

Addendum No. 4 to Final EIR 95-01

SCH No. 95091037

**Marblehead Coastal Project
Public Parks & Trails Master Plan
Amended Tentative Tract Map #8817**

**City of San Clemente
Community Development Department**

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Final Environmental Impact Report 95-01
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CHAPTER 1
INTRODUCTION AND PURPOSE

1.0 INTRODUCTION AND PURPOSE

1.1 CEQA Compliance

The City of San Clemente is the lead agency under the California Environmental Quality Act (CEQA). In accordance with Section 15164(a) of the CEQA Guidelines, *Addendum to an EIR or Negative Declaration*, this Addendum (No. 4) to the Marblehead Coastal Final EIR 95-01 (SCH No. 95091037) has been prepared by the City of San Clemente. Section 15162(a) of the State CEQA Guidelines states the following with respect to an Addendum to an EIR:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

On August 5, 1998, the City of San Clemente certified Marblehead Coastal Final EIR 95-01 for the project described in Section 3.0 of the Final EIR, *Project Description*. Revisions were recommended by the City of San Clemente staff and City Council, resulting in the preparation of Addendum No. 1 to Final EIR 95-01 in July 1998. Pursuant to Section 15164(d) of the State CEQA Guidelines, the addendum (No. 1) was considered by the San Clemente City Council prior to approval of the revised plan for the Marblehead Coastal Project. Although the revised Marblehead Coastal Project was approved by the San Clemente City Council on August 5, 1998, the approval did not include the optional multiple-family residential land use evaluated in the July 1998 Addendum. Changes to Tentative Tract Map No. 8817 (TTM #8817) and Site Plan 97-16, subsequent to review by the California Coastal Commission of the project Coastal Development Permit Application, resulted in the preparation of a second Addendum to Final EIR 95-01 in February 2000. Since the February 2000 Addendum (No. 2), additional changes to TTM #8817 were made by the Applicant in direct response to concerns expressed by the City of San Clemente Planning Commission and by conditions of approval for a Coastal Development Permit prescribed by the California Coastal Commission, resulting in preparation of a third Addendum to Final EIR 95-01 in August 2003. Since the August 2003 Addendum (No. 3), refinements and revisions have been made to the recreation component of the Marblehead Coastal Project. The City has determined that the current modifications to the proposed project do not require preparation of a Subsequent EIR. Section 15162 of the State CEQA Guidelines, *Subsequent EIRs and Negative Declarations*, mandates that:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

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- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration 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 EIR was certified as complete or the Negative Declaration was adopted shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous 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 EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The potential environmental consequences of the proposed modifications to the Marblehead Coastal Project have been thoroughly analyzed with respect to the conditions cited above. Based on the modifications to the proposed project, no new significant environmental impacts would occur, nor would the severity of impacts previously identified substantially increase. The City of San Clemente has determined that none of the conditions identified in Section 15162 occur and an addendum, pursuant to Section 15164 of the State CEQA Guidelines, shall be prepared and submitted to the City's decision-makers, along with Final EIR 95-01, for consideration prior to taking action to approve Amended TTM #8817.

1.2 Background and History

1.2.1 Certification of the Marblehead Coastal Project EIR 95-01 (SCH No. 95091037)

On August 5, 1998, the San Clemente City Council certified the Marblehead Coastal Final EIR 95-01 (SCH No. 95091037). Certification of the document by the City Council also included the adoption of the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program by the City Council. The development plan analyzed in Final EIR 95-01 included the following land uses:

- 116.7 acres of residential uses (436 dwelling units);
- 60.4 acres of regional serving commercial (750,000 square feet);

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- 1.0 acre of Coastal Commercial (60,000 square feet);
- 9.4 acres of public open space;
- 49.5 acres of private open space; and
- 13.6 acres of circulation facilities.

The EIR evaluated potential environmental impacts with respect to the following issue areas:

- Land Use and Related Planning;
- Transportation and Circulation;
- Noise;
- Air Quality;
- Soils and Geology;
- Population and Housing;
- Cultural/Scientific Resources;
- San Onofre Emergency Evacuation Plan;
- Public Services and Facilities;
- Hydrology and Flood Control;
- Aesthetics;
- Biological Resources; and
- Recreation.

The analysis concluded that with the exception of Air Quality, no significant impacts related to these aforementioned issue areas were identified following implementation of mitigation measures and/or compliance with applicable standards, applicable adopted policies and/or development standards prescribed in the City of San Clemente Municipal Code. It was determined that the short-term and long-term air emissions would remain significant and unavoidable, even after the implementation of mitigation measures.

Implementation of the Marblehead Coastal project necessitated approval of the following discretionary actions in 1998, which are thoroughly described in Final EIR 95-01:

- General Plan Amendment 96-01
- Specific Plan 95-02
- Coastal Development Permit
- Development Agreement
- Tentative Tract Map No. 8817
- Residential Site Plan Permit 97-16
- Commercial Site Plan Permit 99-16
- Conditional Use Permit 99-17
- Sign Exception Permit 99-18

Subsequent to certification of the Marblehead Coastal Final EIR, the City Council recommended modifications to the land uses proposed for that project that were not previously analyzed in the EIR. The City Council identified, as an optional land use and subject to the approval of a conditional use permit, multiple-family residential within the 60.4-acre regional commercial component of the Marblehead Specific Plan. Based on the recommendation, up to a maximum of 20 acres of multiple-family residential development could occur within the regional

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commercial component of the plan. Addendum No. 1 to Final EIR 95-01 was prepared to address the modifications identified for consideration by the City Council (see Section 1.2.2 below).

