

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 200 Oceangate, Suite 1000  
 Long Beach, CA 90802-4302  
 (562) 590-5071

**M 8s****RECORD PACKET 00,900**

Filed:	September 28, 2000
49 <sup>th</sup> Day:	November 16, 2000
180 <sup>th</sup> Day:	March 27, 2001
Staff:	FSY/LB
Staff Report:	November 22, 2000
Hearing Date:	December 12-15, 2000
Commission Action:	

**STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NUMBER:** 5-00-326

**APPLICANT:** Kubly & Associates, Inc.

**AGENT:** David S. Kubly, President

**PROJECT LOCATION:** 161 & 171 Avenida Vaquero, San Clemente (Orange County)

**PROJECT DESCRIPTION:** Construction of two (2) professional office buildings (Lot 1: 1-story 3,000 square foot building and Lot 2: 1-story 2,800 square foot building) on two (2) vacant lots with 15 parking spaces located on Lot 1 and 14 spaces located on Lot 2 and associated landscaping. The project also involves 200 cubic yards of cut and 100 cubic yards of fill for site preparation.

**PROJECT SPECIFICS:**

Lot Area:	31,158 sq. ft. total
Building Area:	22,484 sq. ft.
Building Coverage:	5,800 sq. ft.
Pavement Coverage:	12,170 sq. ft.
Landscape Coverage:	4,514 sq. ft.
Parking Spaces:	29 total (15 on Lot 1 and 14 on Lot 2)
Land Use Designation:	NC-1
Ht above final grade:	15 ft.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends the Commission **APPROVE** the proposed development with four (4) special conditions. The subject site is located approximately one-half mile from the shoreline, across Pacific Coast Highway, in the northernmost portion of San Clemente. The proposed project involves construction of two (2) new office buildings on two (2) vacant lots. The major issue of this staff report is water quality.

Special Condition 1 requires evidence of the recording of a reciprocal easement between the two lots (161 and 171 Avenida Vaquero) for egress and ingress purposes. Special Condition 2 requires use of construction best management practices (BMPs). Special Condition 3 requires designation of a disposal site for debris. Special Condition 4 requires implementation of structural and /or non-structural best management practices (BMPs). Applicant is in agreement with these Special Conditions.

**LOCAL APPROVALS RECEIVED:** Approval in Concept from the Department of Community Development of the City of San Clemente dated August 1, 2000, Approval of Site Plan Permit 00-64 (Resolution No. PC 00-49) from the Planning Commission of the City of San Clemente dated August 1, 2000 and (5-00-172) Stewart.

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**SUBSTANTIVE FILE DOCUMENTS:** City of San Clemente Certified Land Use Plan (LUP), *Phase I Environmental Site Assessment* prepared by Testing Engineers-San Diego, Inc. (Project No. 2000-203) dated March 27, 2000, *Soil Engineering Investigation Report* prepared by Schroeder Engineering (Project No. 0003035-1) dated March 16, 2000.

**LIST OF EXHIBITS**

1. Vicinity Map
  2. Location Map
  3. Assessor's Parcel Map
  4. Site Plan
  5. Coastal Access Map
- 

**STAFF RECOMMENDATION:**

Staff recommends that the Commission APPROVE the permit application with special conditions.

**MOTION:**

*I move that the Commission approve CDP No. 5-00-326 pursuant to the staff recommendation.*

Staff recommends a YES vote. This will result in adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of Commissioners present.

**RESOLUTION:**

**I. Approval with Conditions**

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

**II. 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 this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### III. Special Conditions

#### 1. Evidence of the Recording of the Reciprocal Easement

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, evidence of the recording of a reciprocal easement between the two lots (161 and 171 Avenida Vaquero) for egress and ingress purposes.

#### 2. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) No construction materials, debris, or waste shall be placed or stored where it may enter a storm drain leading to the ocean;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- (c) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into the storm drain system and a pre-construction meeting to review procedural and BMP guidelines;
- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris, which may be discharged into coastal waters. Debris shall be disposed at a debris disposal site outside the coastal zone, pursuant to Special Condition 2.

3. Location of Debris Disposal Site

The applicant shall dispose of all construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

4. Best Management Practices

A. The applicant shall implement structural and/or non-structural Best Management Practices (BMP's) designed to minimize pollutant loads contained in runoff prior to entering the storm water conveyance system and to maintain post-development peak runoff rate and average volume from the site at levels similar to pre-development conditions, to the extent feasible. The BMPs may include, but are not limited to:

