning classes after the 5-year period, the permit amendment was conditioned to require the applicant to submit a new amendment application that included a traffic analysis documenting traffic during the five year period of the permit amendment, i.e., April 2002 to April 2007 (CDP No. 6-84-578-A5).

CDP Amendment No. 6-84-578-A6 was an immaterial amendment to remove a temporary anchor from a power pole and install a replacement power pole with anchor system within the deed restricted open space area north of the campus.

On June 29, 2006, the Coastal Commission issued CDP Amendment No. 6-84-578-A7, which authorized the construction of an approximately 4,295 square foot first floor addition to the existing approximately 3,016 square foot, one-story student center involving an increase in height of up to 30 feet (from the existing 20 feet) and approximately 1,920 cubic yards of grading. The amendment also included a request to revise special conditions of the original permit to allow an increase in height and to grade during the rainy season.

CDP amendment No. 6-84-578-A8 involved the permanent deletion of Special Condition #8 of the original permit so as to allow classes prior to 9:00 a.m. The applicant contended that because of roadway improvements in the area, the level of traffic during the peak hours has been reduced or kept constant such that commencing classes at 7:00 and 8:00 a.m. would not have an adverse effect on the Level of Service on Manchester Avenue, and submitted a traffic study that supports that conclusion.

The currently proposed amendment - the addition of the temporary classroom/laboratory building - requires a coastal development permit because it consists of significant non-attached improvements on a property within 300 feet of coastal lagoon wetlands within the coastal zone.

The City of Encinitas has a certified Local Coastal Program (LCP) and has been issuing coastal development permits since May of 1995. The subject site is located within the City's LCP jurisdiction. However, since the proposal involves an amendment to a previously approved CDP issued by the Commission, the request is reviewed by the Commission with the Certified LCP used as the standard of review.

B. INTENSITY OF USE/TRAFFIC IMPACTS

Circulation Policy 2.22 on Page C-7 of the certified LUP is applicable and states:

To avoid impacts of the expansion and improvement of Manchester Avenue on the San Elijo Lagoon and its environmental resources, right-of-way dedication and widening shall occur to the north, away from the lagoon, rather than toward the lagoon; and the use of fill shall be prohibited. The design of the Manchester/I-5 interchange shall also avoid the use of fill and locate structures as far north as possible to avoid impacts on the lagoon. When design and improvement of Manchester Avenue and the interchange are undertaken, the County Department of Parks and Recreation, the State Department of Fish and Game, the Coastal Commission and others will be notified and given opportunity to participate in the design and environmental review process.

The San Elijo Campus of Mira Costa College is located on the north side of Manchester Avenue directly across from San Elijo Lagoon Ecological Reserve and Regional Park. San Elijo Lagoon, which is an environmentally sensitive habitat area, is managed jointly by the California Department of Fish and Game (DFG) and the San Diego County Parks and Recreation Department. The lagoon provides habitat for at least five State or Federally-listed threatened or endangered birds that include the California least tern, the light-footed clapper rail, Belding's savannah sparrow, the brown pelican and the western snowy plover.

The City's LCP requires any expansions of Manchester Avenue to occur to the north, away from lagoon resources and suggests that any future design of the I-5/Manchester Avenue interchange avoid impacts to the lagoon. However, northward expansion is limited by the amount of available space north of the interchange. The Commission has been concerned that with the intensification of development along this corridor, traffic on Manchester Avenue and at the I-5/Manchester Avenue Interchange will soon reach a point where improvements become necessary to accommodate the increased traffic and these needed improvements may result in fill/impacts to San Elijo Lagoon, which would be inconsistent with LCP policies. A question involved with this amendment request is whether allowing the installation of an additional classroom/laboratory building will result in adverse impacts to traffic levels along this section of Manchester Avenue.

The concern is not on the effect traffic would have on public access to the shoreline (the ocean is located approximately 1 mile west of the site), but rather the potential adverse effect intensification of traffic would have on the need to expand the I-5/Manchester Avenue Interchange or Manchester Avenue into San Elijo Lagoon. As noted above, Manchester Avenue and the I-5/Manchester Avenue Interchange are located directly adjacent to San Elijo Lagoon and the main channel serving the lagoon runs at the base of the slope of Manchester Avenue. Thus, if roadway or interchange improvements are necessary that cannot be accommodated to the north, direct and significant impacts to San Elijo Lagoon would result.

The applicant has previously provided traffic analysis ("Mira Costa College – Coastal Commission Permit Amendment" letter dated January 17, 2008 from Linscott Law and Greenspan) that identifies that conditions have changed since the time of the

Commission's original action such that class scheduling and student numbers do not have a significant impairment on surrounding traffic patterns. In particular, the applicant's analysis cites the expansion of Manchester Avenue between I-5 and El Camino Real from two-lanes to four and the extension of Leucadia Boulevard (a collector east/west roadway which connects eastern San Diego County to I-5 approximately 3 ½ miles north of the subject site) from Sidonia Street, east to El Camino Real as two significant reasons traffic issues are not significant surrounding the college. The traffic report identifies that many previous morning peak hour users of the El Camino Real/Manchester Avenue corridor connection to I-5 are now utilizing Leucadia Blvd. to access I-5 approximately 3 ½ miles north of the subject site.

The traffic study notes that most students arrive to the campus during this period traveling in an easterly direction, i.e., from Interstate 5 such that their numbers do not affect the morning commute of motorists who are leaving from the eastern part of the City along Manchester toward Interstate 5. In addition, the few students who do commute from the east toward the campus are accommodated by the widening of Manchester Avenue in front of the school to four lanes. This is based on traffic information obtained from the City of Encinitas and the State of California's "Performance Measurement System" website which includes historical peak hour and daily traffic volumes on each of the four ramps at the Interstate 5/Manchester Avenues interchange.