1.2.2 Addendum No. 1 to Marblehead Coastal Project Final EIR 95-01, July 1998

As indicated above, subsequent to the certification of EIR 95-01, the City of San Clemente staff and City Council recommended revisions for the Marblehead Coastal Project. These revisions included the provision of an optional land use (multiple-family residential) for a 20-acre portion of the property north of Avenida Vista Hermosa, located within the regional commercial area. In order to accommodate the revisions identified above (specifically, the proposed optional residential development), revisions to the Specific Plan proposed for the Marblehead Coastal project were drafted to reflect the potential multiple-family residential development option within the regional commercial (RC1) area.

Addendum No. 1 to Final EIR 95-01 analyzed the impacts associated with implementation of 20 acres of multiple-family residential development (i.e., 300 dwelling units) and 40.4 acres of regional commercial land uses at a 0.35 FAR (i.e., 615,000 square feet). The remaining land uses (i.e., coastal recreation commercial, single-family residential, and open space) were not otherwise affected by the land use revision. As stated, the addendum was considered by the San Clemente City Council prior to approval of the revised plan for the Marblehead Coastal Project. However, the approval of the Marblehead Coastal Specific Plan by the City Council did not include the optional multiple-family residential land use on the 20 acres evaluated in the addendum.

1.2.3 Addendum No. 2 to Marblehead Coastal Project Final EIR 95-01, February 2000

Tentative Tract Map 8817 was further modified in February 2000 after review of the Coastal Development Permit Application by California Coastal Commission staff to achieve the applicant's objective to retain additional existing wetland habitat. To achieve this objective, the following revisions to TTM #8817 were proposed:

- Reduction of 10 lots from 434 residential lots to 424 residential lots;
- An increase of 2.92 acres of existing wetland habitat to be preserved from 4.4 acres to 4.82 acres (2.5 acres of the total 4.4 acres were created wetland habitat);
- An increase of 5.7 acres of open space from 75.89 acres to 81.58 acres;
- Reduction of 1.1 acres of commercial center net acreage from 60.4 acres to 59.3 acres;
- Reduction of 54 commercial parking spaces from 3,718 to 3,664;
- Addition of Loffelstein retaining walls along the edge of portions of existing wetlands;
- Addition of one residential entry road, providing access from Avenida Vista Hermosa;

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- Addition of five vehicular bridges, accommodating pedestrian access and vehicular circulation; and
- Replacement of the single, large detention basin with three smaller detention basins in the central canyon.

Revisions to the Residential Site Plan included:

- Reduction of 10 single-family dwelling units (DU) from 434 DU to 424 DU;
- Reduction of the average lot size by 119 square feet from 7,136 square feet to 7,017 square feet.
- Addition of a residential entrance road, providing access from Avenida Vista Hermosa;
- Addition of five vehicular bridges, accommodating pedestrian access and circulation;
- Revision of the parking summary for the residential component to accommodate 424 single-family DU;
- Addition of Loffelstein retaining walls along the edge of the wetland habitat within the major drainage features;
- Revision of the fencing concept to accommodate the amended residential site plan lot changes;
- An increase in open space area preserved to 71.45 acres from 66.89 acres, including 25.78 acres of "natural" open space and 45.67 acres of "manufactured" open space; and
- Relocation of the off-street, multi-purpose public recreation trail to the westerly edge of the wetland habitat.

Proposed revisions to Marblehead Coastal Project TTM #8817 and Residential Site Plan 97-16 required preparation of an Addendum to Final EIR 95-01 in February 2000. The February 2000 Addendum (No. 2) analyzed the impacts associated with implementation of technical changes and refinements, as described, of both TTM #8817 and the Site Plan. The proposed changes were determined by City staff to be consistent with the adopted Marblehead Coastal Specific Plan and the San Clemente General Plan. Consequently, no revisions to the Marblehead Coastal Specific Plan were necessary.

1.2.4 Coastal Development Permit Application 5-99-260, March 2001

On March 12, 2001, a public hearing was held at the California Coastal Commission regarding Coastal Development Permit Application 5-99-260. The Applicant applied for a permit to construct a residential and commercial development, a public park, trails and open space, and associated infrastructure (including roads and utilities) on the portion of the Marblehead Coastal property within the coastal zone. Included were property subdivision and construction of 424

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single-family homes, 84,313 square feet of commercial space in eight commercial buildings in the coastal zone, a 9.4-acre bluff-top park, and 67.7 acres of public and private open space including pedestrian and bicycle trails. However, the Applicant withdrew the proposed application prior to the Coastal Commissioners voting on the matter.

During the public hearing, the Coastal Commission and Executive Director agreed to a local approval process in connection with the subsequent application, in which the Applicant would obtain an "in concept" preliminary approval from the City prior to submitting the application to the Coastal Commission. The Coastal Commission would accept and process the application with only the preliminary local approval having been completed. The preliminary approval of a revised project was granted by the City and subsequently submitted for Coastal Commission review. The Applicant was required to submit the project to obtain final approval from the City once an approval had been obtained from the Coastal Commission.

1.2.5 Coastal Development Permit Application 5-01-459, January 2003

On January 10, 2003, a public hearing was held regarding Coastal Development Permit Application 5-01-459. The Applicant applied for a permit to construct a residential and commercial development, public park, trails and open space and associated infrastructure including roads and utilities on the portion of the Marblehead Coastal property within the coastal zone.

The Applicant notified the Coastal Commission of its intent to continue working with Coastal Commission staff regarding revisions to their project. However, due to time constraints of Permit Streamlining Act requirements, they were unable to do so under the present application. Accordingly, their application was withdrawn and immediately re-submitted with the intent of returning to a hearing in April 2003.