- (i) Design elements that serve to minimize directly connected impervious area and maintain permeable space within the development shall be incorporated where feasible. Options include the use of alternative design features such as concrete grid driveways and/or pavers for walkways, and/or porous material for or near walkways and driveways;
- (ii) Sweep parking lot(s) with a vacuum regenerative sweeper on a monthly basis;
- (iii) Installation of catch basin inserts or vegetative or other media filtration devices effective at trapping and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals and particulates, in addition to trash and large debris. Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter the stormwater runoff from each runoff event up to and including the 85<sup>th</sup> percentile, 24-hour runoff event for volume based BMPs and/or the 85<sup>th</sup> percentile, 1 hour event, with an appropriate safety factor, for flow-based BMPs;
- (iv) Routine maintenance, including inspection and regular cleaning of approved BMPs, to ensure their effectiveness prior to, and during, each rainy season from October 15<sup>th</sup> through April 31<sup>st</sup> of each year. Debris and other water pollutants contained in BMP device(s) will be contained and disposed of in a proper manner on a regular basis. All BMP traps/separators and/or filters must be cleaned prior to the start of the winter storm season, no later than October 15<sup>th</sup> each year. The BMP's shall be maintained to uphold their functionality.

B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a plan indicating the type(s) of BMPs to be installed, sizing specifications where applicable, and the locations where the BMPs will be installed.

The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without

a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is necessary.

**IV. Findings and Declarations**

The Commission hereby finds and declares:

**A. LOCATION AND PROJECT DESCRIPTION**

**1. Location**

The subject site consist of two (2) adjacent lots located at 161 and 171 Avenida Vaquero (within the Shorecliffs District) of the City of San Clemente, Orange County (Exhibits 1-2). The site is currently undeveloped. Lot 1 measures 15,259 square feet (.35 acres) and Lot 2 measures 15,899 square feet (.36 acres). The combination of the two lots is 31,158 square feet (.71 acres). The two lots front onto Avenida Vaquero and back up to a flood control channel adjacent to Camino Capistrano (Exhibit 3). The two lots are flat and roughly rectangular in shape. The subject properties are surrounded by a single story office complex to the north; an auto repair facility to the south; a concrete drainage culvert, Camino Capistrano and residential properties to the west; and Avenida Vaquero, residential properties and a small shopping center to the east.

The site is located approximately one half mile from the beach. The nearest coastal vertical access is available via a pedestrian walkway at the Poche Beach underpass approximately 650 feet from the project site (Exhibit 5).

**2. Project Description**

The applicant is proposing construction of a new 5,800 square foot professional office complex, consisting of two (2) one-story buildings. Lot 1 will consist of a 1-story 3000 square foot professional office building and Lot 2 will consist of a 1-story 2800 square foot professional office building. The applicant is proposing to build both buildings in one phase. The applicant is proposing 15 parking spaces on Lot 1 and 14 parking spaces on Lot 2. The project also involves 200 cubic yards of cut and 100 cubic yards of fill for site preparation. The landscaping provided on site exceeds the minimum required by code for both the gross site and parking area.

**B. DEVELOPMENT**

**1. Coastal Act Policies**

As defined by Section 30106 of the Coastal Act, "development" means change in the density or intensity of use of land or construction, reconstruction, demolition, or alteration of the size of any structure. The proposed project involves new construction on a currently vacant lot.

Section 30250 of the Coastal Act states, in pertinent part:

*New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.*

Section 30252 of the Coastal Act requires that new development maintain and enhance public access to the coast. It states, in relevant part:

*The location and amount of new development should maintain and enhance public access to the coast by...(2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads...(4) providing adequate parking facilities or providing substitute means of serving the development with public transportation.*

## **2. City of San Clemente Land Use Plan Policies**

Chapter Three of the City of San Clemente Certified Land Use Plan (LUP) contains goals and policies regarding new commercial development. However, until such time as the City's Implementation Plan (IP) is approved and the Local Coastal Program (LCP) has been certified by the Commission, the Chapter Three policies of the Coastal Act are applied as the standard of review.

Policy 302 (B) II.1 states:

*Accommodate the continuation of existing and development of a mix of new neighborhood, visitor-serving commercial centers in areas designated respectively as "NC" and "RC" in accordance with the density and height standards stipulated in Table 3-1.*

Mirroring Section 30252 of the Coastal Act, Policy 302 (G) VII.1 (b) and (d) states, in relevant part:

*The location and amount of new development should maintain and enhance public access to the coast by...(b) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads...(d) providing adequate parking facilities or a substitute means of serving the development with public transportation.*

The subject site is designated Neighborhood Serving Commercial (NC) in the City's LUP. Table 3-1 of the LUP identifies typical principal uses for this zone as follows:

*Retail commercial, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, **professional offices**, personal services, recreational commercial, overnight accommodations, cultural facilities, and similar uses (emphasis added).*

The proposed development involves the construction of a new office complex on two vacant lots. The applicant has specified that the site will be used for medical offices. The project will provide 26 standard parking spaces and 3 disabled spaces total on site. Lot 1 will consist of 13 standard parking spaces and 2 disabled spaces. Lot 2 will consist of 13 standard parking spaces and 1 disabled space (Exhibit 4). The site is located adjacent to a storm drain channel and an existing commercial center. Minor traffic improvements and utility extensions will be required to accommodate the new development.