In addition to the decline or constant level of traffic, the applicant has also identified that it continues to operate a carpool program for the college, although actual use of it has been limited. Incentives for the carpool program include 8 designated free parking spaces closest to the campus for carpooling students. All new students are provided information for use of the carpool program as well as detailed public transit information via registration packets and the school's website. In addition, the North County Transit District (NCTD) operates an "on request" shuttle that is available to local residents for a fee of \$2.00 and both students and staff make use of this service.

Furthermore, the applicant does not propose to amend either the Commission imposed cap on maximum student enrollment of 6,900 students or the cap on maximum student population on campus at any one time – 1,300 students. Thus, while the proposed classroom/laboratory building will expand the applicant's ability to hold classes on site, it will not increase the potential maximum student presence from its current level. Finally, the original CDP authorizing construction of the applicant's Manchester campus authorized up to 80,000 square feet of educational and administrative facilities. Even with this proposed 4,347 square foot classroom/laboratory, the total square footage present on the campus would be 71,910 square feet, still below the authorized maximum.

Although the Commission continues to be concerned about increased traffic along Manchester Avenue and its potential to increase demands for widening of the roadway toward the lagoon, it finds, in this case, that allowing installation of a classroom/laboratory building will not result in adverse traffic impacts. Special Condition No. 5 has been attached to remind the applicant that all other Special Conditions of the original permit, as amended, remain in effect. Based on the above-cited information, the Commission finds the proposed amendment is consistent with

Circulation Policy 2.2 of the City's LCP and will not result in adverse impacts to San Elijo Lagoon.

C. PARKING

Chapter 30.54 of Encinitas' certified Implementation Plan (IP) contains measures to assure development is designed to address parking impacts of the development:

30.54.010. Purpose

B. The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and to promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

30.54.020. General Provisions

A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided on a development site as required by this chapter in terms of both the number of spaces required and their development and landscaping requirements as follows:

- 1. All new structures on a development site require all parking facilities on the site to meet the current standards.*
 - 2. Addition of new building square footage (attached or detached) to existing building(s) on a development site requires that parking be provided at current ratios for the additional square footage without any reduction to existing parking.*
- [...]*

B. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking, or loading or unloading facilities.

C. The requirements of this Chapter shall apply to temporary as well as permanent uses.

[...]

H. The parking requirement for uses not specifically listed in the matrix shall be determined by the Director of Planning and Building. Parking studies may be required.

[...]

K. The required number of parking spaces identified herein is considered minimum standards for the majority of cases. However, the required number of parking spaces may be adjusted based on the results of a site-specific parking

study with the issuance of a minor use permit. Any permitted deviations in the required number of parking spaces shall be recorded in a covenant and shall be subject to ongoing review and monitoring...

30.54.030 Schedule of Required Off-Street Parking

A. The number of off-street parking spaces required for automobiles shall be no less than that set forth in the following table:

USE: Institutional

Trade, business, professional or vocational schools, colleges, and universities.

PARKING SPACES REQUIRED

Parking Study Required

The applicant's San Elijo campus was originally authorized by the Coastal Commission on March 15, 1985 under CDP No. 6-84-578. Besides classroom and administrative facilities, the original CDP authorized the installation of 815 parking spaces on site.

On March 12, 1991, the Coastal Commission granted the applicant CDP Amendment No. 6-84-578-A3, allowing the maximum student enrollment to increase from 3,000 students to 6,900. Contained in that amendment were Special Conditions Nos. 2 and 6. Special Condition No. 2 capped maximum enrollment at 6,900 students and allowed no more than 1,300 students to be on campus at any one time. Special Condition No. 6 authorized up to 432 additional parking spaces to be installed in four phases, for a total of 1,247 parking spaces. This total number of parking spaces was determined upon submission of a parking study conducted by the applicant as part of their application for that amendment, which used a ratio of 5.5 students per parking space as sufficient to meet anticipated parking needs of the student body. The Commission divided 5.5 into 6,900 and computed a total of 1,247 parking spaces would be necessary to meeting parking demand at buildout.

Currently, the project site contains 1,109 parking spaces – 1,053 available spaces and 56 spaces currently being used as an unpermitted basketball court that the applicant has agreed to remove and restore to parking by July 30, 2013. This total is 138 spaces short of the 1,247 parking spaces authorized by 6-84-578-A3. Furthermore, the installation of the classroom/laboratory facility will reduce the number of parking spaces by 44, to 1,065 parking spaces. The applicant has told Commission staff that this gap exists because the applicant has never had the enrollment to justify the expense of building to the full parking capacity authorized by CDP Amendment No. 6-84-578-A3. The applicant has stated student enrollment at the San Elijo Campus has not exceeded, on average, more than 4,000 students, and that current enrollment is only 3,331 students, with at most 758 students on campus at any one time. Applying the aforementioned parking ratio to the 4,000 student threshold, the campus only currently requires 727 parking spaces to meet demand, well below the 1,065 spaces that would be available after project completion.

While the applicant has not currently installed all of the parking spaces authorized by CDP Amendment No. 6-84-578-A3, the parking capacity currently present on site is more than sufficient to service the current and historical student population. Additionally, as mentioned in the Intensity of Use/Traffic Impact findings, the applicant currently offers carpool services to both students and staff to complement the shuttle service offered by NCTD. Finally, as the campus is located a mile east of the beach and there is no parking allowed on Manchester, there are no public access issues regarding potential spillover of parking into beach parking. In the case of future growth of the campus, Special Condition No. 5 informs the applicant that all of the conditions of the original CDP, as amended (including the parking space requirements), still apply.