1.2.6 Coastal Development Permit Application 5-03-013, April 2003

On April 9, 2003, a public hearing was held regarding Coastal Development Permit Application 5-03-013. The Applicant applied for a permit to construct residential and commercial development, a public park, trails and open space, and associated infrastructure (including roads and utilities) on the 201.38-acre portion of the Marblehead Coastal property within the coastal zone. Included was a property subdivision and construction of 313 single family homes on 44.24 acres, 141,506 square feet of commercial space in ten commercial buildings on 22.3 acres, 15.43 acres of public parks, 95.04 acres of public and private open space including pedestrian and bicycle trails, 12.43 acres of private streets, and 10.91 acres of public streets. On April 9, 2003, the Commission voted 12 to 0 to approve a coastal development permit for the proposed development subject to compliance with special conditions.

1.2.7 Addendum No. 3 to Marblehead Coastal Project Final EIR 95-01, August 2003

TTM #8817 was further modified in August 2003 in direct response to concerns expressed by the California Coastal Commission. Amended TTM #8817 proposed to retain the same basic elements as the prior development plans; however, the development footprint was modified to retract the commercial and residential components from within the significant canyon and drainage areas, and away from the bluffs. This reduced development footprint enabled

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preservation of a greater amount of the existing wetland and upland habitat, open space, and canyon areas. To achieve this objective, the following revisions to TTM #8817 were proposed:

- Amended TTM #8817 proposes 313 residential lots, a 111-lot reduction from the 424 lots proposed under the previously approved plan.
- A total of 7.4 acres of existing wetland habitat is preserved by the amended TTM, which represents an increase of 2.6 acres over the 4.8 acres proposed for preservation under the previously approved plan.
- The amended TTM provides 125.88 acres of open space representing an increase of 44.3 acres over the previously approved plan, which provided 81.6 acres of open space.
- With the amended TTM, the commercial center net acreage is reduced to 51.6 acres, which represents a 7.7-acre reduction from the previously approved plan. This reduced commercial acreage enables preservation of 7.7 additional acres of existing wetland habitat, open space, and canyon areas.
- The amended TTM preserves and creates 82.31 acres (including 1.68 acres off-site of Upland Habitat within the coastal zone).
- The previously approved plan proposed extensive Loffelstein Walls, which included native vegetation along the edge of portions of the existing wetlands. The amended TTM proposes three reinforced earth structures with unplanted facing: two as a part of the Avenida Vista Hermosa bridge abutments and one adjacent to the commercial service road and utility corridor adjacent to the I-5 right-of-way. The structures allow preservation of the existing wetland habitat and increased canyon open space and restoration areas.
- A residential entry road, which was proposed under the previously approved plan to provide direct access into the Marblehead Coastal Project from Avenida Pico, is deleted to minimize canyon crossings under the amended TTM. The amended TTM provides two residential entry points off Avenida Vista Hermosa and additional emergency access to Avenida Pico. Additionally, the emergency access to Camino San Clemente would be retained.

With the amended TTM, all three of the residential local road bridges have been eliminated, because they are no longer needed due to the condensed residential development and fewer residential lots. The commercial entry bridge proposed under the approved plan has been eliminated under the amended TTM. A new bridge (2-Lane Local Facility) is proposed to connect the eastern and western commercial areas. No change is proposed to the Avenida Vista Hermosa bridge (4-Lane Primary Facility).

- The following is a summary of the revisions to the storm drain, water, sewer, and reclaimed water systems, as proposed under the amended TTM:
 - Storm Drain System. The overall design concept for the storm drain system remains unchanged. However, the amended TTM proposed relocation of the

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

three small detention basins out of the central canyon, and siting three larger detention basins outside the canyon rim such that disturbance of existing wetlands and coastal sage habitat is avoided. With the amended TTM, impervious area has been further reduced by providing 125.88 acres of open space, an increase of 44.3 acres over the 81.6 acres proposed under the approved plan. Consistent with the approved plan, the amended TTM proposes a water quality system designed to protect the beach from urban runoff.

- Water System. The overall design concept for the water system remains unchanged. Water service would still be provided to two pressure zones. However, the amended TTM proposes an additional pressure reducing station (PRS) in the new residential entry road (due to the elimination of the residential street that crossed the central canyon). With the amended TTM, the projected water demand is reduced commensurate with the reduction in residential and commercial uses, resulting in a “savings” in domestic water use.
- Sewer System. The overall design concept for the sewer system remains unchanged. As compared to the approved plan, the projected wastewater generation with the amended TTM is reduced proportionate to the reduction in residential and commercial uses.
- Reclaimed Water System. As compared to the approved plan, the overall design concept for the reclaimed water system remains unchanged with the amended TTM.
- The amended TTM proposes to increase the Ocean View Park (Bluff Top Park) to 12.8 (compared to 9.4 acres in the approved plan). Additionally, the proposed turf areas have been reconfigured and reduced from 5.01 acres to approximately 3.47 acres.
- With the amended TTM, a “cluster” home neighborhood has been added for a total of 131 single-family dwelling units (DU) with an average lot area of 4,288 SF and 182 single-family DU with an average lot area of 7,495 SF.
- All acreages, names, lot numbers and references used on the approved plan have been updated as needed on the amended TTM.

Under the amended TTM, the acreage for the Sports Park (8.72 acres), Dudleya Native Plant Reserve (2.14 acres), Coastal Commercial parcel (1.0 acre), and Avenida Vista Hermosa interchange (2.72 acres) remain unchanged.

Amended Tentative Tract Map #8817 - Summary of California Coastal Commission Mandated Revisions

The requirements of the project related to the TTM, as mandated by the California Coastal Commission in association with Coastal Development Permit Application 5-03-013 (April 2003) are summarized as follows:

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Conditions of Approval for amended TTM 8817 have been updated to reflect the current project.