The City of San Clemente's parking standard for medical office space is 1 parking space for each 200 square feet of gross floor area. According to this standard, the applicant would have

to provide 15 parking spaces for the proposed 3,000 square foot medical office building on Lot 1 and 14 parking spaces for the proposed 2,800 square foot medical office building on Lot 2. As such, the project provides adequate parking to serve the proposed development and will not have an adverse impact on beach parking in the subject area (as discussed further in Section D).

There will be two driveways located along Avenida Vaquero to allow access to the site. The drive aisle is located at the center of the two (2) Lots and is horseshoe shaped. The drive aisle is also located in between the parking and passes through both Lot 1 and Lot 2 (Exhibit 4). Since the two lots will not be merged, the City has imposed a Condition of Approval requiring the applicant to obtain the City Engineer's approval and recording of a reciprocal easement between the two lots for egress and ingress purposes. Inadequate circulation caused by new development can contribute to traffic congestion; thereby affecting coastal access. As stated in Section 30252 (4) of the Coastal Act and the LUP Policy above, new development should maintain and enhance public access to the coast. Therefore, it is necessary to impose Special Condition 1, requiring that evidence of the recording of the reciprocal easement between the two lots for egress and ingress purposes be submitted to the Commission. Only as conditioned does the Commission find the proposed development to be consistent with Sections 30250 and 30252 of the Coastal Act.

The site is located within a developed area of the City within and adjoining commercial and residential use, consistent with Coastal Act Section 30250. The proposed project is also consistent with the City's LUP land use designation for this site and the proposed development can be accommodated with minor traffic and utility improvements.

### C. WATER QUALITY

Section 30230 of the Coastal Act states, in pertinent part:

*Marine resources shall be maintained, enhanced, and where feasible, restored.*

Section 30231 of the Coastal Act states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Section 30232 of the Coastal Act states, in pertinent part:

*Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials.*

The City of San Clemente storm drain system ultimately drains to the Pacific Ocean. Recent beach closures occurring throughout Orange County, including those in Huntington Beach and Laguna Beach, have been attributed to polluted urban runoff discharging into the ocean through

outfalls. As illustrated by these beach closures, polluted runoff negatively affects both marine resources and the public's ability to access coastal resources. Therefore, to lessen the potential for pollutants to enter the storm drain system at the subject site, the Commission imposes three (3) special conditions related to water quality.

**1. Construction Impacts to Water Quality**

Storage or placement of construction materials, debris, or waste in a location which may be discharged into coastal waters via the storm drain system would result in adverse impacts upon the marine environment that would reduce the biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. In addition, sediment discharged to coastal waters may cause turbidity, which can shade and reduce the productivity of eelgrass beds and foraging avian and marine species ability to see food in the water column. In order to avoid adverse construction-related impacts upon marine resources, Special Condition No. 2 outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris.

In addition, since the applicant has indicated that the contractor will have the discretion of selecting a disposal site at the time of construction, Special Condition No. 3 requires that the applicant dispose of all construction debris at an appropriate location outside of the coastal zone and informs the applicant that use of a disposal site within the coastal zone will require an amendment or new coastal development permit.

Only as conditioned for appropriate storage of construction materials and equipment, and for location of an appropriate debris disposal site, does the Commission find that the proposed development is consistent with Sections 30230, 30231 and 30232 of the Coastal Act.

**2. Post-Construction Impacts to Water Quality**

The proposed development will increase the amount of urban runoff entering the existing storm water system. Pollutants such as sediments or toxic substances such as grease, motor oil, heavy metals, pesticides and fertilizers are often contained within urban runoff entering the storm water system. In this case, the site drains a new parking lot, paved walkways and landscaped areas. Therefore, the primary post-construction water quality concerns associated with the proposed project include grease, motor oil, heavy metals, pesticides and fertilizer.

The proposed development would result in a net increase in the volume of runoff discharged to the storm water conveyance system. As such, the amount of pollutants carried through the system would increase proportionally. Therefore, the project has the potential to affect the water quality of the coastal waters in San Clemente.

The proposed commercial office project is new development, which affords an opportunity to improve water quality. Much of the pollutants entering the ocean come from land-based development. The Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from incremental increases in impervious surface associated with additional development. Reductions in the amount of pollutants in runoff would be one step to begin to reduce cumulative adverse impacts to coastal water quality. The currently proposed project drains a new 29-space parking area. As such, appropriate measures must be taken to assure that adverse affects on water quality are minimized.



Therefore, in order to find the development consistent with Coastal Act sections 30230, 30231, and 30232 it is necessary to impose Special Condition 4, which requires the applicant to incorporate Best Management Practices effective at mitigating pollutants of concern, as highlighted above. Only as conditioned does the Commission find the proposed development to be consistent with Sections 30230, 30231 and 30232 of the Coastal Act.