The proposed project, subject to this CDP Amendment as conditioned, will not adversely impact parking on site or in the immediate area nor be violative of the policies of Encinitas' certified LCP.

D. VISUAL RESOURCES

The following Encinitas Local Coastal Program policies relate to the proposed development:

Resource Management Element

Policy 4.6 The City will maintain and enhance the scenic highway/visual corridor viewsheds.

Policy 4.7 The City will designate the following view corridors as scenic highway/visual corridor viewsheds:

[...]

- Manchester Ave. from San Elijo Ave. to Encinitas Blvd.*
- Interstate 5, crossing San Elijo Lagoon*

Policy 4.8 The City will designate Scenic/Visual Corridor Overlay and scenic Highway viewshed areas as illustrated on the Visual Resource Sensitivity Map (Figure 3).

Policy 4.9 It is intended that development would be subject to the design review Provisions of the Scenic/ Visual Corridor Overlay Zone for those locations within Scenic View Corridors, along scenic highways and adjacent to significant viewsheds and vista points with the addition of the following design criteria:

-Development Design

- Building and vegetation setbacks, scenic easements, and height and bulk restrictions should be used to maintain existing views and vistas from the roadway.*

- *Off-site signage should be prohibited and existing billboards removed.*
- *Development should be minimized and regulated along any bluff silhouette line or on adjacent slopes within view of the lagoon areas and Escondido Creek.*
- *Where possible, development should be placed and set back from the bases of bluffs, and similarly, set back from bluff or ridge top silhouette lines; shall leave lagoon areas and floodplains open, and shall be sited to provide unobstructed view corridors from the nearest scenic highway.*
- *Development that is allowed within a viewshed area must respond in scale, roof line, materials, color, massing, and location on site to the topography, existing vegetation, and colors of the native environment.*

Land Use Policy 6.6

The construction of very large buildings shall be discouraged where such structures are incompatible with surrounding development. The building height of both residential and non-residential structures shall be compatible with surrounding development, given topographic and other considerations, and shall protect public views of regional or statewide significance.

Land Use Goal 9

Preserve the existence of present natural open spaces, slopes, bluffs, lagoon areas, and maintain the sense of spaciousness and semirural living within the I-5 View Corridor and within other view corridors, scenic highways and vista/view sheds as identified in the Resource Management Element.

The City's certified Implementation Plan (IP) also contains similar measures to assure development located within Scenic View Corridors is designed to address visual impacts of the development:

30.34.080 Scenic/Visual Corridor Overlay Zone.

A. APPLICABILITY. The Scenic/Visual Corridor Overlay Zone regulations shall apply to all properties within the Scenic View Corridor, along Scenic Highways and adjacent to Significant Viewsheds and Vista Points as described in the Visual Resource Sensitivity Map of the Resource Management Element of the General Plan.

B. DEVELOPMENT STANDARDS. When development is proposed on any properties within the Scenic/Visual Corridor Overlay Zone, consideration will be given to the overall visual impact of the proposed project and conditions or limitations on project bulk, mass, height, architectural design, landscaping, grading, and other visual factors may be applied to Design Review approval, and shall be applied to Coastal Development Permit approval.

The proposed development will be located on a south facing upland area overlooking San Elijo Lagoon. The overall campus site is visible from Interstate 5 although views of the various structures are effectively masked by trees and other mature landscaping that has been placed throughout the campus along with the low profile and earth tone coloring of the buildings. Both Interstate 5 and Manchester Avenue fronting the campus site are designated as Scenic Highway/Visual Corridor Viewsheds.

The proposed classroom/laboratory building is consistent with the original CDP, which authorized the construction of up to 80,000 sq. ft. of building area throughout the campus. To date approximately 67,000 sq. ft. has been constructed. Thus, with the proposed addition, the overall building square footage for the campus is under the allowed 80,000 sq. ft. Additionally, Special Condition #11a of the original permit requires that all buildings shall be no higher than 20 ft. in height above the natural grade with an exception for the fine arts building and library which were authorized to be 26 ft. above the natural grade. The proposed classroom/laboratory building will be 19 feet, 3 inches at its highest point.

As cited above, the City's LCP requires that any development within a designated viewshed must be designed to preserve existing views and be compatible with its surroundings. The restriction on height placed by the Commission in 1985 was done to minimize the prominence of structures in an otherwise natural area adjacent to San Elijo Lagoon, and was particularly necessary at the time of construction because there was insufficient vegetation within the development site to otherwise hide or mask the structures. The campus today consists of a substantial number of mature trees that exceed 30 ft. in height such that campus buildings are effectively masked from views from off campus public areas. In this case, the proposed one-story classroom/laboratory will not have an adverse impact on the designated viewshed because of the substantial number of existing large trees that exceed 30 ft. in height which will serve to mitigate or eliminate the appearance of the proposed addition. Furthermore, the applicant is proposing a landscaping plan consisting of additional trees along the façade of the classroom/laboratory building in order to further screen it from public views along Manchester Avenue. Thus, Special Condition No. 3 has been attached to the subject amendment to require the applicant to submit and adhere to final landscaping plans dictating what is to be placed around the proposed development. The condition requires the use of native, non-invasive plants and trees that when mature will effectively breakup the facade of the proposed structure. In addition, even if a sporadic, partial view somehow occurs following construction, the color of the structure will serve to mitigate its visibility. All previous special conditions of approval for campus construction will continue to apply to the proposed addition. Special Condition No. 11b of the original permit requires that the exterior colors for all proposed buildings shall be wood or earth tones. To assure that all additions to the existing student center will be consistent with this coloring requirement, Special Condition #2 requires the submission of a color board that documents the colors to be used will be earth tone.