- | | |
|------------------|--|
| 1 (COA 1.D) | Proposed street segments, except CCCC, DDDD, FFFF, OOOO, PPPP, QQQQ, RRRR, and SSSS, shall be open to the public for vehicular access and parking. |
| 2 (COA 5.B) | ...consolidate open space lots that are contiguous with one another and that are to be held by a common owner. |
| 3 (COA 10.3) | Eliminate turf within Lot I on the bluff. |
| 4 (COA 10.4) | Reconfigure Lot N to eliminate all turf within 50 feet of ESHA. |
| 5 (COA 15.B.1.i) | Add a restroom to the Lot N Public Park. |

These requirements would be incorporated into the project. COA 5.B, 10.3 and 10.4 have been incorporated on the face of the Amended TTM.

Proposed revisions to Marblehead Coastal Project TTM #8817 required preparation of Addendum No. 3 to Final EIR 95-01 in August 2003. The August 2003 Addendum (No. 3) analyzed the impacts associated with implementation of technical changes and refinements, as described in TTM #8817. The proposed amendments to the TTM identified and described above were determined to be compatible with the objectives, policies, general land uses and programs specified in the San Clemente General Plan and the Marblehead Specific Plan. The City Council approved Amended TTM #8817 to subdivide the property into commercial, residential and open space lots on September 16, 2003, subject to Conditions of Approval. Specifically, Condition #12 specified that a *Public Parks and Trails Implementation Plan* be required as part of the amended Tract Map approval. The *Public Parks and Trails Implementation Plan* was required to address design issues through development of individual park master plans and a trails master plan. The proposed refinements to the recreation component of the Marblehead Coastal Project are described in Section 2.0, *Description of the Proposed Project*. As discussed in Section 1.1.1, CEQA Compliance, the proposed revisions to the recreation component have necessitated preparation of this Addendum (No. 4) to EIR 95-01.

CHAPTER 2.0
DESCRIPTION OF THE PROPOSED PROJECT

2.0 DESCRIPTION OF THE PROPOSED PROJECT

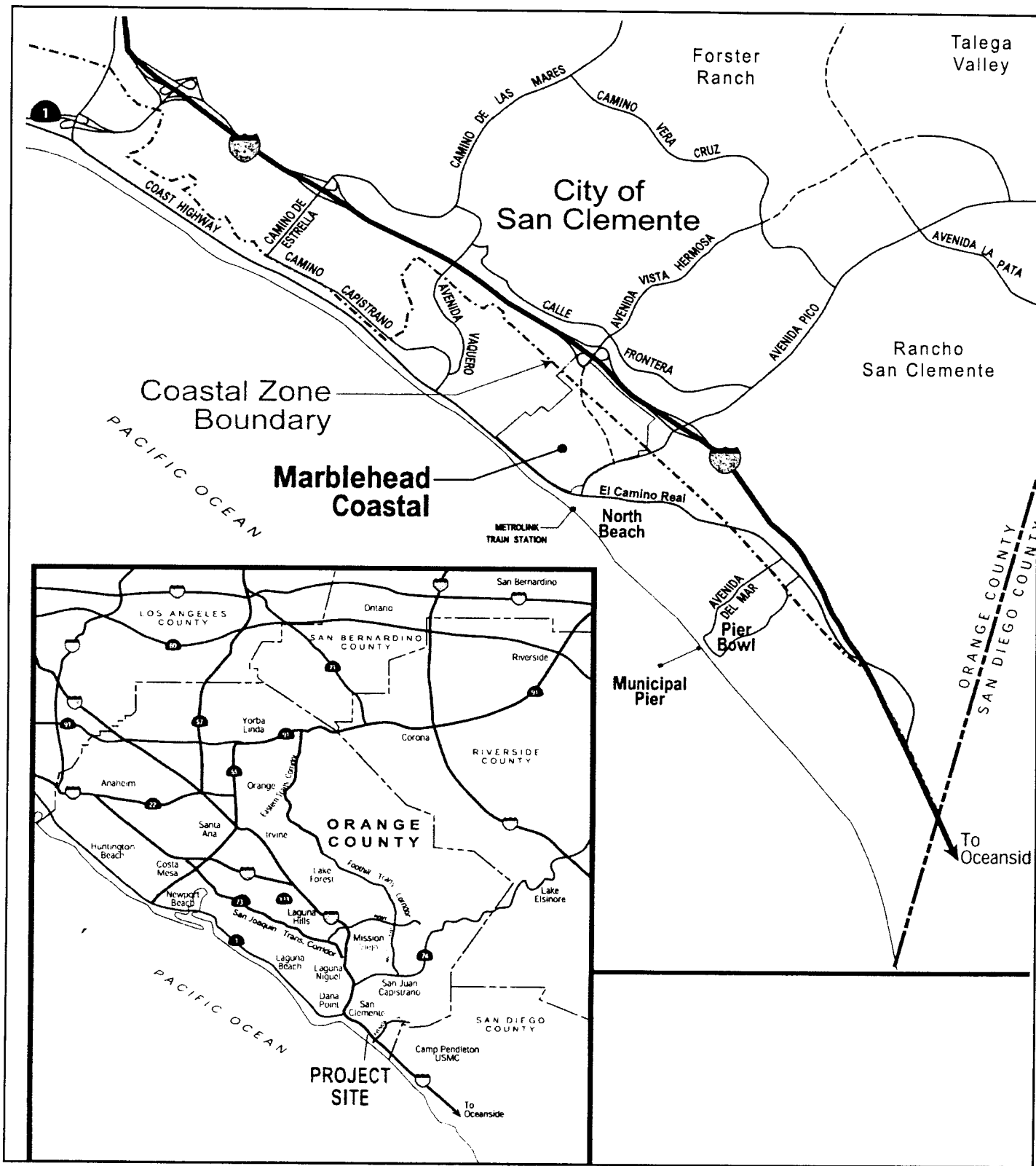
2.1 Project Location

The Marblehead Coastal Project encompasses approximately 247.88 acres situated in the City of San Clemente, California. As illustrated on Exhibit 2-1, *Project Vicinity*, the Project site is situated seaward of the San Diego Freeway (I-5) and inland of El Camino Real. Avenida Pico abuts the subject property on the southeast; the Colony Cove and Shorecliffs communities, as well as Shorecliffs Middle School, are located adjacent to the site on the northwest. Approximately 201.4 acres of the site are situated within the coastal zone.