**D. PUBLIC ACCESS**

Section 30210 of the Coastal Act states:

*In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30211 of the Coastal Act states:

*Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30212 of the Coastal Act states:

*(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*

*(1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,*

*(2) Adequate access exists nearby, or,*

*(3) Agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

*(b) For purposes of this section, "new development" does not include:*

*(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.*

*(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.*

*(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.*

*(4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure.*

*(5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach.*

As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

*(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.*

The proposed development is located on the eastside of Camino Capistrano. The project site is located approximately one half mile from the coast. Pacific Coast Highway and the OCTA railroad separate the site from the ocean. The nearest vertical coastal access point is located at the Poche Beach undercrossing approximately 650 feet from the project site. The access is a walkway that uses the Prima Deshecha storm drain channel for safe passage under Pacific Coast Highway and the railroad tracks. This is the northernmost beach access in the City, serving beaches in both the cities of San Clemente and Dana Point. Landward of the mean high tide line, the beach adjacent to the undercrossing is privately owned and its use is restricted to members of the Shorecliffs Beach Club. Public access and a public beach are located just north of the Shorecliffs beach area in the City of Dana Point.

On-street parking in the subject area is available along Camino Capistrano. Beach-goers often park along Camino Capistrano or in nearby commercial shopping centers when visiting the shoreline at this location. However, the subject area is not a primary access point in San Clemente due to the distance to the shoreline and the private club restrictions at the nearby beach.

Nonetheless, when a new development does not provide adequate on-site parking, users of that development are forced to occupy public parking used by visitors to the coastal zone. Thus, all new development must provide adequate on-site parking to minimize adverse impacts on public access. The proposed office project will provide adequate on-site parking for employees and visitors (15 space on Lot 1 and 14 spaces on Lot 2). Consequently, no on-street parking will be affected by the new development.

As discussed previously in Section 2, circulation can contribute to traffic congestion. Consequently, public access to the coast can be affected. To prevent this outcome, the local government has conditioned the applicant to have a reciprocal easement between the two lots that make up the project site for ingress and egress purposes. Thus, it is necessary to impose Special Condition 1, which requires the applicant to provide evidence that a reciprocal easement agreement has been recorded.

Therefore, as conditioned, the Commission finds that the proposed development is consistent with Sections 30210, 30211 and 30212 of the Coastal Act.

**E. GEOLOGIC STABILITY**

**1. Coastal Act Policies**

Section 30253 of the Coastal Act states:

*New development shall:*

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

*(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

**2. Project Site Geotechnical Report**

The applicant submitted a geotechnical investigation prepared by Schroeder Engineering dated March 16, 2000. The geotechnical investigation included: logging and sampling of three (3) exploratory borings, observation of the site conditions, laboratory testing, analysis of field and laboratory data, and preparation of the report. The consultant's report also included site preparation recommendations and construction considerations for the proposed development. Schroeder Engineering determined that the site conditions for the project are suitable for the proposed project.

**F. LOCAL COASTAL PROGRAM**

Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City submitted a revised IP for Commission review in June 1999. It was subsequently withdrawn in October 2000. The proposed development is consistent with the policies contained in the certified Land Use Plan. Therefore, approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program for San Clemente that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

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

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned by any conditions of approval, 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 that the activity may have on the environment.