The classroom/laboratory building will be located in the on the eastern side of the campus, far removed from Manchester Avenue. As a result, the proposed addition will not result in blockage of any public views and is compatible in scale and character with other buildings on the campus. Therefore, since the proposed addition is not located

along Manchester Avenue, is conditioned to be landscaped and colored to effectively mitigate any visual prominence and because of the large number of mature trees that currently exists on site, the applicant's request will not have any adverse impacts to the visual resources of the area consistent with the visual resource policies of the certified LCP.

E. WATER QUALITY

The following LCP policies apply to the proposed development request that includes approximately 315 cu. yds. of grading in an upland area north of San Elijo Lagoon Ecological Reserve, an environmentally sensitive habitat. The following LCP policies apply to this amendment request:

Resource Management Element:

Goal 10: The City will preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats throughout the City, including kelp-beds, ocean recreational areas, coastal water, beaches, lagoons and their uplands, riparian areas, coastal strand areas, coastal sage scrub and coastal mixed chaparral habitats. (Coastal Act 30230/30231/30240)

Goal 14: The City shall stringently control erosion and sedimentation from land use and development to avoid environmental degradation of lagoons and other sensitive biological habitat, preserve public resources and avoid the costs of dealing with repair and sedimentation removal. (Coastal Act 30240/30250)

When the campus was originally approved by the Commission in 1985, the approximately 47.6 acre site was generally a natural undisturbed site that was vegetated throughout with coastal sage scrub species (approximately 97% of the site according to the project EIR). Thus, in approving the development, the Commission was very concerned that grading activities, especially during the rainy season, could adversely affect the water quality of the nearby lagoon by the introduction of sediments and polluted runoff. In addition, to assure that grading and development activities did not adversely impact the lagoon during the rest of the year, the original permit included special conditions requiring the installation of Best Management Practices (BMP's) including adequate temporary and permanent erosion and storm water runoff controls for the structures and all other impervious services within the campus. These have subsequently been installed and the applicant asserts are being maintained as required. The proposed approximately 315 cu. yds. of grading to accommodate the proposed development will occur in the middle part of the campus with several parking lot areas lying between it and Manchester Avenue, the street that surrounds the northern border of San Elijo Lagoon. As such, any runoff from the proposed graded area will flow into existing permanent erosion and storm water control devices (that include several permanent desiltation basins) before entering into the lagoon.

Special Condition No. 4 requires the applicant to dispose of any excess spoil from the project site in a location outside of the coastal zone or, if a coastal zone location is identified, to obtain the authorization of the Coastal Commission prior to disposal.

This CDP amendment as conditioned will mitigate foreseeable impacts to water quality and will make the proposed development consistent with the water quality policies of the certified LCP.

F. LOCAL COASTAL PLANNING

The City of Encinitas received approval of its LCP in November of 1994 and began issuing coastal development permits on May 15, 1995. The subject site is designated and zoned Public/Semi-Public in the City's Certified Implementation Plan. The proposed amendment request is consistent with that planning designation. In addition, the proposed permit amendment will not result in adverse traffic impacts, or the need to widen Manchester Avenue south into San Elijo Lagoon. Therefore, the Commission finds the proposed amendment request will not prejudice the ability of the City of Encinitas to continue to implement its certified local coastal program.

G. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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.