2.2 Project Description

Amended Tentative Tract Map No. 8817 (TTM #8817) was approved by the City of San Clemente on September 16, 2003, subject to Resolution No. 03-75 Conditions of Approval (refer to Exhibits 2-2a and 2-2b, *Amended TTM #8817*). As a result, it became evident that there were numerous parks and recreational facilities' issues that would require further refinement, relative to meeting the City's goals while at the same time remaining in compliance with the Coastal Commission's "Conditional Approval." In particular, Condition #12 specified that a *Public Parks and Trails Implementation Plan* be required as part of the amended Tract Map approval. The *Public Parks and Trails Implementation Plan* was required to address design issues through development of individual park master plans and a trails master plan. As a result, the *Marblehead Coastal Project Public Parks and Trails Master Plan* (PPTMP) was developed. The PPTMP identifies all public park parcels, open space parcels, and the trails network for the Marblehead Coastal Project. The *Public Parks and Trails Implementation Plan* also defines development phasing, includes construction drawings for all amenities, develops a financing plan, identifies the proposed scheduling of both submittals of the plans and the construction periods, and finally, includes "offers of dedication" for the land for each park parcel, as well as all trails easements.

The location of all parks, trails and open space proposed in the PPTMP was included in the August 2003 Addendum to Final EIR 95-01 (Addendum No. 3). The Project addressed in this Addendum study, involves refinements to the Open Space component of Amended TTM #8817, as outlined in Table 2-1, *Proposed Changes to Open Space*, and summarized in Table 2-2, *Comparison of Amended TTM #8817 to PPTMP*. Conditions 15 and 16 of Amended TTM #8817 (Resolution 03-75) require the owner of the residential project or designee to make an irrevocable offer of dedication to the City of the Ocean View Parks (Lots D-F, J, M-P, ZZ, RR-TT) and the Sports Park (KK-NN). The referenced tables indicate those Lots that the City Beaches, Parks and Recreation, as well as the City Parks and Recreation Commission recommend that the City Council accept for Park Dedication or Private Open Space. As indicated in Tables 2-1 and 2-2, the proposed refinements involve minor increases and/or decreases to turf, coastal sage scrub habitat and slope amenities. Additionally, Ocean View Park was decreased from 12.84 acres to 3.54 acres. The 9.30 acres excluded from the Ocean View Park were redesignated to Private Open Space. Therefore, while Ocean View Park



PLANNING ■ DESIGN ■ CONSTRUCTION

12/03

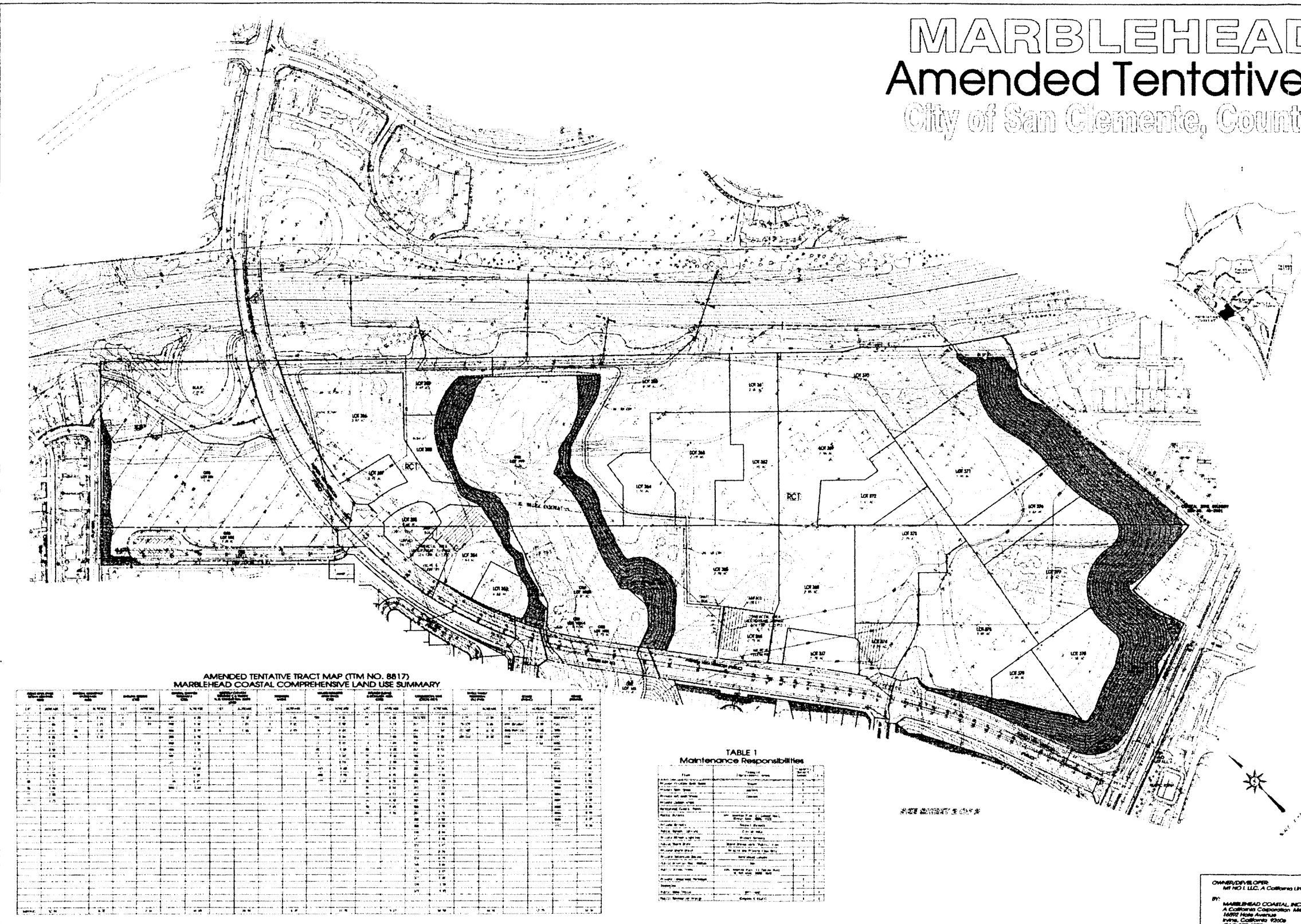
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ADDENDUM EIR
MARBLEHEAD COASTAL PROJECT
Project Vicinity