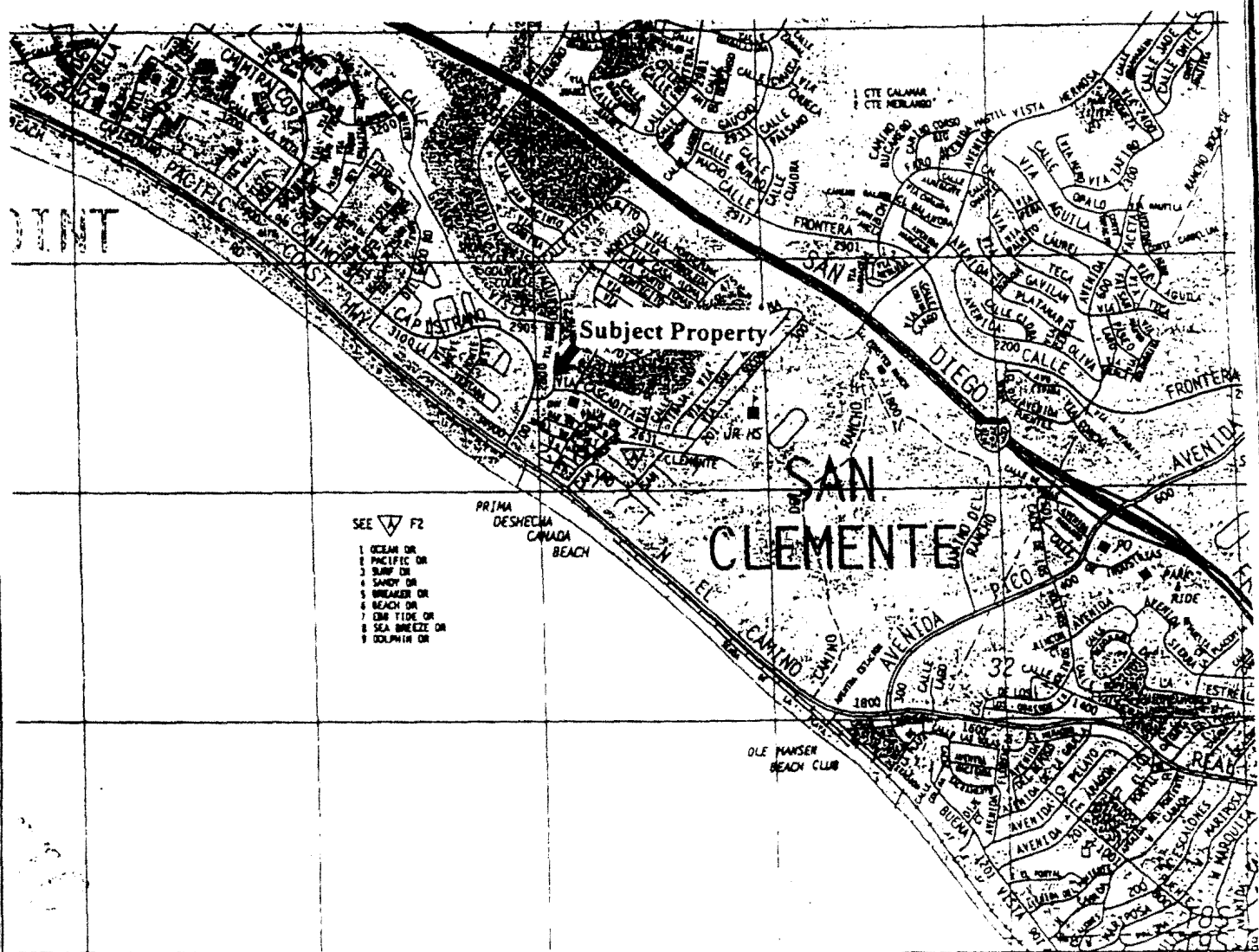
Mitigation measures, in the form of special conditions, require 1) evidence of the recording of the reciprocal easement between the two lots for egress and ingress purposes; 2) use of construction best management practices (BMPs); 3) identification of a debris disposal site; and 4) implementation of structural and non-structural best management practices. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**RECEIVED**  
South Coast Region

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CALIFORNIA  
COASTAL COMMISSION



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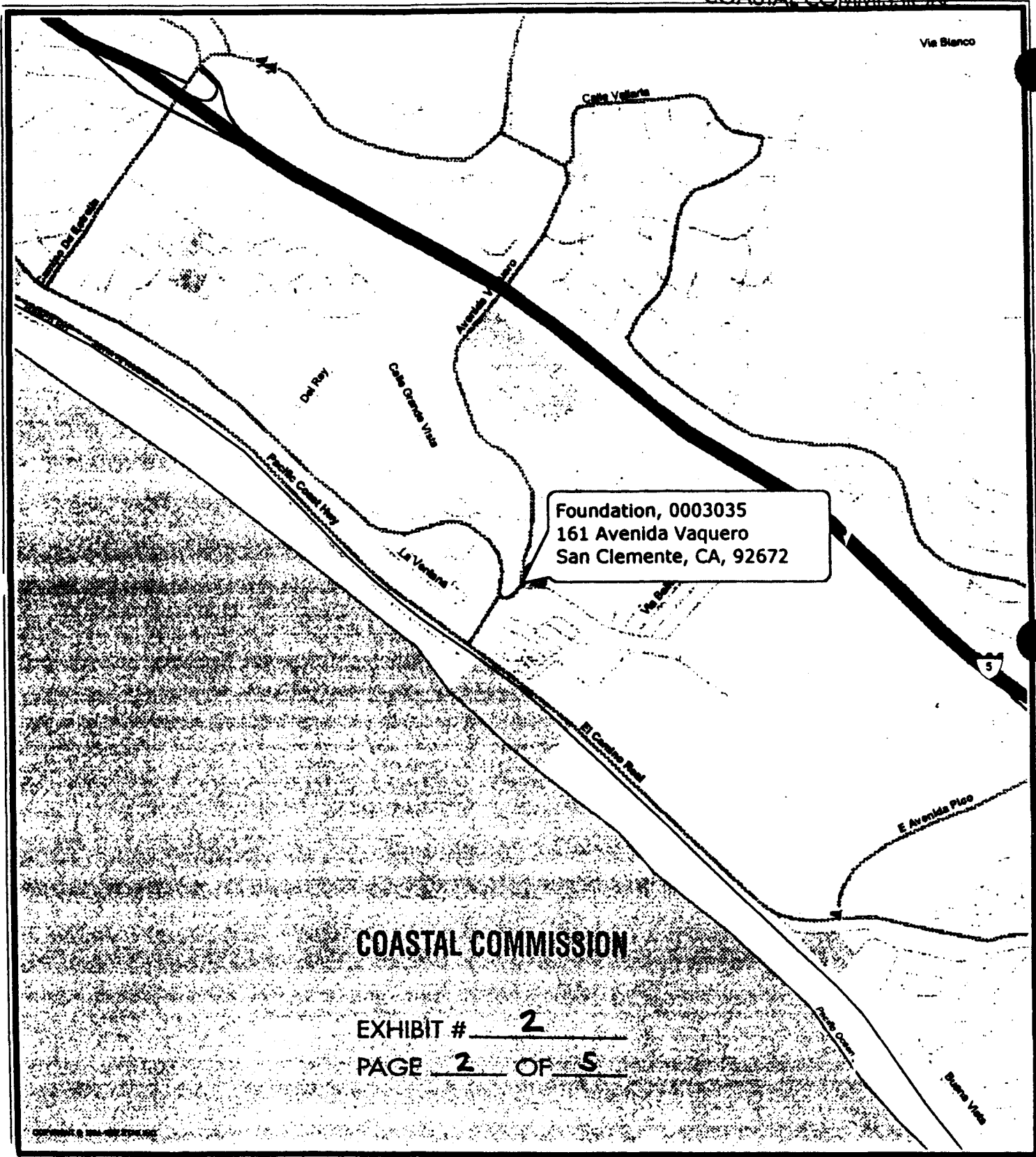


