

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT: AMENDMENT REQUEST

Application No.: 6-84-578-A10

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: Construct an approximately 4,700 square foot, one story, 19-foot high classroom and laboratory facility in the northern vacant section of the Mira Costa Community College campus.

Staff Recommendation: Approval with Conditions

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending approval of this project, with conditions. The proposed project is to construct an approximately 4,700 square foot, one story, 19-foot high classroom and laboratory facility. The project site is a vacant area within the Mira Costa Community College campus boundaries, on the northern side of the property near where the campus abuts open space and steep hillsides.

The proposed project raises issues regarding 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.

Traffic and parking impacts are not an issue because the applicant is not proposing to alter the Commission-imposed caps on total and daily enrollment. Recommended conditions include requiring the applicant to adhere to final construction plans that keep all proposed structures below 20 feet in height and out of the vegetation buffer, 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 6-84-578-A10, as conditioned.

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EXHIBITS

Exhibit 1 – Location Map

Exhibit 2 – Aerial View

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Exhibit 4 – Elevation

Exhibit 5 – Landscaping Plan

Exhibit 6 – Grading 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 final project plans to the Executive Director for review and written approval. Said plans shall be in substantial conformance with the plans drafted by Delawie Architects and submitted by Dudek on May 17, 2013.

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. **Best Management Practices (BMPs).** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit final BMP plans to the Executive Director for review and written approval. Said plans shall incorporate BMPs designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity which shall be implemented prior to the onset of such activity. Such measures shall include, but not be limited to:
 - a. Proper handling, storage, and application of petroleum products and other construction materials, including designated fueling and vehicle maintenance area with appropriate berms and runoff protection to prevent spillage;
 - b. Applicant shall develop and implement appropriate spill prevention measures;
 - c. Applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinner and solvents shall not be discharged. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 100 feet away from open space areas;
 - d. Applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction;
 - e. In the event that hydrocarbon contaminated soils or other toxins or contaminated materials are discovered onsite, such material shall be stockpiled and transported offsite only in accordance with DTSC rules and/or RWQCB regulations.

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.

3. **Structure Color.** PRIOR TO ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit a color board or other indication of the exterior materials and color scheme to be utilized in the construction of the proposed classroom and laboratory facility to the Executive Director for review and written approval. 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.

4. **Final Landscaping Plans.** PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT, the applicant shall submit final landscape plans to the Executive Director for review and written approval. Said plans shall be in substantial conformance with the plans drafted by Delawie Architects and submitted by Dudek on May 17, 2013.

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. **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 is the construction of an approximately 4,700 square foot, one story, 19-foot high classroom and laboratory facility. The project site is a vacant area within the Mira Costa Community College campus boundaries, on the northern side of the property near where the campus abuts open space and steep hillsides.

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 No. 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 No. 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.

On October 11, 2012, the Coastal Commission approved amendment 6-84-578-A9 for the installation of a one story, 4,347 square foot temporary modular classroom and laboratory building in a paved portion of the parking lot within the campus' boundaries and the removal of an unpermitted basketball court to restore 56 parking spaces. While the amendment for the facility was approved, the applicants did not garner the necessary electoral and monetary support to execute the approved project. However, the applicant did remove the unpermitted basketball courts and restored the parking spaces. Thus, the applicant is relying on this current application to meet their science facility needs.

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, because 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 and Chapter 3 of the Coastal Act. 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; 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 and laboratory facility 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 4,700 square foot classroom and laboratory facility, the total square footage present on the campus would be 72,163 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 construction of a classroom and laboratory facility 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.

[...]

- I. 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 6,900 by 5.5 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. This total is 138 spaces short of the 1,247 parking spaces authorized by 6-84-578-A3. 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 well below the Commission-approved cap, with fewer than the 1,300 one-time student cap being 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 1,109 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 Avenue adjacent to the campus, 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 and laboratory facility 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 No. 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 and laboratory building will be between 19 and 20 feet in height.

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 and laboratory facility 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 project site is on the north end of campus, the opposite side from Manchester Avenue. Finally, the applicant is proposing a landscaping plan consisting of additional trees along the façade of the classroom and laboratory facility in order to further screen it from public vies along Manchester Avenue. Thus, **Special Condition Nos. 1 and 4** has been attached to the subject amendment to require the applicant to submit and adhere to final construction and 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 No. 3** requires the submission of a color board that documents the colors to be used will be earth tone.