MARBLEHEAD COASTAL

Amended Tentative Tract No. 8817

City of San Clemente, County of Orange, California



General Information

- PROPOSED ZONING USE: SINGLE FAMILY RESIDENTIAL, COMMERCIAL, OFFICE
- EXISTING ZONING USE: SINGLE FAMILY RESIDENTIAL, COMMERCIAL
- PROPOSED LOTS: 101 TO 125
- PROPOSED STREETS: 12TH STREET, 13TH STREET, 14TH STREET, 15TH STREET, 16TH STREET
- PROPOSED UTILITIES: WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, SUTHERLAND TELEPHONE COMPANY
- PROPOSED FLOOD CONTROL: FLOOD CONTROL AND REMEDIATION DISTRICT
- PROPOSED PERMITS: PERMITS FOR DEVELOPMENT, PERMITS FOR CONSTRUCTION, PERMITS FOR OCCUPANCY
- PROPOSED OTHER: OTHER PERMITS AS REQUIRED BY THE CITY OF SAN CLEMENTE

Lot Summary

LOT NO.	TYPE	AREA (SQ. FT.)	AREA (AC.)
101-105	SINGLE-FAMILY RESIDENTIAL	111,111	2.55
106-110	COMMERCIAL	222,222	5.11
111-115	OFFICE	333,333	7.62
116-120	COMMERCIAL	444,444	10.13
121-125	OFFICE	555,555	12.69
TOTAL		1,666,666	38.10

Legend

PROPOSED LOTS	08-0
EXISTING LOTS	11
PROPOSED STREETS	08-1
PROPOSED UTILITIES	08-2
PROPOSED FLOOD CONTROL	08-3
PROPOSED OTHER	08-4

Bench Mark

THE BENCH MARK IS A TYPICAL SURVEY BENCH MARK WITH AN ELEVATION OF 100 FEET. THE BENCH MARK IS LOCATED AT THE CORNER OF THE BENCH MARK LOT.

Legal Description

A CERTAIN PART OF LAND BEING A PORTION OF THE SAN CLEMENTE TRACT, AS SHOWN ON A MAP TITLED "MARBLEHEAD COASTAL" AND IS MORE FULLY DESCRIBED AS FOLLOWS:

Statement of Ownership

WE, THE UNDERSIGNED, ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND WE HEREBY STATE THAT WE HAVE NO OTHER INTEREST IN THE SAID PROPERTY.

AMENDED TENTATIVE TRACT MAP (TTM NO. 8817)
MARBLEHEAD COASTAL COMPREHENSIVE LAND USE SUMMARY

Lot No.	Area (Sq. Ft.)	Area (Ac.)	Zoning	Use	Notes
101	111,111	2.55	SFR	Residential	
102	111,111	2.55	SFR	Residential	
103	111,111	2.55	SFR	Residential	
104	111,111	2.55	SFR	Residential	
105	111,111	2.55	SFR	Residential	
106	222,222	5.11	COMM	Commercial	
107	222,222	5.11	COMM	Commercial	
108	222,222	5.11	COMM	Commercial	
109	222,222	5.11	COMM	Commercial	
110	222,222	5.11	COMM	Commercial	
111	333,333	7.62	OFF	Office	
112	333,333	7.62	OFF	Office	
113	333,333	7.62	OFF	Office	
114	333,333	7.62	OFF	Office	
115	333,333	7.62	OFF	Office	
116	444,444	10.13	COMM	Commercial	
117	444,444	10.13	COMM	Commercial	
118	444,444	10.13	COMM	Commercial	
119	444,444	10.13	COMM	Commercial	
120	444,444	10.13	COMM	Commercial	
121	555,555	12.69	OFF	Office	
122	555,555	12.69	OFF	Office	
123	555,555	12.69	OFF	Office	
124	555,555	12.69	OFF	Office	
125	555,555	12.69	OFF	Office	

TABLE 1
Maintenance Responsibilities

Item	Responsibility
Water Main	City
Sewer Main	City
Gas Main	City
Telephone Lines	City
Cable Television Lines	City
Street Lighting	City
Street Sweeping	City
Street Repairs	City
Storm Drainage	City
Public Safety	City

OWNER/DEVELOPER: MARBLEHEAD COASTAL, INC. A California Corporation Member of RBF CONSULTING