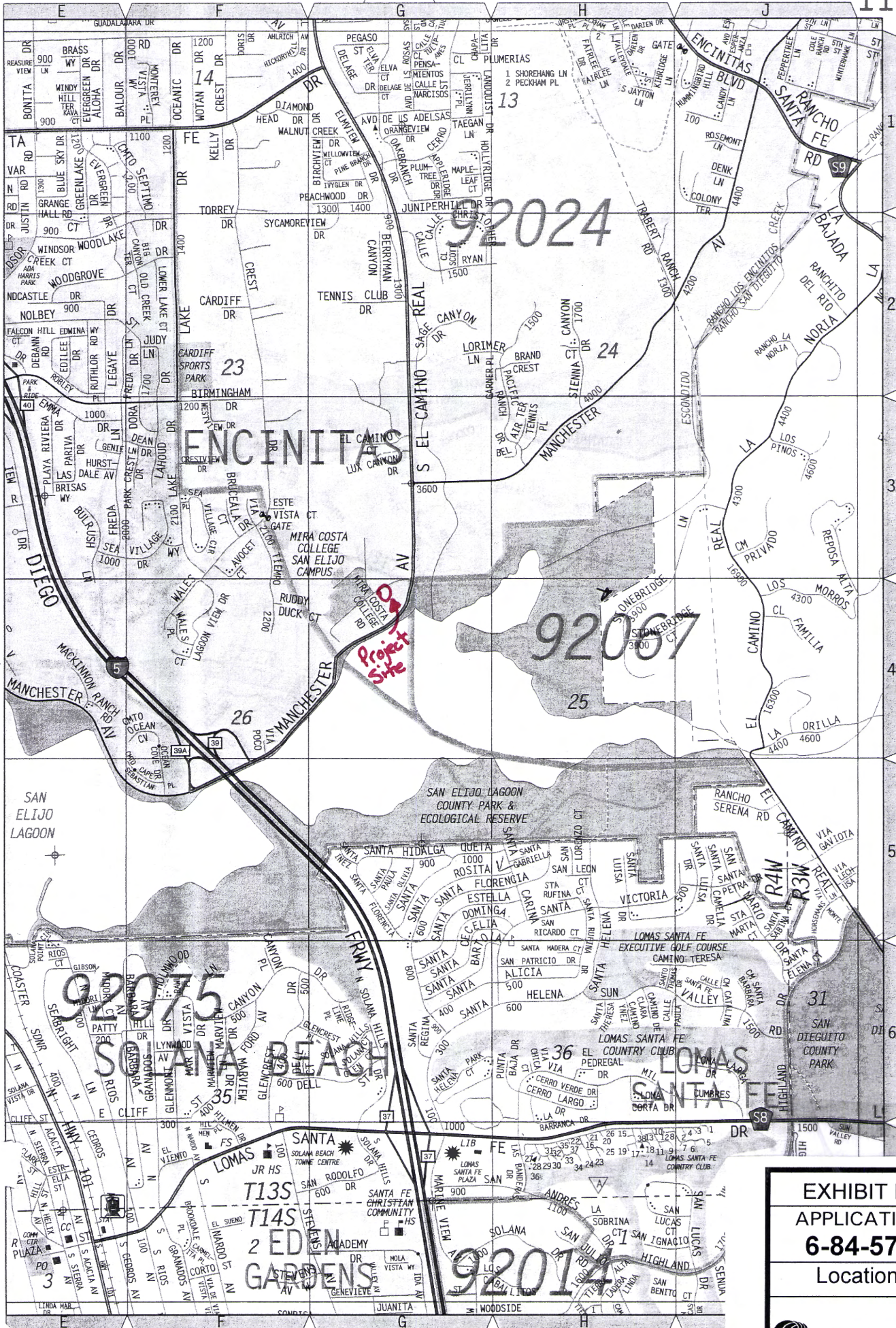
The proposed project has been conditioned in order to be found consistent with the certified LCP. Mitigation measures, including conditions addressing public access and visual resources, will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation 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 is consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

- Encinitas Certified LCP

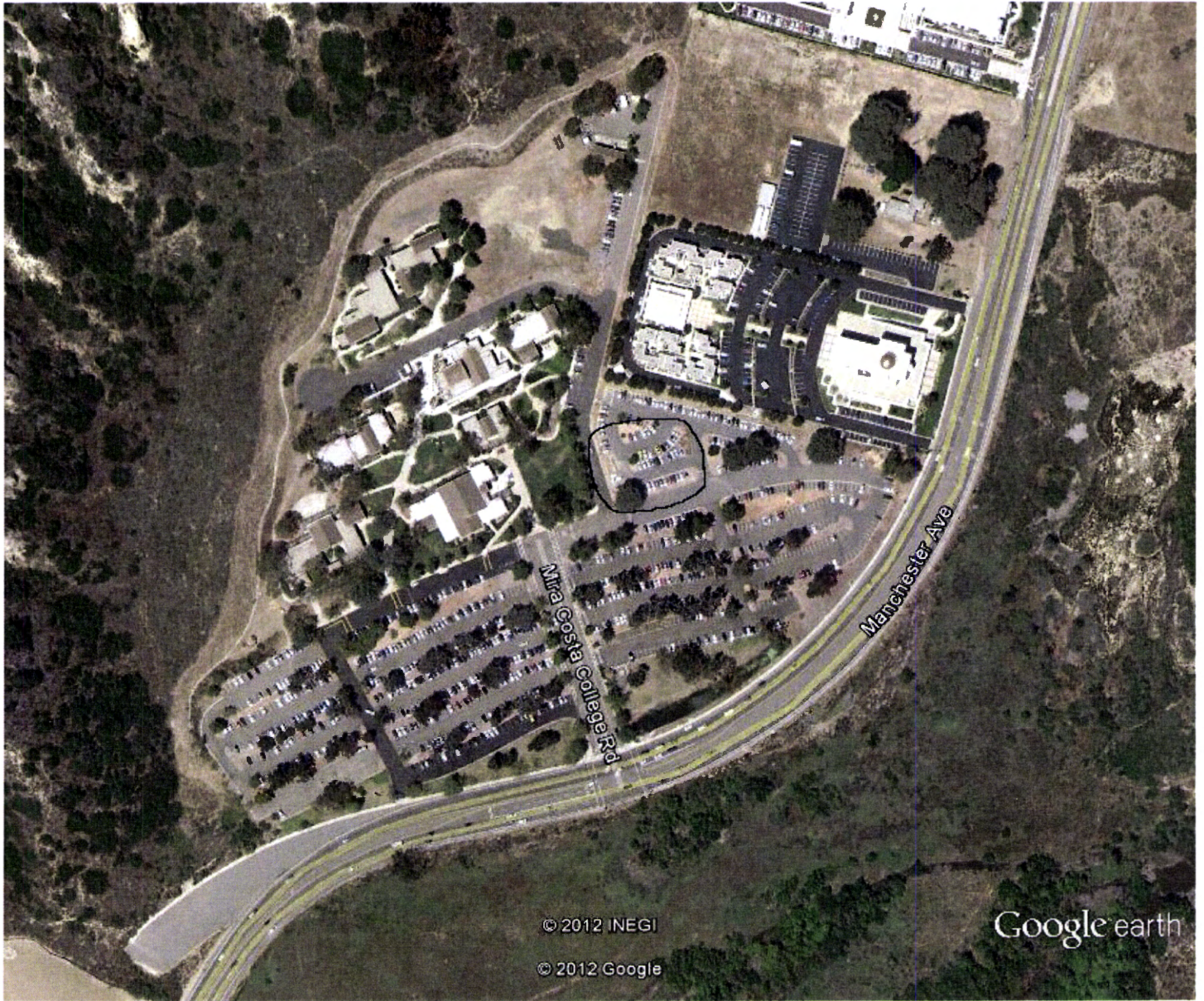
© 2007 Rand McNally & Company



SAN DIEGO CO.

SEE 1168 MAP

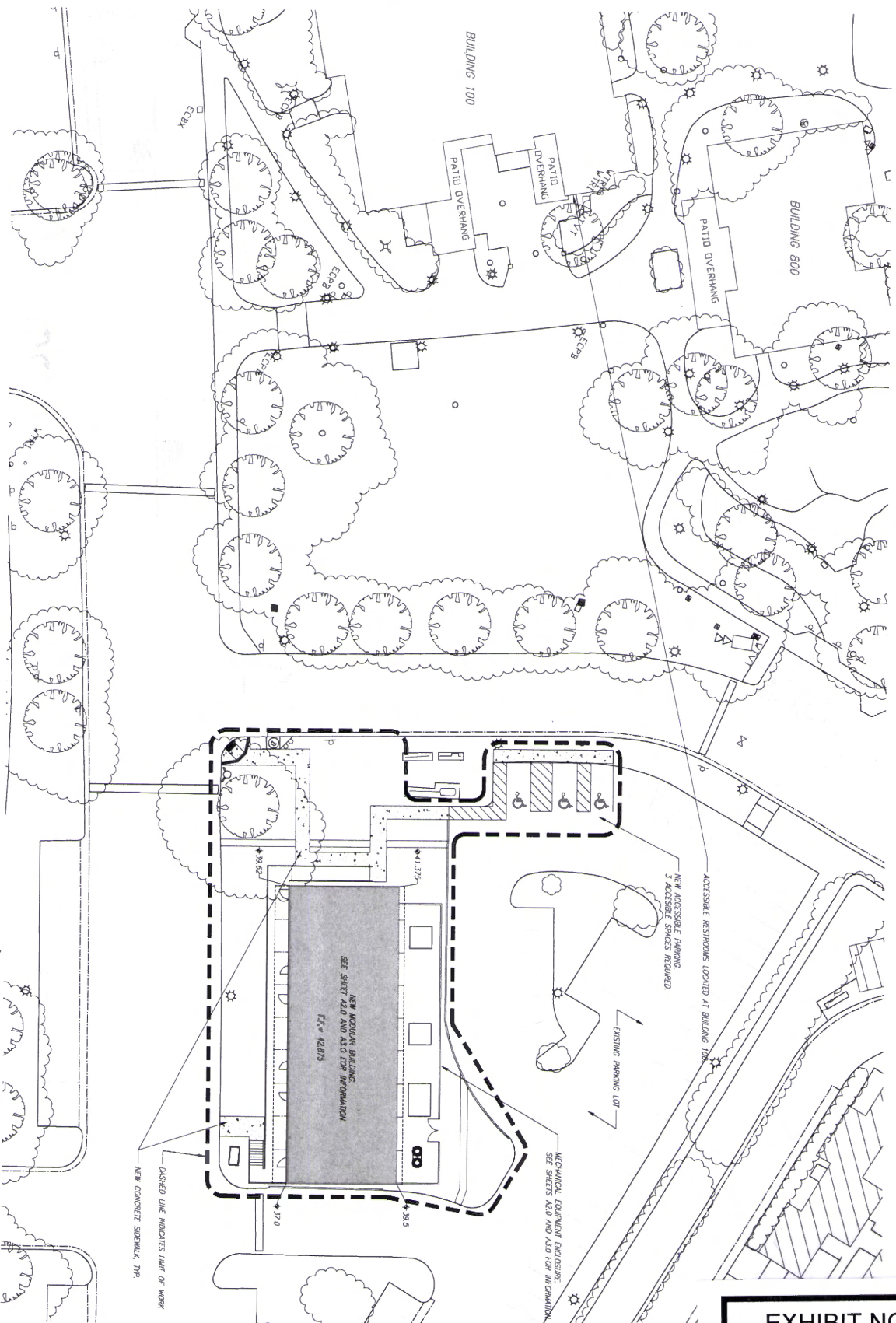
<p>EXHIBIT NO. 1 APPLICATION NO. 6-84-578-A9 Location Map</p>
<p>California Coastal Commission</p>



Google earth

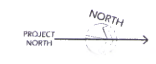


EXHIBIT NO. 2
APPLICATION NO.
6-84-578-A9
Aerial View
 California Coastal Commission



PROPOSED SITE PLAN - SAN ELIJO CAMPUS MODULAR CHEMISTRY BUILDING

SCALE: 1/16" = 1'-0"



AREAS	
MODULAR BUILDING	4347 SQ. FT.
DECK, STAIRS AND RAMPS	1780 SQ. FT.
MECHANICAL ENCLOSURE	1350 SQ. FT.
NEW ACCESSIBLE PARKING	4972 SQ. FT.
EXISTING PARKING	2619 SQ. FT.
LANDSCAPED AREA	2619 SQ. FT.

SITE PLAN -
PRELIMINARY

Sheet No.