The classroom and laboratory facility will be located in the on the northern 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, because 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 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 (BMPs), 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 project will require 3,700 cubic yards of cut and 3,200 cubic yards of fill, generating 500 cubic yards of export that will be taken to a legal landfill outside of the coastal zone. The grading to accommodate the proposed development will occur in the northern part of the campus, with the remainder of the campus and several parking lot areas lying between the project site 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. 2 requires the applicant to adhere to approved BMPs plans as submitted to the Commission so as to ensure that runoff is managed in a way that mitigates any impacts to the surrounding environment.

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. SENSITIVE HABITATS

The LUP of the City of Encinitas contains the following policies relevant to habitat resources and preservation:

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...lagoons and their uplands...coastal sage scrub, and coastal mixed chaparral habitats.

Policy 10.1: The City will minimize development impacts on coastal mixed chaparral and coastal sage scrub environmentally sensitive habitats by preserving within the inland bluff and hillside systems, all native vegetation on natural slopes of 25% grade and over other manufactured slopes. A deviation from this policy may be permitted only upon a finding that strict application thereof would preclude any reasonable use of the property...Encroachments for any purpose, including fire break brush clearance around structures, shall be limited as specified in Public Safety Policy 1.2. Brush clearance, when allowed in an area of sensitive habitat or vegetation, shall be conducted by selective hand clearance.

Policy 10.9: The City will encourage the preservation and the function of San Elijo Lagoon and Batiquitos Lagoon and their adjacent uplands as viable wetlands, ecosystems, and habitat for resident and migratory wildlife, by prohibiting actions (subject to the detailed provisions of Resource Management policy 10.6) which:

[...]

- Adversely affect existing wildlife habitats.*

The San Elijo campus of Mira Costa College is located adjacent to San Elijo Lagoon Ecological Reserve and Regional Park. The open space surrounding parts of the campus contain environmentally sensitive upland habitats including coastal sage scrub at the lower elevations and coastal chaparral on the bluffs. In addition, a small area of salt marsh exists on the southwestern corner of the campus property. Sensitive on-site plant

species include the *Adolphia californica*, *Ceanothus verrucosus*, and *Coreopsis maritime*. All these species occur above the 100-foot elevation on the coastal bluffs located on the northwestern portion of the property. Coastal sandstone bluffs occur on the north end of the property and border the western property line. These bluffs have a variety of topography and soil conditions which support a diversity of habitats for plants and wildlife. The upper bluffs and the walls of side canyons are exposed sandstone out-crops that are highly eroded by runoff from above the mesa. These slopes are sparsely vegetated with both coastal sage scrub and mixed chaparral. The lower slopes of the bluffs are densely covered with typical coastal sage scrub which stabilizes the erodible soils. It is in this community that all three of the sensitive plant species on the property are located.

As part of Special Condition No. 2 of the original CDP authorizing the San Elijo campus (CDP No. 6-84-578), these perimeter slopes of greater than 25% grade, among other areas of the property, were placed in an open space deed restriction which is still in effect to this day. Said open space deed restriction prohibits any alteration of landforms, placement or removal of vegetation, or erection of structures of any type unless approved by the Commission. Because of the proposed classroom and laboratory facility's location in the empty northern part of the campus, which abuts the steep hillsides and bluffs, there is concern that required brush management may push into vegetated areas on and along the slopes. However, the proposed laboratory facility is sited far enough south that it is located completely outside of the established 100 foot brush management zone that extends southward onto the campus from the natural vegetation line along the steep hillsides. No permanent structure or hardscape will be installed within this area, and it will remain empty once this project is constructed. The applicant is proposing to conduct some construction stock piling within part of the buffer during construction of the laboratory facility, but due to the small size of the project, the downward slope of the site away from the vegetated areas, and the BMP measures required by this CDP, no adverse impacts to the steep slopes and bluffs are foreseen.

Special Conditions Nos. 1 & 2 are being required to ensure that the applicant constructs the proposed laboratory facility in a manner that conforms to Commission-approved plans, as well as implements the required BMPs both during and after construction. This will ensure that impacts to nearby habitat are avoided. Thus, the CDP as amended is consistent with the certified LCP.

G. 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.

H. 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

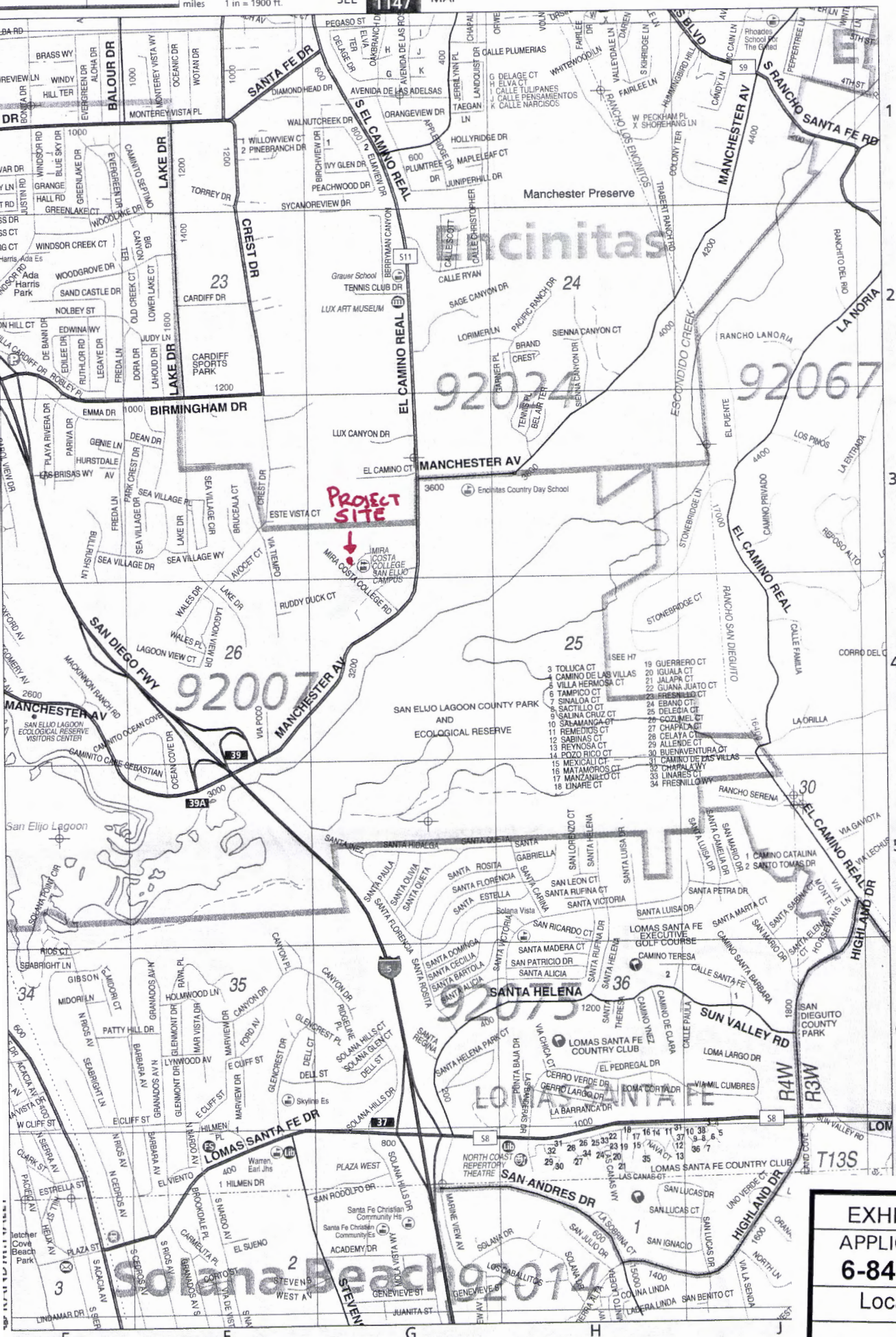
- Encinitas Certified LCP

0.25 0.5 1:22,800
miles 1 in = 1900 ft.

SEE 1147 MAP

MAP 1167

SAN DIEGO CO.



SEE 1168 MAP

SEE 1187 MAP

EXHIBIT NO. 1
APPLICATION NO.
6-84-578-A10
Location Map

California Coastal Commission



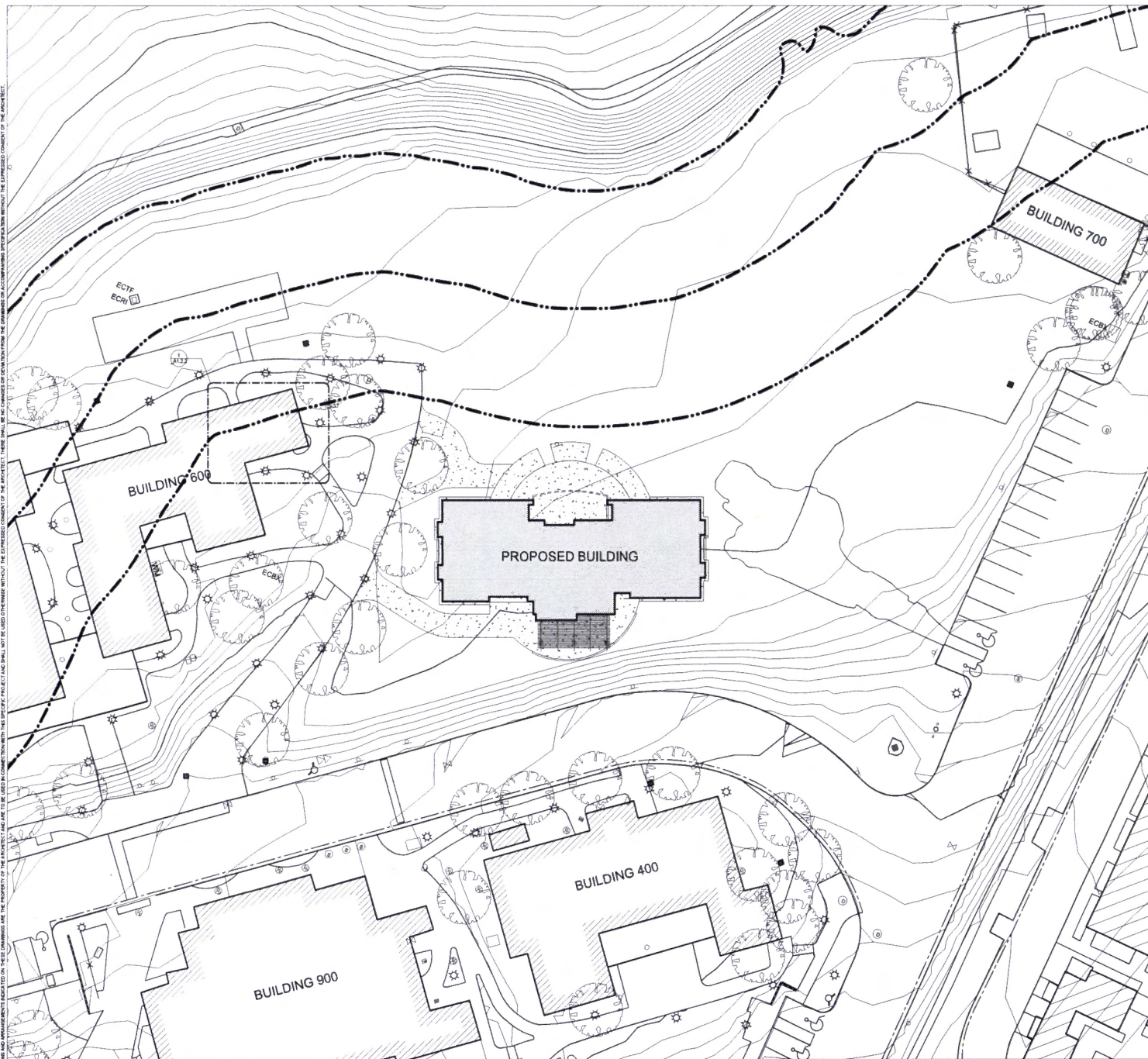
Google earth

feet 1000
meters 300



EXHIBIT NO. 2
APPLICATION NO.
6-84-578-A10
Aerial View
 California Coastal Commission

9/1/2013 11:45:03 AM
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KEYNOTES

GENERAL NOTES

LEGEND

ENLARGED SITE PLAN

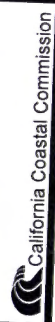
NORTH

1

1/16" = 1'-0"

1/4" = 1'-0"

EXHIBIT NO. 3
APPLICATION NO.
6-84-578-A10
Site Plan



2205 Vista
San Diego, CA 92161
PAC 619
www.miracosta.edu

REV	DATE	DESCRIPTION
NO.	ISSUED	

Project No. 12265

MIRA COSTA COLLEGE

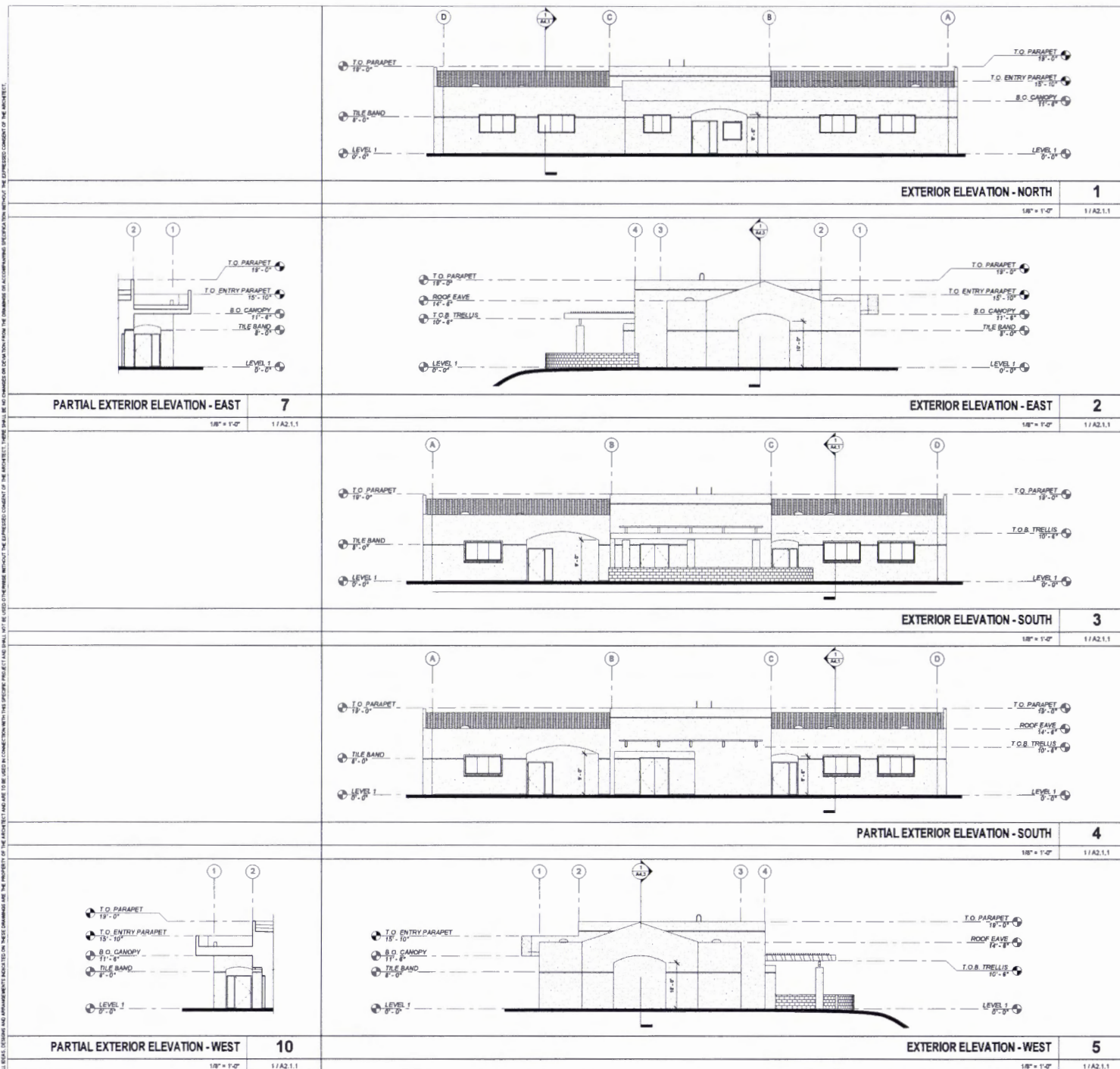
MIRA COSTA SEC
CHEMISTRY LAB
BUILDING
3333 MANCHESTER AVENUE
CARLEIGH, CA 92007

Sheet Title
ENLARGED
SITE PLAN

Sheet No.
A1.2.1

DESIGN DEVELOPMENT

5/10/2013 1:38:31 PM
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KEYNOTES

GENERAL NOTES

LEGEND

EXHIBIT NO. 4
APPLICATION NO.
6-84-578-A10
Elevation

California Coastal Commission



2200 South
San Diego
Avenue
San Diego, CA 92108
(619) 594-8800
www.ccc.ca.gov

REV	DATE	DESCRIPTION
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Project No. 12265

MIRA COSTA COLLEGE

MIRA COSTA SEC
CHEMISTRY LAB
BUILDING

3333 MANCHESTER AVENUE
CARDIFF, CA 92007

Sheet Title

EXTERIOR
ELEVATION

Sheet No.

A3.0

DESIGN DEVELOPMENT

 California Coastal Commission

Project No. 1226

MIRA COSTA SEC
CHEMISTRY LAB
BUILDING

PLANTING PLAN

DESIGN DEVELOPMENT