PLANNING • DESIGN • CONSTRUCTION

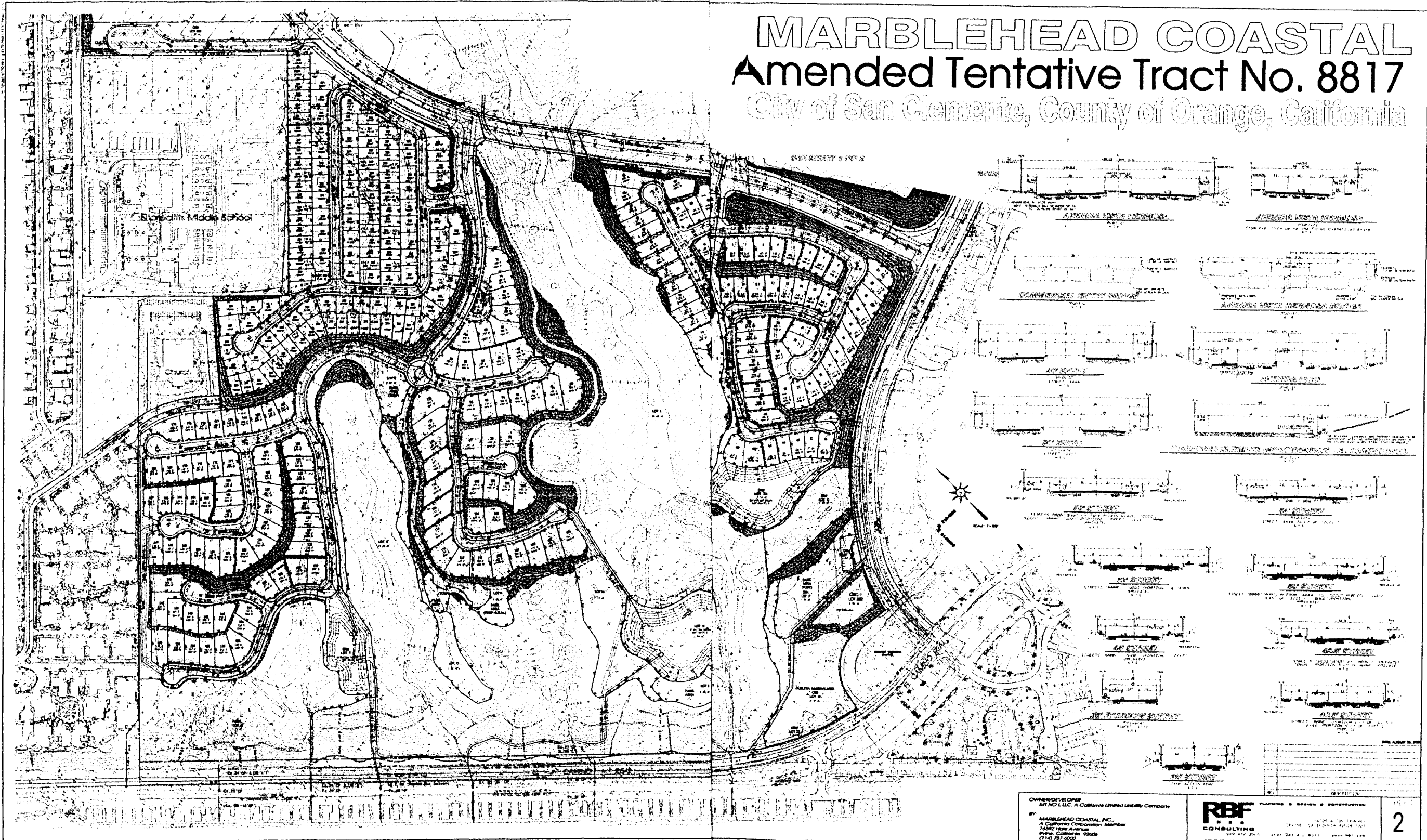
RBF CONSULTING
14775 K. Ave. Suite 100, San Clemente, CA 92673
Tel: 949.422.1111 Fax: 949.422.1112

1 OF 1

MARBLEHEAD COASTAL

Amended Tentative Tract No. 8817

City of San Clemente, County of Orange, California



OWNER/DEVELOPER
MTHO LLC, A California Limited Liability Company

BY: MARBLEHEAD COASTAL, INC.
A California Corporation Member
14927 Hill Avenue
Hill, California 92648
(714) 787-6000

RBF PLANNING & DESIGN & CONSTRUCTION
CONSULTING

12475 S. TAYLOR AVE., SUITE 100
DANA POINT, CA 92629
TEL: 949.441.8000 FAX: 949.441.8001
WWW.RBFCONSULTING.COM

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CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

