

**CALIFORNIA COASTAL COMMISSION**

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

**F6a**

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**STAFF REPORT: CONSENT CALENDAR**

**Application No.:** 6-18-0170

**Applicant:** MiraCosta Community College District

**Agent:** Amber Geraghty & Sarah Lozano

**Location:** 3333 Manchester Avenue, Encinitas, San Diego County  
(APNs: 261-150-60, 261-150-68)

**Project Description:** Temporary installation of six trailers with a maximum height of 14 ft. totaling 8,160 sq. ft., associated paved paths, landscaping, and bio-filtration basin on an undeveloped portion of the MiraCosta Community College campus.

**Staff Recommendation:** Approval with Conditions

**SUMMARY OF STAFF RECOMMENDATION**

Staff is recommending approval of the project, with two conditions. The trailers will be used as four classrooms, an office building, and a restroom building. The purpose of the project is to provide temporary facilities for up to three years while existing permanent buildings on the campus are remodeled and are not available for use (Ref: CDP Exemption 6-18-005-X/MiraCosta). The project site is a vacant, graded, unimproved area within the MiraCosta Community College campus boundaries, on the northern side of the property near where the campus abuts open space and steep hillsides.

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No traffic or parking impacts are expected because the temporary buildings will replace existing buildings not in use, and will not result in any changes to total or daily enrollment. As conditioned, the trailers will be removed within three years and will not permanently expand the school's capacity. The trailers will be located outside of the established 100 foot brush management zone next to the steep hillsides and will not directly or indirectly impact any habitat. All runoff will be treated by the proposed bio-retention basin and previously permitted water quality BMPs on the campus. Both Interstate 5 and Manchester Avenue fronting the campus site are designated as Scenic Highway/Visual Corridor Viewsheds. The proposed one-story trailers will not have an adverse impact on public views as the project site is on the inland side of campus, and there are numerous existing large trees that screen views of the campus from Manchester.

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### **APPENDICES**

Appendix A – Substantive File Documents

### **EXHIBITS**

[Exhibit 1 – Project Location](#)

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[Exhibit 3 – ESHA and Buffers](#)

[Exhibit 4 – Site Plan](#)

## I. MOTION AND RESOLUTION

### Motion:

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

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

## II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent of interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Submittal of Final Plans.**
  - (a) **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and written approval of the Executive Director, the following final plans:

- i. Site plans that conform with the plans submitted to the Commission by MJK Architecture received by the San Diego Office on March 6, 2018.
  - (b) The permittee shall undertake development in conformance with the approved final plans unless the Commission amends this permit or the Executive Director provides a written determination that no amendment is legally required for any proposed minor deviations.
2. **Permit Authorization Period.**
  - (a) This Coastal Development Permit authorizes the approved development for a period of three years from the date of Commission action. After such time, the authorization for continuation or retention of any development approved as part of this permit shall cease, unless reauthorized by the Commission pursuant to a new coastal development permit or an amendment to this coastal development permit.

#### **IV. FINDINGS AND DECLARATIONS**

##### **A. PROJECT DESCRIPTION/HISTORY**

The proposed project is the installation of six trailers, associated paving, landscaping, and a bio-retention basin. The trailers will be used for four classrooms, an office, and a restroom. The total proposed floor area of the trailers is 8,160 sq. ft. and they will be a maximum height of 14 ft. As proposed, the trailers will be retained for a maximum of three years while existing permanent structures on the campus are remodeled and not available for use (Ref: CDP Exemption 6-18-005-X/MiraCosta). The project site is a vacant area within the San Elijo MiraCosta 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 MiraCosta Community College 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 MiraCosta 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 815 spaces, landscaped

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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 to and realignments of Manchester Avenue adjacent to the site; a limitation on 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; runoff and erosion controls; 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 at 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 additional facilities. 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, the amendment provided that if the applicant wanted to continue with early morning classes after the 5-year period, the applicant was required 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. A traffic study determined that because of roadway improvements in the area, the level of traffic during the peak hours had 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.

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 construct the buildings. However, the applicant did remove the unpermitted basketball courts and restored the parking spaces.

On July 11, 2013, the Coastal Commission approved amendment 6-84-578-A10 for the construction of a 4,700 square foot, one story, 19-foot high classroom and laboratory facility.

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 Commission issued the original CDP for this site, the request is reviewed by the Commission with the Certified LCP used as the standard of review.

## **B. BIOLOGICAL RESOURCES**

Coastal Act policies 30240 and 30251 restrict the alteration of natural landforms and protect sensitive habitats. Section 30231 of the Coastal Act requires that coastal waters are protected and runoff minimized.

The trailers will be located outside of the established 100 foot brush management zone next to the steep hillsides and will not directly or indirectly impact any habitat. The proposed development will not have an adverse impact on any sensitive habitat, and, as conditioned, will not result in erosion or adverse impacts to water quality, as adequate temporary erosion controls (construction BMPs) and drainage controls (bio-retention basin) will be provided. Thus, the project is consistent with the resource protection policies of Chapter 3 of the Coastal Act.

**C. COMMUNITY CHARACTER/VISUAL QUALITY**

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Both Interstate 5 and Manchester Avenue fronting the campus site are designated as Scenic Highway/Visual Corridor Viewsheds. The proposed one-story trailers will not have an adverse impact on public views as the project site is on the inland side of campus, and there are numerous existing large trees that screen views of the campus from Manchester. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

**D. PUBLIC ACCESS/PARKING**

No traffic or parking impacts are expected because the temporary buildings will replace existing buildings not in use, and will not result in any changes to total or daily enrollment. As conditioned, the trailers will be removed within three years and will not permanently expand the school's capacity. As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

**E. LOCAL COASTAL PLANNING**

The 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 project is consistent with that planning designation. In addition, the proposed project 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.

**F. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The City of Encinitas found that the project was exempt from CEQA requirements pursuant to class 15304 as a minor alteration to land. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.



**APPENDIX A**

**SUBSTANTIVE FILE DOCUMENTS**

- Encinitas Certified LCP