



Initial Study

1. Project Title:
Freeway-Oriented Signage for The Outlets at San Clemente
2. Lead Agency Name and Address:
City of San Clemente
100 Avenida Presidio
San Clemente, CA 92673
3. Contact Person and Phone Number:
Cliff Jones
(949) 361-6186
4. Project Location:
101 West Avenida Vista Hermosa, San Clemente, CA 92672
5. Project Sponsor's Name and Address:
Craig Realty Group
1500 Quail Street, Suite 100
Newport Beach, 92663
6. General Plan Designation:
Commercial
7. Zoning Designation:
MHC SP – RC1
8. Background:

Craig Realty Group (“Applicant”) proposes to modify freeway-oriented signage previously analyzed as a part of the regional commercial center within the Marblehead Coastal development area. The Marblehead Coastal EIR SCH No. 95091037 (Marblehead EIR) was approved in 1998 and included environmental analysis of a fully operational, approximately 750,000-square-foot regional commercial center (i.e., The Outlets at San Clemente). A Sign Exemption Permit (SEP 97-19) for interior signage and freeway-oriented signage was also included as a part of the Marblehead EIR’s analysis. In particular, SEP 97-19 proposed at least 10 freeway-oriented signs (including 3 freestanding sign monuments) with an aggregate surface area of over 3,000 square feet. Although SEP 97-19 for freeway-oriented signage was not approved by the City at the adoption of Marblehead EIR, the City ultimately approved interior signage for the center based on subsequent applications. No additional internal signage is proposed.

Subsequent addenda and environmental analysis (1998-2007) for the Marblehead EIR (hereafter, references to the Marblehead EIR include its subsequent addenda) have refined and reduced the scope of uses on the subject site from the original 1998 EIR, including significantly paring down the size of the outlet regional shopping center, which is now approved for approximately 641,000 square feet. In February 2007, the City approved SEP 06-402 for the placement of various interior signs and 32 freeway signs at The Outlets at San Clemente. On May 18, 2007, a legal challenge to the approval for the freeway sign program was brought against the City in Superior Court of Orange County for non-compliance with the California Environmental Quality Act (CEQA), where the judge issued a ruling on May 22, 2008, ordering the City to void the portion of SEP 06-402 approving the freeway signs on the same grounds. The City is therefore preparing additional environmental analysis to process a Sign Exemption Permit for the placement of freeway-oriented signage at The Outlets at San Clemente.

As noted, the Marblehead EIR included an environmental analysis of a fully operational, approximately 750,000-square-foot regional commercial center, including a shopping center (i.e., The Outlets at San Clemente) and a hotel. The prior environmental analysis contemplated freeway-oriented signage. However, the Applicant now proposes a greater number of freeway-oriented/visible signs (though fewer freestanding signs and a roughly similar aggregate amount of signage area) than what was analyzed in the Marblehead EIR. The City, as lead agency, has determined that a supplemental EIR is required to address the potential for significant environmental impacts that may occur.

Accordingly, this Initial Study includes analysis for freeway-oriented signage at The Outlets at San Clemente, including approved restaurant, retail, and theater uses and anticipated freeway-oriented/visible signage for an approved, but unbuilt, hotel. The focus of this Initial Study is to analyze proposed freeway-oriented signage and visible signs, which may not be overtly noticed from the freeway but have the potential to be minimally viewed by freeway traffic, to identify the appropriate areas for analysis for the supplemental EIR. Internal signage for the outlet center and the hotel were previously analyzed and approved by the City of San Clemente in 1999 by Resolution 99-68 and in 2006 and 2007 by Resolutions PC-0657 and 07-10. A portion of the outlet center was opened in late 2015, and a second phase, contemplated in the Marblehead EIR and subsequent addenda, has been approved but is yet to be constructed.

Because the supplemental EIR is intended to update the Marblehead EIR to incorporate the Applicant's proposed changes to the freeway sign program, the analysis presented in the existing certified Marblehead EIR will serve as a starting basis for this analysis. Not all of the environmental topics included in the CEQA Guidelines Initial Study Checklist will be addressed in the supplemental EIR. The topics may not be addressed in the supplemental EIR if there is no demonstration, based on substantial evidence, that any of the following conditions exist:

- (1) The Applicant's proposed changes to the sign program involve "new significant environmental effects or a substantial increase in the severity of previously identified significant effects";
- (2) Substantial changes with respect to the circumstances under which the project is undertaken will require major revisions of the previous Marblehead EIR due to the involvement of new significant, environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Marblehead EIR was certified as complete, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous Marblehead EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous Marblehead EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous Marblehead EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As discussed further, potential environmental effects anticipated from the Applicant's proposed sign program include aesthetics; biological resources; land use/planning; and transportation/traffic. All other issues addressed in the certified Marblehead EIR are considered adequate and do not need to be updated in the supplemental EIR.

9. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

As noted above, the Applicant proposes to modify the sign program for freeway-oriented/visible signs at the project site. The project proposes a total of 36 signs, including 23 halo-illuminated wall-mounted signs and 2 project identification signs to the exterior walls of an existing outlet center and to the approved but unbuilt Phase 2 of the outlet center, 4 tenant signs and 2 project identification signs to a proposed icon tower sign, and 3 primary and 2 secondary hotel signs to an approved but unbuilt hotel. The signs are proposed to be freeway visible, oriented or directed towards motorists traveling along the freeway. The outlet signs are intended to provide for tenant identification and wayfinding, and will be shut off 1 hour after the close of business hours for each tenant. Merchant signage will automatically shut off 1 hour after close of individual merchant stores. Tower signs will shut off at 10:00 p.m., restaurant and theatre signs will remain on past 10:00 p.m., and hotel signs are anticipated to remain illuminated 24 hours per day.

The proposed 36 signs can be viewed wholly or in part from the I-5 Freeway. Construction of the outlet center was analyzed in the Marblehead EIR, and contemplated as two phases. Phase I has been completed, and 16 of the tenant signs and 2 of the identification signs would be placed on Phase I buildings that are currently affixed with temporary tenant and project identification signs. The remaining outlet center signs would be installed upon completion of Phase 2 of the outlet center, including the proposed 24×24 foot Icon Tower, which will stand approximately 45 feet tall located at the southeast corner of the project site.

An approved but unbuilt hotel previously analyzed in the Marblehead EIR (in particular Addendum No. 5) will be located on a parcel immediately to the north and across a small canyon from the outlet center. The hotel contemplates 8 signs, with 3 of the signs considered as internal signage and approved under City of San Clemente Resolutions PC 06-57 and 07-10. The remaining 5 hotel signs are proposed as freeway-oriented/visible and are included in this analysis. The hotel and associated signage are not a part of the outlet center; however, construction and operation are anticipated within the near future. The following table details the ranges of size and height for the proposed sign types.

Proposed Signs	Count	Size	Height
Building Tenant Signs	23	31 sf - 130.5 sf	20 ft. – 30 ft.
Building Project ID	2	200 sf	21 ft. – 26 ft.
Icon Tenant Signs	4	64 sf	17 ft. – 22 ft.
Icon Project ID	2	100 sf	14 ft. 3 in.
Hotel Primary	3	64 sf	30 ft.
Hotel Secondary	2	30 sf	16 ft. – 25 ft.
Total Signs	36	30 sf – 200 sf (approx. aggregate 2,975 sf)	15 ft. – 30 ft.

The signs are proposed to be constructed with metal channel letters and pinned off the walls with white halo lighting to be turned off 1 hour after closing. Tenant signs shall be limited to nationally recognized trademark logos and signs and can include up to four colors such as black, navy blue, brown, grey, copper, bronze, and white. The attached Site Plan shows the proposed locations and sizes of the tenant signs, project identification signs, and hotel signs. Tenant signs range in size from approximately 31.5 square feet to a maximum of 130.5 square feet, while the project identification signs will be a maximum of 200 square feet and are positioned on alternate faces of the building and the icon tower to capture the attention of outlet center visitors and vehicles traveling in the vicinity. Hotel signage is proposed to be 64 square feet for primary signage and 30 square feet for secondary signage. Placement, height, and size of the proposed hotel signs are detailed on Exhibit 1 - Site Plan.

10. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)

The project is located within the City of San Clemente, as shown on Exhibit 2 - Regional Map. The project site is surrounded by the I-5 Freeway to the east with the Fair Harbor Condominiums, Highland Light, and Marblehead Inland residential communities (MHI – Residential) located east of the I-5 Freeway, an industrial center to the south, and the residential community of Sea Summit (MHC Residential), including Shore Cliffs Middle School, to the north and west. At this time, the Sea Summit residential community is still under development, as shown on Exhibit 3 - Vicinity Map.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

City of San Clemente: Sign Exception Permit 15-428, Amendment to Discretionary Sign Permit 05-176 and Administrative Sign Permit 16-128.

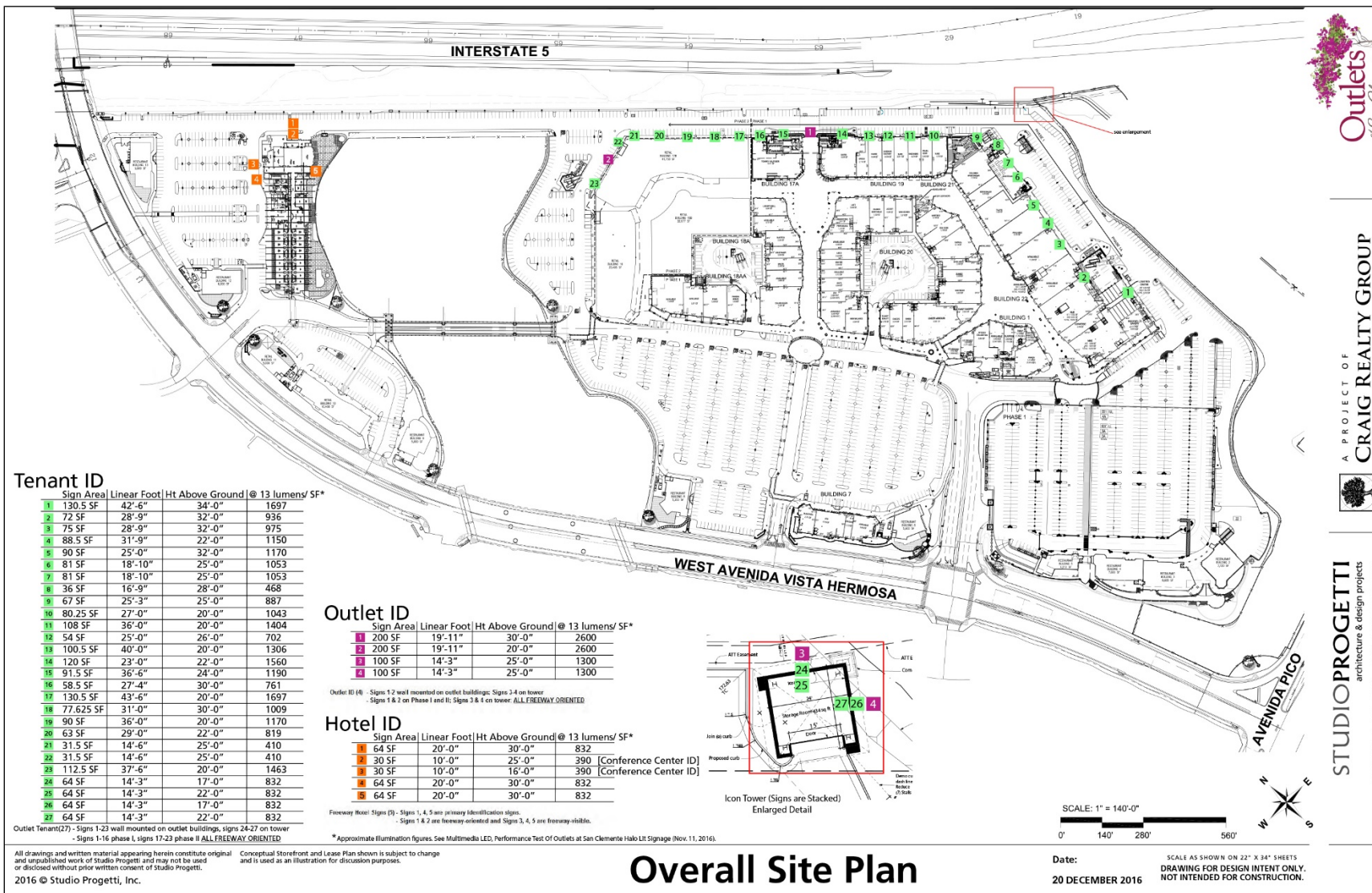
California Coastal Commission Approval May be Required.

Caltrans: Outdoor Advertising Permit.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |



Tenant ID

Sign Area	Linear Foot	Ht Above Ground	@ 13 lumens/ SF*	
1	130.5 SF	42'-6"	34'-0"	1697
2	72 SF	28'-9"	32'-0"	936
3	75 SF	28'-9"	32'-0"	975
4	88.5 SF	31'-9"	22'-0"	1150
5	90 SF	25'-0"	32'-0"	1170
6	81 SF	18'-10"	25'-0"	1053
7	81 SF	18'-10"	25'-0"	1053
8	36 SF	16'-9"	28'-0"	468
9	67 SF	25'-3"	25'-0"	887
10	80.25 SF	27'-0"	20'-0"	1043
11	108 SF	36'-0"	20'-0"	1404
12	54 SF	25'-0"	26'-0"	702
13	100.5 SF	40'-0"	20'-0"	1306
14	120 SF	23'-0"	22'-0"	1560
15	91.5 SF	36'-6"	24'-0"	1190
16	58.5 SF	27'-4"	30'-0"	761
17	130.5 SF	43'-6"	20'-0"	1697
18	77.625 SF	31'-0"	30'-0"	1009
19	90 SF	36'-0"	20'-0"	1170
20	63 SF	29'-0"	22'-0"	819
21	31.5 SF	14'-6"	25'-0"	410
22	31.5 SF	14'-6"	25'-0"	410
23	112.5 SF	37'-6"	20'-0"	1463
24	64 SF	14'-3"	17'-0"	832
25	64 SF	14'-3"	17'-0"	832
26	64 SF	14'-3"	17'-0"	832
27	64 SF	14'-3"	17'-0"	832

Outlet ID

Sign Area	Linear Foot	Ht Above Ground	@ 13 lumens/ SF*	
1	200 SF	19'-11"	30'-0"	2600
2	200 SF	19'-11"	20'-0"	2600
3	100 SF	14'-3"	25'-0"	1300
4	100 SF	14'-3"	25'-0"	1300

Outlet ID (4) - Signs 1-2 wall mounted on outlet buildings; Signs 3-4 on tower
- Signs 1 & 2 on Phase I and II; Signs 3 & 4 on tower. ALL FREEWAY ORIENTED

Hotel ID

Sign Area	Linear Foot	Ht Above Ground	@ 13 lumens/ SF*	
1	64 SF	20'-0"	30'-0"	832
2	30 SF	10'-0"	25'-0"	390 [Conference Center ID]
3	30 SF	10'-0"	16'-0"	390 [Conference Center ID]
4	64 SF	20'-0"	30'-0"	832
5	64 SF	20'-0"	30'-0"	832

Freeway Road Signs (5) - Signs 1, 4, 5 are primary identification signs.
- Signs 1 & 2 are freeway-oriented and Signs 3, 4, 5 are freeway-visible.

* Approximate illumination figures. See Multimedia LED, Performance Test Of Outlets at San Clemente Halo Lit Signage (Nov. 11, 2016).

Outlet Tenant (27) - Signs 1-22 wall mounted on outlet buildings; signs 24-27 on tower
- Signs 1-16 phase I; signs 17-23 phase II. ALL FREEWAY ORIENTED

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Conceptual storefront and Lease Plan shown is subject to change and is used as an illustration for discussion purposes.

Overall Site Plan

SCALE: 1" = 140'-0"



Date:
20 DECEMBER 2016

SCALE AS SHOWN ON 22" X 34" SHEETS
DRAWING FOR DESIGN INTENT ONLY.
NOT INTENDED FOR CONSTRUCTION.

Exhibit 1 - Site Plan



Exhibit 2 - Regional Map



Exhibit 3 - Vicinity Map

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

3/27/17

Date

Cliff Jones

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE AND FORESTRY RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIV. PUBLIC SERVICES -- Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XV. RECREATION -- Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. TRANSPORTATION / TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Lead Agency shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083.05, 21083.3, 21093, 21094, 21095 and 21151, Public Resources Code; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Environmental Analysis

The Outlets at San Clemente - SEP15-428, ADSP05-176, ASP16-128

1. AESTHETICS. Would the project:
 - a. Have a substantial adverse effect on a scenic vista?

Less than Significant Impact –

The proposed tenant signs, project identification signs, and hotel signs would not be located within the vicinity of a scenic vista. The City General Plan EIR Visual Resources Map identifies locations of scenic vistas and visual corridors within the City (City of San Clemente, 2014, Figure 5.1-2), Exhibit 4 - Scenic Vista and Visual Corridor Map. The closest scenic vista to the project is located at the Knob Hill viewing point on the Rancho San Clemente Hiking Trail approximately 1 mile northeast of the project site along the ridgeline near Calle Del Cerro and Avenida Pico. The dominant south and west views from Knob Hill are of coastal bluffs and the Pacific Ocean, with the possibility of viewing Catalina and San Clemente Islands on clear days. The dominant north and east views are of local and regional mountains. View of the project site from Knob Hill is blocked by a hillside.

The project site has direct views from the northbound and southbound lanes of I-5 Freeway; however, the I-5 Freeway is not a designated scenic highway, and views in this area are largely of existing commercial and industrial buildings and residences. There are limited views to the Pacific Ocean in the background. The closest visual corridor is located southbound along Avenida Vista Hermosa at the I-5 Interchange, located approximately one-half mile northwest of the project site. The existing outlet center can be seen very minimally on the far left-hand side from a vehicle traveling southbound on Avenida Vista Hermosa. The northbound side of the highway includes a sidewalk for pedestrian travel. Beyond that, there is very little pedestrian access in this area of Avenida Vista Hermosa. Visual impacts due to the placement of signs on the existing outlet center buildings, on the approved but unbuilt Phase 2 of the outlet center, or on the approved but unbuilt hotel would not create a substantial adverse impact on a scenic vista. Project-related aesthetics impacts to vehicles or pedestrians traveling along Avenida Vista Hermosa would be less than significant because the dominant view of the coastal bluffs and the Pacific Ocean would not be altered.

There are two major visual corridors within the project vicinity, which include Vista Hermosa and Avenida Pico. The visual corridor from Vista Hermosa is directed southwesterly towards the ocean, whereas the outlet center is located to the south of Vista Hermosa. To the extent that existing and approved but unbuilt structures are located within the periphery of the view corridor from Vista Hermosa, and signage will not block any views. Sign lighting that will occur at night may be visible from the Vista Hermosa. However, the center is currently lit with a variety of parking lot and building lights, and additional lighting from signage will not impact nighttime views from the visual corridor, because that view is not oriented at the project site.

The visual corridor along Avenida Pico is also oriented towards the ocean and is located westerly of the outlet center, near El Camino Real. There will be no view impacts from the Avenida Pico view corridor, because the view is to the ocean, which is in the opposite direction of the outlet center and the proposed signage will not be oriented in that direction. The proposed signage would be placed on an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, or the approved but unbuilt hotel and signage would not block or interfere with views from visual corridors. The project site is not visible from the view corridor located on Avenida Pico northeasterly of the I-5 freeway because a large hillside landform blocks the view.

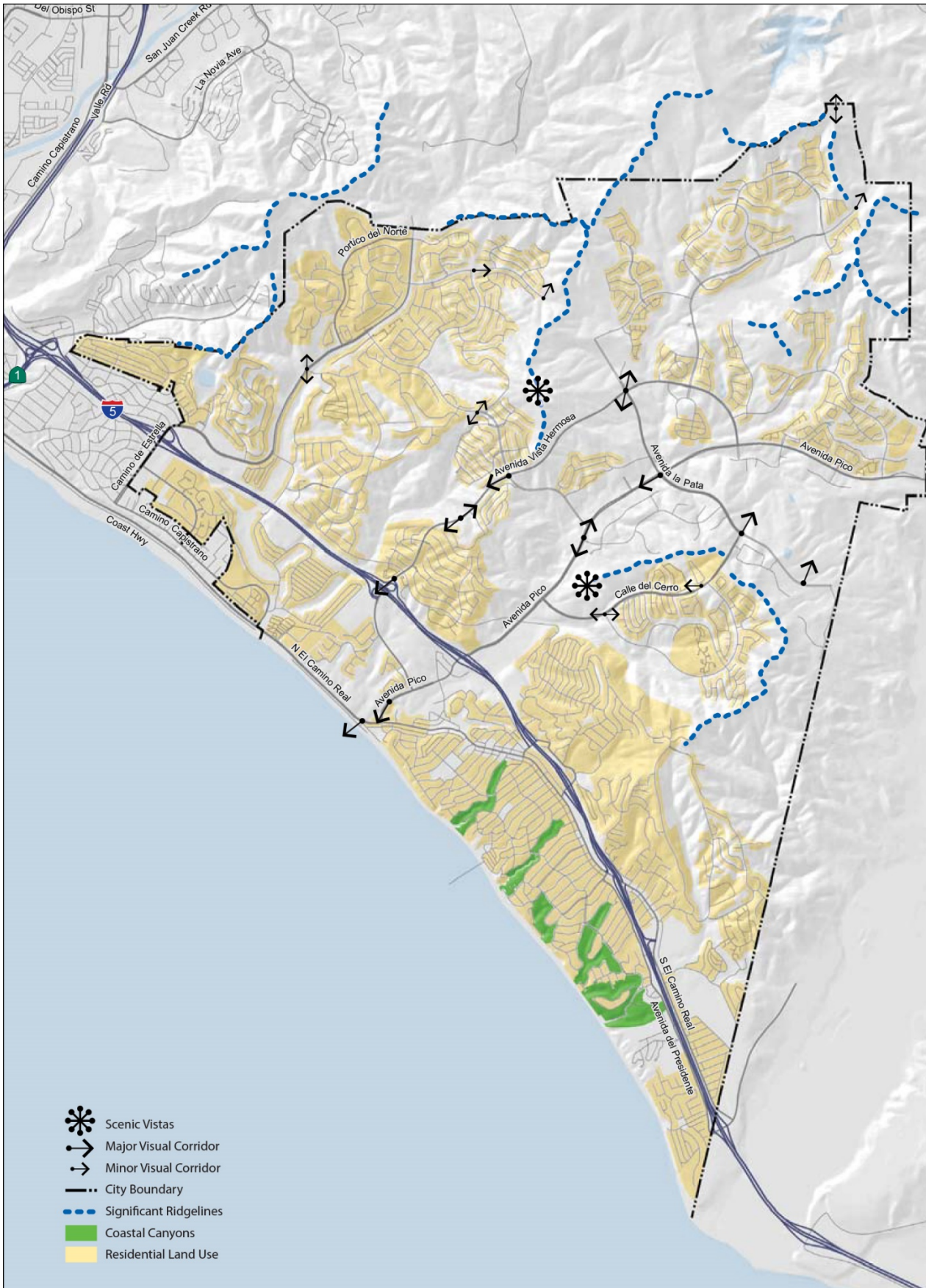


Exhibit 4 - Scenic Vista and Visual Corridor Map

- b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a state scenic highway?

No Impact –

The project proposes the placement of signs on an existing outlet center or other approved buildings, including Phase 2 of the outlet center and the planned hotel. The I-5 Freeway is not a state scenic highway in the area of the project site, and no trees, rock outcroppings, or historic buildings are located within the project site. No damage would be caused to scenic resources by placing signs onto existing and approved, unbuilt, buildings.

- c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact –

The project includes the placement of 27 tenant signs and 4 project identification signs to be mounted on the exterior walls of an existing outlet center, a proposed Icon Tower, and to the approved but unbuilt Phase 2 of the outlet center, and 5 hotel identification signs to be placed on an approved but unconstructed hotel. The proposed signs would be halo-illuminated and range in size from 31.5 square feet to 130.5 square feet for tenant signage. The 3 building-mounted project identification signs are proposed to each be 200 square feet in size, with primary hotel signage 64 square feet in size and secondary signage 30 square feet in size. Heights for the proposed signs vary from 15 feet to 30 feet above ground. The proposed Icon Tower signage includes four 64-square-foot tenant signs and two 100-square-foot project ID signs.

The project is located immediately across the I-5 Freeway from an established residential community. The signs would be in direct view of the residences across the freeway, as well as vehicles traveling north and south on the I-5 Freeway. Due to the proposed changes to the freeway sign program as compared to the original freeway sign program proposed and analyzed as part of SEP 97-19, these potential impacts will be further analyzed in the EIR with the preparation of view simulations and a photometric study.

- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact –

The proposed project is the placement of signage on an outlet center where the existing condition includes nighttime lighting of the buildings and the parking lot, as well as to the proposed Icon Tower, the approved but unbuilt Phase 2 of the outlet center hotel. The proposed tenant signs and project identification signs would be halo-illuminated facing the I-5 Freeway and residences across the I-5 Freeway. Therefore, the project also has the potential to create a new source of substantial light or glare, which could adversely affect daytime or nighttime views for the residences and vehicles traveling along the I-5 Freeway. Due to the proposed changes to the freeway sign program as compared to the original freeway sign program analyzed in the Marblehead EIR, these potential impacts will be further analyzed in the Supplemental EIR with the preparation of view simulations and a photometric study.

2. **AGRICULTURE AND FORESTRY RESOURCES. Would the project:**

- a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact –

The proposed signs would be affixed to buildings in an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project site is completely developed with retail commercial use, and the surrounding area is developed with residential, industrial, and commercial uses. The Department of Conservation Farmland Mapping and Monitoring Program identifies the project site and surrounding area as “other” land. No existing or proposed agricultural zoning designations affect

the project site or the surrounding areas. Therefore, the project will have no impact on agricultural and forestry resources.

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact –

The project site is not zoned for agricultural use and it is not subject to a Williamson Act contract. Therefore, the proposed project would have no impact on agricultural use or zoning.

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51140(g))?

No Impact –

The project does not propose and will not cause rezoning of forest land or timberland. The proposed project is zoned for commercial uses. Therefore, the proposed project would not conflict with *California Public Resources Code* §12220(g) or §51140(g).

- d. Result in the loss of forest land or conversion of forest land to non-forest land?

No Impact –

The project site is developed with an outlet center and an approved planned hotel within an urban area of the City of San Clemente. The project would not result in the loss of or the conversion of forest land.

- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?

No Impact –

The proposed signs would be affixed to buildings in an existing outlet center, to the approved but unbuilt Phase 2 of the outlet center and an approved planned hotel. The project site is developed with retail commercial use and the surrounding area is developed with residential, industrial, and commercial uses. The Department of Conservation Farmland Mapping and Monitoring Program identifies the project site and surrounding area as “other” land. No existing or proposed agricultural zoning designations affect the project site or the surrounding areas. Therefore, the project will have no impact on agricultural and forestry resources.

3. **AIR QUALITY. Would the project:**

- a. Conflict with or obstruct implementation of the applicable air quality plan?