A1.1

3333 MANANCHESTER
CARDIFF, CA 92007

Project No. 12146

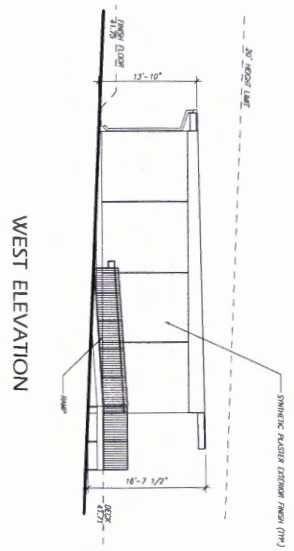
MIRACOSTA COLLEGE
SEC. MODULAR
CHEMISTRY LAB
SAN ELIJO, CA

Drawn By: BR121812
Checked By: CUSTIN DAMON

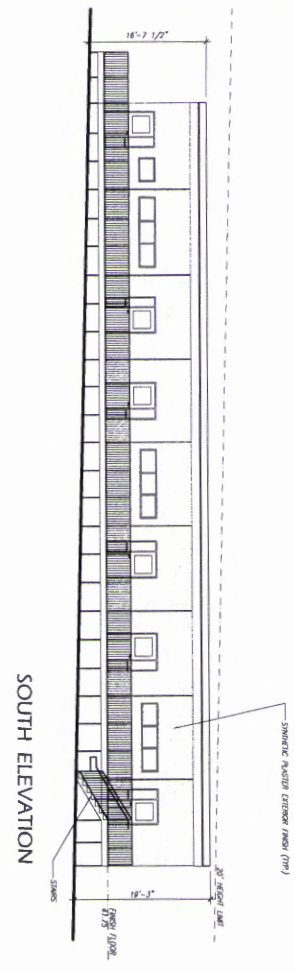
2265 India Street
San Diego, CA 92101
(619) 298-6680
FAX (619) 298-5513
www.dalkci.com

DALKCI

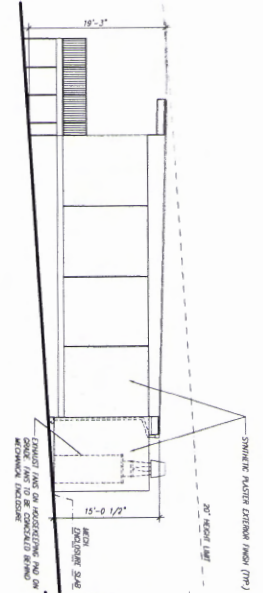
EXHIBIT NO. 3
APPLICATION NO.
6-84-578-A9
 Site Plan



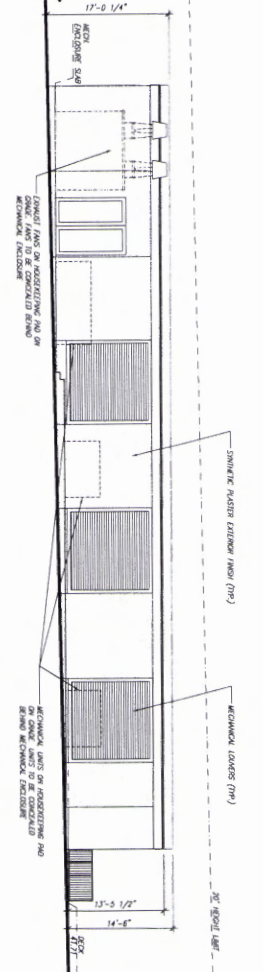
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PROPOSED EXTERIOR ELEVATIONS - SAN ELIJO CAMPUS MODULAR CHEMISTRY BUILDING
SCALE: 1/8" = 1'-0"

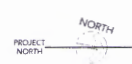
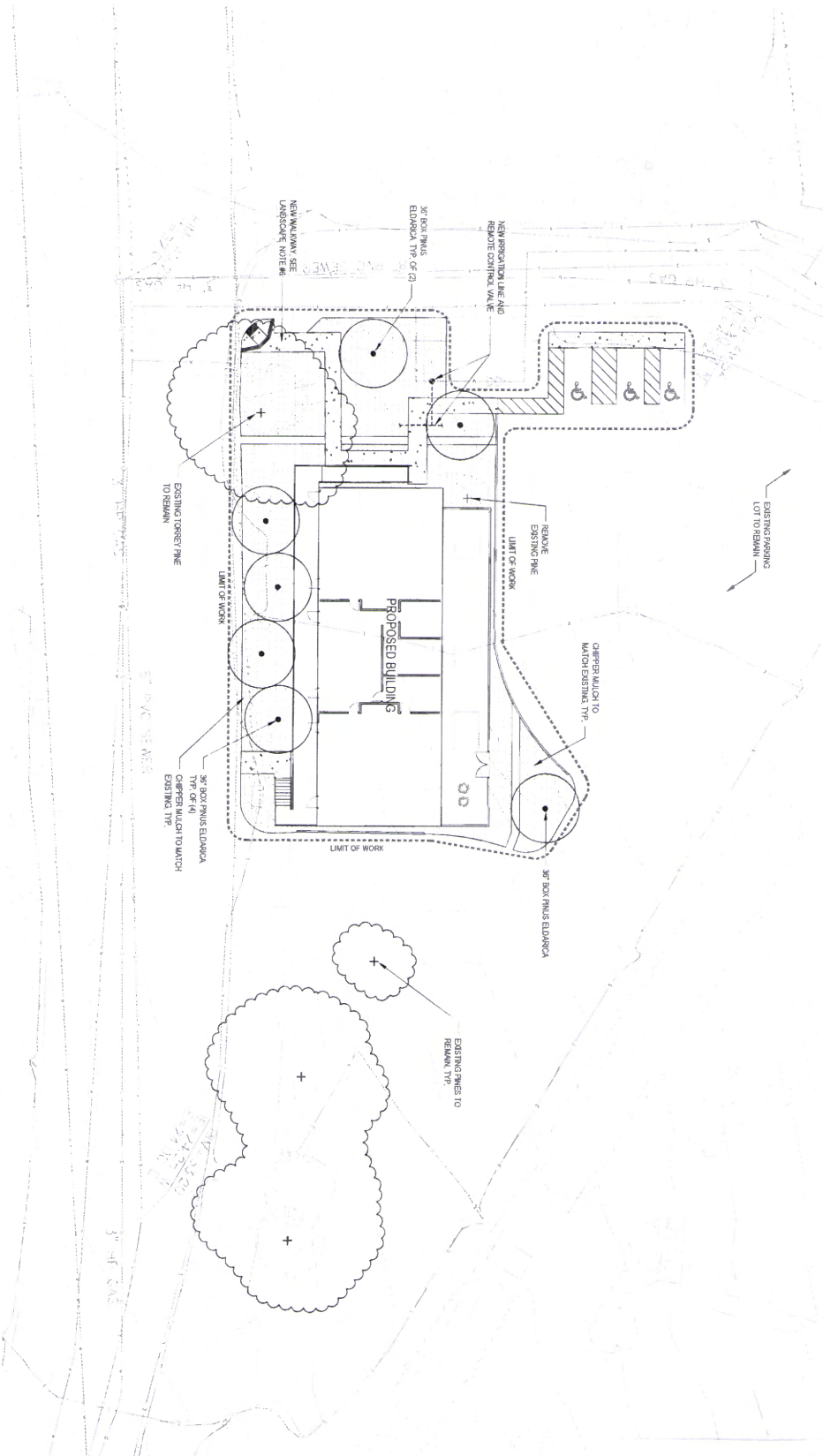


EXHIBIT NO. 4
APPLICATION NO.
6-84-578-A9
Elevations

Barker
2265 Indio Street
San Diego, CA 92101
(619) 299-6690
FAX (619) 299-5513
o-dmr.com

California Coastal Commission

Sheet Title	12146
Project No.	12146
Client	MIRACOSTA COLLEGE SEC MODULAR CHEMISTRY LAB - SAN ELIJO, CA 3333 MANCHESTER AVE CARLSB, CA 92007
Designer	Barker
Scale	1/8" = 1'-0"
Drawn By	DL/LSB/12
Checked By	DL/LSB/12
Project Name	PROPOSED EXTERIOR ELEVATIONS
Sheet No.	A3.0



LANDSCAPE NOTES

1. A HORIZONTAL SOIL ANALYSIS BY A QUALIFIED AGRONOMIST WILL INFLUENCE FINAL PLANT SELECTION, SOIL AMENDMENT, IRRIGATION SYSTEM DESIGN AND USE, AND FUTURE MAINTENANCE PRACTICES.
2. ALL LANDSCAPE MAINTENANCE SHALL BE PROVIDED BY THE OWNER. THE INITIAL MAINTENANCE PERIOD WILL BE SUFFICIENT IN DURATION TO INSURE THAT ALL SPECIFICATIONS ARE MET. THIS INCLUDES REMOVAL OF NONNATIVE WEEDS OR PLANT REPLACEMENT WHERE NECESSARY, NESTING AND BIRDSEED CONTROL, AND CONTINUED FERTILIZATION AS RECOMMENDED BY THE AGRONOMIST.
3. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY OF EMBURGA LANDSCAPE REGULATIONS OF 2006, AND ANY OTHER APPLICABLE CITY AND REGIONAL STANDARDS.
4. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 3 FEET OF PUBLIC IMPROVEMENTS.
5. ALL LANDSCAPE TREES SHALL BE KEPT FREE OF DISEASE, ANTLERS AND ALL DAMAGING MATERIAL. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITH THE SAME SPECIES AND SIZE AS THE ORIGINAL.
6. WALKWAY TO BE INSTALLED WITH AS LITTLE DISTURBANCE TO EXISTING SOIL AS POSSIBLE. SHOULD ANY ROOTS OVER 2 INCHES BE ENCOUNTERED, AN AGRONOMIST SHALL BE CONSULTED. PROJECT EXISTING TORSEY PINE TREE AND MESA OLEIFER TREES FROM BROWN DUMBOIS TRINCTION. NO WORKING OR CONSTRUCTION ACTIVITY IS ALLOWED WITHIN THIS ZONE.

IRRIGATION NOTE

CONNECT TO EXISTING IRRIGATION MAIN AND INSTALL NEW IRRIGATION CONTROL VALVE. NEW TREES SHALL BE WATERED WITH DOWNSPOUT EMITTERS TO AVOID WATER EVAPORATION IN A 30 INCH RADIUS AROUND EACH TREE.

EXHIBIT NO. 5
APPLICATION NO.
6-84-578-A9
Landscape Plan

2255 India Street
 San Diego, CA 92101
 (619) 586-5000
 FAX (619) 729-5513
 0-949-D-COM

NOVELL & ASSOCIATES
 2000 GARDEN STREET, SUITE 100
 SAN DIEGO, CA 92101
 TEL: 619-594-1234 FAX: 619-594-1235

Drawn: **DAVID COMBES**
 06/20/2012
 Project No. **12146**

MIRACOSTA COLLEGE
SEC MODULAR
CHEMISTRY LAB
SAN ELIJO, CA
3333 MANCHESTER
AVE.
CARDIFF, CA 92007

LANDSCAPE
CONCEPT PLAN



Sheet No. **L1.1**

