

2. Executive Summary

2.1 Project Location

The proposed Project, known as the Outlets at San Clemente Sign Program, is located at 101 West Avenida Vista Hermosa, San Clemente, California as shown on Exhibit 2-1 – Regional Map and Exhibit 2-2 – Vicinity Map. The Interstate 5 (I-5) Freeway is adjacent to the Project site on the east. The Faire Harbour Condominiums and Highland Light residential communities are located east of the I-5 Freeway. An industrial center is located to the south, and the residential community of Sea Summit, including Shore Cliffs Middle School, is located to the north and west. The Sea Summit residential community is still under development as of this writing.

The City of San Clemente is located at the southern tip of Orange County, approximately halfway between the cities of Los Angeles and San Diego, with a population of approximately 67,000.

2.2 Project Description

The proposed Project consists of:

- Modification of a previously approved Master Sign Program per Marblehead Coastal EIR SCH No. 95091037 and Addenda 1 through 5
- Addition of 23 halo-illuminated wall-mounted signs and 2 project identification signs on the exterior walls of an existing outlet center
- Addition of 4 halo-illuminated tenant signs and 2 project identification signs to a proposed Icon Tower
- Addition of 3 primary and 2 secondary halo-illuminated hotel signs to an approved but unbuilt hotel
- Approval of an Amendment to a Discretionary Sign Permit for the Master Sign Program that would allow addition of freeway-oriented signs

A detailed description of the Sign Exception Permit process is provided in Section 3 (beginning on page 19). A detailed description of the Project is provided in Section 4 (beginning on page 33).



Exhibit 2-1 – Regional Map



Exhibit 2-2 – Vicinity Map

2.3 Discretionary Actions

This SEIR is intended to provide complete and adequate CEQA coverage for all actions and approvals associated with ultimate development of the proposed Project, including but not limited to:

- Certification of the Final Supplemental Environmental Impact Report
- Approval of Amendment to Discretionary Sign Permit 05-176 for a Master Sign Program for Freeway-Oriented Signs
- Approval of Sign Exception Permit 15-428 to allow freeway-oriented signs, signs in excess of the City Sign Ordinance standard of 64 square feet in area, and sign areas in excess of the City Sign Ordinance standard of 1 square foot per 1 lineal foot of building frontage

2.4 Summary of Environmental Impacts

Sections 5 through 10 of the SEIR include environmental analysis and information related to the proposed Project. Section 5, Environmental Setting, Impacts, and Mitigation Measures, provides a detailed analysis of the potential impacts of the proposed Project related to aesthetics, biological resources, land use and planning, and transportation and traffic. Section 6 provides an analysis of alternatives to the Project as it is currently proposed. Section 7 and Section 8 describe the potential for the proposed Project to result in cumulative impacts and growth-inducing impacts, respectively. Section 9 provides a complete list of mitigation measures proposed for the Project under this SEIR. Section 10 summarizes the potentially significant adverse impacts of the proposed Project that cannot be avoided or mitigated to a level of “less than significant.”

The environmental analyses in this SEIR are focused on the environmental topics that could be significantly adversely affected by the proposed Project. Information below briefly discusses the environmental topics addressed herein.

Aesthetics

The Project site is located adjacent to the I-5 Freeway across from an established residential community. The proposed 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.

Light is currently generated within the Project site and adjacent areas by street lights, vehicle headlights, and residential and commercial lighting. Glare results from sunlight reflecting off surfaces such as windows, paving, buildings, and windshields.

The Project could result in a significant impact on or degrade the existing visual character or quality of the site and its surroundings. Signage was considered in the Marblehead FEIR, which included development of the Project site, and this SEIR modifies the number and types of signs proposed and approved in the FEIR. Signage materials will be non-reflective and will not produce glare affecting vehicles on the adjacent I-5 Freeway, adjacent residences, or commercial development.

Biological Resources

The majority of the Project site consists of a mostly built outlet center and already approved but yet to be built development on previously graded portions of the site. The site is surrounded by residential and urban development on all sides except for a remnant canyon located adjacent to the northern portion of the site.

The proposed Project will not have a substantial adverse effect on any species identified as a candidate, sensitive, or special status species or on any riparian habitat or other sensitive natural community. The Project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species. There will be no conflict with any local policies or ordinances protecting biological resources, and the Project will not conflict with the provisions of the Orange County Southern Subregion Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan. The adjacent canyon would not be exposed to a substantial increase or change in artificial night lighting, and no species within the canyon will be impacted.

Land Use and Planning

The Project site is designated as Regional Commercial in the City of San Clemente General Plan and MHC SP-RC 1 in the Marblehead Specific Plan, which provides regulatory guidance for the development of the Marblehead community of which the Project site is a part. The Regional Commercial General Plan land use designation includes general retail commercial, factory outlet stores, restaurants, offices, financial institutions, lodging, and similar regional-serving uses. The Project is within the Marblehead Coastal Specific Plan area subject to the Marblehead Coastal Development Agreement and zoning code regulations in place at the time the Marblehead Coastal Development Agreement was approved. The Project is consistent with General Plan and Specific Plan land use designations. The proposed Project includes additional freeway-oriented and freeway-visible signs (signs not necessarily oriented toward the freeway but are still visible from the freeway) that were not analyzed as part of the Marblehead EIR and, therefore, consistency with the Specific Plan and Development Agreement is analyzed herein.

Transportation and Traffic

The Sign Impact Analysis provided information regarding the impact on freeway traffic of providing and not providing the proposed wall-mounted signage along the building frontages. Included in the Analysis are evaluations based on Caltrans criteria for freeway signs, wayfinding impacts related to safety issues for distracted or lost drivers, and a freeway egress evaluation.