No Impact –

The proposed project would add freeway-oriented/visible signage to an existing outlet center, to the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. Any potential air quality impact due to construction and operation of the outlet center and the planned hotel were analyzed in the Marblehead EIR, published June 1995 and certified August 5, 1995. The project site, as with the entire City of San Clemente, is within the Southern California Air Basin (SoCAB). The South Coast Air Quality Management District (SCAQMD) is responsible for preparing the Air Quality Management Plan (AQMP) in coordination with other governing bodies. The AQMP sets policies, standards, and strategies for attainment of federal and local air quality thresholds. The installation of 27 tenant signs, 4 project identification signs, and 5 hotel signs would not contribute to or violate any of the policies, standards or strategies set by the AQMP. Therefore, the proposed project will not conflict with or obstruct implementation of the 2012 AQMP.

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact –

The air quality within the South Coast Air Basin would not be impacted by the installation of signs. As indicated above, the existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and the approved planned hotel were analyzed under prior environmental documentation that included analysis for a fully operational project, including the worst-case scenario on air quality impacts. The installation of signage could not foreseeably impact air quality or standards beyond what has already been analyzed, because the prior analysis contemplated a fully operational regional shopping center, including an outlet center and a hotel. The project would not result in the increase of pollutants or create objectionable odors.

- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?

No Impact –

The South Coast Air Basin is designated as “non-attainment” for several air quality contaminants. However, the installation of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and a planned hotel would not significantly impact air quality or applicable standards, and would not result in the increase of pollutants or create objectionable odors beyond those previously analyzed in The Marblehead EIR.

- d. Expose sensitive receptors to substantial pollutant concentrations?

No Impact –

The project site is developed with an outlet center and the remaining portion of the outlet center and the planned hotel have been approved. The surrounding area includes industrial and commercial uses, as well as residential uses that have the potential for sensitive receptors. The installation of signs to an existing outlet center and the approved but unbuilt Phase 2 of the outlet center and 5 hotel signs to an approved planned hotel would not expose sensitive receptors to substantial pollutant concentrations beyond those previously analyzed in The Marblehead EIR.

- e. Create objectionable odors affecting a substantial number of people?

No Impact –

The installation of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and a planned hotel could not foreseeably create objectionable odors.

4. **BIOLOGICAL RESOURCES.** Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact –

The project site is developed with an existing outlet center and the remaining portion of the outlet center and a planned hotel have been approved; the site does not contain habitat of significant importance to species regulated by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. The City’s General Plan EIR does not identify the project area as located within a biologically sensitive area, as shown on Exhibit 5 - Critical Habitat Map (Critical Habitat Map, 2014, Figure 5.3-2). Therefore, there would be no impact to sensitive species.

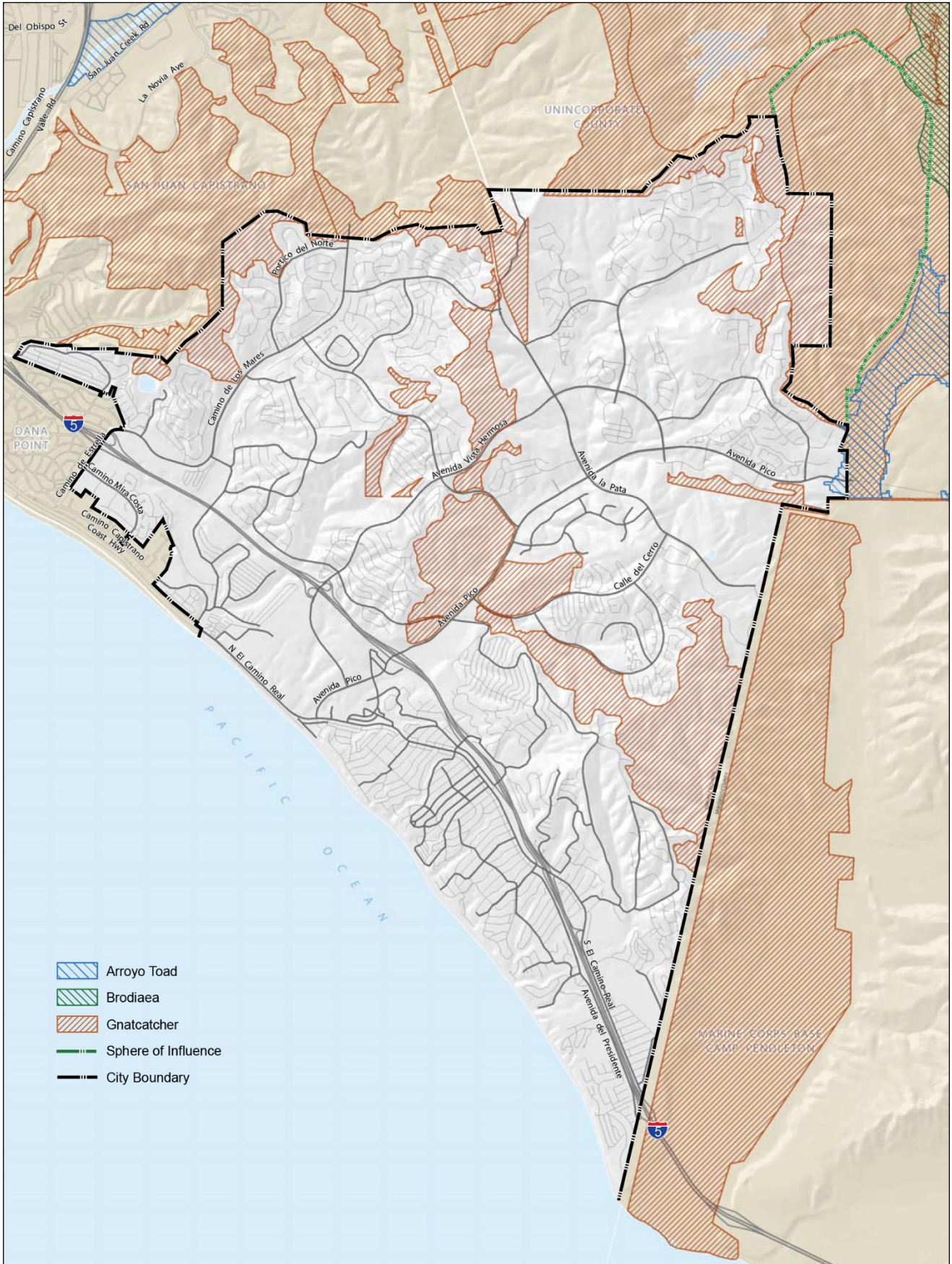


Exhibit 5 - Critical Habitat Map

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated –

The project site is developed with an existing outlet center and is anticipated to have the remainder of the outlet center (Phase 2) built out, as well as a hotel in the future, both of which have been approved. The proposed project does not contain sensitive communities identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. However, a previously disturbed canyon area, situated on-site between the outlet center portion of the site and the approved planned hotel, could potentially house sensitive species. The proposed installation of 27 tenant signs, 4 project identification signs, and 5 hotel identification signs on the existing outlet center, the approved but unbuilt Phase 2 of the outlet center, the proposed Icon Tower, and the approved planned hotel would have the potential to impact wildlife or vegetation at this site. Due to the proposed changes to the freeway sign program as compared to the original freeway sign program analyzed in the Marblehead EIR, the potential effects of the proposed signage lighting on biological resources will be further examined through the preparation of a biological report and analyzed in the Supplemental EIR.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact –

The project site is developed with an outlet center and does not contain wetlands. Therefore, the proposed installation of signs would not have an impact on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less than Significant Impact –

The project site is developed with an outlet center and does not provide habitat for native species. The project does not contemplate any alteration of existing land or vegetation. The proposed installation of 27 tenant signs and 4 project identification signs onto the existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and 5 identification signs to the approved planned hotel would have a less than significant potential to interfere with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact –

The project site is developed with an outlet center and is rough graded in preparation for an approved planned hotel. No alteration of the land or the surrounding vegetation is contemplated. The proposed signage would have no potential to conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance.

- f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant Impact –

The project site is located within Subarea 4 of the Orange County Southern Subregion Habitat Conservation Plan (HCP), which encompasses San Clemente and neighboring areas. The General Plan EIR HCP Map does not identify the project site and surrounding areas as a part of the habitat reserve, as shown on Exhibit 6 - Habitat Conservation Plan Map (City of San Clemente, 2014, Figure 5.3-1). However, a previously disturbed canyon is located on-site between the outlet center and the planned hotel that is designated as supplemental open space by the Southern Orange County HCP. The project has a less than significant potential to conflict with the HCP, and no other local, regional, or state conservation plans are applicable to the project site or vicinity.

5. **CULTURAL/SCIENTIFIC RESOURCES. Would the project:**

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

No Impact –

The project site is developed with an existing outlet center not listed or designated as eligible for listing on the National Register of Historic Places (NRHP) or in the California Points of Historical Interest (Office of Historical Preservation). The proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel would not cause any change in the significance of a historical resource.

- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact –

The project site is developed with an existing outlet center, and no land disturbance or alteration is contemplated. The proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel would not cause any change in the significance of an archeological resource.

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact –

The project site is developed with an existing outlet center, with preparations and approval to construct the remainder of the outlet center (Phase 2) and a hotel, and no land disturbance or alteration is contemplated. The proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and the planned hotel would not directly or indirectly destroy a unique paleontological resource or site or a unique geological feature.

- d. Disturb any human remains, including those interred outside of formal cemeteries?

No Impact –

The project does not include construction or any type of excavation or grading. Therefore, the proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and the approved planned hotel would have no impact on cultural or scientific resources, including historical, archeological or paleontological resources, or human remains.

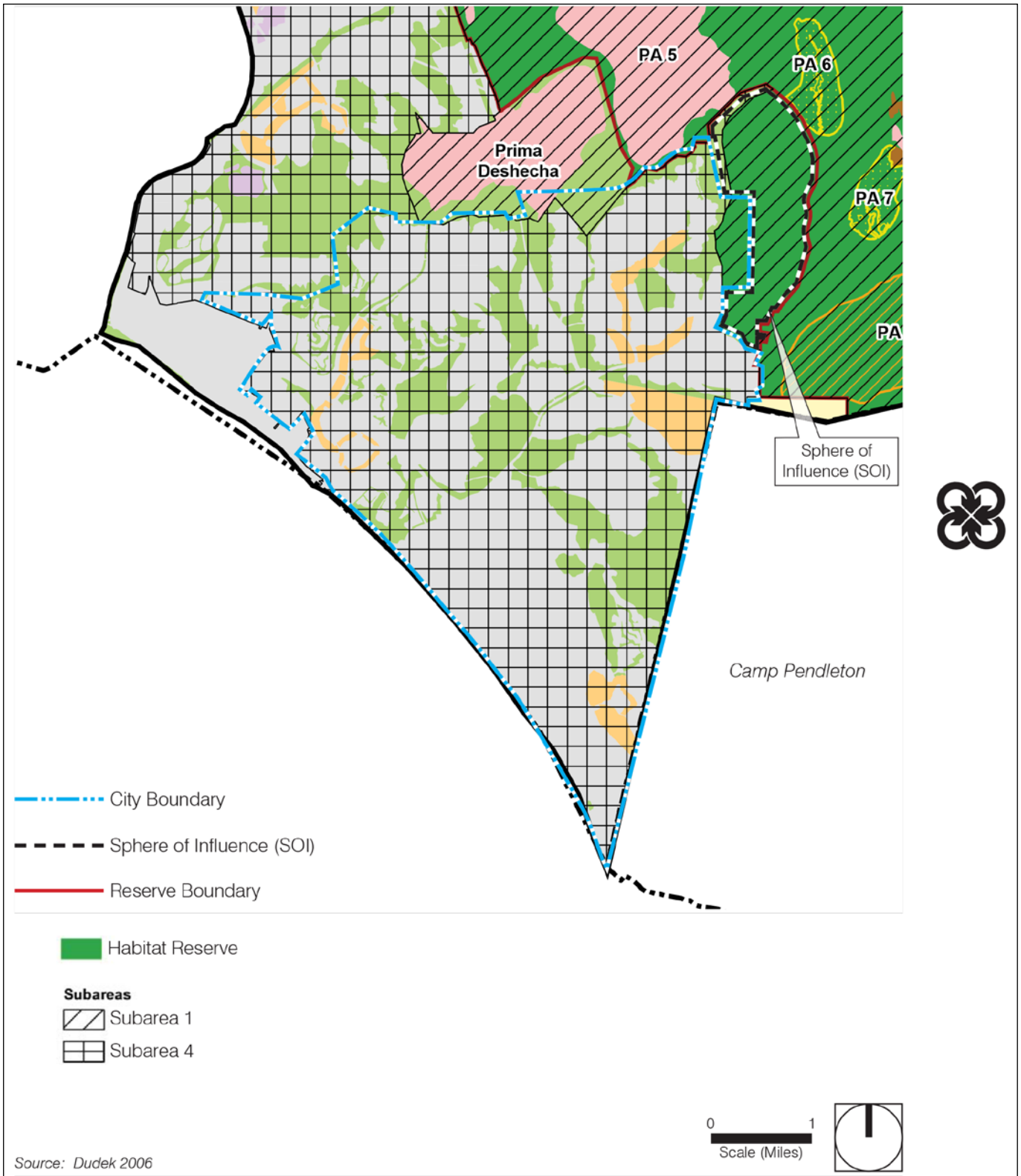


Exhibit 6 - Habitat Conservation Plan Map

6. **GEOLOGY AND SOILS. Would the project:**

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

No Impact –

There are no active faults within the City of San Clemente. The two closest faults are the Glen Ivy fault in the Elsinore Fault Zone approximately 17 miles away and an unnamed offshore fault 11 miles southwest of the city. The project does not propose any new construction, and the project site does not have an active fault in the vicinity, as shown on Exhibit 7 - San Clemente Fault Map (San Clemente, 2014, 5.5-4). Therefore, the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault.

- ii. Strong seismic ground shaking?

No Impact –

There are no active faults within the City of San Clemente. The two closest faults are the Glen Ivy fault in the Elsinore Fault Zone approximately 17 miles away and an unnamed offshore fault 11 miles southwest of the city. The City's General Plan EIR estimates that during a seismic event damage will be negligible in buildings of good design and construction, slight to moderate in well-built ordinary structures, and considerable damage in poorly built or badly designed structures with some chimneys broken.

The project does not propose any new construction and the project site does not have an active fault in the vicinity. Therefore, the proposed would not expose people or structures to potential substantial adverse effects from strong seismic ground shaking.

- iii. Seismic-related ground failure, including liquefaction?

No Impact –

The project site is not located within a liquefaction zone, as shown on Exhibit 8 - San Clemente Seismic Hazards Map (San Clemente, 2014, Figure 5.5-5), or in an area where historically an occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicates a potential for permanent ground displacements such that mitigation as defined in *California Public Resources Code* §2693(c) would be required.

- iv. Landslides?

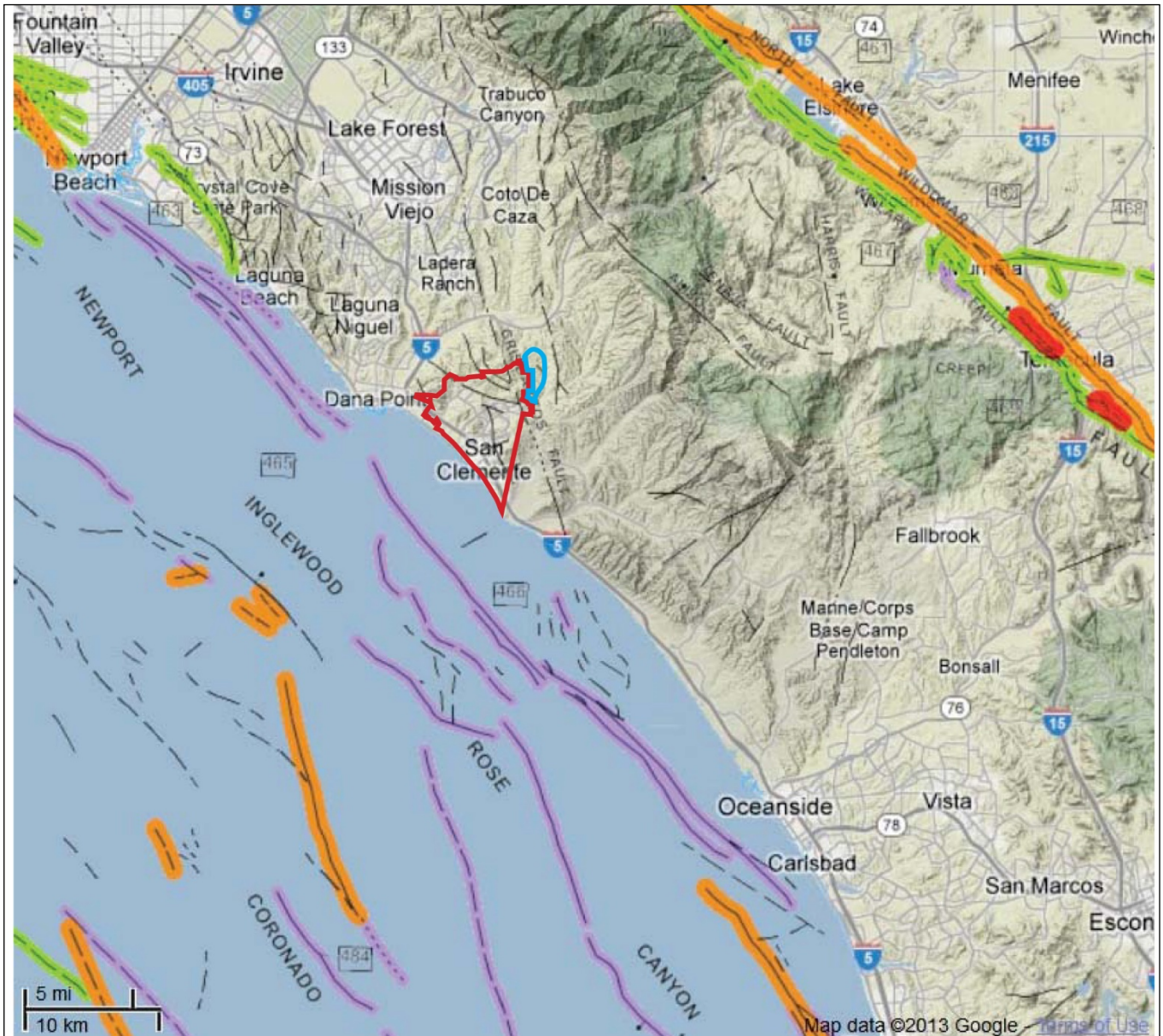
No Impact –

The project site is not located within a landslide zone, or an area where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in *California Public Resources Code* §2693(c) would be required. (San Clemente, 2014, 5.5-5)

- b. Result in substantial soil erosion or the loss of topsoil?