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**COASTAL COMMISSION**

EXHIBIT # 1

PAGE 1 OF 5



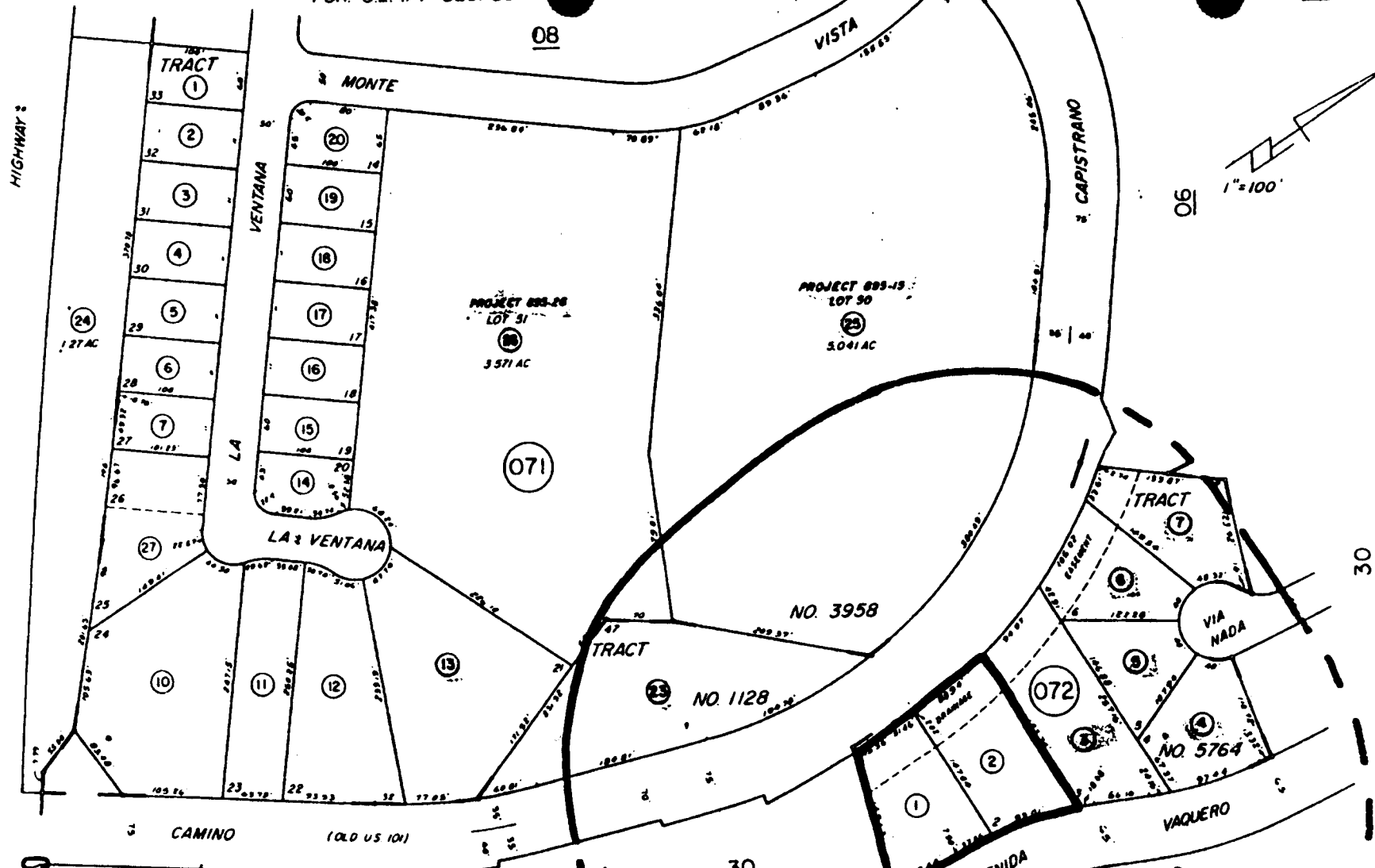
Foundation, 0003035  
 161 Avenida Vaquero  
 San Clemente, CA, 92672

**COASTAL COMMISSION**

EXHIBIT # 2  
 PAGE 2 OF 5

POR. S.E. 1/4 SEC. 30 T. 1 R.

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COASTAL COMMISSION

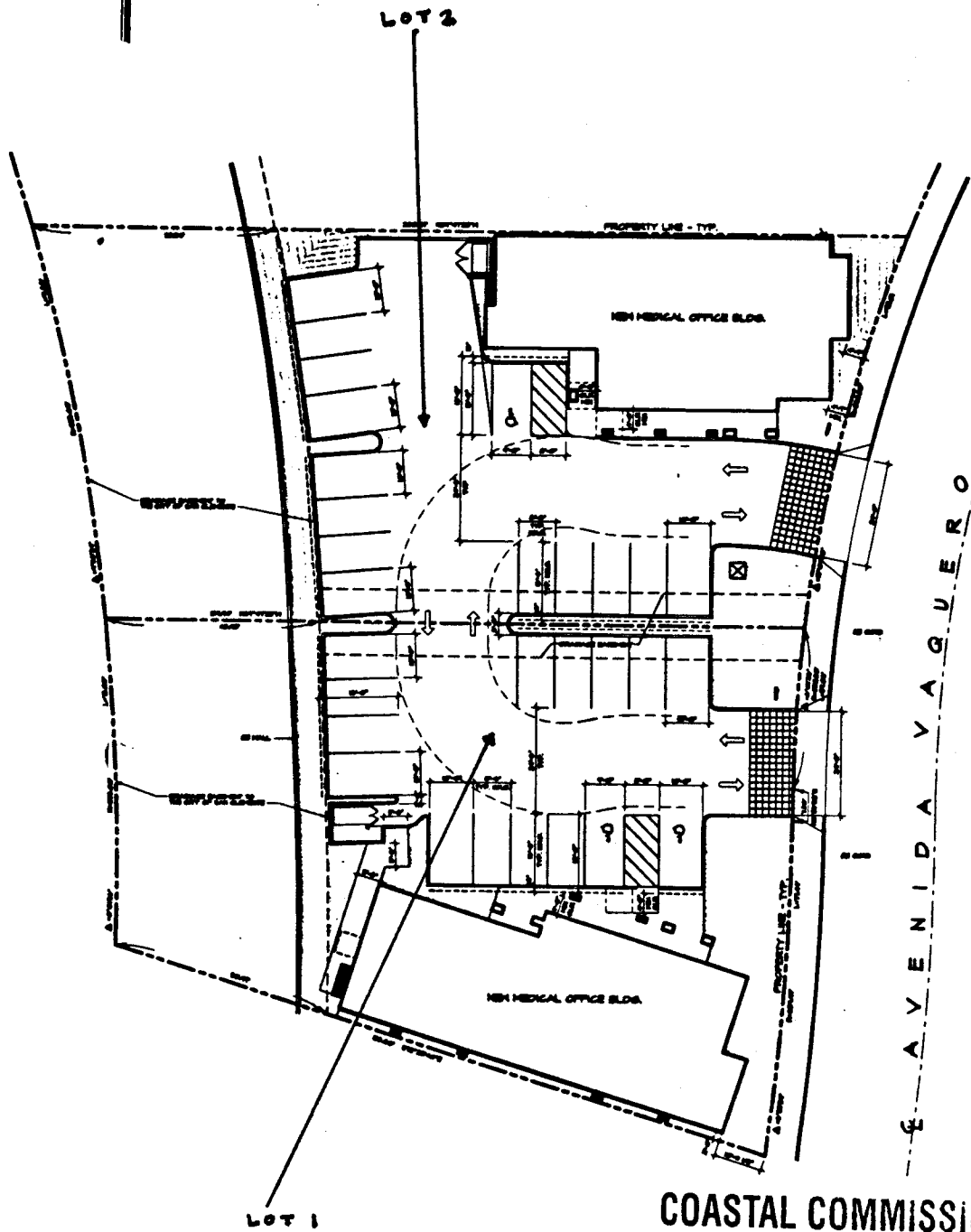
MARCH 1974

31  
 TRACT NO. 1128      M. M. 36-22 TO 25 INC  
 TRACT NO. 3958      M. M. 139-38,39  
 TRACT NO. 5764      M. M. 213-44 TO 46 INC.