2.5 Matrix of Mitigation Measures

Project Impacts	Mitigation Measures	Level of Significance after Incorporation of Conditions of Approval and Mitigation Measures
Aesthetics		
1. Potential impacts will occur due to signage lighting remaining on for 1 hour past the hours of operation for individual tenants. 2. Use of color exceptions on signs is inconsistent with the established Spanish Architectural style specified in the Marblehead Coastal Specific Plan.	MM AE-1 Prior to the issuance of building permits for proposed outlet center tenant and Project identification signage, the Project Applicant shall submit plans to the Planning Division demonstrating that all proposed sign lighting is set to a timer. Sign lighting shall be turned off at the time of closure of each individual tenant consistent with the Project use permit.	1. Impacts related to sign lighting remaining illuminated for 1 hour after individual tenant closing will be less than significant with implementation of mitigation measure MM AE-1 which limits signage lighting to operational hours. 2. Impacts related to the color exceptions remain significant.
Biological Resources		
The proposed Project will not adversely affect or have a significant impact, either directly or indirectly, on biological resources.	No mitigation measures are required or proposed.	No impacts will occur to biological resources.
Land Use and Planning		
The proposed Project does not include a change to the land use or zoning designations and is consistent with the City's General Plan, the Marblehead Specific Plan and the Marblehead Development Agreement.	No mitigation measures are required.	No impacts will occur related to Land Use & Planning.
Transportation and Traffic		
Mitigation measures were provided in the Marblehead EIR related to impacts on traffic. No additional or more severe impacts will occur due to implementation of the Project.	No mitigation measures are required.	No impacts will occur related to Transportation and Traffic.

2.6 Impacts Found Not To Be Significant

Section §15128 of the CEQA Guidelines requires that an EIR identify those impacts found not to be significant in the Initial Study/NOP and EIR process. Those impacts must be identified and accompanied by a brief explanation of why the impacts were found to be insignificant. The following impacts were found to be insignificant after completion of the NOP process and are not further analyzed in the SEIR.

Table 2-1 Impacts Found Not To Be Significant

Environmental Issue	Basis for Dismissal from EIR Discussion
Agriculture/Forestry Resources	The Project site is within an existing developed area and is surrounded by residential, commercial, and industrial uses. No agricultural or forestry resources exist on or in the immediate vicinity of the Project.
Air Quality	The proposed Project relates to the addition of signage not analyzed in the Marblehead EIR. Air quality impacts related to the entire Marblehead development, including greenhouse gas emissions, were analyzed in the previously certified EIR. The proposed signage will not result in any new or additional air quality impacts beyond those analyzed in the Marblehead EIR, its addenda, and related approvals.
Cultural Resources	The Project site is either developed or disturbed, and no cultural resources were discovered during development. The proposed Project does not involve additional grading, and ground disturbance will be limited to ground preparation for the installation of an icon tower for project and tenant identification. The Marblehead EIR considered cultural resources, and no new impacts will occur with Project implementation.
Geology/Soils	The Project does not propose any development or construction involving grading and is not located in an area in close proximity to earthquake faults. The site is not subject to liquefaction, landslides, mudslides, or geotechnical conditions resulting in significant impacts. Geology and soils analysis was provided in the Marblehead EIR, its addenda, and related approvals and no new impacts will occur with implementation of the modified sign program.
Greenhouse Gas Emissions	Greenhouse gas emissions were analyzed within the Air Quality analysis in the Marblehead EIR and subsequent Addenda for the originally proposed 750,000-square-foot commercial development. The proposed sign program will not result in any greenhouse gas emissions impacts that were not previously analyzed.
Hazards & Hazardous Materials	The proposed sign program will not result in new or additional impacts related to hazards and hazardous materials beyond those previously analyzed in the Marblehead EIR, its addenda, and related approvals. No hazardous materials will be used to construct and install the signs, and the signs will improve wayfinding for motorists, which will minimize dangerous driving conditions due to confusion.
Hydrology/Water Quality	The sign program will have no impact on the previously analyzed hydrology and water quality conditions. Overall development impacts have been addressed in the Marblehead EIR, its addenda, and related approvals, and no further analysis is required.
Mineral Resources	The Project site does not support any mineral resources as determined in the Marblehead EIR, its addenda, and related approvals.
Noise	There will be no noise impacts due to implementation of the signage program beyond what was analyzed in the Marblehead EIR, its addenda, and related approvals. No additional analysis is required.
Population and Housing	The signage program does not include housing and will not impact population. No additional analysis is required beyond what was provided in the Marblehead EIR, its addenda, and related approvals.
Public Services	There will be no impact to public services related to installation of the proposed signage. No additional analysis is required beyond that already provided in the Marblehead EIR, its addenda, and related approvals.
Recreation	There will be no impact related to recreation with the installation of additional signage. No additional analysis is required beyond that already provided in the Marblehead EIR, its addenda, and related approvals.

Environmental Issue	Basis for Dismissal from EIR Discussion
Tribal Cultural Resources	There will be no impact related to tribal cultural resources with the installation of signage and the construction of the Icon Tower. The Project site is not considered a tribal cultural resource, as defined in <i>California Public Resources Code</i> section §21074, listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in <i>Public Resources Code</i> §5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of <i>Public Resources Code</i> §5024.1.
Utilities/Service Systems	The proposed sign program will not result in impacts to utilities or service systems beyond the need for minimum additional electricity usage for sign lighting. No impacts beyond those analyzed in the Marblehead EIR, its addenda, and related approvals.