No Impact –

The project site is developed with an existing outlet center, and no land disturbance or alteration is contemplated. The proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and a planned hotel would not result in soil erosion or the loss of topsoil.



- Fault along which historic (last 200 years) displacement has occurred
- Holocene fault displacement (during past 11,700 years) without historic record
- Late Quaternary fault displacement
- Quaternary fault (age undifferentiated; Quaternary Period extends from the present to 1.6 million years before present)
- Pre-Quaternary
- Site Boundary Sphere of Influence

NOTE: Fault traces on land are indicated by solid lines where well located, by dashed lines where approximately located or inferred, and by dotted lines where concealed by younger rocks or by lakes or bays.



Source: CGS 2005

Exhibit 7 - San Clemente Fault Map

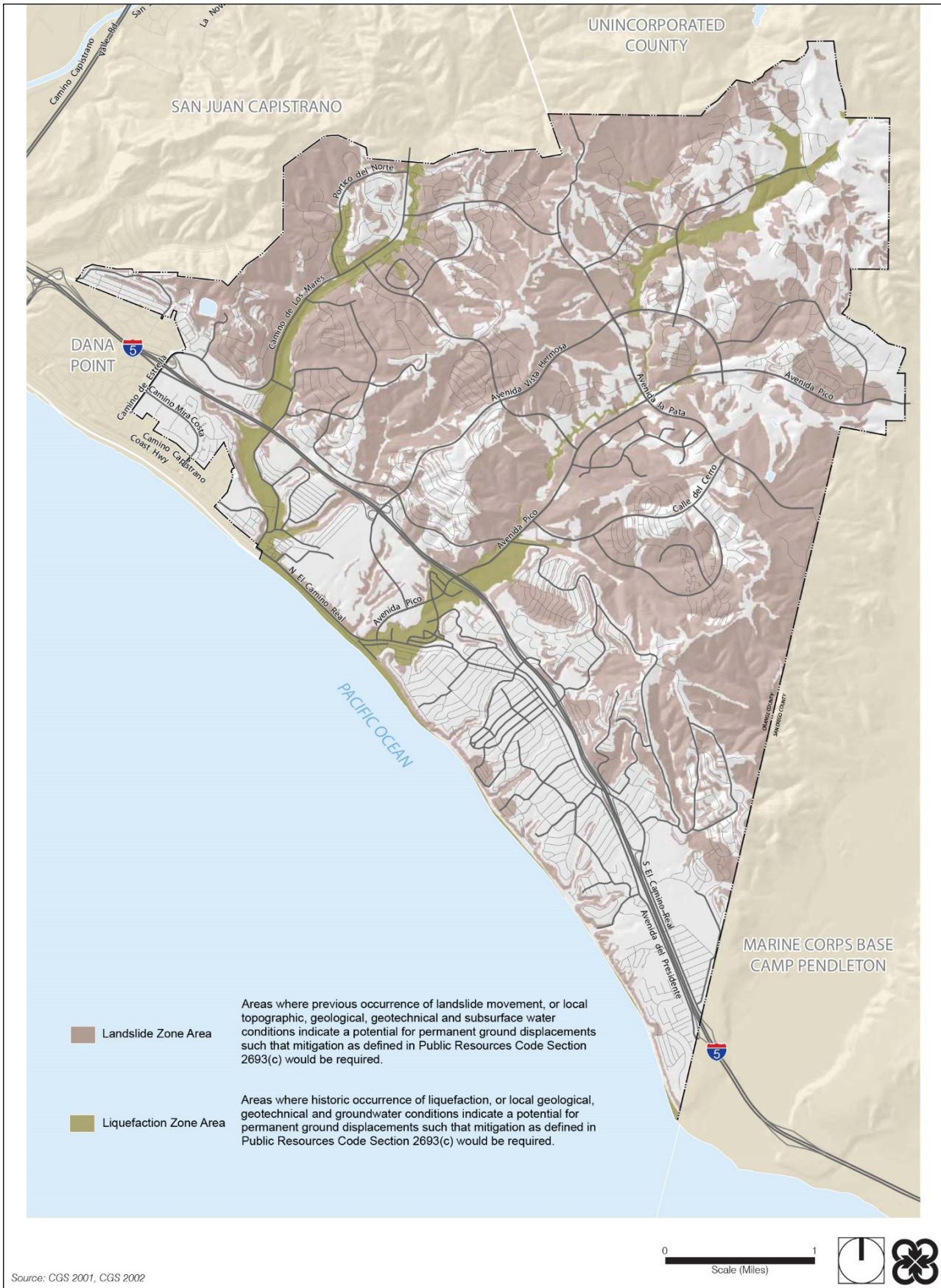


Exhibit 8 - San Clemente Seismic Hazards Map

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact –

The project site is developed with an existing outlet center and is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the project. The proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and a planned hotel would not potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- d. Be located on expansive soils, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property?

No Impact –

The project site is developed with an existing outlet center and is not located in an area that is identified as having expansive soils. The proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and a planned hotel would not create a risk to life or property.

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not require sewer use or connection. There would be no potential impact due to soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal system where sewers are not available for the disposal of waste water.

7. GREENHOUSE GAS EMISSIONS. Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact –

The proposed project would add signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The signage may enhance visibility of the outlet center and the planned hotel to facilitate the proper routing of traffic to the project site; however, the original Marblehead EIR analyzed a fully operational development with approximately 750,000 square feet of commercial development, including freeway-oriented signs and sign towers. Subsequent Addenda to the Marblehead EIR refined the project and reduced the intensity to approximately 641,000 square feet. The EIR and its Addenda appropriately analyzed emissions from greenhouse gasses including ozone, carbon monoxide, nitrous oxide, and other greenhouse gasses. In addition, the Marblehead development was subsequently included in the City's 2014 Centennial General Plan EIR. The 2014 General Plan EIR included a distinct Greenhouse Gas (GHG) section with a comprehensive City-wide GHG analysis. The City's GHG emissions were analyzed based on a variety of sources including Transportation, Residential Energy Use, Non-Residential Energy Use, City/Municipal Energy Use, Waste, Water/Wastewater and other uses. The GHG emissions were analyzed based on the existing conditions, year 2020 projections and year 2035 projections. This analysis included the entire Marblehead development including the outlet center and hotel, which were approved prior to the preparation of the General Plan EIR. While the project applicant is requesting freeway-oriented/visible signage to ensure a successful development by facilitating the proper routing of vehicular traffic to the project site, GHG emissions from the project were fully analyzed in the City's General Plan EIR, because the GHG analysis in the General Plan EIR also assumes full build-out and operation of the Marblehead development. In addition, the issue of climate change impacts from greenhouse gas emissions is not new information that was not known or could not have been known with the exercise of reasonable diligence at the time the Marblehead EIR was certified as complete, nor does it

constitute a substantial change in circumstances, because information on the effect of greenhouse gas emissions on climate and the danger of climate change have been known long before the City approved the original EIR in 1998 and certainly when the City approved addenda to the EIR in 2000 through 2004. The installation of signs would not therefore contribute to the generation of greenhouse gas emissions beyond what was analyzed in the Marblehead EIR and City GPEIR and no additional analysis is required.

- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact –

The proposed project would add signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and a planned hotel. The installation of signs could not have a foreseeable impact on greenhouse gas emissions, and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases beyond what was analyzed in The Marblehead EIR and City's GP EIR, as discussed above.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The proposed signs would not create a hazard to the public or the environment through the use or transport of hazardous materials.

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The proposed signs would not create a hazard to the public or the environment through the use or transport of hazardous materials, including foreseeable accident conditions.

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel located approximately one-quarter mile from Shorecliffs Middle School and approximately one-half mile from San Clemente High School. The proposed signs would not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel in a largely built-out portion of San Clemente. No hazardous materials are associated with the proposed project. The project site is not identified on a list of hazardous materials compiled pursuant to *California Government Code* §65962.5.

- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel and is not located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or a public use airport, and would not result in a safety hazard for people residing or working in the project area.

- f. For a project within the vicinity of private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel and is not located within the vicinity of private airstrip, and would not result in a safety hazard for people residing or working in the project area.

- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel with established roadways outside the tsunami evacuation zone. The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

- h. Expose people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project site is not located within a very high fire hazard severity zone (San Clemente, 2014, 5.7-1). The proposed project would not expose people or structures to a significant risk or loss, injury, or death involving wildland fires, and is not located in an area where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands

9. **HYDROLOGY AND WATER QUALITY. Would the project:**

- a. Violate any water quality standards or waste discharge requirements?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would contribute to a violation of water quality standards or waste water discharge requirements.

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that

would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level.

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or a river, in a manner that would result in substantial erosion or siltation on- or off-site.

- d. Substantially alter drainage patterns of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would substantially alter drainage patterns of the site or the area, including through the alteration of the course of a stream or a river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

- e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

- f. Otherwise substantially degrade water quality?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would otherwise substantially degrade water quality.

- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact –

The project site is not identified as located within a 100-year and 500-year flood zone. The closest flood zone is located approximately 100 yards southwest downslope of the project site, as shown on Exhibit 9 - San Clemente Flood Zone Map (San Clemente, 2014, 5.8-4). The project proposes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel, and does not contemplate housing. The proposed project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

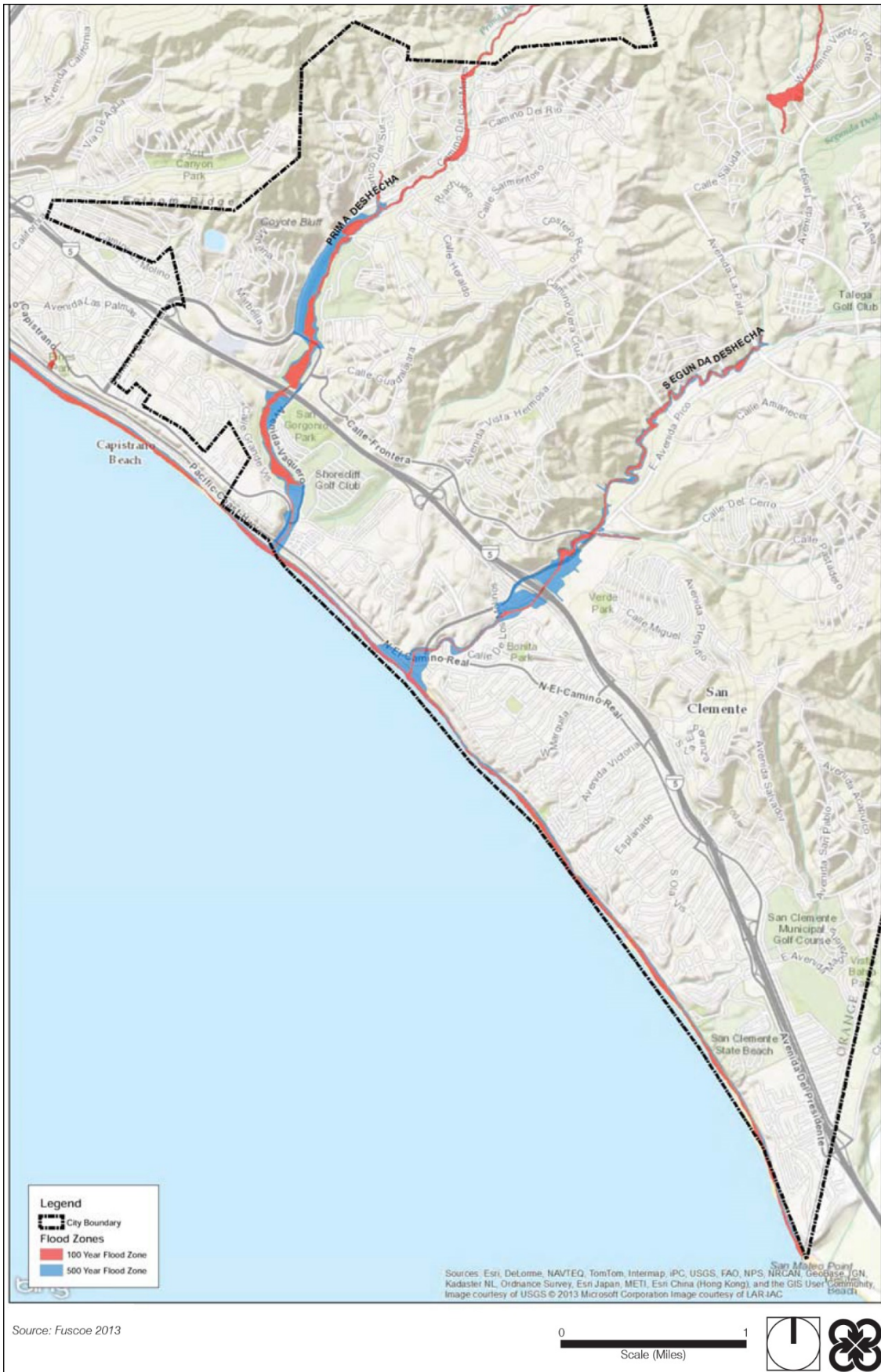


Exhibit 9 - San Clemente Flood Zone Map

- h. Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?

No Impact –

As stated above, the project site is not identified as located within a 100-year and 500-year flood zone. The closest flood zone is located approximately 100 yards southwest downslope of the project site. (San Clemente, 2014, 5.8-4). The project proposes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project would not place structures within a 100-year flood hazard area that would impede or redirect flood flows.

- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact –

The project site is not located within an area prone to flooding, and there are no levees or dams within the vicinity of the project. The project proposes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

- j. Would the project expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?

No Impact –

The project site is not located within an area subject to seiche, tsunami or mudflow. The proposed addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel would not expose people or structures to a significant risk of loss, injury or death involving inundation involving seiche, tsunami or mudflow.

10. **LAND USE AND PLANNING.** Would the project:

- a. Physically divide an established community?

No Impact –

The project site is located within an area in the City of San Clemente established for residential and commercial uses. The project proposes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project would not physically divide an established community.

- b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environment effect?

Potentially Significant Impact –

The project is within the Marblehead Specific Plan area subject to the Marblehead Coastal Development Agreement, which stipulates that during the term of the agreement the developer shall have a vested right to develop the commercial area in accordance with standards in place at the time of its approval. The proposed signs would not be subject to the City's current code standards, but rather City sign standards in place at the time of approval of the Development Agreement.

The project proposes a total of 36 freeway-oriented/visible signs, 20 of which would exceed the 64-square-foot maximum per sign area. The total amount of outlet signage is anticipated to exceed the 2,660 square feet of maximum allowable area based on the size of the outlet center buildings, and thereby requires a sign exception permit to increase the maximum allowable area. While the City of San Clemente amended the zoning code to remove the provision for sign exception permits in 2016, the proposed project is subject to the zoning regulations in place at the time the Marblehead Coastal Development Agreement was approved. Those zoning regulations provide for the issuance of a sign exception permit to increase the size of individual signs and overall sign area.

The proposed project would comply with the Development Agreement, including the Marblehead Coastal Specific Plan and the Marblehead Coastal Design Guidelines. Project consistency for the proposed changes to the freeway sign program as compared to the original freeway sign program analyzed in the Marblehead EIR will be further analyzed in the Supplemental EIR.

- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less than Significant Impact –

As discussed above, the project site is located within Subarea 4 of the Orange County Southern Subregion Habitat Conservation Plan (HCP), which encompasses San Clemente and neighboring areas. The General Plan EIR HCP Map does not identify the project site and surrounding areas a part of the habitat reserve (City of San Clemente, 2014, Figure 5.3-1). However, a previously disturbed canyon area, located between the outlet center, the approved but unbuilt Phase 2 of the outlet center, and the approved planned hotel, is designated as supplemental open space by the Southern Orange County HCP. A majority of the project site is developed with an existing outlet center; the unbuilt Phase 2 of the outlet center has been previously approved and the site is rough graded for the approved planned hotel. Due to the proposed changes to the freeway sign program as compared to the original freeway sign program analyzed in the Marblehead EIR, potential project-related impacts to the HCP will be further examined in a biological report and analyzed in the Supplemental EIR.

11. **MINERAL RESOURCES. Would the project:**

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact –

The proposed project includes signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The City of San Clemente General Plan does not identify any minerals of importance within the City, and the project does not involve earth disturbance. The proposed project does not have the potential to result in the loss of availability of a mineral resource that would be of value to the region and the residents of the state.

- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact –

The proposed project includes signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The City of San Clemente General Plan does not identify any minerals of importance within the City, and the project does not involve earth disturbance. The proposed project does not have the potential to result in the loss of availability of a locally important mineral resource.

12. **NOISE. Would the project:**

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

No Impact –

The project site is located within a 70 CNEL noise contour, as shown on Exhibit 10 - Existing Exterior Noise Levels in San Clemente Map (San Clemente, 2014, 5.10-2). The proposed project includes signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and at an approved planned hotel that would not contribute to the generation of noise beyond the existing condition as analyzed in the Marblehead EIR. Therefore, the proposed project would not expose persons or contribute to generation of noise levels in excess of standards established in the local general plan or the noise ordinance, or applicable standards of other agencies.

- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

No Impact –

The proposed project is the installation of signs onto an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project would not cause exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact –

The proposed project includes the addition of tenant signs and project identification signs at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel for the purpose of identification and wayfinding. The noise levels for a fully operational outlet center and hotel were analyzed in the Marblehead EIR. The proposed project would not create a permanent increase in ambient noise levels in the project vicinity beyond what was analyzed in The Marblehead EIR.

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact –

The proposed project includes the addition of tenant signs and project identification signs at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel for the purpose of tenant identification and wayfinding. The noise levels for a fully operational outlet center and a hotel were analyzed in the Marblehead EIR. The proposed project would not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity beyond what was previously analyzed.

- e. For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project site is not located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or a public use airport. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels.

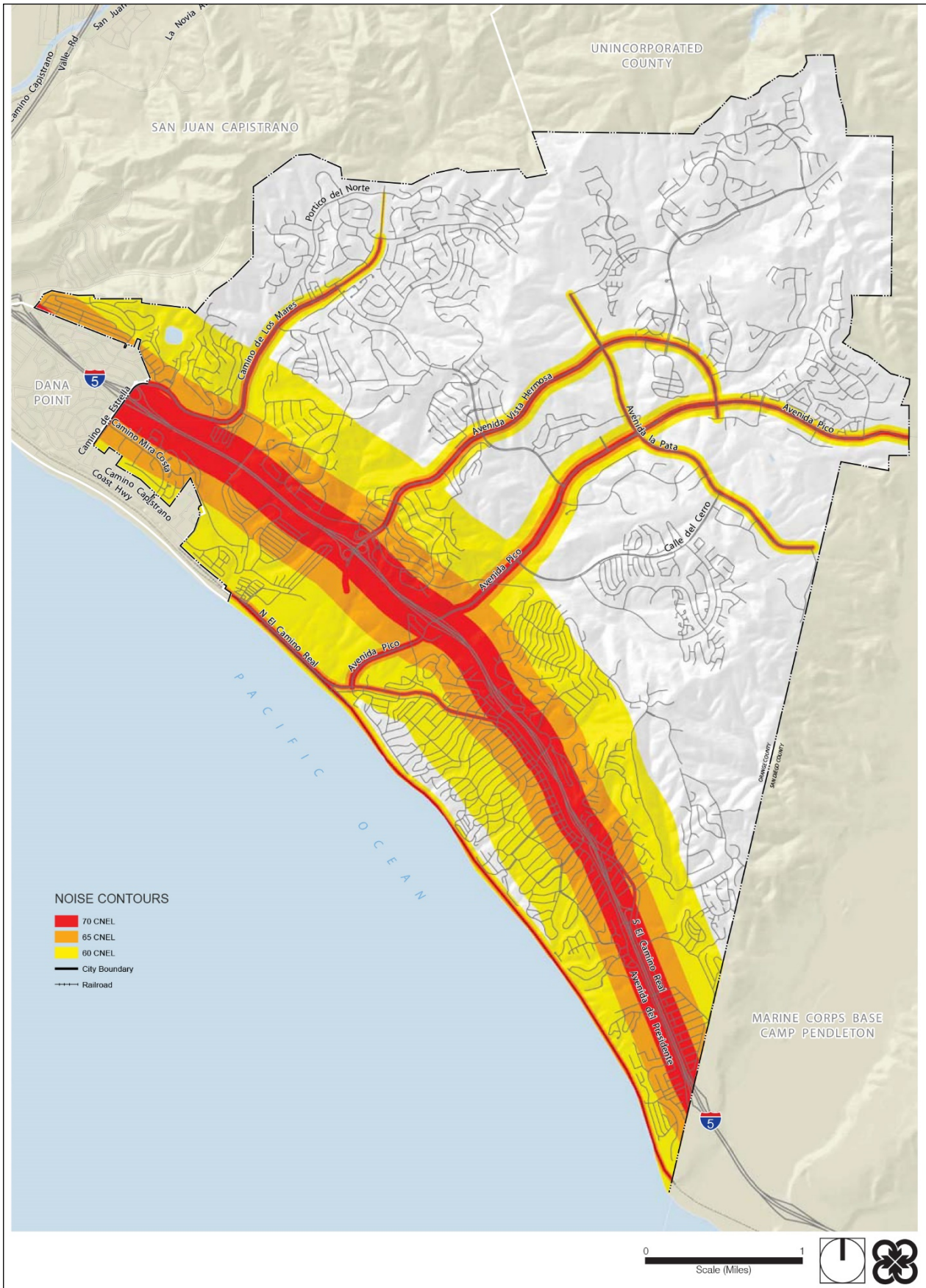


Exhibit 10 - Existing Exterior Noise Levels in San Clemente Map

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?

No Impact –

The project includes the addition of signage to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project site is not located within the vicinity of a private airstrip, and would not expose people residing or working the project area to excessive noise levels.

13. POPULATION AND HOUSING. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact –

The proposed project includes the placement of signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel zoned as regional commercial. The addition of tenant signs and project identification signage would not induce any population growth in an area, either directly or indirectly.

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact –

The proposed project includes the placement of signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel zoned as regional commercial. The addition of tenant and project identification signage would not displace existing housing or necessitate the construction of replacement housing elsewhere.

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact –

The proposed project includes the placement of signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel zoned as regional commercial. The addition of tenant signs and project identification signage would not induce population growth or displace people or housing. The proposed project would not displace substantial numbers of people or necessitate the construction of replacement housing elsewhere.

14. PUBLIC SERVICES. Would the project:

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?

No Impact –

Fire services are provided by the Orange County Fire Authority (OCFA), with OCFA Station 50 located approximately 3 miles away from the project site. Fire services are adequate, and service ratios, response times, and other performance objectives would not be affected. A fully operational outlet center and a hotel were analyzed in the Marblehead EIR, and the proposed placement of signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and at the approved planned hotel would not result in adverse impacts on fire protection beyond what was previously analyzed.

ii. Police protection?

No Impact –

Police services are provided by Orange County Sheriff's Department, with the San Clemente substation located approximately 2.5 miles away from the project site. Police services are adequate, and service ratios, response times, and other performance objectives would not be affected. Therefore, the proposed placement of signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel would not result in adverse impacts on police protection.

iii. Schools?

No Impact –

San Clemente High School and Shorecliffs Middle School are located approximately one-half mile and one-quarter mile away from the project site. The proposed signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities or the need for new or physically altered school facilities.

iv. Parks?

No Impact –

Marblehead Sports Complex is located approximately one-half mile away from the project site. The proposed signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities or the need for new or physically altered park facilities.

v. Other public facilities?

No Impact –

The proposed project includes the placement of signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel and would not result in adverse impacts on government facilities. Fire services are provided by the Orange County Fire Authority (OCFA), with OCFA Station 50 located approximately 3 miles away. Police services are provided by Orange County Sheriff's Department, with the San Clemente substation located approximately 2.5 miles away. San Clemente High School and Shorecliffs Middle School are located approximately 1 mile and 2 miles away, respectively. Public services are adequate, and service ratios, response times, and other performance objectives would not be affected. Therefore, the proposed project would have no impact on public services.

15. RECREATION. Would the project:

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact –

The proposed project includes the placement of tenant and project identification signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel, and would not result in increased usage of existing neighborhood and regional parks or other recreational facilities. No substantial physical deterioration of facilities would occur or be accelerated by the proposed project.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact –

The proposed project includes the placement of tenant signs and project identification signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not include recreational facilities or require the construction or expansion of recreational facilities. There would not be a resultant increase of usage of neighborhood and regional parks, and no recreational facilities are proposed. Therefore, the proposed project would have no impact on recreation that might have an adverse physical effect on the environment.

16. TRANSPORTATION/TRAFFIC. Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

No Impact –

The addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel for the purpose of wayfinding and tenant identification would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

- b. Conflict with an applicable congestion management program, including, but not limited to level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Less Than Significant –

The proposed signage would be facing the I-5 Freeway and viewed from area surface streets. Signage size and lighting levels are regulated by the City's zoning code in place at the time the Development Agreement was approved. The California Transportation Authority (Caltrans) regulates freeway signage and will be alerted for review. The Supplemental EIR will include an analysis consistent with the Caltrans regulations.

The addition of 27 tenant signs, 4 project identification signs, and 5 hotel identification signs for the purposed of wayfinding and tenant identification to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel would not impact service standards. The project would comply with City and state regulations; however, due to the proposed changes to the freeway sign program as compared to the original freeway sign program analyzed as part of the Marblehead EIR, impacts with respect to transportation and traffic will be further analyzed in the Supplemental EIR.

- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact –

The proposed project is the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel for the purpose of wayfinding and tenant identification. The project is not in the vicinity of an airport and would not impact air traffic patterns including either an increase in traffic levels or a change in location that results in substantial safety risks.

- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact –

The addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel for the purpose of wayfinding and tenant identification would not create any changes to the existing streets. Due to the proposed changes to the freeway sign program as compared to the original freeway sign program analyzed as part of the Marblehead EIR, compatibility and the potential for increased hazards resulting from the proposed project will be further analyzed in a traffic study and presented in the Supplemental EIR.

- e. Result in inadequate emergency access?

No Impact –

The addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel for the purpose of wayfinding and tenant identification would not interfere with or potentially result in inadequate emergency access.

- f. Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact –

The addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel for the purpose of wayfinding and tenant identification would not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would contribute to or exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts.

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The project does not involve activities that would require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. Existing water supplies are adequate for the proposed project, as the project does not involve activities that would require new or expanded entitlements.

- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. Existing wastewater capacity is adequate for the proposed project, and the proposed signage would not produce additional wastewater. The proposed project would not result in a wastewater demand beyond what was analyzed in The Marblehead EIR.

- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact –

The proposed project includes the addition of signs to an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. Existing landfill capacity is adequate for the proposed project, as the project does not involve activities that would require new or expanded solid waste disposal needs.

- g. Comply with federal, state and local statutes and regulations related to solid waste?

No Impact –

The proposed project includes the placement of signage at an existing outlet center, the approved but unbuilt Phase 2 of the outlet center, and an approved planned hotel. The addition of tenant and project identification signage will comply with federal, state, and local statutes and regulations related to solid waste.

18. MANDATORY FINDINGS

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The project does not have the potential to individually or cumulatively alter or reduce the habitat of fish and wildlife or reduce the number of plant species existing on the project site or in the vicinity.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The project does not have the potential to significantly result in cumulatively considerable impacts in the areas where individual impacts have been identified for aesthetics, land use and planning, and traffic. Technical studies will be prepared providing mitigation to reduce impacts.

- c. Does project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The project has the potential to have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.