NOTE: ALL PROPERTY BLOCKS &  
 PARCEL NUMBERS  
 SHOWN IN CIRCLES

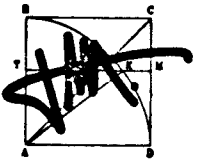
AS SHOWN ON  
 MAP 691-07  
 COUNTY OF ORANGE

E - CAMINO CAPISTRANO



COASTAL COMMISSIO.

EXHIBIT # 4  
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**JEFFREY A. MATZEK & ASSOCIATES**

A PROFESSIONAL ARCHITECTURAL CORPORATION  
ARCHITECTURE • PLANNING • DESIGN

151 BALBOA SUITE 8-200  
COSTA MESA, CALIFORNIA 92626  
(714) 548-8335 FAX (714) 548-8024

Project Name : VAQUERO MEDICAL OFFICES

Sheet No. :

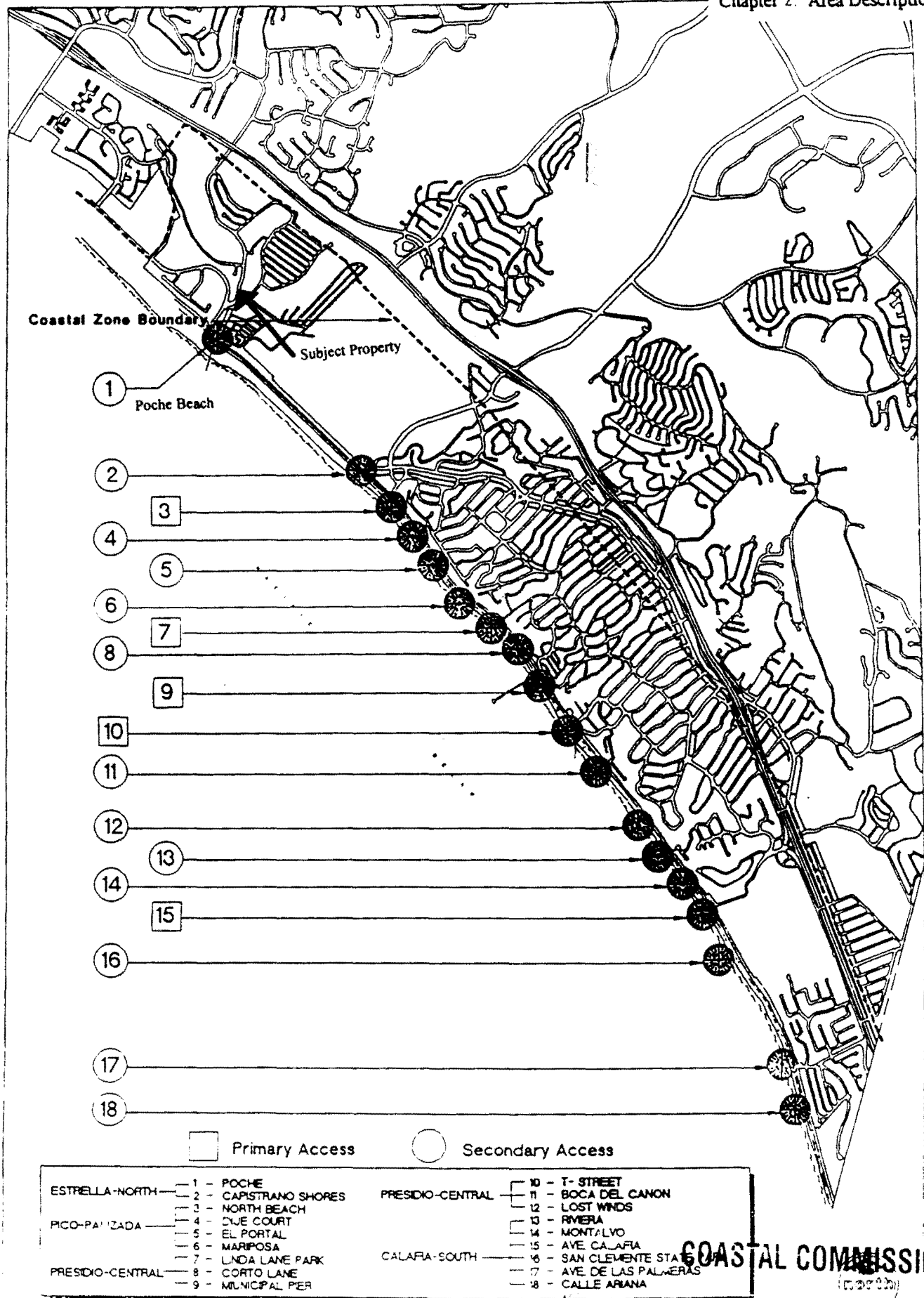
Project No. : 0003VAQX

Date : NOV 16, 2000

Scale : 1"=40'-0"

Description : SITE PLAN





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FIGURE 2-5

EXHIBIT # 5



1-28

1