**Table 2-1
Proposed PPTMP Changes to Open Space**

Component	Amended T.T.M. 8817 (8/28/03)*		Park and Trails Master Plan		Change of AC or Use		
	AC	Use	AC	Use	AC	Use	Change
SPORTS PARK							
Lot KK	0.16	Turf/P ¹	0.16	Road/P (25Parking)	0.00	+25 Parking Spaces	Yes
Lot LL	1.20	Road (60 Parking)/P	1.12	Road/P (60 Parking)	-0.08	-Pavement	Yes
Lot MM	1.26	Turf/P	1.34	Turf/P	0.08	+Turf	Yes
Lot NN	6.10	Turf/P	6.10	Turf/P	0.00	-	No
Sports Park Total	8.72	Park	8.72	Park	0.00		No
OCEAN VIEW PARK							
Pico Park							
Lot D	1.11	CSS ² /P	0.00	See Private OS ³ below	-1.11	-P	Yes
Lot E	0.14	14 Parking/P	0.14	14 Parking/P	0.00	-	No
Lot F	1.38	Turf/P	1.08	Turf/P	-0.30	-Turf/P	Yes
	0.00	-	0.23	CSS/P	0.23	+CSS/P	Yes
	0.00	-	0.07	Road & Parking/P	0.07	+Road/P	Yes
Pico Park Subtotal	2.63		1.52		-1.11		No
Western Canyon Park							
Lot R	0.62	Turf/P	0.62	Turf/P	0.00	-	No
Western Canyon Park Subtotal	0.62		0.62		0.00		No
Trident Canyon Park							
Lot I	0.76	CSS/P	0.00	See Private OS Below	-0.76	-P	Yes
Lot J	1.65	CSS/P	0.00	See Private OS Below	-1.65	-P	Yes
Lot M	2.41	CSS/P	0.00	See Private OS Below	-2.41	-P	Yes
Lot N	0.65	Turf/P	0.56	Turf/P	-0.09	-Turf/P	Yes
	0.00	-	0.09	CSS/P	0.09	+P	Yes
Lot O	1.61	CSS/P	0.00	See Private OS Below	-1.61	-P	Yes
Lot P	0.49	Slope/P	0.00	See Private OS ³ Below	-0.49	-P	Yes
Lot ZZ	0.75	Road (21 Stalls)/P	0.75	Road (21 Stalls)/P	0.00	-	No
Trident Canyon Park Subtotal	8.32		1.40		-6.92		Yes
East Branch Park							
Lot RR	0.22	Slope/P	0.00	See Private OS Below	-0.22	-P	Yes
Lot SS	0.96	Turf/P	0.00	See Private OS Below	-0.96	-P	Yes
Lot TT	0.09	Slope/P	0.00	See Private OS Below	-0.09	-P	Yes
East Branch Park Subtotal	1.27		0.00		-1.27		Yes
Ocean View Park Total⁴	12.84		3.54		-9.30		Yes
Additional Private Open Space⁵							
Lot D	0.00	See Pico Park Above	1.11	CSS/H ⁴	1.11	+H	Yes
Lot I	0.00	See Trident Park Above	0.76	CSS/H	0.76	+H	Yes
Lot J	0.00	See Trident Park Above	1.65	CSS/H	1.65	+H	Yes
Lot M	0.00	See Trident Park Above	2.41	CSS/H	2.41	+H	Yes
Lot O	0.00	See Trident Park Above	1.61	CSS or Trail/H	1.61	+H	Yes
Lot P	0.00	See Trident Park Above	0.49	Slope/H	0.49	+H	Yes
Lot RR	0.00	See E. Branch Park Above	0.22	Slope/H	0.22	+H	Yes
Lot SS	0.00	See E. Branch Park Above	0.96	Turf/H	0.96	+H	Yes
Lot TT	0.00	See E. Branch Park Above	0.09	Slope/H	0.09	+H	Yes
Private Open Space Total	0.00		9.30	Park/H	9.30		Yes
Notes:							
1. P = Public Park Dedication Proposed				4. H = Homeowner's Association or Non-Profit Entity			
2. CSS = Coastal Sage Scrub Habitat				5. Parcels originally offered as Park by Applicant and declined by City of San Clemente Beaches, Parks and Recreation, and Parks and Recreation Commission.			
3. OS = Open Space							
* Addendum No. 4 addresses Amended TTM #8817, dated August 28, 2003, as approved by City Council on September 16, 2003, and included minor changes from Addendum No. 3 that increased open space and habitat (0.14 acres) and decreased residential and road area (0.14) acres.							

CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

**Table 2-2
Comparison of Amended TTM #8817 to PPTMP**

Component	Amended TTM #8817 (8/28/03)	PPTMP	Change
OPEN SPACE			
Bluff Top Park (Ocean View Park - Public)	12.84 AC ^{1,2}	3.54 AC ³	-9.30 AC
Additional Private Open Space	0.00 AC	9.30 AC	+9.30 AC
Sports Park (Public)	8.72 AC	8.72 AC	NC ¹
Dudleya Reserve	2.14 AC	2.14 AC	NC
Canyon Areas	85.35 AC	85.35 AC	NC
Major Perimeter Open Space	11.70 AC	11.70 AC	NC
Interior Slopes/Common Area	5.27 AC	5.27 AC	NC
Total Area	126.02 AC¹	126.02 AC	NC
¹ AC = Acres; NC = No Change. ² Includes 4.50 acres of improved Ocean View Park area, 7.54 acres of Coastal Sage Scrub and 0.80 acres of slope. ³ Includes 3.22 acres of improved Ocean View Park area and 0.32 acres of increased Coastal Sage Scrub plantings.			

decreased in size, the redesignated lots would remain as open space. Implementation of the PPTMP would not result in changes to other components of the Marblehead Coastal Project. The proposed refinements to the Open Space Component are described as follows:

- Sports Park – Access road, school bus drop-off and parking extended to northwest and repositioned slightly to southwest. Parking spaces increased by 25 spaces (from 60 to 85 spaces). No change in acreage.
- Pico Park – Turf area (Lot F) is reduced from 1.38 acres to 1.08 acres providing an additional 0.23 acres of coastal sage scrub habitat and 0.07 acres of road right-of-way.
- Trident Canyon Park – Turf area (Lot N) is reduced from 0.65 acres to 0.56 acres providing an additional 0.09 acres of coastal sage scrub habitat and 0.49 acres of slope area is redesignated to private open space.
- East Branch Park – 1.27 acres of public slope and turf areas redesignated to private open space.
- Coastal Sage Scrub Habitat – 7.54 acres of public habitat redesignated to private open space.

A revised statistical land use summary of the Marblehead Coastal Project is presented in Table 2-3, *Open Space Land Use Statistical Summary*. In essence, the Master Plan represents a refinement of the parks and trails facilities, detailing the proposed parks' and trails' amenities packages. The *Marblehead Coastal Project Public Parks and Trails Master Plan* (PPTMP) is illustrated on Exhibit 2-3, *Public Parks and Trails Overview*, and described below: